City of Louisville
COLORADO • SINCE 1878

Historic Preservation Commission
Agenda
October 21, 2019

REGULAR MEETING
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 16, 2019
V. Public Comments on Items Not on the Agenda
VI. **Public Hearing: Landmark, Alteration Certificate, and Grant Request**
- 816 Lincoln Avenue

VII. **Public Hearing: Landmark and Grant Request**
- 816 Main Street

VIII. **Public Hearing: Grant Request**
- 1013 Jefferson Avenue

IX. **Public Hearing: Landmark Request**
- Miners Cabins

X. Items from Staff
- Alteration/Demolition Updates
- Outreach Updates
- Upcoming Schedule

XI. Updates from Commission Members
XII. Discussion Items for future meetings
XIII. Adjourn

City of Louisville
COLORADO • SINCE 1882

Historic Preservation Commission

Meeting Minutes

September 16, 2019
City Hall, Council Chambers
749 Main Street
6:30 PM

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

Roll Call was taken and the following members were present:

Commission Members Present:	Chair Lynda Haley
	Andrea Klemme
	Caleb Dickinson
	Hannah Parris
	Gary Dunlap
Commission Members Absent:	Michael Ulm
Staff Members Present:	Felicity Selvoski, Historic Preservation Planner
	Robert Zuccaro, Dir. Of Planning & Building
	Harry Brennan, Planner II
	Amelia Brackett Hogstad, Planning Clerk

DRAFT

APPROVAL OF AGENDA

Klemme made a motion to approve the September 16, 2019 agenda. Parris seconded. Agenda approved by voice vote.

APPROVAL OF MINUTES

Parris made a motion to approve the August 19, 2019 minutes. Dickinson seconded. Agenda approved by voice vote.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

NEW BUSINESS – PUBLIC HEARNIG ITEMS

1001 Main Street: Alteration Certificate: A request for 1001 Main Street (Tomeo House, part of the Museum Campus) (Resolution 2, Series 2019)

Selvoski presented the application and photographs showing the historic and the current basement doors. The application requested a decorative bead-board siding cover over the door. The proposed work would not harm the landmarked aspects and would conform to the standards for additions to historic structures.

Staff recommends approval.

Klemme asked if cellar doors were usually so high.

Selvoski replied that the door led to more of a crawlspace than a cellar, and it provided security from rodents.

Dunlap asked if the proposed materials were based on the historic materials.

Selvoski replied that the applicant had chosen the materials and that they made sense for a structure of this era.

Haley added that they had a recent example of what the door had looked like originally. She asked for public comment. Seeing none, she asked for commissioner comment and noted that the application was compatible to the historic character, as well.

Dunlap added that the improvements were probably good for protecting the integrity of the landmark.

Klemme moved to approve. Dickinson seconded. Motion passed unanimously by roll call vote.

Probable Cause Determination for 1133 Main Street: A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 1133 Main Street

Selvoski presented historic and current photos of the structure. She noted the beehive ash pit on the property, which the Louisville Historical Museum was working on acquiring. The structure was built in 1904 and is representative of an early 20th-century wood frame house, featuring a front gable roof. There was an addition built prior to 1948. The structure has only changed hands twice since it was built and both families had ties to Louisville's Italian heritage. The DelPizzo Family currently owns it and has owned it since 1926. There are parts of the house for making wine and prosciutto. The structure appears to maintain a high degree of integrity based on the photos, as well.

Staff finds that there is probable cause for landmarking and recommends approving the application for up to $4,000 for a Historic Structure Assessment.

Haley thought the application was pretty straightforward for integrity and social significance.

Dickinson added that it was a perfect example of what the Commission was looking for.

Dickinson moved and Klemme seconded. Motion passed unanimously by roll call vote.

Probable Cause Determination for 925 Jefferson Avenue: A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 925 Jefferson Avenue

Dickinson recused himself since the applicant was his mother.

Selvoski presented historic and current photos of the structure, showing that it has maintained a high degree of structural integrity. There was an addition to the rear of the house, built in 1957, which did not impact the view from the street. The structure was built around 1891, making it approximately 128 years old. It is one of the earliest homes in one of its earliest subdivisions, Jefferson Place, which was platted in 1880. It is an example of a Hipped-Roof Box house, which is rare in Louisville. The porch work has maintained its integrity, as well. The long-time owner was the Hamilton family. Virginia Hamilton was a schoolteacher and founding member of the Saturday Study Club, which started the Louisville Library. Her husband, Frank Hamilton, was a coal miner, saloon operator, and deputy County Clerk. Staff finds that the structure meets the requirement for social significance.

Staff recommends approval and eligibility for the Historic Structure Assessment grant.

Dunlap asked about the current ownership listed on the application.

Selvoski explained that the staff report lists the previous and current owners, and sometimes applicants included architects working on the project.

Dunlap asked about a window replacement that had been previously approved by the Commission.

Selvoski replied that window replacements for non-landmarked homes can go through a subcommittee or a full committee of the Commission, and these replacements had gone through a review process.

Klemme asked about the rear addition.

Selvoski replied that it was added in 1957. It was probably an exterior porch that was closed in, since the footprint of the structure has remained similar.

Dunlap thought the application justified a finding of probable cause.

Christine Dickinson, 838 14th Street in Boulder, stated that she loved the house.

Parris was excited that it was a unique and detailed structure and was impressed by the ties to the community through the Hamilton family.

Dunlap added that porch moldings were often no longer intact on old houses, and these appeared to be the original version.

Klemme moved and Parris seconded a motion to find probable cause. Motion passed unanimously by roll call vote.

DISCUSSION/DIRECTION

Pre-Filing Conference for 816 Lincoln

Andy Johnson, 922A Main Street with DAJ Design, presented the Historic Structure Assessment for 816 Lincoln. He noted that the 1875 date on a deed he found could bring into question some of the dates for homes in Louisville that were based on accessor's cards. He presented photos from the assessment and the layout of the structure. He showed that the old subfloor was significantly different from the current one and that the mudroom and the bathroom were additions. He surmised that the mudroom could have been a porch enclosure, but it seemed more likely that it was an entirely new addition, like the bathroom. He explained that none of the current windows were original and were much smaller than the original ones. The historic front porch columns were larger and probably wood, whereas now the columns are metal.

Johnson then showed the basement and crawlspace. The columns and the support system were in generally good condition, though they were not to today's building standards. The basement also showed the division between the old and new parts of the overall structure and the original brick columns under the house. Johnson's team conducted a test hole to investigate the outside of the foundation and it appears that someone had poured a rough footing and then put a brick foundation on top. There was also a brick skirt around the outside of the house. On the inside, the brick had a stucco layer over it. There was also a dugout portion of the basement with buttress walls, supporting the load of the soil that was pressing out from the foundation.

Johnson then described the attic, roof, and exterior details. He believed that previous occupants planned to build out the attic for occupation but never completed the project. The windows and doors were not original. The front porch was likely original except for the columns. There was some wood detailing along the wall that may have been part of the original columns. You can still see the footprint of the old columns.

Johnson also described the priority list of landmark improvements in the assessment and gave the updated HSA cost breakdown. He also described the initial plans for new building on the lot.

Haley noted that the rotating, 3D elevation of the plans in Mr. Johnson's presentation was a helpful visualization.

Dickinson thanked Mr. Johnson for his presentation and for taking the time to educate the Commission on the assessment process. He observed that some preservation-minded people would love the draft addition and some would hate it. From the outside, the house looks like an old home, and some people would appreciate that. Others may feel offended by the size of the home, which was once a small home and loses its

historic feel when it is enlarged. He stated that being able to make additions and satisfy the needs of people buying here was better than demolishing and starting over with something new. He thought that both approaches to preservation were right, since it was sad to lose the smallness of the homes, but it was also important to keep parts of the historic homes.

Johnson replied that he had been presenting to the Commission for 18 years and philosophically there were no “I” statements for a commission, but it was important to state opinions about what should happen to the time. He noted that historic preservation was somewhat about how to change, while following objective standards. He observed that small towns personalize these kinds of decisions, but preservation was not about the difference between a small and a big home.

Dunlap stated that the visual elements of Mr. Johnson’s presentation got across the elements of the historic house.

Haley appreciated seeing the superimposed footprints to see how the footprint would change. She added that the house was very linear, but it had important historic points that could be appreciated from the sidewalk and was a sensitive addition.

Dickinson stated that he would prefer to have the addition fit in better, but he had learned that best practice for preservation was to differentiate the new from the old.

Johnson noted that the Commission was not actively reviewing the plans at this meeting, but he appreciated the feedback. He explained that the addition was inspired by the softer historic gables, and the plans for the windows were meant to help open up the house while not having large windows open into a neighbor’s home.

Klemme asked if a certain percentage of the front had to be preserved to be landmarked and asked if this proposal matched that requirement. She was concerned that these plans seemed like several different alterations to different sides of the house all happening at once.

Johnson responded that they were preserving the first 10 feet and a landmark designation would not preclude having an addition off to the side, via an alteration certificate.

The commissioners and Mr. Johnson discussed the different options for alteration certificates and the overall review process.

Zuccaro stated that the zoning code contained preservation bonuses for landmarked and un-landmarked structures, though the bonuses for landmarked structures were bigger. Applicants had to preserve at least 10 feet of the front of the house or 25% of the depth of the house, whichever is less, to qualify for those bonuses. He noted that at a pre-filing conference, the Commission was meant to share information about the program, and that there would be a landmark and alteration certificate process in the

future for this structure. For those future items, the Commission would review the alteration criteria in Section 15.36.120, Subsection C.

Parris appreciated seeing the depth of the HSA. She shared that the initial look at the rendering of the larger house was a shock, but she appreciated the time to consider the plan. She noted some features of the design that helped ease the transition and thought, overall, that it was a sensitive design.

Miner's Cabins Request for Proposals (RFP)

Selvoski explained that the miner's cabins were built sometime between 1930 and 1940 and were very small. There had originally been 6 of them on the property. In 2017, thanks to citizens in the neighborhood, there was a groundswell of support to preserve the cabins. The City quickly moved through the process of assessing and acquiring the cabins. They are currently in storage at the City Services building. The original phasing included relocation, stabilization, rehabilitation, a site feasibility study, building permits, site preparation, and final relocation and rehabilitation with the help of volunteers.

In March 2019, Council directed staff to reopen bidding for moving and preserving the cabins. The remaining work has been structured in two phases:

1. Phase I: Cabin relocation to Miner's Field, including site preparation, Cabin structural stabilization and transportation, and Cabin placement on a foundation.
2. Phase II: Cabin rehabilitation, including preparation of design drawings for review and approval by the Historic Preservation Commission and Alteration Certificate for Historic Landmarks.

Selvoski requested comments on the draft RFP.

Haley asked about the role of the museum.

Selvoski responded that they would take over the programming for the cabins.

Dunlap asked if reworking the RFP included the cancellation of whoever had won the original proposal.

Selvoski confirmed and added that the right to cancel had been in the paperwork.

Dickinson stated that he was comfortable with looking for a new agreement. The original estimate was somewhere around $250,000, which blew his mind. He added that Louisville had a history of moving buildings and they should be able to move these cabins responsibly. He had hoped the cabins could be located downtown where someone could see them by accident rather than with intention, as would be the case at Miner's Field, but that the community supported the cabin project and predicted that the City would be able to find volunteers.

Haley asked if it was common for companies to take on volunteers for a project like this.

Selvoski replied that some companies relied exclusively on volunteer efforts, but it would probably vary from company to company.

Parris added that it may also depend on the skillset of the volunteers.

Dickinson replied that part of the project was grading and pouring concrete, which could be done by volunteers. Keeping the cabins safe during movement and placement would be up to the professionals.

Parris liked the option of having volunteers as long as they were given specific parts of the project.

Haley noted that it might be possible that the liability of having volunteers might be more costly than not having them, though she understood that volunteering was important for the community.

Dunlap stated that managing volunteers should be part of the criteria for the outside contractor.

ITEMS FROM STAFF

Alteration/Demolition Updates
1021 Main Street: A subcommittee granted an alteration certificate for 1021 Main Street because the windows would be replaced with high-quality wood windows and there will be no change to the size or design of the windows.

Demolition Updates
None.

Upcoming Schedule
October
10-12th – PastForward: National Preservation Conference, Denver
21st – Historic Preservation Commission, Council Chambers, 6:30 PM

November
18th – Historic Preservation Commission, Council Chambers, 6:30 PM

December
16th – Historic Preservation Commission, Council Chambers, 6:30 PM

UPDATES FROM COMMISSION

Selvoski asked Commissioner Dickinson if he wanted to discuss the Lunch ‘n’ Learn he attended for local real estate agents.

Dickinson stated that Planners Selvoski and Brennan created a solid presentation to explain preservation benefits and the feedback from the agents was positive. The

agents especially appreciated the review process for window updates, which allowed for efficiency updates while preserving the size and shape of the windows. He thought it was a huge success and that it was a good way of articulating the Historic Preservation Fund's incentive process.

Dunlap asked about any negative feedback.

Selvoski responded that they were remarkably positive and she and Planner Brennan were able to express that landmarking could be an asset to the community and to the homeowner.

Dickinson observed that it was a continued education program for many realtors, who were expecting to learn all the things they could not do for landmarked homes.

Dunlap noted that the Saving Places Conference last year showed that there were mandatory preservation processes in the country, particularly on the East Coast, whereas Colorado had more of a process of working together to make preservation happen.

Klemme asked if the Commission wanted to participate in Art Walks in October and November. She and Commissioner Parris volunteered to attend. Selvoski replied that she would send an email to the Commission.

Dickinson stated that he would like to open his home, the Old Louisville Hospital, for staff and the Commission, but recognized there were issues with commissioners meeting together outside of hearings. He suggested a public event and asked for help from staff to figure out the right way to do it. He did not mind if it was a public event for people to come see the house.

Zuccaro replied that staff could advertise it as a meeting and meet public notice that way, though it would need to be open to the public and any municipal business needed to be held on public ground. He thought it would be better to do a publicized social gathering and Commissioner Dickinson agreed.

DISCUSSION ITEMS FOR NEXT MEETINGS

Dunlap requested a discussion to consider requiring a structural engineering assessment in historic structure assessments. He also suggested discussing materials usage and how to communicate materials requirements to the public.

Selvoski replied that the program was generally structured to let the applicant present their choices of materials to the Commission, though there was language regarding what the goal of the materials should be. There was no specific materials list.

Dunlap did not think materials should be mandated, but he wondered if people wanted guidance for what materials to choose.

Selvoski replied that staff had the opportunity to talk through the applications, including materials, with the applicants.

Haley added that the HSA would help determine what materials replacement would be a priority.

Dickinson thought that requiring a structural engineer to be part of the assessment process could be a good idea to mandate or encourage. He asked for staff input.

Selvoski replied that she could bring forward the HSA requirements that applicants received for the Commission to consider.

Adjourn:
Parris moved to adjourn. Klemme seconded. The meeting was adjourned at 8:17 PM.

City of Louisville
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Historic Preservation Commission
Staff Report
October 21, 2019

ITEM: 816 Lincoln Avenue Landmark/Alteration Certificate/Historic Preservation Fund Grant Request

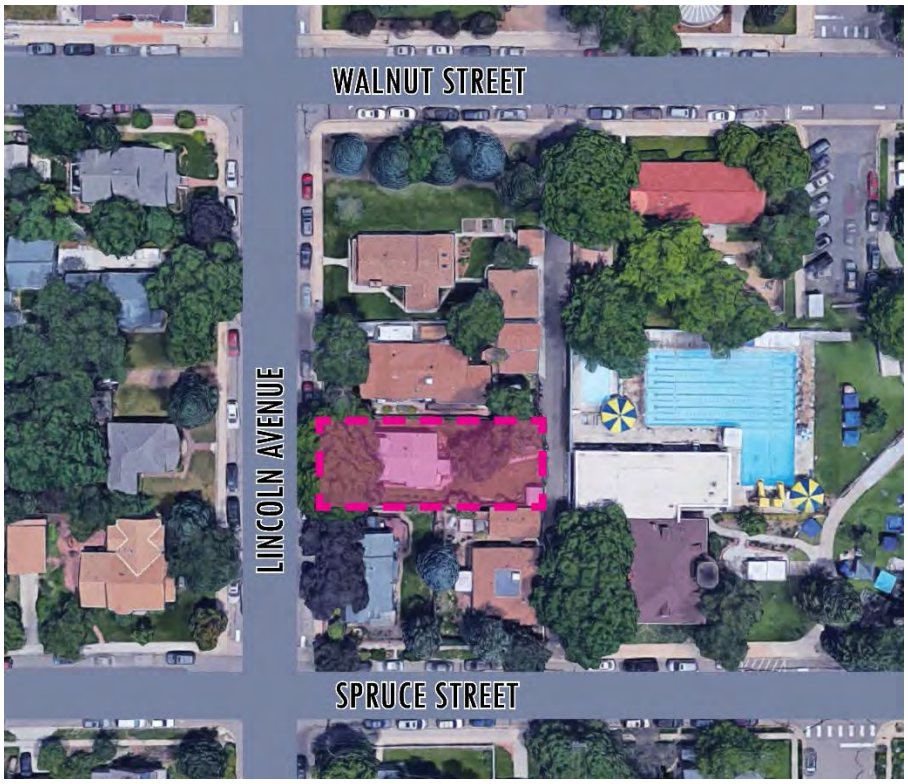
APPLICANT:
Andy Johnson
DAJ Design
922A Main Street
Louisville, Colorado 80027

OWNER:
Troy Miller
147 Raintree Lane
Louisville, Colorado 80027

PROJECT INFORMATION:

ADDRESS:	816 Lincoln Avenue
LEGAL DESCRIPTION:	Lots 15-16, Block 5, Pleasant Hill Addition
DATE OF CONSTRUCTION:	circa 1910

REQUEST: A request to Landmark 816 Lincoln Avenue. A request for an Alteration Certificate and a request for a Preservation and Restoration Grant for restoration work on the historic structure at 816 Lincoln Avenue.



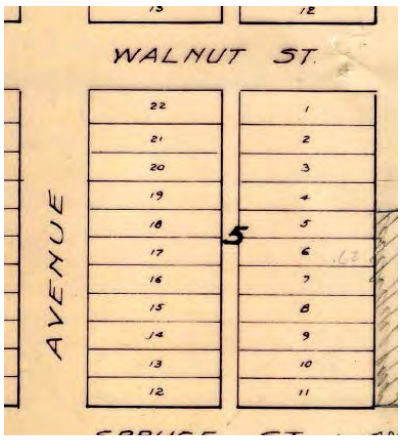
SUMMARY:

- The applicant is requesting approval of the Landmark application for the property at 816 Lincoln Avenue.
- The applicant is requesting approval of an alteration certificate allowing changes to the existing structure and a new building addition.
- The applicant is requesting a Preservation and Restoration Grant in the amount of $54,050 in addition to the $5,000 incentive grant, for a total grant award of $59,050. This is above the maximum matching grant of $40,000. Amounts above $45,000 can be considered under Resolution No. 17, Series 2019, Section 12(c), which allows for matching grant amounts to exceed the $40,000 limitation when there is a "showing of extraordinary circumstances relating to building size, condition, architectural details, or other unique condition compared to similar properties," and the applicant matches "at least one hundred percent (100%) of the amount of the grant".

HISTORICAL BACKGROUND:

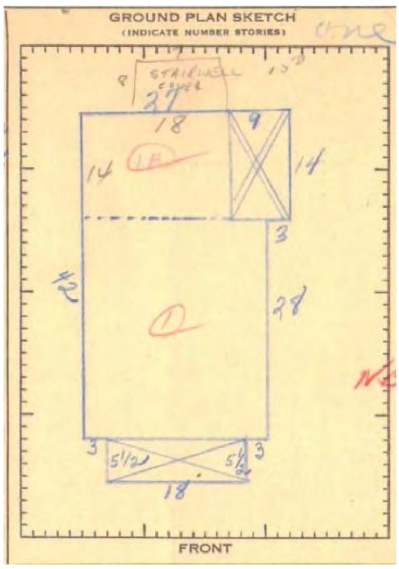
Information from Bridget Bacon, Museum Coordinator

The lots where 816 Lincoln is located in the Pleasant Hill subdivision were first platted in 1894. The Louis Wattelet family purchased the lots in 1903 and in 1909 (Drumm's Map) or 1910 (Boulder County Assessor) and built the house currently located at 816 Lincoln. The Wattelets immigrated to Louisville from France in 1892 and worked in the local coal mines. The Wattelets owned the property until 1917. The house changed hands numerous times over the following century.

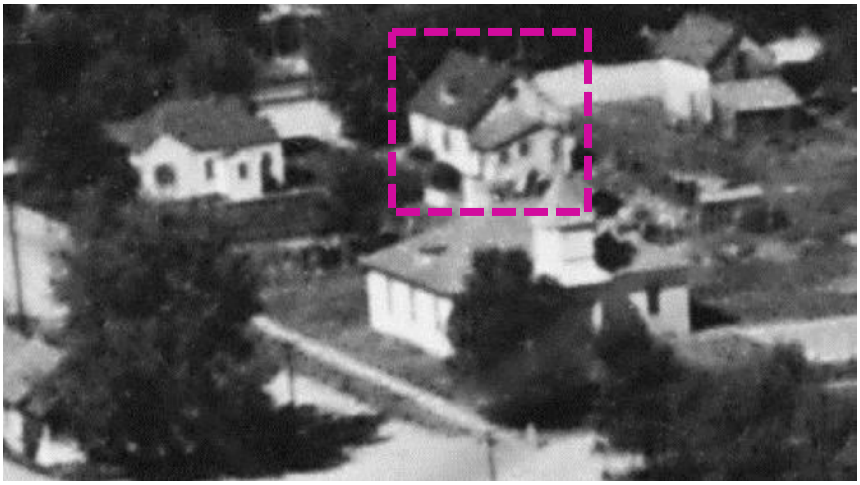


Pleasant Hill Subdivision

- The Wattelets sold 816 Lincoln Avenue to William and Maria Thomas in 1917. They owned the property until 1919.
- In 1919, the husband's family (Richard and Ellen, children Evelyn, Nettie, and James) purchased the house. Richard worked as a coal mine superintendent. They lived at 816 Lincoln Ave. until 1921 at which time it was purchased by the Hutchinson family.
- John and Elizabeth Hutchinson lived there with their five children: Priscilla, John, William, Thomas, and Ella. John Hutchinson was a mine superintendent at the Rex Mine. Following the death of Elizabeth, the Hutchinsons sold the house to the Miller family in 1927.
- George and Elizabeth Miller (son Matthew) lived in the house until 1943 when it was sold to Mary Kranker.
- Mary Kranker and her husband Anton lived in the house with their four children (Mary Ann, Tony, John, Charles). In 1947, the Kranker family moved to Utah and rented the house. Upon their return to Louisville in 1956, the Krankers moved back into the house at 816 Lincoln. Mary Kranker continued to live in the house until her death in 1996.
- Patricia Wilson owned the house from 1996 to 2019.



Boulder County Assessor records, 1948



Aerial photo of Louisville, 1940s

816 Lincoln Avenue, west view (front facade) – Current Photo

816 Lincoln Avenue, north view – Current Photo

816 Lincoln Avenue, south view – Current Photo

816 Lincoln Avenue, east view (rear) – Current Photo

ARCHITECTURAL INTEGRITY:

The historic structure located at 816 Lincoln Avenue was constructed circa 1909. It is an early twentieth century wood frame vernacular house with a high front gable roof. The primary façade faces west to Lincoln Avenue. Two small gable roof dormers are located on the north and south

pitches of the roof. The original structure has a rectangular plan with a wide front porch along the front façade. The windows and doors are in the original location. However, they do not appear to be original; the windows on the south side of the house were replaced with larger windows, and the window awnings were added at a later time.

Primary changes occurred over time:

- Rear porch enclosed (post-1948);
- Window awnings added (post-1948);
- Stone veneer added to front façade (timing unknown);
- Roof and siding replaced (timing unknown);
- Window replacement (timing unknown).

HISTORICAL SIGNIFICANCE ANALYSIS AND CRITERIA FOR LISTING AS LOCAL LANDMARK:

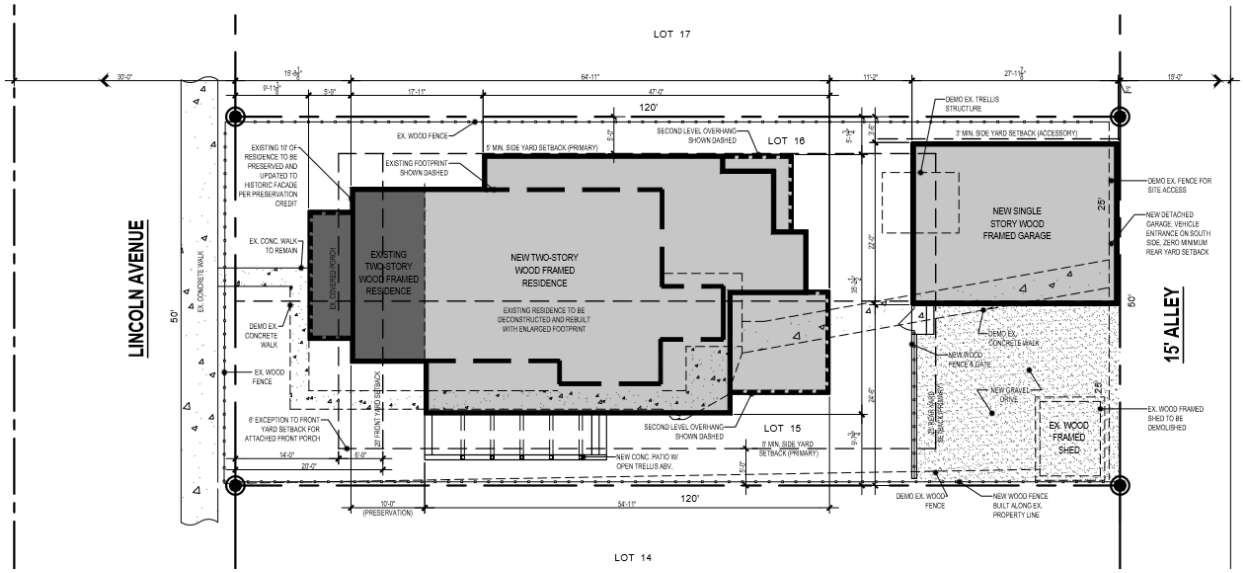
In order to receive a City landmark designation, landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in Louisville Municipal Code (LMC) Section 15.36.050(A).

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

CRITERIA	*FINDINGS*
Landmarks must be at least 50 years old	The principal structure at 816 Lincoln was constructed circa 1909, is 110 years old and meets this criteria.
Landmarks must meet one or more of the criteria for architectural, social or geographic/environmental significance	Architectural Significance - *Exemplifies specific elements of an architectural style or period.* • The structure at 816 Lincoln is an early twentieth century wood frame residential structure. It has a rectangular footprint and features a tall front gable roof and a full-width porch along the front façade. The door and window placement appears to be original. **Staff finds the style and integrity of the structure meets the criteria for architectural significance.** Social Significance - *Exemplifies cultural, political, economic or social heritage of the community.* • The structure at 816 Lincoln Avenue has changed hands numerous times since being built. Many of those owners were associated with the different ethnic groups that have historically called Louisville home (French, English, and Central European). • Multiple families (Wattelet, Husband, Hutchinson, Kranker) who owned the property had ties to the local mining industry. **Although the various owners represent the historical cultural heritage of French, English, and Central European residents known to have distinct**

	neighborhoods in the City, there is no noteworthy cultural, political, economic or social heritage connection to this property.
Landmarks should meet one or more criteria for physical integrity	The structure adds character and value to Old Town Louisville. 816 Lincoln Avenue is in its original location and the modifications to the original structure do not impact the overall physical integrity of the structure. The structure retains its overall form and appearance from the street and exhibits a moderate level of physical integrity. **Overall staff finds that the structure meets the criteria for physical integrity.**

ALTERATION CERTIFICATE REQUEST:
The applicant is also applying for an alteration certificate to allow for a new one- and two-story addition attached to the west side of the existing house. The proposed new addition would replace the rear portion of the original house. The original front porch and the front 10' of the original structure will be retained.



816 Lincoln Avenue – Proposed Site Plan and Demolition Plan

816 Lincoln Avenue, current – West Elevation

816 Lincoln Avenue, proposed – West Elevation

816 Lincoln Avenue, current – South Elevation

816 Lincoln Avenue, proposed – South Elevation

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

- Correct drainage. Slope grade away from the house and construct swale to convey ground water.
- Evaluate and stabilize the existing foundation as necessary. Crawlspace to meet code-required depth.
- Repair/replace floor joist supports.
- Repair roof structure (collar ties, attic ventilation).
- Remove the steel and asbestos composite siding. Inspect original siding and restore/refinish/replace where necessary
- Remove replacement windows and install windows matching the original.
- Remove current front door and storm door and replace with doors that keep with original period of the house.

- Replace steel front porch columns and replace with wood columns that keep with original period of the house. Remove the steel cladding at the ceiling and restore/refinish/replace the historic ceiling.

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:

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

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

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

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

e. 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.

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

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

h. 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 finds that the proposed changes and additions would “detrimentally alter, destroy, or adversely affect any architectural or landscape feature which contributes to its original historic designation.” Section 15.36.120 of the LMC gives the criteria for evaluating alteration certificates and based on the proposed design, staff finds that the proposed design fails to meet the following standards:

> **C.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.*
>
> **Staff Response:** Staff finds that only retaining the front 10 feet of the building and the deconstruction and rebuilding of the rear portion of the historic structure fails to meet this criteria and will resulting in a destruction of exterior architectural features on the structure, including the dormers on the north and south surfaces of the roof.
>
> **C.8.B.** *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
>
> **Staff Response:** Staff finds that only retaining the front 10 feet of the building and the deconstruction and rebuilding of the rear portion of the historic structure does not allow for the preservation of the majority of the historic character of the structure.
>
> **C.8.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.*
>
> **Staff Response:** Staff finds that the new addition and the accompanying deconstruction of the original structure fails to meet the first portion of this standard. The new addition will result in the destruction of a substantial portion of the original structure and the historic materials that characterize the property. Further, the proposed architectural features of the new addition and deconstructed and rebuilt portion of the house are not adequately differentiated from the historic structure. The height, roof pitch, siding exposure and window proportions are all similar to the existing building.
>
> **C.8.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 Response:** Staff finds that deconstruction of the original portion of the structure in order to construct the new addition fails to meet this standard. Deconstruction makes it impossible to remove the new addition while maintaining the form and integrity of the historic property.

GRANT REQUEST:
The applicants are requesting approval of a Preservation and Restoration Grant for rehabilitation work on the structure at 816 Lincoln Avenue. The total grant request is $54,500. 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 $5,000 signing bonus for landmarking the

structure and the $3,000 grant for the Historic Structure Assessment previously approved for the property.

A Historic Structure Assessment was previously done for the property, completed by DAJ Design and paid for by the Historic Preservation Fund. The assessment (attached) makes several recommendations including: altering the site drainage, repairing the siding, repairing original windows, foundation repairs, roof structure repair, and porch repairs. The applicants received a cost estimate from DAJ Design. The proposed total cost for all of the work on the historic structure plus contingency funds is $109,000.

Work proposed with total cost:

- Foundation/crawlspace: $15,000
    - *Stabilize foundation*
    - *Dig out crawlspace as required by code*
- Floor structure: $13,000
    - *Replace center beam*
    - *Repair damaged joists*
- Roof structure: $25,000
    - *Add collar ties*
    - *Add attic ventilation*
- Siding, ornamentation, trim, soffit: $24,000
    - *Remove steel and asbestos composite siding*
    - *Restore/refinish/replace original wood siding, ornamentation, trim, soffits*
- Windows: $10,000
    - *Remove replacement windows*
    - *Install windows matching the original*
- Doors: $6,000
    - *Remove replacement doors*
    - *Install doors matching the original time period of the house*
- Front porch: $12,000
    - *Columns: remove steel and replace with wood*
    - *Ceiling: remove steel and restore/replace the historic treatment*
- Grading: $4,000
    - *Regrade to create positive drainage around the front porch and house.*

COST ESTIMATE OF PROPOSED WORK: $109,050
MATCHING GRANT REQUESTED: $54,000 (current grant maximum $45,000)

Grants:
Under Resolution No. 17, Series 2019, residential applicants are eligible for a $5,000 unmatched incentive grant as a landmark bonus. Owners of a landmarked property will be eligible for this grant following the signing of the landmark and grant agreements. The remaining $40,000 grant shall be conditioned based on the applicant matching one hundred percent of the amount for approved work. Approved work must fall under the categories of preservation, rehabilitation, and restoration.

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

- Front porch ceiling removal, repair/replacement
- Siding removal, repair/replacement

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

- Foundation/crawlspace
- Floor structure
- Roof structure
- Grading

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

- Window replacement
- Door replacement
- Front porch column replacement

The applicant is requesting a grant amount of $54,500 be considered under Resolution No. 17, Series 2019, Section 12(c) which allows for grant amounts to exceed the $40,000 limitation on matching grants when there is a “showing of extraordinary circumstances relating to building size, condition, architectural details, or other unique condition compared to similar Louisville properties” and applicant matches “at least one hundred percent (100%) of the amount of the grant”.

Staff finds that the scope of work for 816 Lincoln Avenue is similar to those of past projects that received the maximum grant amount and do not meet the “extraordinary circumstances” grant criterion. For these reasons, staff recommends that the matching grant be limited to $40,000, the grant maximum. The remaining portions of the project may be eligible for loan funding and a new construction grant. Staff would encourage the applicant to explore that option if additional funds are needed to complete the project.

FISCAL IMPACT:
Approval of the grant request allows for a grant of up to $45,000 from the Historic Preservation Fund: a $5,000 landmark incentive grant (unmatched), and a $40,000 matching grant.

The current balance of the Historic Preservation fund as of 8/31/2019 was approximately $2,362,666 with 2019 revenues into the HPF estimated at $251,295. Budgeted expenditures from the HPF for 2019 are $549,270.

STAFF RECOMMENDATION:
Landmarking
The structure at 816 Lincoln Avenue has maintained its style and form since at least 1948, giving it architectural significance. It is also has social significance due to its association with Louisville coal mining through various owners over time. Staff finds that the property is eligible

to be landmarked.

Staff recommends that the structure be landmarked by approving Resolution No. 05, Series 2019. Staff also recommends that the house be named for the Wattelet Family who were the original owners of the property.

Alteration Certificate
The proposed changes to the existing structure, and the proposed new construction, are both fail to comply with the requirements of the LMC.

Staff recommends approval of Resolution No. 06, Series 2019 recommending denial of the alteration certificate for 816 Lincoln Avenue.

Grant
The grant request includes rehabilitating the existing structure. The proposed changes will facilitate the continued preservation of the structure, and are historically compatible. Staff finds the scope of work does not meet the criteria of being an “extraordinary circumstance” in Resolution No. 17, Series 2019 to exceed the maximum grant amounts.

Staff recommends the HPC recommend approval of a grant request of $45,000 by approving Resolution No.07, Series 2019.

ATTACHMENTS:
1. Resolution No. 05, Series 2019
2. Resolution No. 06, Series 2019
3. Resolution No. 07, Series 2019
4. Historic Preservation Application
5. Social History
6. Historic Structure Assessment

RESOLUTION NO. 03
SERIES 2019

A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING THE LANDMARK DESIGNATION FOR A HISTORICAL RESIDENTIAL STRUCTURE LOCATED ON 816 LINCOLN 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 816 Lincoln Avenue, on property legally described as Lots 15-16, Block 5, 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, 816 Lincoln Avenue (Wattelet House) has social significance because it exemplifies the cultural, political, economic or social heritage of the community considering its association with families from a variety of ethnic groups; and

WHEREAS, the Wattelet House has architectural significance because it is a vernacular structure that is representative of the built environment in early 20th century Louisville; and

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

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

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

1. Architectural integrity of the vernacular structure.
2. Association with Louisville's immigrant heritage.

PASSED AND ADOPTED this _____ day of _____, 2019.

_____
Lynda Haley, Chairperson

RESOLUTION NO. 04
SERIES 2019

A RESOLUTION RECOMENDING DENIAL OF AN ALTERATION CERTIFICATE FOR THE WATELLET HOUSE LOCATED AT 816 LINCOLN AVENUE FOR EXTERIOR ALTERATIONS.

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting an alteration certificate for a historic residential structure located on 1021 Main Street, 816 Lincoln Avenue, on property legally described as Lots 15-16, Block 5, 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 that it does not comply 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 on October 21, 2019, where evidence and testimony were entered into the record, including findings in the Louisville Historic Preservation Commission Staff Report dated October 21, 2019.

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

Does hereby recommend denial of the application for an alteration certificate for the Watellet House as described in the staff report dated October 21, 2019:

PASSED AND ADOPTED this _____ day of _____, 2019.

_____
Lynda Haley, Chairperson

RESOLUTION NO. 05
SERIES 2019

A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A PRESERVATION AND RESTORATION GRANT FOR THE WATELLET HOUSE LOCATED AT 816 LINCOLN AVENUE

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration grant for the DiSalvo House, a historic residential structure located at 816 Lincoln Avenue, on property legally described as Lots 15-16, Block 5, 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 Watellet House includes making repairs to the existing structure; and

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

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

1. The Historic Preservation Commission recommends the City Council approve the proposed Preservation and Restoration Grant application for the DiSalvo House, in the amount of **$40,000**.

PASSED AND ADOPTED this _____ day of _____, 2019.

_____
Lynda Haley, Chairperson

City of Louisville

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Historic Preservation Fund

Grant and Loan Application and Information

(Revised June 2019)

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Guidelines

The City of Louisville's Historic Preservation Fund (HPF) and is intended to help retain the character of Historic Old Town Louisville by promoting the preservation and rehabilitation of historic resources.

Staff contact

Felicity Selvoski, Historic Preservation Planner
749 Main St.
Louisville, CO 80027
(303) 335-4594
fselvoski@louisvilleco.gov

Deadlines

There are no application deadlines, although the date of application will determine when the public hearing for a case can occur. Please reach out to staff if there is a specific date you are targeting. Applications will be considered as they are received, but are subject to the availability of funds.

Eligible Applicants

Any owner of a historic resource (at least 50 years old) or resource that helps to define the character of Historic Louisville is eligible to apply to the HPF. "Resources" include, but are not limited to, primary structures, accessory structures, outbuildings, fences, existing or historical landscaping, archaeological sites, and architectural elements of structures.

Owners of property in Historic Old Town Louisville which will experience new construction may also be awarded grants to preserve the character of Historic Old Town. The purpose of these incentives it to limit mass, scale, and number of stories, to preserve setbacks, to preserve pedestrian walkways between buildings, and to utilize materials typical of historic buildings, above mandatory requirements. For additional information on the requirements, please reach out to the Historic Preservation Planner.

Historic Structure Assessments

Prior to any structure being declared a landmark, the property will undergo a building assessment to develop a preservation plan and establish priorities for property maintenance. At a regular meeting, the Historic Preservation Commission will review the building history, application, and relevant information to determine whether there is probable cause to believe the building may be eligible for landmarking. If probable cause is found, the owner will be eligible for a building assessment grant in an amount up to $4,000 (residential properties) and $9,000 (commercial properties) to offset the cost of the assessment.

Landmarking Grants

In addition to the pre-landmarking grant for a structural assessment, landmarked residential properties are eligible for a $5,000 incentive grant and up to $40,000 in matching grant funds for preservation projects for a period of 36 months from when a property is declared a landmark. Commercial landmarked properties are eligible for a $50,000 incentive grant and up to $150,000 in matching grant funds for preservation projects for a period of 36 months from when a property is declared a landmark. For properties showing extraordinary circumstances relating to building size, condition, architectural details, or other unique condition compared to similar Louisville properties, the grant limitations may be exceeded. Please reach out to the Historic Preservation Planner for more information on the grant programs.

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Eligible Costs and Improvements:

Eligible costs include hard costs associated with the physical preservation of historic fabric or elements. Labor costs are eligible IF the work is to be done by someone other than the applicant/owner (whose labor can only be used for matching purposes with an acceptable written estimate). Example eligible improvements:

Repair and stabilization of historic materials:

- Siding
- Decorative woodwork and moulding
- Porch stairs and railing
- Cornices
- Masonry (such as chimney tuckpointing)
- Doors and Windows

Removal of non-historic materials, particularly those covering historic materials:

- Siding, trim and casing
- Porch enclosures
- Additions that negatively impact the historic integrity
- Repair/replacement to match historic materials

Energy upgrades:

- Repair and weather sealing of historic windows and doors
- Code required work

Reconstruction of missing elements or features:

(Based on documented evidence such as historic photographs and physical evidence)

- Porches and railings
- Trim and mouldings
- False-fronts

Ineligible Costs and Improvements:

- Redecorating or any purely cosmetic change that is not part of an overall rehabilitation
- Soft costs such as appraisals, interior design fees, legal, accounting and realtor fees, sales and marketing, permits, inspection fees, bids, insurance, project signs and phones, etc.
- Excavation, grading, paving, landscaping or site work such as improvements to paths or fences unless the feature is part of the landmark designation, except for correcting drainage problems that are damaging the historic resource
- Repairs to additions on non-historic portions of the property
- Reimbursement for owner/self labor (which can count only towards the matching costs)
- Interior improvements, unless required to meet current code
- Outbuildings which are not contributing structures to a landmarked site or district

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Application Review Process

Applications will be screened by Historic Preservation Commission (HPC) staff to verify project eligibility. If any additional information is required, staff will contact the applicant directly. The HPC will evaluate the applications in a public meeting at which the applicant will be allowed to make statements. The HPC will make a recommendation to City Council, and City Council will take final action on the application.

Project Review and Completion

Any required design review or building permits must be obtained before beginning work on the project. If a property has already been landmarked, in some circumstances an Alteration Certificate must be approved by the HPC. Any changes made during the building permit approval process may require additional review by the Historic Preservation Commission, depending on the extent of the changes.

Disbursement of Funds

In most cases, grants will take the form of reimbursement after work has been completed, inspected and approved as consistent with the approved grant application. In planning your project, you should arrange to have adequate funds on hand to pay the costs of the project. Incentives may be revoked if the conditions of grant approval are not met. Under some circumstances, incentives, particularly loans, may be paid prior to the beginning of a project or in installments as work progresses.

Grant/Loan Process Outline

1. Applicant meets with Preservation Planner to discuss the scope of work.
2. Applicant meets with contractors and receives quotes.
3. Applicant submits application and documentation to staff.
4. Staff will review the application for completeness and then schedule the meeting with the HPC. Staff will notifiy applicant of hearing date.
5. Public Notice Sign is posted on property by applicant advertising meeting date and neighbors within 500 feet are notified.
6. The HPC reviews the scope of work and quotes and makes a recommendation to City Council. The applicant must be present to answer questions.
7. Staff will schedule the City Council meeting. The applicant must be present to answer questions. City Council will make the final decision.
8. The grant agreement is signed by the applicant(s) and mayor. At this point, the applicant may apply for a building permit to begin the work outlined in grant agreement.
9. Inspections are completed by Building Department as required. Preservation Planner inspects work for sensitivity to historic structure
10. Applicant submits contractor invoices to staff as work is completed.
11. Staff reviews invoices for completeness and compares with invoice approved by HPC.
12. If approved, staff submits pay request to Finance Department. The check is cut to Applicant.
13. If denied, staff works with applicant to identify reasons for denial and methods of resolution.
14. Applicant to repeat steps 11 through 14 until project is complete.

Incentives from the Historic Preservation Fund may be considered taxable income and applicants may wish to consult with a tax professional.

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Historic Preservation 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 but thorough. If you have any questions about the application or application process, please reach out to the Historic Preservation Planner.

TYPE(S) OF APPLICATION

- ☐ Probable Cause Hearing/Historic Structure Assessment
- ☑ Landmark Designation
- ☑ Historic Preservation Fund Grant
- ☐ Historic Preservation Fund Loan
- ☑ Landmark Alteration Certificate
- ☐ Demolition Review
- ☐ Other: _____

1. OWNER/APPLICANT INFORMATION

Owner or Organization

Name(s): Troy Miller

Mailing Address: 147 Raintree Lane, Louisville, CO 80027

Telephone: (614) 595-7789

Email: troy@millertroyer.com

Applicant/Contact Person (if different than owner)

Name: Andy Johnson

Company: DAJ Design

Mailing Address: 922A Main Street, Louisville, CO 80027

Telephone: 303-527-1100

Email: andy@dajdesign.com

2. PROPERTY INFORMATION

Address: 816 Lincoln Ave

Legal Description: Lots 15 & 16, Block 5, Pleasant Hill Addition, Louisville, Colorado

Parcel Number: 157508411005 Year of construction (if known): Circa 1910

Landmark Name and Resolution (if applicable): NA

Primary Use of Property: Single-family Residential

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3. REQUEST SUMMARY

Request for Landmark status with the City of Louisville, and request approval of historic preservation grant funding and approval of an alteration certificate to include an addition to the sides and rear of the house.

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

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

1. Requesting landmark status of house.
2. Requesting Historic Preservation Grant Funding (see detailed breakdown)
3. Requesting Alteration Certificate to include 766sf first floor addition, 269sf (total) covered rear porches, 1,051sf second floor addition, and 616sf new detached garage (not included in the Alteration Certificate request). See drawing packet for details on building alteration.

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.

The historic preservation work with be carried out by Miller Troyer, General Contractor, and will include historic house elements such as: existing foundation stabilization, repair/replacing existing floor joists, stabilization of existing wall & roof framing, restoration of existing siding, restoration of existing ornamentation/trim/fascia/soffits, recreating original front porch columns, recreating original windows & doors, regrade around existing house to ensure proper drainage.

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

The overall cost to conduct historic preservation efforts is substantially greater than razing the whole house and rebuilding entirely new. Utilizing historic preservation funds allows the project to be financially feasible, and simply allows the preservation work to occur. No additional community support is being provided, aside from sweat equity the owner is willing to provide outside the scope of the general contractor's work. The overall community benefit is the preservation of our historic architectural heritage in Louisville.

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5. DESCRIPTION OF REHABILITATION *(Attach additional pages as necessary.)*

Name of Architectural Feature:

Describe feature and its condition:	Describe proposed work on feature:
FOUNDATION/CRAWLSPACE: The existing foundation consists of brick masonry, concrete masonry and poured concrete, foundation walls that vary in height, anywhere from 16" to several feet. The existing crawlspace has an inadequate space between joists and dirt floor.	The existing foundation is to be evaluated and stabilized as necessary. Crawlspace is be dug out to a code minimum depth in order to provide adequate access for utilities and the installation of a vapor barrier.

Name of Architectural Feature:

Describe feature and its condition:	Describe proposed work on feature:
FLOOR STRUCTURE: The existing floor framing consists of 2x6 joists at 24" o.c. There appears to be one main beam line in the front portion of the building supported by stacked stones or masonry blocks. Over time, joists have been added, cut and notched. All damaged joists should be repaired as instructed by a licensed structural engineer	Replace center beam support with adequately sized beams and foundation supports. Repair damaged joists.

Name of Architectural Feature:

Describe feature and its condition:	Describe proposed work on feature:
ROOF STRUCTURE: Rafters are 2x4s at 24" o.c. with approx. 3-1x collar ties in each of the two areas. The front roof had both 1x sheathing and newer OSB sheathing over top of the original 1x sheathing. The rafters were supported along their span by 2x4 vertical studs and a 2x4 flat beam. Noted are cracked or damaged vertical struts and collar ties.	Add new 2x4 collar ties to the existing roof framing, such that there is a collar tie at 48" o.c. minimum. Install new collar ties approximately 1'-0" vertically from the roof ridge and fasten w/ (3) 1/4"x3" screws each end to the existing rafters. Add attic ventilation.

Name of Architectural Feature:

Describe feature and its condition:	Describe proposed work on feature:
Siding, ornamentation, trim, and soffits are not visible. The house has been clad in steel siding and all ornamentation has been removed.	Remove steel siding and asbestos composite siding. The original wood siding, ornamentation, trim, and soffits should be inspected for deterioration, and the original wood siding should be restored, refinished, and/or replaced.

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5. DESCRIPTION OF REHABILITATION *(Attach additional pages as necessary.)*

Name of Architectural Feature:

Describe feature and its condition:	Describe proposed work on feature:
WINDOWS: The home has a mix of single hung, single pane wood windows in most rooms with one slider-type window in the rear mudroom/laundry room and two 3-window mulled casement window group (operable-fixed-operable) in the living room and dining room. The windows are all painted white, and are in varying degrees of operability. None are original to the house.	Remove replacement windows and reinstall windows matching the original windows documented in the historic photos.

Name of Architectural Feature:

Describe feature and its condition:	Describe proposed work on feature:
DOORS: The front door is painted, multi-panel wood door, and is estimated to be from post-1948. It is old but likely not original to the home, and the exact date is undetermined. There is an aluminum and glass storm door installed over the front door. The rear door is a multi-panel, painted wood with a single pane, non-tempered glass panel. The rear door is likely original to the circa-1948 addition. There is a steel storm door currently covering the rear door.	1. Replace the front door with a door in keeping with the original period of the home. Replace front storm door with a storm door in keeping with the original period of the home.

Name of Architectural Feature:

Describe feature and its condition:	Describe proposed work on feature:
FRONT PORCH: The covered front porch rests on a raised, poured concrete slab that slopes away from the building for drainage. The concrete slab is covered in 12x12 slate tile, which turns down the face of the slab creating the step up to the porch on all three sides. The roof of the porch is supported by clusters of 1X1 steel columns that rest on the concrete slab and connect to wood capital plates at the ceiling.	1. Replace steel columns with wood columns in keeping with the historic house. 2. Remove the steel cladding at the ceiling, and restore, refinish, and/or replace the historic ceiling treatment.

Name of Architectural Feature:

Describe feature and its condition:	Describe proposed work on feature:
GRADING: The natural grade of the property runs from the high side along Lincoln Avenue and slopes down to the east. The total drop is approximately 4' from front to back of the property. This drop causes a problem on the west elevation because the ground is generally flat in the front yard in front of the house with minimal slope to the north and south sides. The ground slopes to the east on the north and south sides of the house, but there is little to no slope away from the building in those areas.	1. Regrade the front yard to create positive drainage away from the front porch and around the house. 2. Landscape the front yard so that the first 5' from the porch slopes away from the house into a swale. Direct water to the north and south sides of the house. 3. Regrade away from the house on the north and south sides. 4. Ensure there is a minimum 6" clearance from ground to siding in all locations. 5. Add splash blocks underneath hose bibs on all sides of house.

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6. 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.*

Type of Incentive: ☒ GRANT ☐ LOAN ☐ BOTH

Feature	Proposed Work to be Funded	Fund Request	Match (M)	Total
A.	Foundation/Crawlspace	$ 7,500	$ 7,500	$ 15,000
B.	Floor Structure	$ 6,500	$ 6,500	$ 13,000
C.	Roof Structure	$ 12,500	$ 12,500	$ 25,000
D.	Siding, Ornamentation, Trim, Soffit	$ 12,000	$ 12,000	$ 24,000
E.	Windows	$ 5,000	$ 5,000	$ 10,000
F.	Doors	$ 3,000	$ 3,000	$ 6,000
G.	Front Porch	$ 6,000	$ 6,000	$ 12,000
H.	Grading	$ 2,000	$ 2,000	$ 4,000
I.		$	$	$
J.		$	$	$
K.		$	$	$
	Total Proposed Work	$ 54,500	$ 54,500	$ 109,000

For loan requests, indicate total loan request here:	$

If partial incentive funding were awarded, would you complete your project? ☒ YES ☐ NO

7. ADDITIONAL MATERIALS REQUIRED

The following items must be submitted along with this application:

- ☐ One set of photographs for each feature as described in Item 4 "Description of Rehabilitation". Digital is preferred.
- ☐ A construction bid if one has been completed for your project (recommended).
- ☐ Working or scaled drawings, spec sheets, or materials of the proposed work, if applicable to your project.

8. 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.

Andy Johnson Digitally signed by Andy Johnson DN: C=US, E=andy@dajdesign.com, O=DAJ Design, CN=Andy Johnson Date: 2019.09.25 16:33:27-06'00' 9/25/2019

Signature of Applicant/Owner Date

Signature of Applicant/Owner Date

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APPENDIX A:
HELPFUL TERMS & DEFINITIONS

BASIC PRESERVATION

The Concept of Significance

A building possessing architectural significance is one that represents the work of a noteworthy architect, possesses high artistic value or that well represents a type, period or method of construction. A historically significant property is one associated with significant persons, or with significant events or historical trends. It is generally recognized that a certain amount of time must pass before the historical significance of a property can be evaluated. The National Register, for example, requires that a property be at least 50 years old or have extraordinary importance before it may be considered. A property may be significant for one or more of the following reasons:

- Association with events that contributed to the broad patterns of history, the lives of significant people, or the understanding of Louisville's prehistory or history.
- Construction and design associated with distinctive characteristics of a building type, period, or construction method.
- An example of an architect or master craftsman or an expression of particularly high artistic values.
- Integrity of location, design, setting, materials, workmanship, feeling and association that form a district as defined by the National Register of Historic Places Guidelines.

The Concept of Integrity "Integrity" is the ability of a property to convey its character as it existed during its period of significance. To be considered historic, a property must not only be shown to have historic or architectural significance, but it also must retain a high degree of physical integrity. This is a composite of seven aspects or qualities, which in various combinations define integrity, location, design, setting, materials, workmanship, feeling and association. The more qualities present in a property, the higher its physical integrity. Ultimately the question of physical integrity is answered by whether or not the property retains a high percentage of original structure's identity for which it is significant.

The Period of Significance Each historic town has a *period of significance*, which is the time period during which the properties gained their architectural, historical or geographical importance. Louisville, for example, has a period of significance which spans approximately 75 years (1880- 1955). Throughout this period of significance, the City has been witness to a countless number of buildings and additions which have become an integral part of the district. Conversely, several structures have been built, or alterations have been made, after this period which may be considered for removal or replacement.

BUILDING RATING SYSTEM

Contributing: Those buildings that exist in comparatively "original" condition, or that have been appropriately restored, and clearly contribute to the historic significance of downtown. Preservation of the present condition is the primary goal for such buildings.

Contributing, with Qualifications: Those buildings that have original material which has been covered, or buildings that have experienced some alteration, but that still convey some sense of history. These buildings would more strongly contribute, however, if they were restored.

Supporting category
These are typically buildings that are newer than the period of historic significance and therefore do not contribute to our ability to interpret the history of Louisville. They do, however, express certain design characteristics that are compatible with the architectural character of the historic district. They are "good neighbors" to older buildings in the vicinity and therefore support the visual character of the district.

Non-contributing building category
These are buildings that have features that deviate from the character of the historic district and may impede our ability to interpret the history of the area. They are typically newer structures that introduce stylistic elements foreign to the character of Louisville. Some of these buildings may be fine examples of individual building design, if considered outside the context of the district, but they do not contribute to the historic interpretation of the area or to its visual character. The detracting visual character can negatively affect the nature of the historic area.

Non-contributing, with Qualifications: These are buildings that have had substantial alterations, and in their present conditions do not add to the historic character of the area. However, these buildings could, with substantial restoration effort, contribute to the downtown once more.

PRESERVATION APPROACHES

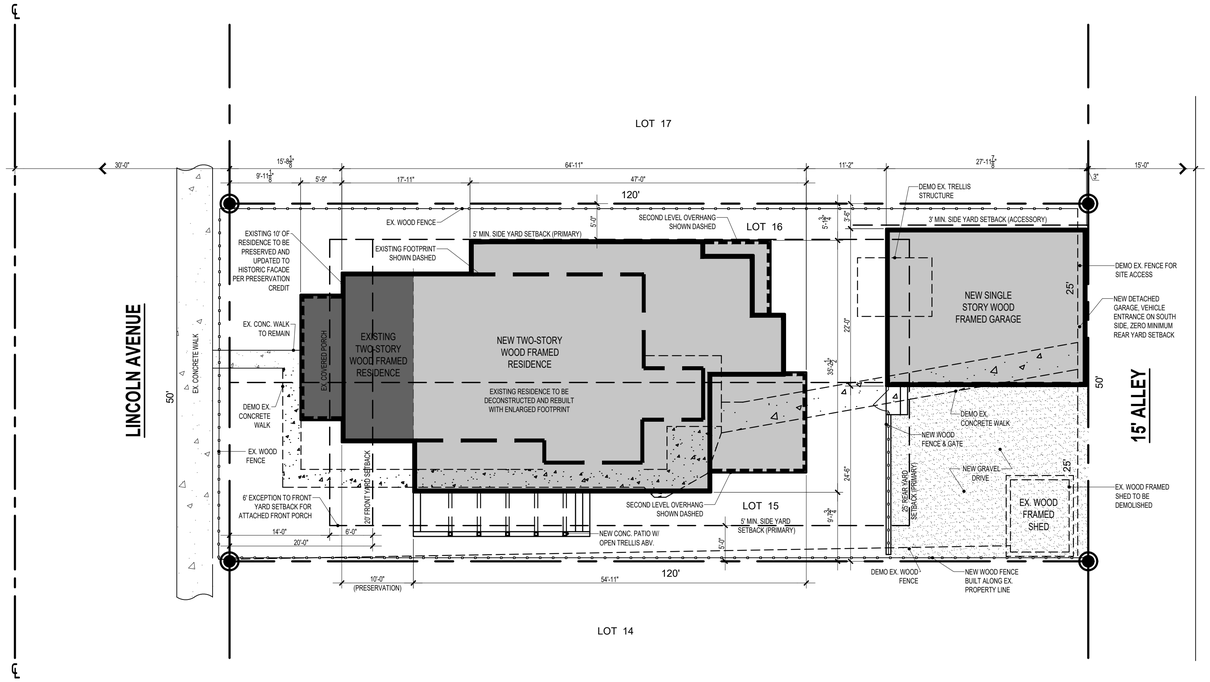
While every historic project is different, the Secretary of the Interior has outlined four basic approaches to responsible preservation practices. Determining which approach is most appropriate for any project requires considering a number of factors, including the building's historical significance and its existing physical condition. The four treatment approaches are:

- **Preservation** places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.
- **Rehabilitation** emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work.
- **Restoration** focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.
- **Reconstruction** establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

The Secretary of the Interior's website outlines these approaches and suggests recommended techniques for a variety of common building materials and elements. An example of appropriate and inappropriate techniques for roofs is provided in the sidebars. Additional information is available from preservation staff and the Secretary's website at: www.cr.nps.gov/hps/tps/standguide/index.htm

THE SECRETARY OF THE INTERIOR'S STANDARDS

The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, the Standards provide philosophical consistency to the work.



1 G0.1 SITE PLAN
SCALE: 1" = 10'-0"

NORTH

DAJDESIGN
922A MAIN STREET
LOUISVILLE, CO 80027
P. 303.527.1100
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SEAL

NOT FOR CONSTRUCTION

PROJECT
816 LINCOLN AVENUE
LOUISVILLE, CO 80027

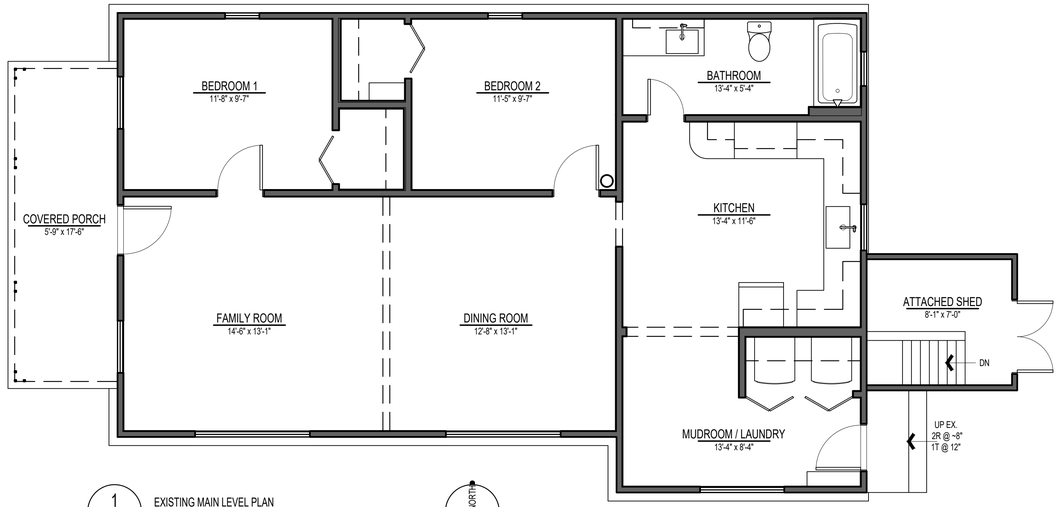
TROY & JENNIFER MILLER
147 RAINTREE LANE, LOUISVILLE, CO 80027
614.595.7789

DRAWING TITLE
SITE PLAN

REVISION

SET LANDMARK ALTERATION
DATE 9/26/2019

SHEET G0.1



1
A1.0

EXISTING MAIN LEVEL PLAN

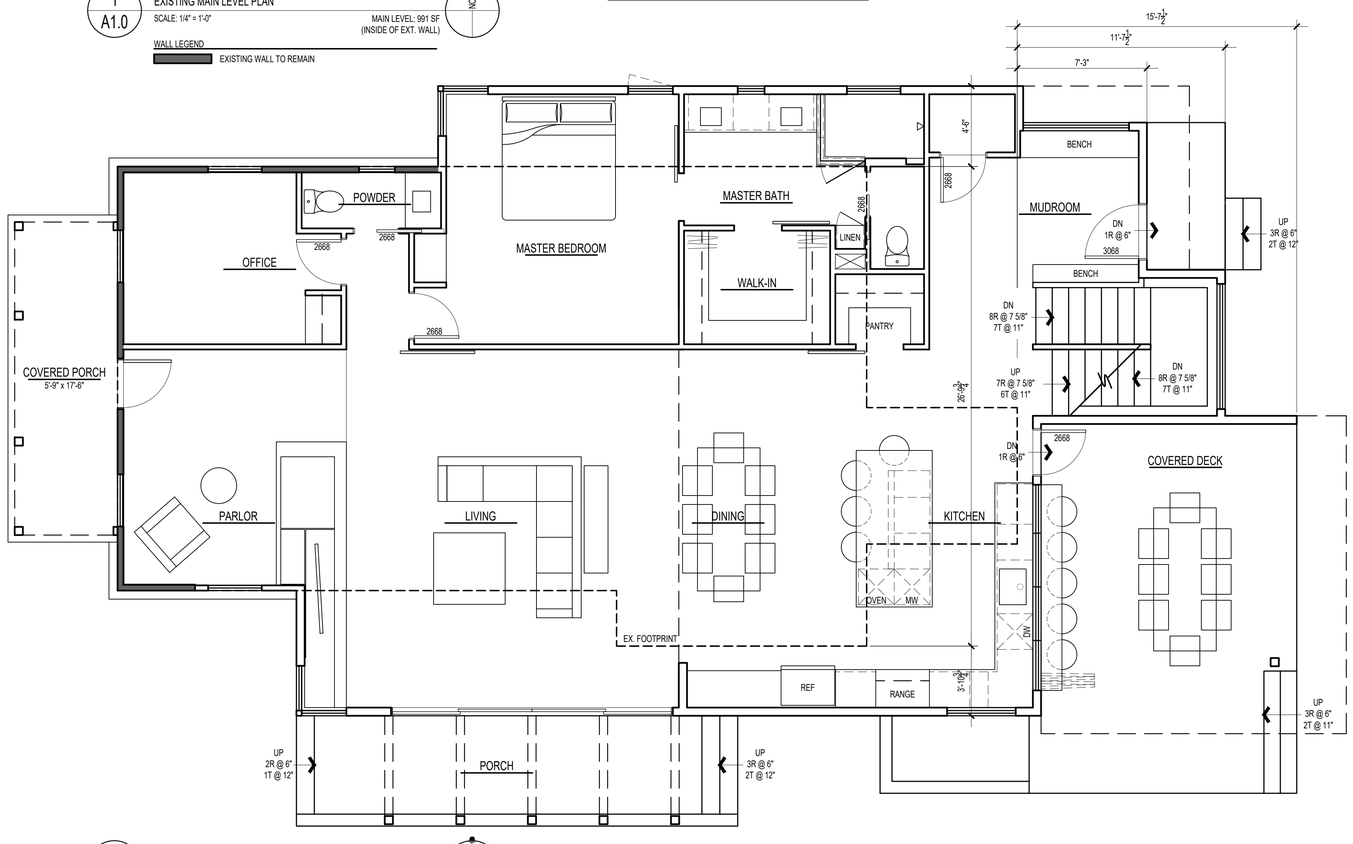
SCALE: 1/4" = 1'-0"

MAIN LEVEL: 991 SF
(INSIDE OF EXT. WALL)

NORTH

WALL LEGEND

EXISTING WALL TO REMAIN



2
A1.0

NEW MAIN LEVEL PLAN

SCALE: 1/4" = 1'-0"

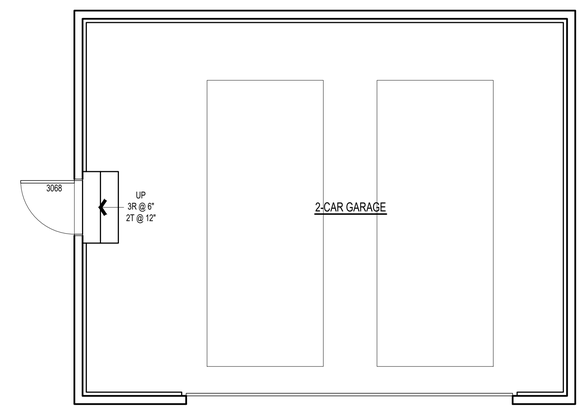
MAIN LEVEL: 1,723 SF
(INSIDE OF EXT. WALL)

NORTH

WALL LEGEND

EXISTING WALL TO REMAIN

NEW FRAMED WALLS



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614.595.7789

DRAWING TITLE

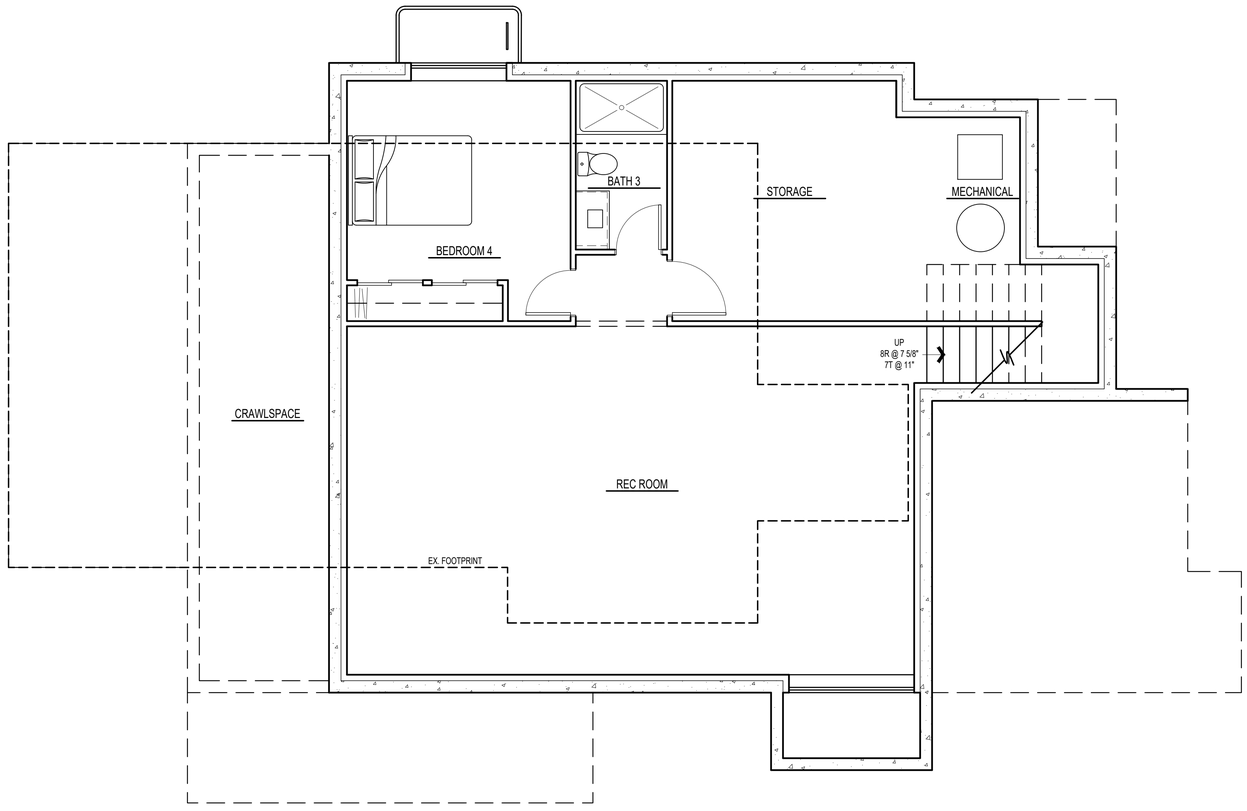
MAIN LEVEL PLAN

REVISION

SET LANDMARK ALTERATION

DATE 9/26/2019

SHEET A1.0



1
A1.1

NEW BASEMENT FINISH PLAN

SCALE: 1/4" = 1'-0"

BASEMENT: 1168 SF
(INCLUDING MECH.)

NORTH

WALL LEGEND

NEW FOUNDATION WALLS

NEW FRAMED WALLS

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614.595.7789

DRAWING TITLE

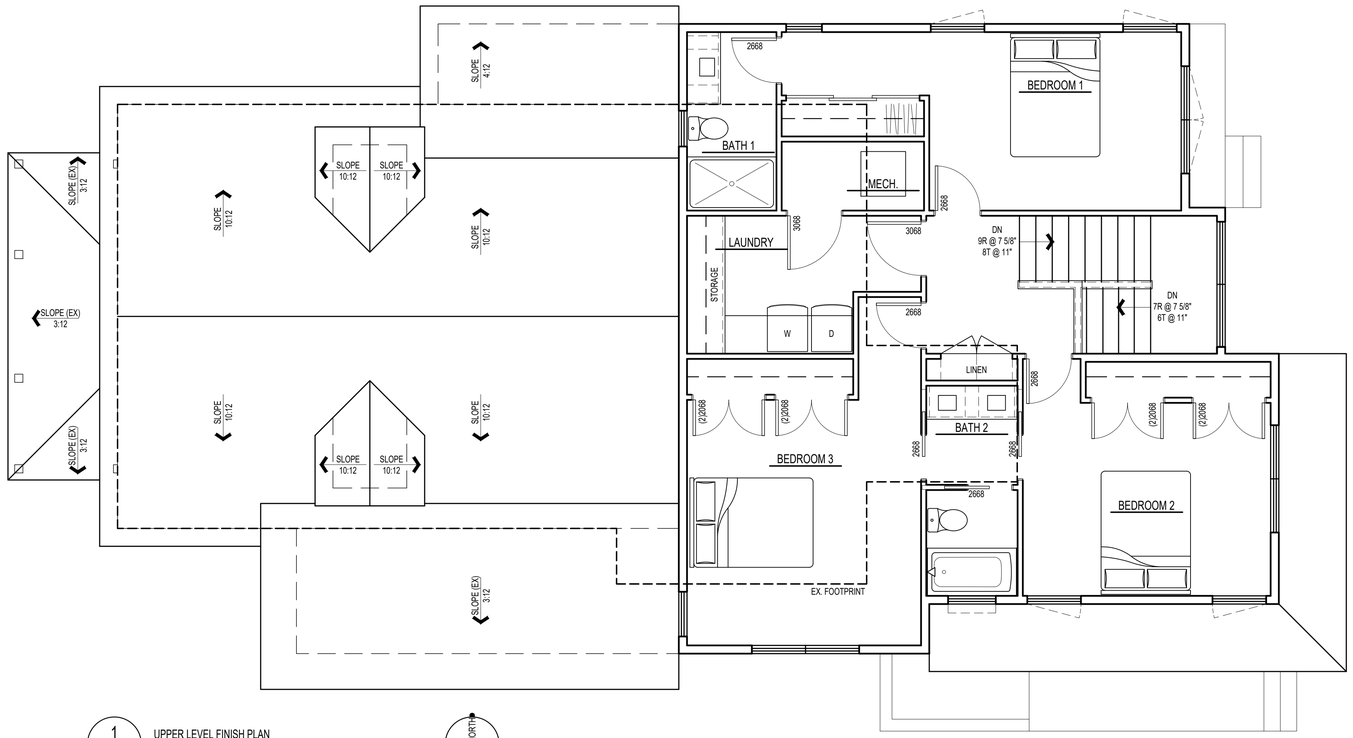
BASEMENT FINISH PLAN

REVISION

SET LANDMARK ALTERATION

DATE 9/26/2019

SHEET A1.1



1
A1.2

UPPER LEVEL FINISH PLAN

SCALE: 1/4" = 1'-0"

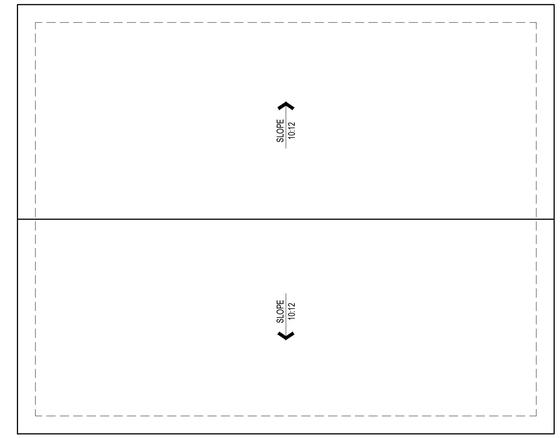
UPPER LEVEL: 989 SF
(INSIDE OF EXT. WALL)

NORTH

WALL LEGEND

EXISTING WALL TO REMAIN

NEW FRAMED WALLS



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DRAWING TITLE

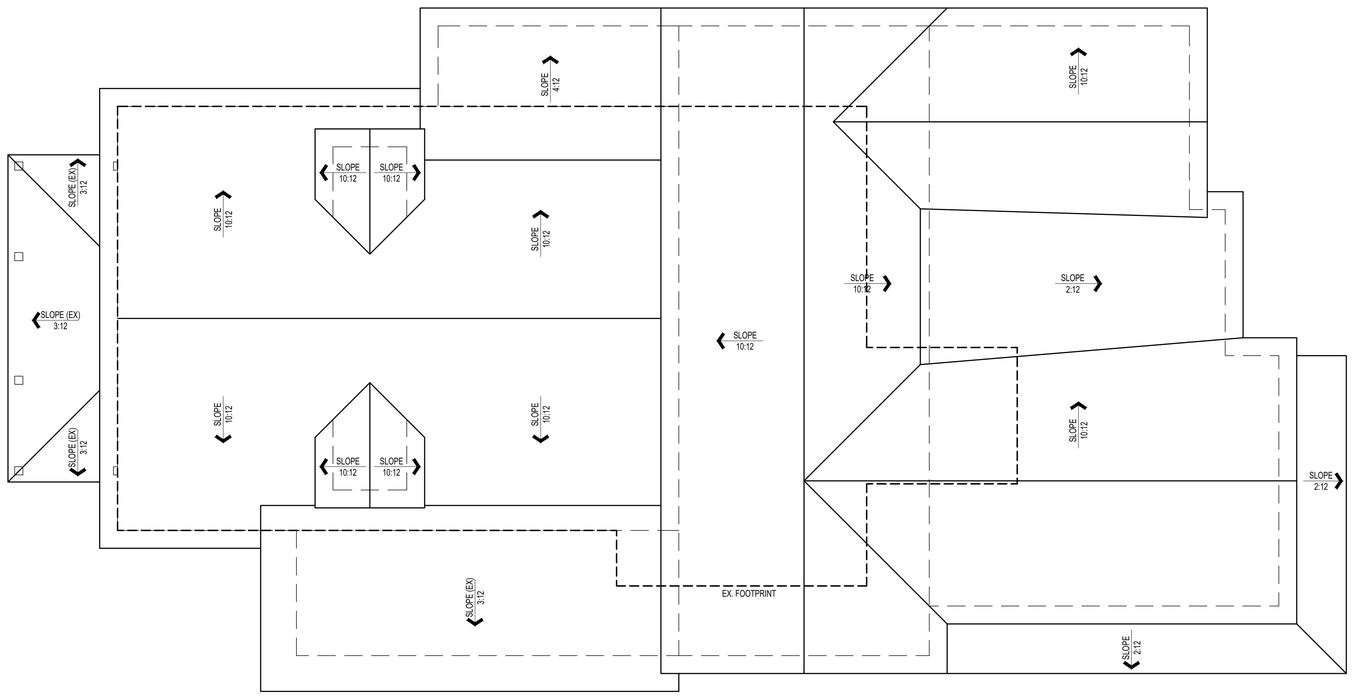
UPPER LEVEL
FINISH PLAN

REVISION

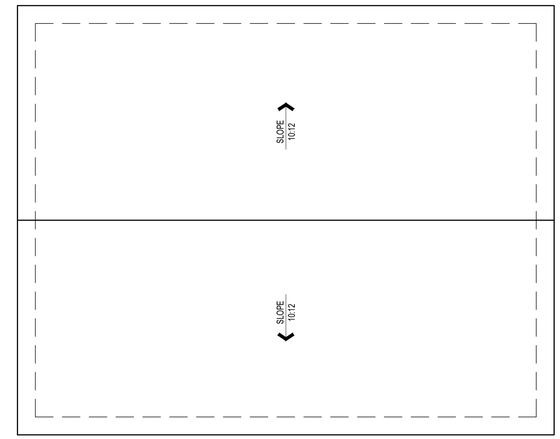
SET LANDMARK ALTERATION

DATE 9/26/2019

SHEET A1.2



1
A1.3
ROOF PLAN
SCALE: 1/4" = 1'-0"



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DRAWING TITLE

ROOF PLAN

REVISION

SET LANDMARK ALTERATION

DATE 9/26/2019

SHEET A1.3

2
A2.1E
HISTORIC WEST ELEVATION
SCALE: 1/4" = 1'-0"

1
A2.1E
HISTORIC SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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DRAWING TITLE
EXISTING BUILDING ELEVATIONS

REVISION

SET LANDMARK ALTERATION
DATE 9/26/2019

SHEET
A2.1E

1
A2.2E
HISTORIC EAST ELEVATION
SCALE: 1/4" = 1'-0"

2
A2.2E
HISTORIC NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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DRAWING TITLE
BUILDING ELEVATIONS

REVISION

SET LANDMARK ALTERATION
DATE 9/26/2019

SHEET
A2.2E

1
A2.1
WEST ELEVATION
SCALE: 1/4" = 1'-0"

2
A2.1
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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614.595.7789

DRAWING TITLE
BUILDING ELEVATIONS

REVISION

SET LANDMARK ALTERATION
DATE 9/26/2019

SHEET
A2.1

1 / A2.2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

2 / A2.2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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614.595.7789

DRAWING TITLE

BUILDING ELEVATIONS

REVISION

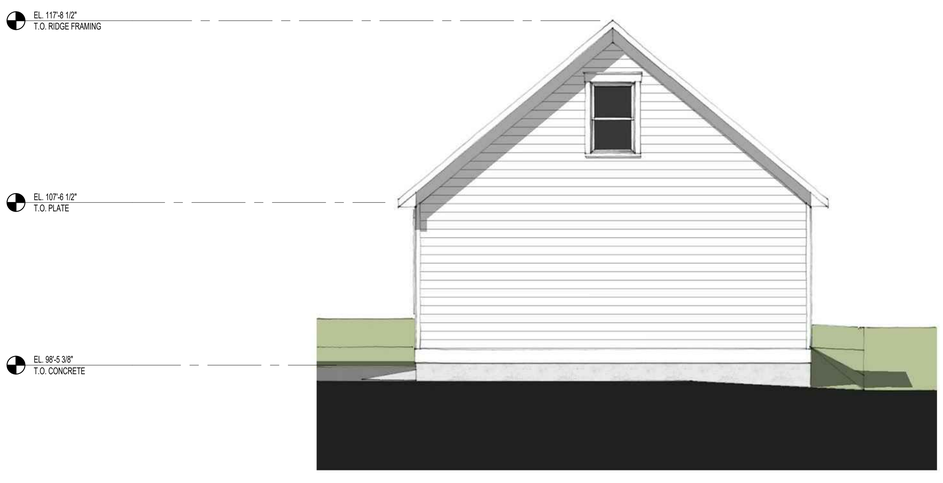
SET LANDMARK ALTERATION

DATE 9/26/2019

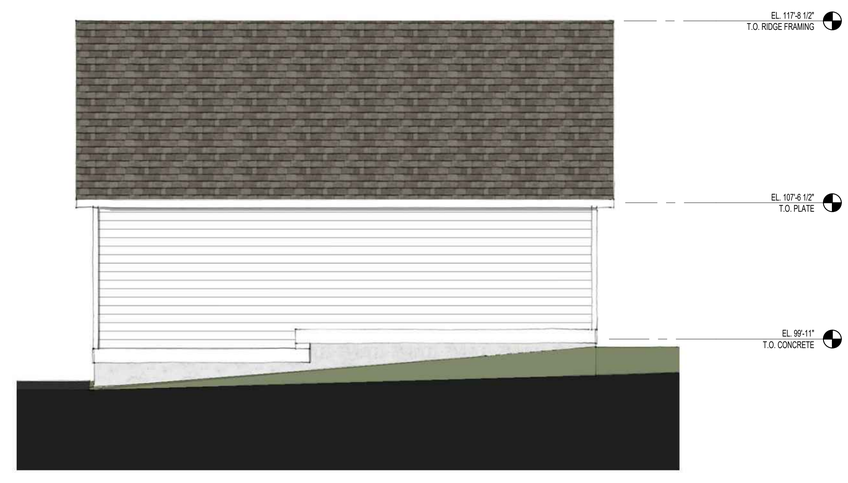
SHEET A2.2

1
A2.3
GARAGE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

2
A2.3
GARAGE WEST ELEVATION
SCALE: 1/4" = 1'-0"



3
A2.3
GARAGE EAST ELEVATION
SCALE: 1/4" = 1'-0"



4
A2.3
GARAGE NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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DRAWING TITLE
GARAGE ELEVATIONS

REVISION

SET LANDMARK ALTERATION
DATE 9/26/2019

SHEET
A2.3

Bridget Bacon
Louisville Historical Museum
Department of Library & Museum Services
City of Louisville, Colorado
August 2019

816 Lincoln Avenue History

Legal Description: Lots 15 & 16, Block 5, Pleasant Hill Addition, Louisville, Colorado

Year of Construction: circa 1909

Summary: This home, constructed by 1909, was owned by French, English, and Central European families from the early 1900s until the 1990s.

Development of the Pleasant Hill Addition; Date of Construction

The subdivision in which this house is located, the Pleasant Hill Addition, was platted in 1894. The subdivision was developed in the name of Orrin Welch, the half-brother of Charles C. Welch. Charles Welch was the person most responsible for the establishment of Louisville in 1878 after he established the first coal mine in this area in 1877. Orrin Welch is not known to have ever lived in Colorado, and it is Charles C. Welch who is thought to have been the de facto developer.

The 1948 Boulder County Assessor card for this property and the Boulder County Assessor's Office website both give 1910 as the date of construction of this house. Boulder County is sometimes in error with respect to the date of construction of Louisville buildings, so other evidence is looked to. In this case, we can see from the 1909 Drumm's Wall Map of Louisville, located at the Louisville Historical Museum, that the map shows a house located on these lots, so it is believed to have been constructed by that year. No other relevant information that might shed light on the construction date could be found. For these reasons, the date of construction is assumed to be "circa 1909." It is possible that it was constructed before 1909.

Wattelet Family Ownership, 1903-1917; Thomas Owners, 1917-1919

Smith Wilson purchased these lots and other lots in the Pleasant Hill Addition in 1903. The same year, he sold Lots 15 & 16 to Louis Wattelet. From the Boulder County property records, it's not clear whether this was Louis Wattelet, Sr. (1851-1916), or Louis Wattelet, Jr. (1878-1923).

The Wattelet family was one of Louisville's French families who had emigrated from coal mining areas in northern France in the late 1800s and early 1900s. Members of the Wattelet family first appear in records for Louisville by the year 1892. The male members of the family worked in local coal mines.

In 1907, Louis Wattelet transferred ownership of the parcel to Leonard Wattelet (1886-1965). Depending on which Louis Wattelet this was, this was either his son or his brother. Leonard Wattelet married Julia LeComte (1890-1973), who was also from one of the area's French families, and they had three children: Herman, born 1909; Wilbert, born 1911; and Elmer, born 1917.

It is not clear from the 1910 federal census records whether the listing for Leonard Wattelet and his family in Louisville places them as specifically living in the house at 816 Lincoln at the time of that census, since addresses were not given, but it is possible that they were living there. Residential directories were not created for most of the years that overlap with the period of the Wattelet family's ownership, which makes it difficult to ascertain whether and when Wattelet family members lived in the house.

In 1917, Leonard Wattelet sold the property at 816 Lincoln to William Thomas. The 1918 directory for Louisville shows William M. Thomas and his wife, Maria, as very likely living at the 816 Lincoln location, based on the old Louisville address system. In 1919, William Thomas sold the house to Ellen Husband.

Husband Family Ownership, 1919-1921

Ellen Buchanan Husband purchased the property at 816 Lincoln in 1919. The 1920 census lists the Husband family to be living in what is strongly believed to be this house at 816 Lincoln (which is, however, not listed by address). They do appear on the list near neighbors known to have been living nearby to 816 Lincoln. At the time, the family consisted of Ellen Buchanan Husband (1878-1931); her husband, Richard Husband (1877-1936); and their children Evelyn (age 15), Nettie (age 9), James (age 6), and Helen (age 8 months). Richard worked as a coal mine superintendent. They next moved to Lafayette after selling this house in 1921.

These photos are identified as showing Ellen and Richard Husband at the time of their marriage in 1902. The photos are from a public family tree on Ancestry.com.

Hutchinson Family Ownership, 1921-1927

In 1921, Ellen Husband sold 816 Lincoln to John Hutchinson (1848-1931) and Elizabeth Hutchinson (1848-1926). They were among the English families who came to Louisville to work in the early coal mine industry. John Hutchinson worked as a coal mine superintendent at the Rex Mine and likely at other area mines. Records indicate that they came to the U.S. from Yorkshire, England with their first child in about 1871. John worked in coal mines in Pennsylvania, Illinois, and Kansas before the family arrived in Louisville by 1890. In Louisville, they were among the founders of the Methodist Church at 741

Jefferson in 1891 (with that church building being constructed the following year). They had five children who lived to adulthood: Priscilla (Clarkson), John, William, Thomas, and Ella (Sipe Brownlee).

The following three photos from the collection of the Louisville Historical Museum may show the Hutchinsons in front of their home at 816 Lincoln. For this to be true, the photos would need to have been taken between 1921 and 1926 (the year when Elizabeth died). However, it is difficult to tell whether this is the same house as the one shown in the 1948 Assessor photo farther below in this report. The longer hemlines on the dresses worn by the women in the photos could indicate that the photos were taken by the house where the Hutchinsons lived prior to 1921 and not by 816 Lincoln.

Elizabeth and John Hutchinson, possibly by 816 Lincoln

John and Elizabeth Hutchinson with their five children, possibly by 816 Lincoln

John and Elizabeth Hutchinson, possibly at 816 Lincoln, with their granddaughter, Amelia Clarkson Hancock, sitting on the left. Their great-grandson, John Hancock, who was born in 1918, perhaps was one of the children in the photo.

Elizabeth Hutchinson died in 1926. In 1927, John Hutchinson and his children (Elizabeth's heirs) sold 816 Lincoln to Elizabeth and Thomas Miller.

Miller Family Ownership, 1927-1943

In 1927, Elizabeth Miller (1866-1951) and her son, Thomas Miller (1892-1968), purchased 816 Lincoln. The 1930 census shows Elizabeth, husband George, and their son Matthew living in a house on Lincoln Ave. that is strongly believed to have been 816 Lincoln, particularly due to the nearby names on the census list who are known to have been their neighbors.

Elizabeth Miller and her husband, George, were from County Durham, England. Like the Hutchinson family, the Miller family was part of Louisville's English community.

Directories for 1930, 1935, 1940, and 1943 show the Millers to be living in the house at 816 Lincoln. Some family members moved to Wyoming, but it appears that Elizabeth Miller lived in the house off and on, and the house may have also been a rental for part of the time during the Miller ownership. Elizabeth Miller and Thomas Miller sold 816 Lincoln to Anton and Mary Kranker in 1943.

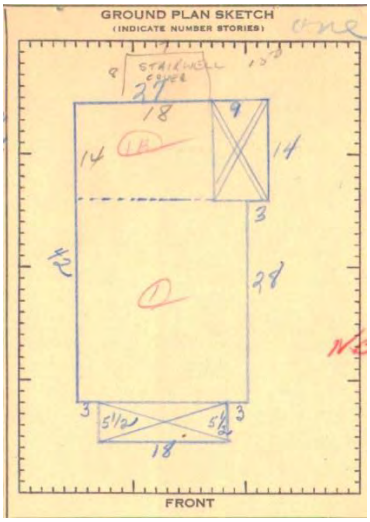
Kranker Family Ownership, 1943-1996

In 1943, Anton Kranker and Mary Markovic Kranker purchased 816 Lincoln. Records indicate that they had met and married in Kansas, with Anton (1896-1972) having come from Germany/Austria and Mary (1903-1996) believed to have come from what is today Slovenia. They married in Kansas and moved to Superior, Colorado in about 1930 with their children Mary Ann, Tony, and John. Son Charles was then born in Superior in 1936.

According to the Kranker family, Anton worked as a safety boss in coal mines. After Anton and Mary Kranker purchased 816 Lincoln in 1943, the family stayed and lived there until 1947, at which point they were drawn to work opportunities in Utah. They kept ownership of their house at 816 Lincoln and rented it out during their absence. According to *The Louisville Times,* the John Mudrock family was one of the families that rented it. Another renter was Richard Hansen, based on the 1952-53 directory.

The following is a photo of the house taken by the Boulder County Assessor in 1948, during the Kranker ownership of the house. The historic school building with its distinctive bell tower that is now the Louisville Arts Center building (located at 801 Grant) can be seen in the background.

The layout of the house from the 1948 County Assessor card for 816 Lincoln appears here:



The following photo shows a close-up of an aerial view of Louisville taken in the 1940s (exact year not known), with the rear of the house visible just beyond the bell tower of the current Louisville Arts Center building at 801 Grant. The view is looking northwest.

In 1956, the Kranker family returned to Louisville and moved back into 816 Lincoln, which they had still owned all the time when they were gone. When Anton died in 1972, Mary transferred ownership to herself and her children. She died in 1996 and her obituary noted that she had worked as a cook for Colacci's Restaurant in Louisville for 25 years. The same year that she died, the Kranker children sold the house to Patricia Wilson.

Later Owners

Patricia Wilson owned 816 Lincoln from 1996 until 2019. In 2019, Jennifer Miller purchased the house.

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.

DAJDESIGN
ARCHITECTURE+INTERIORS

HISTORIC STRUCTURAL ASSESSMENT

816 LINCOLN AVE, LOUISVILLE, COLORADO

September 12, 2019

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Evaluated by:

Andy Johnson, AIA
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303-527-1100; andy@dajdesign.com

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

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INTRODUCTION

Study Summary

DAJ Design conducted an Historical Structural Assessment (HSA) at 816 Lincoln Ave, Louisville, Colorado to determine its viability as a candidate for a historic landmark designation as defined under the Historic Preservation program of the City of Louisville. The structure is a residential property. The City of Louisville Historic Preservation Commission found probable cause that the building may be eligible for landmarking under criteria in section 15.36.050 of the Louisville Municipal Code, and therefore the Commission approved the Historic Structural Assessment to be paid for by the Louisville Preservation Fund grant.

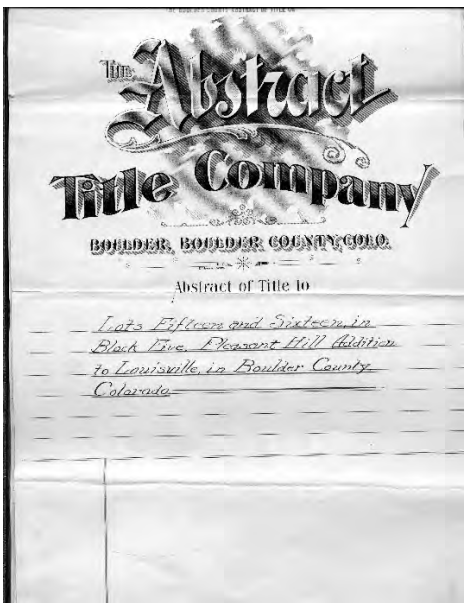
The primary purpose of the HSA is to determine the property's current condition and to identify preservation priorities for the best use of rehabilitation funds. DAJ Design inspected 816 Lincoln Ave visually to idenitify areas of necessary maintenance and repair. It is possible that complications exist that were not visible and therefore it is recommended that the property owner includes contingency funding in any repair budget.

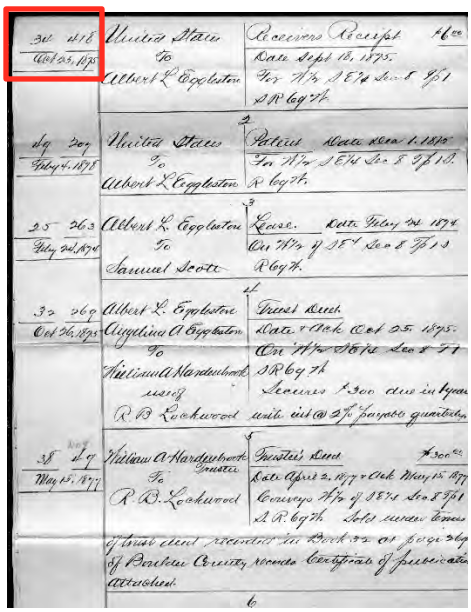
DAJ Design inspected the property on the morning of August 22, 2019 with follow up visits on August 26, September 9, and September 12. The weather for all visits was clear with moderate to warm summer temperatures. The house was shown by the owner, Troy Miller. Miller answered questions onsite as well as provided documents supporting the home's history. One of the documents presented was a deed with property sale dates going back to 1875, while Colorado was a U.S. territory.

816 Lincoln Ave possesses a high degree of architectural integrity when compared to historic photos dated 1948. Overall, the home is well maintained but has a few items that require prioritization, as outlined in the summary of this report. The home retains several original materials including clapboard siding, interior doors and trim and some windows, however most are covered up by newer materials and required some minimal destructive investigations.

Sources

"Louisville Historic Preservation Commission Staff Report," August 12, 2019.
"816 Lincoln Avenue History," August 2019, Louisville Historic Museum.
Glenn Frank Engineering, Historic Assessment, September 12, 2019





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HISTORY AND USE

As part of the landmarking application for 816 Lincoln Ave, Bridget Bacon, the Louisville History Museum's Museum Coordinator, wrote the following history:

816 Lincoln Avenue History

Legal Description: Lots 15 & 16, Block 5, Pleasant Hill Addition, Louisville, Colorado

Year of Construction: circa 1909

Summary: This home, constructed by 1909, was owned by French, English, and Central European families from the early 1900s until the 1990s.

Development of the Pleasant Hill Addition; Date of Construction

The subdivision in which this house is located, the Pleasant Hill Addition, was platted in 1894. The subdivision was developed in the name of Orrin Welch, the half-brother of Charles C. Welch. Charles Welch was the person most responsible for the establishment of Louisville in 1878 after he established the first coal mine in this area in 1877. Orrin Welch is not known to have ever lived in Colorado, and it is Charles C. Welch who is thought to have been the de facto developer.

The 1948 Boulder County Assessor card for this property and the Boulder County Assessor's Office website both give 1910 as the date of construction of this house. Boulder County is sometimes in error with respect to the date of construction of Louisville buildings, so other evidence is looked to. In this case, we can see from the 1909 Drumm's Wall Map of Louisville, located at the Louisville Historical Museum, that the map shows a house located on these lots, so it is believed to have been constructed by that year. No other relevant information that might shed light on the construction date could be found. For these reasons, the date of construction is assumed to be "circa 1909." It is possible that it was constructed before 1909.

Wattelet Family Ownership, 1903-1917; Thomas Owners, 1917-1919

Smith Wilson purchased these lots and other lots in the Pleasant Hill Addition in 1903. The same year, he sold Lots 15 & 16 to Louis Wattelet. From the Boulder County property records, it's not clear whether this was Louis Wattelet, Sr. (1851-1916), or Louis Wattelet, Jr. (1878-1923).

The Wattelet family was one of Louisville's French families who had emigrated from coal mining areas in northern France in the late 1800s and early 1900s. Members of the Wattelet family first appear in records for Louisville by the year 1892. The male members of the family worked in local coal mines.

In 1907, Louis Wattelet transferred ownership of the parcel to Leonard Wattelet (1886-1965). Depending on which Louis Wattelet this was, this was either his son or his brother. Leonard Wattelet married Julia LeComte (1890-1973), who was also from one of the area's French families, and they had three children: Herman, born 1909; Wilbert, born 1911; and Elmer, born 1917.

It is not clear from the 1910 federal census records whether the listing for Leonard Wattelet and his family in Louisville places them as specifically living in the house at 816 Lincoln at the time of that census, since addresses were not given, but it is possible that they were living there. Residential directories were not created for most of the years that overlap with the period of the Wattelet family's ownership, which makes it difficult to ascertain whether and when Wattelet family members lived in the house.

In 1917, Leonard Wattelet sold the property at 816 Lincoln to William Thomas. The 1918 directory for Louisville shows William M. Thomas and his wife, Maria, as very likely living at the 816 Lincoln location, based on the old Louisville address system. In 1919, William Thomas sold the house to Ellen Husband.

Husband Family Ownership, 1919-1921

Ellen Buchanan Husband purchased the property at 816 Lincoln in 1919. The 1920 census lists the Husband family to be living in what is strongly believed to be this house at 816 Lincoln (which is, however, not listed by address). They do appear on the list near neighbors known to have been living nearby to 816 Lincoln. At the time, the family consisted of Ellen Buchanan Husband (1878-1931); her husband, Richard Husband (1877-1936); and their children Evelyn (age 15), Nettie (age 9), James (age 6), and Helen (age 8 months). Richard worked as a coal mine superintendent. They next moved to Lafayette after selling this house in 1921.

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These photos are identified as showing Ellen and Richard Husband at the time of their marriage in 1902. The photos are from a public family tree on Ancestry.com.

Hutchinson Family Ownership, 1921-1927

In 1921, Ellen Husband sold 816 Lincoln to John Hutchinson (1848-1931) and Elizabeth Hutchinson (1848-1926). They were among the English families who came to Louisville to work in the early coal mine industry. John Hutchinson worked as a coal mine superintendent at the Rex Mine and likely at other area mines. Records indicate that they came to the U.S. from Yorkshire, England with their first child in about 1871. John worked in coal mines in Pennsylvania, Illinois, and Kansas before the family arrived in Louisville by 1890. In Louisville, they were among the founders of the Methodist Church at 741 Jefferson in 1891 (with that church building being constructed the following year). They had five children who lived to adulthood: Priscilla (Clarkson), John, William, Thomas, and Ella (Sipe Brownlee).

The following three photos from the collection of the Louisville Historical Museum may show the Hutchinsons in front of their home at 816 Lincoln. For this to be true, the photos would need to have been taken between 1921 and 1926 (the year when Elizabeth died). However, it is difficult to tell whether this is the same house as the one shown in the 1948 Assessor photo farther below in this report. The longer hemlines on the dresses worn by the women in the photos could indicate that the photos were taken by the house where the Hutchinsons lived prior to 1921 and not by 816 Lincoln.

Elizabeth and John Hutchinson, possibly by 816 Lincoln

John and Elizabeth Hutchinson with their five children, possibly by 816 Lincoln

John and Elizabeth Hutchinson, possibly at 816 Lincoln, with their granddaughter, Amelia Clarkson Hancock, sitting on the left. Their great-grandson, John Hancock, who was born in 1918, perhaps was one of the children in the photo.

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Elizabeth Hutchinson died in 1926. In 1927, John Hutchinson and his children (Elizabeth's heirs) sold 816 Lincoln to Elizabeth and Thomas Miller.

Miller Family Ownership, 1927-1943

In 1927, Elizabeth Miller (1866-1951) and her son, Thomas Miller (1892-1968), purchased 816 Lincoln. The 1930 census shows Elizabeth, husband George, and their son Matthew living in a house on Lincoln Ave. that is strongly believed to have been 816 Lincoln, particularly due to the nearby names on the census list who are known to have been their neighbors.

Elizabeth Miller and her husband, George, were from County Durham, England. Like the Hutchinson family, the Miller family was part of Louisville's English community.

Directories for 1930, 1935, 1940, and 1943 show the Millers to be living in the house at 816 Lincoln. Some family members moved to Wyoming, but it appears that Elizabeth Miller lived in the house off and on, and the house may have also been a rental for part of the time during the Miller ownership. Elizabeth Miller and Thomas Miller sold 816 Lincoln to Anton and Mary Kranker in 1943.

Kranker Family Ownership, 1943-1996

In 1943, Anton Kranker and Mary Markovic Kranker purchased 816 Lincoln. Records indicate that they had met and married in Kansas, with Anton (1896-1972) having come from Germany/Austria and Mary (1903-1996) believed to have come from what is today Slovenia. They married in Kansas and moved to Superior, Colorado in about 1930 with their children Mary Ann, Tony, and John. Son Charles was then born in Superior in 1936.

According to the Kranker family, Anton worked as a safety boss in coal mines. After Anton and Mary Kranker purchased 816 Lincoln in 1943, the family stayed and lived there until 1947, at which point they were drawn to work opportunities in Utah. They kept ownership of their house at 816 Lincoln and rented it out during their absence. According to The Louisville Times, the John Mudrock family was one of the families that rented it. Another renter was Richard Hansen, based on the 1952-53 directory.

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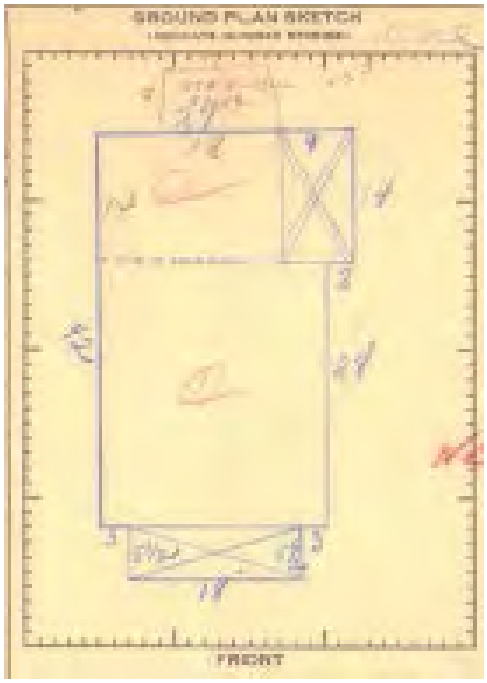
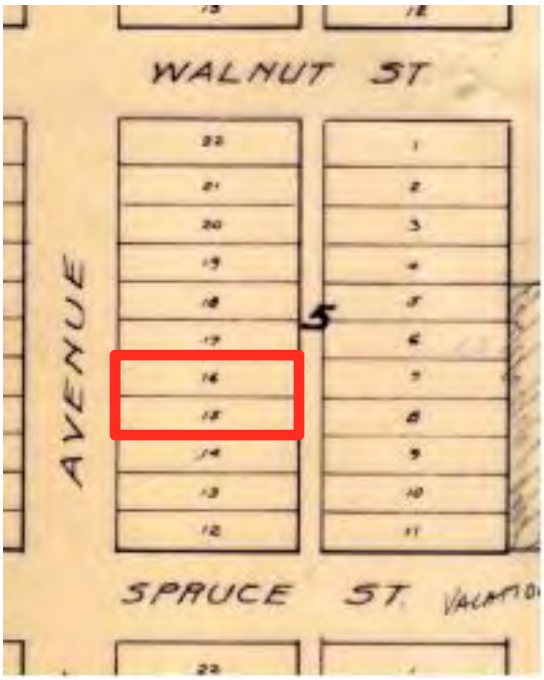
The following is a photo of the house taken by the Boulder County Assessor in 1948, during the Kranker ownership of the house. The historic school building with its distinctive bell tower that is now the Louisville Arts Center building (located at 801 Grant) can be seen in the background.

The layout of the house from the 1948 County Assessor card for 816 Lincoln appears here:





The following photo shows a close-up of an aerial view of Louisville taken in the 1940s (exact year not known), with the rear of the house visible just beyond the bell tower of the current Louisville Arts Center building at 801 Grant. The view is looking northwest.

In 1956, the Kranker family returned to Louisville and moved back into 816 Lincoln, which they had still owned all the time when they were gone. When Anton died in 1972, Mary transferred ownership to herself and her children. She died in 1996 and her obituary noted that she had worked as a cook for Colacci's Restaurant in Louisville for 25 years. The same year that she died, the Kranker children sold the house to Patricia Wilson.

Later Owners

Patricia Wilson owned 816 Lincoln from 1996 until 2019. In 2019, Jennifer Miller purchased the house.

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.

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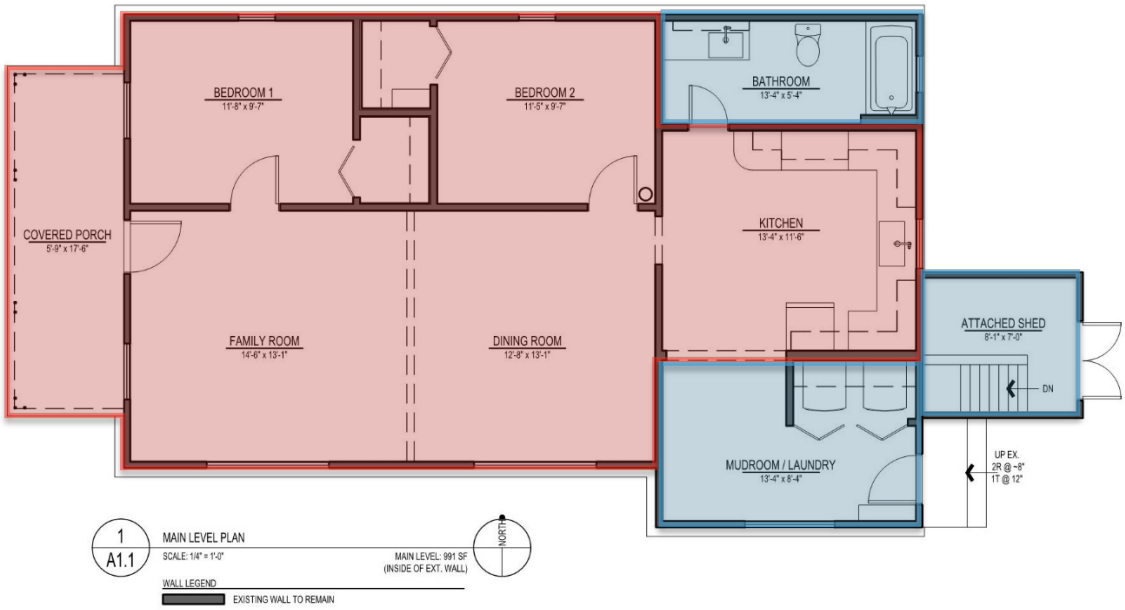
DESCRIPTION

The historic structure located at 816 Lincoln Avenue was constructed circa 1909. It is an early twentieth century wood frame vernacular house with a high front gable roof. The primary façade faces west to Lincoln Avenue. Two small gable roof dormers are located on the north and south pitches of the roof. The original structure has a rectangular plan with a wide front porch along the front façade. The one-story structure is supported by a mix of masonry and poured concrete foundations. The windows and doors are in the original location however they do not appear to be original; the windows on the south side of the house were replaced with larger windows, and the steel window awnings were added at a later time.

Primary changes occurred over time:

- Bathroom addition an rear porch enclosed (est. circa 1940);
- Window replacement (est. circa 1940's);
- Window awnings added (post-1948);
- Asbestos composite siding installed over existing 1X6 wood shiplap siding (est. pre-1948);
- Front porch wood columns replaced with steel columns (timing unknown);
- Steel siding installed over asbestos composite siding (post-1948);
- Stone patterned steel veneer added to front façade (post-1948);
- Wood shake shingle roofing replaced with asphalt shingles (timing unknown).

The original foot print of the house, as observed, is shown below:



The footprint of the original house is shown in red, and observations in the crawlspace and attic confirmed the eastern rear portion of the original house. The areas shown in blue were added to the original house, and it is estimated those changes occurred in the 1940's. The northern blue area was likely added to the original house, and the southern blue area was likely an open-air porch that was enclosed.

Based on site observations, we believe the original roof structure was rebuilt with a steeper pitch possible reusing lumber from the original roof structure. The eastern portion of the house's roof was rebuilt with a gable pitched roof that runs from the current north and south walls. Indications of the original rear gable roof and newer infill gable-end framing are visible in the attic.

ANALYSIS AND COMPLIANCE

Due to the age of the building, the finish coatings may contain lead-based paint and asbestos may be present in various building material components, including the possibility of a layer of composite siding and the interior plaster top coat. A professional evaluation should be conducted throughout the entire building to determine the presence of any hazardous materials.

816 Lincoln Ave is not listed on the National, State or local registers. If the home is to be landmarked, the homeowners are encouraged to follow the Secretary of the Interior's Standards for the Treatment of Historic Properties which can be found here: https://www.nps.gov/tps/standards.htm. Please also see the Guidelines for Rehabilitation for photos and examples: https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf

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STRUCTURE CONDITION ASSESSMENT AND RECOMMENDATIONS

Building Foundation/Crawlspace

The existing foundation consists of brick masonry, concrete masonry and poured concrete, foundation walls that vary in height, (anywhere from 16" to several feet. To create the deeper cellar/basement area, additional concrete and masonry retaining walls were added inside the original perimeter foundation walls to help retain the soil below the original walls and lower the elevation of the basement. In addition, a floor slab was added to this area.

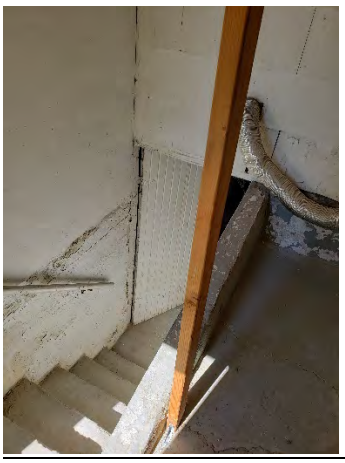
The original house foundation appears to be brick and based on excavation on the outside of the building, the brick was supported by a shallow concrete footing. This type of construction and interior retaining walls are often seen in this type of building, especially considering the age of the building. The original crawl spaces did not provide adequate room for ducting, plumbing and access for building maintenance.

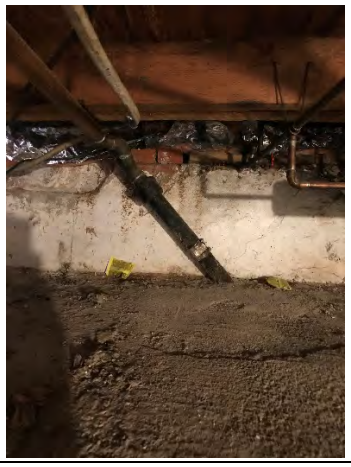
The building site is fairly level, with a slight slope to the east. There is not significant slope away from the building on the north and south sides, which could be improved, but there are also no areas with obvious negative slope to the house. All in all, we would say that the site drainage is fair and could be improved, but is also not resulting in signs of water infiltration, damage or resulting foundation distress.

A structural engineering evaluation of the existing foundation walls was limited, especially in the shallow crawlspace where they were not visible. In the rear, basement portion of the building we saw little signs of damage or movement. The basement walls were covered with a lathe or plaster, but little to no cracking was observed. The condition of the foundation would be considered satisfactory. It has performed adequately over the years, however has likely moved resulting in uneven floors, etc.

Recommendations:

1. There are no foundation recommendations at this time. There is no sign of major foundation distress. The owner may continue to monitor the building and contact us with any future problems. The current foundation is not suitable for a second story and significant structural modifications to the foundation would be required to support additional loading from a remodel or addition.





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Floor Construction

The existing floor framing consists of 2x6 joists at 24" o.c. There appears to be one main beam line in the front portion of the building. This portion had an inaccessible shallow crawl space, however from one opening it there was observed a dropped beam supported by stacked stones or masonry blocks.

At the rear of the building, below the addition, the 2x6 floor joists were supported by 3 beam lines and supporting posts to the basement slab below. The flooring at the rear of the building was visible and consists of 3" wide flooring. No manufactured sheathing, such as OSB was noticeable. The subfloor attached to the floor joists consists of 1x4 Douglas Fir tounge-and-groove flooring-type material that may have also acted as the finished floor. The visible floor joists were a mix of rough-sawn and smooth dimensional lumber, which provides a visual description of the original footprint of the historic house.

It was not possible to evaluate the condition of the supporting beam, joists or sheathing above the shallow crawl space due to limited access. The construction in this area is typical for the type and age of the building; however, it does not meet the requirements of the current code. The floor seems to have functioned adequately, however it is not properly sized for the current usage. We were also unable to verify if the floor was level or sagging in areas.

At the rear of the building, above the cellar/basement area, the floor framing was in poor to fair condition. Many of the floor joists were damaged and cut or notched along their length. In addition, sub-par repairs were made over the life-span of the building that resulted in inadequate and poor floor framing.

The floor at the front of the building be observed in more detail to determine is any of the structure is in need of repair or reinforcement. It is common in buildings of this age for structure to be deficient and in need of repair.

Recommendations:

The floor at the rear of the building above the basement area should be properly repaired and reinforced. This includes all the following repairs:

1. Repair any damaged joists. Over time, joists have been added, cut and notched. All damaged joists should be repaired as instructed by a licensed structural engineer.
2. The existing dropped beam and column supports should be evaluated for adequate support of the floor. In addition, the basement space is broken up by multiple beams and columns and there is very little usable space. Elimination of posts may also be addressed during further evaluation.

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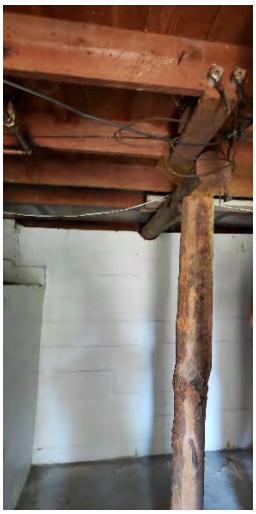

Roof Construction

Both the front and rear portions of the roof are framed with similar wood construction which consists of the following:

1. Rafters are 2x4s at 24" o.c. with approximately 3-1x collar ties in each of the two areas.
2. The front roof had both 1x sheathing and newer OSB sheathing over top of the original 1x sheathing. It was not possible to verify the sheathing at the rear portion of the building.
3. Ceiling joists are 2x4s at 24" o.c. The ceiling joists are spliced above interior walls.
4. At the front portion, the rafters were supported along their span by 2x4 vertical studs and a 2x4 flat beam. At the rear portion of the building, 1x verticals were used to brace the rafters along their span. In both cases the ceiling joists and interior walls help to support the roof rafters.
5. At the front portion of the building, two dormers were framed into the roof, one at the north and one at the south roof. It appeared that at one time the intention was to convert the attic space into additional living space.
6. Most of the front portion of the building had a dropped ceiling, which presumably had additional ceiling joists at a lower elevation.

The original roof framing is typical construction for this type and age of building. It is undersized by today's code standards; however, it appears to have performed adequately until now. The only sign of distress that we noted are cracked or damaged vertical struts and collar ties. There were little to no signs of damage to the ceiling finish materials.

Recommendations:

1. If the roof is to remain as is, it is recommended that new 2x4 collar ties be added to the existing roof framing, such that there is a collar tie at 48" o.c. minimum. Install new collar ties approximately 1'-0" vertically from the roof ridge and fasten w/ (3) 1/4"x3" screws each end to the existing rafters. This will strengthen the roof structure.
2. Add attic ventilation.
3. The owner is to note that the ceiling structure is not to current code standards, however it has performed adequately and if it is not revised or modified may remain as is as specified in the "Alteration" section of the Existing Building Code. We would not recommend adding additional roofing materials, such as an additional layer of singles, (the code allows up to two layers), or solar panels without additional structural support. The owner should also keep in mind that any energy upgrades, such as increased insulation to the attic, could result in prolonged snow retention on the roof and could ultimately affect roof performance.

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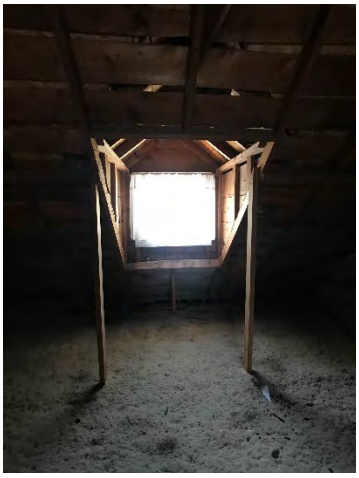

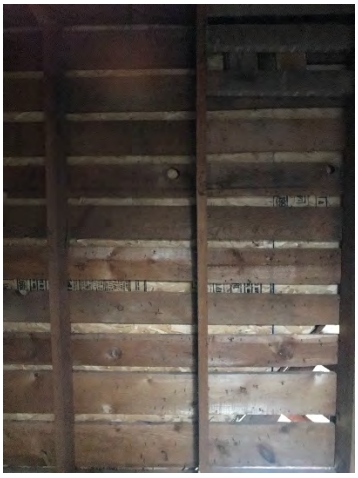

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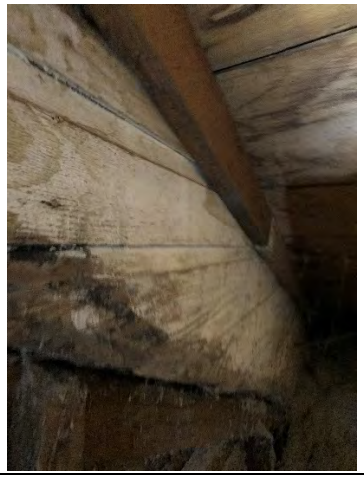

Roofing

Roofing material consists of asphalt composite shingles which appear to be new and in good condition.

Recommendations: No recommendations at this time.

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Exterior Walls

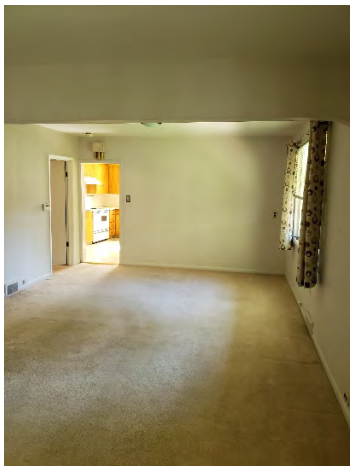
The wall framing was not exposed at the main level for review. It is likely a 2x4 stud wall with studs at regular spacing. The walls at the front of the building are most likely original to the 1910 construction and the some of the rear exterior walls were probably added at the time of the addition. They too are likely 2x4 or 2x6 stud walls with studs at a regular spacing. At the base of the exterior walls there was approximately 2'-0" +/- of exterior brick. The brick did not appear to be original and looked to be added at a later date, presumably for better water-proofing.

It was not possible to inspect exposed structure in the walls, and it was not possible to visibly evaluate the walls or determine if there is any structural damage. The wall heights were likely 10'-0" tall, which is reaching the capacity of a 2x4 stud in the front range, mainly due to our high wind loads. There were no signs of interior finish material damage, however there appears to be a veneer of gypsum wall board over what seems to be the original plaster wall finish.

Based on oberservations adjacent to the crawlspace access, it is believed that the original house was clad in a 1x6 wood shiplap siding over rosin paper attached directly to the wall framing. An asbestos composite siding covers the original wood siding, and a cladding of steel siding is the outer layer.

Recommendations:

1. At this time there are no recommendations for repairs to the exterior walls at the main level. The owner is to note that further evaluation will be necessary if a second story is ever added to the building. It is likely that additional studs may need to be added for the increased loads above in combination with the wind load on the building. In addition, the north and south exterior walls in the short direction of the building, will need to be strengthened laterally to support the increase in wind load on the building from a second story. Steel moment frames will probably be required. An interior moment frame may also be required, and may need to continue down into the basement.
2. The steel siding and asbestos composite siding should be removed, the original wood siding should be inspected for deterioration, and the original wood siding should be restored, refinished, and/or replaced.



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Exterior Windows

The home has a mix of single hung, single pane wood windows in most rooms with one slider-type window in the rear mudroom/laundry room and two 3-window mulled casement window group (operable-fixed-operable) in the living room and dining room. The windows are all painted white, and are in varying degrees of operability. Many of the windows retain their original hardware.

The existing windows are presumed to be replacement windows from an estimated date circa-1940's. The single-hung windows seemed to have replaced a taller and wider double-hung window on the west, north, and east sides of the house, and the window weights are likely still present inside the wall. The 3-window casement windows on the south side of the house are presumed to have been double-hung windows similar to the west and north sides of the house. The slider window in the mudroom/laundry room is likely original to the house's addition at that time.

Recommendations:

1. Option 1: If Landmarked, Remove replacement windows and reinstall windows matching the original windows documented in the historic photos.
2. Option 2: If Preserved, repair and restore all windows to make operable. Restore original hardware where missing. Install weather stripping or install new wood storm windows to fit historic character of existing windows.

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Exterior Doors

The front door is painted, multi-panel wood door, and is estimated to be from post-1948. It is old but likely not original to the home, and the exact date is undetermined. There is an aluminum and glass storm door installed over the front door. The rear door is a multi-panel, painted wood with a single pane, non-tempered glass panel. The rear door is likely original to the circa-1948 addition. There is a steel storm door currently covering the rear door.

Recommendations:

1. Replace the front door with a door in keeping with the original period of the home. There are many existing examples of original front doors in historic homes around Louisville from the time period that 816 Lincoln was built that would serve as a guideline for a door selection.
2. Replace front and rear storm doors with storm doors in keeping with the original period of the home. There are a few existing examples of original storm doors in historic homes around Louisville from the time period that 816 Lincoln was built that would serve as a guideline for a door selection.
3. Replace weather stripping around the frame of the rear door.

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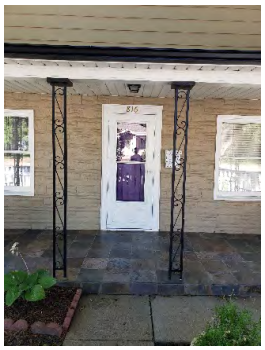
Porches

The covered front porch rests on a raised, poured concrete slab that slopes away from the building for drainage. The concrete slab is covered in 12x12 slate tile, which turns down the face of the slab creating the step up to the porch on all three sides. The roof of the porch is supported by clusters of 1X1 steel columns that rest on the concrete slab and connect to wood capital plates at the ceiling. The wood plates are believed to be original, and show indications of where the original column may have been located and its dimensions. There are two wood trimmed pilasters on the west wall that appear to be original or historic. There are steel guardrails matching the steel columns, and are located on the north and south sides of the porch. The ceiling is clad in a steel siding not original to the house. It is believed that a painted wood bead-board ceiling exists under the steel cladding.

The historic photos show turned columns, however it is unclear if the historic family photos are taken at 816 Lincoln. The existing pilasters are similar in size to what is indicated on the wood plates with the steel columns. The concrete slab seems to be performing well, however it is believed that the original porch was a wood framed and decked structure that likely deteriorated and was replaced.

Recommendations:

1. Replace steel columns with wood columns in keeping with the historic house.
2. Remove the steel cladding at the ceiling, and restore, refinish, and/or replace the historic ceiling treatment.
3. Consider replacing the tiled concrete porch with a new wood framed deck in keeping with the historic character of the home, but construct using modern building methods.



Exterior Trim and Ornamentation

Ornamentation:
The house has been clad in steel siding and all ornamentation has been removed.

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Recommendations:

1. Remove steel siding and asbestos composite siding to reveal existing wood siding, trim, and any ornamentation.
2. Refinish, restore, and/or replace any historic ornamentation. Use historic photos as a guideline for missing ornamentation.

Window and Door Trim:

Exterior windows have been trimmed out in typical five piece window trim. Some exterior windows on the original house are trimmed out in painted, flat wide trim on the top and sides with a bottom sill and a decorative crown. The remaining exterior windows and doors are simply trimmed out in painted, flat wide trim on the top and sides with a sill on the bottom. The window trim appears to be in good condition.

Recommendations:

1. Replace the wide, painted board above the windows at the south east corner of the house with clapboard and paint to match the color of the body of the house.

Chimneys:

None exist.

Recommendations:

1. None.

Soffits:

The soffits are clad in steel.

Recommendations:

1. Remove steel cladding to reveal existing soffits.
2. Refinish, restore, and/or replace any historic soffit material. Use historic photos as a guideline for missing ornamentation.

Gutters & Downspouts:

Gutters are a painted, standard 4" K-style metal gutters. Overall, gutters on the main roof appear to be in decent shape. The downspouts are standard 2X3 metal downspouts. There two downspouts for the entire house roof, and located at the SE and NE corners. The downspouts stop short of the top of the brick skirt cladding the foundation.

The 2x3 downspouts are standard, painted metal and appear to be in good condition.

Recommendations:

1. Add at minimum 2 downspouts at the SW and NW corners or east end of the main gabled roof to provide proper support for the size of the roof.
2. Extended downspouts down and around brick skirt cladding with tip-up extensions that extend at least 5' away from the foundation footprint.
3. Gutters and downspouts should be cleaned and maintained to be free of debris.

Site Drainage

Site Grading:

The natural grade of the property runs from the high side along Lincoln Avenue and slopes down to the east. The total drop is approximately 4' from front to back of the property. This drop causes a problem on the west elevation because the ground is generally flat in the front yard in front of the house with minimal slope to the north and south sides. The ground slopes to the east on the north and south sides of the house, but there is little to no

slope away from the building in those areas. There is no concern at the back of the residence because the ground slopes away from the house.

Recommendations:

1. Regrade the front yard to create positive drainage away from the front porch and around the house.
2. Landscape the front yard so that the first 5' from the porch slopes away from the house into a swale. Direct water to the north and south sides of the house.
3. Regrade away from the house on the north and south sides.
4. Ensure there is a minimum 6" clearance from ground to siding in all locations.
5. Add splash blocks underneath hose bibs on all sides of house

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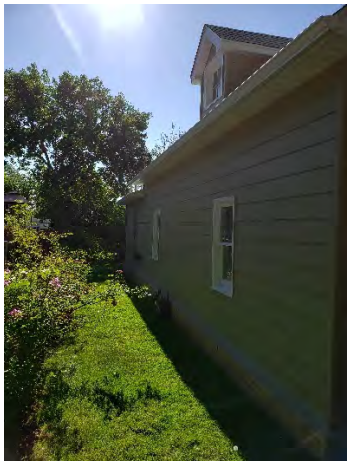

Mechanical, Electrical, Plumbing

Mechanical:

816 Lincoln has a gas-fired forced-air HVAC system and a standard 40 gallon gas-fired water heater. Furnace and water heater are atmospherically vented and relatively inefficient units. While the mechanical units are older, they appear to be in working order. Attempts at sealing the ductwork with a liquid applied mastic has been made.

Recommendations:
No recommendations at this time. However, consider replacing furnace and water heater in the future with high-efficiency units with a sealed combustion intake/exhaust system.

Electrical:
The electrical system has 100 AMP main service shut off, and the electric panel and circuits are very old. The electrical service is delivered to the house underground, and there are no overhead lines present.

Recommendations:

1. Replace the existing electrical service with an upgraded 200amp service in a new panel built to current building codes.

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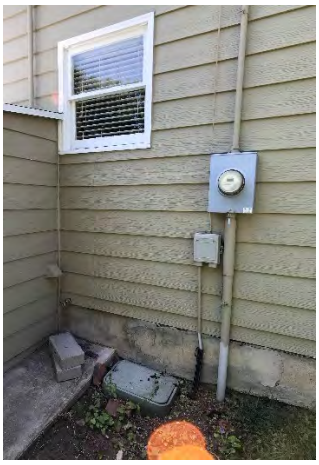


Plumbing:
The water delivery system is primarily copper with a 4" copper waste lines. The sewer cleanout is PVC, and presumed to have been replaced all the way to the alley.

Recommendations:
1. No recommendations at this time.

Zoning and Building Codes

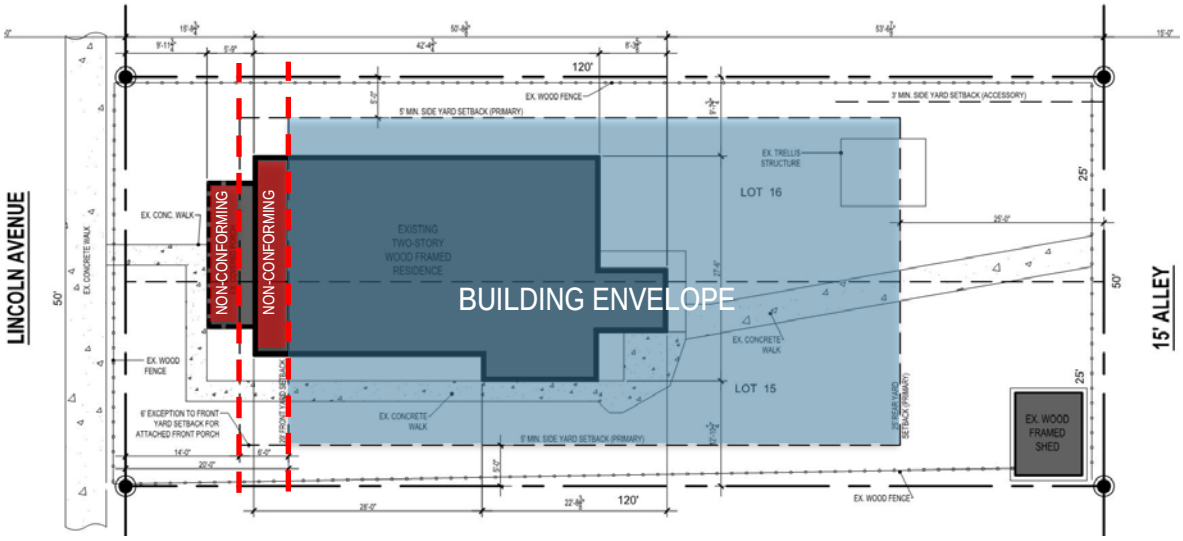
Zoning: The main structure is sited close to the west property line, and is over the required 25' front yard setback. The front porch is also outside the 6' front yard encroachment allowed for front porches. The current structure is legal non-conforming due to these encroachments. The side and rear yard setbacks do not have any encroachments. See the attached site plan.

Recommendations:
1. Consult an architect if any improvements or additions are to be made to the structures.

Building Code Issues: Due to the non-conforming nature of the west side of the house, consult an architect if any improvements or additions are to be made to the structures.

Recommendations:

1. Consult an architect if any improvements or additions are to be made to the structures.



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Landmarking Recommendation

816 Lincoln Avenue is relatively well preserved structurally and architecturally given its age. The structure is a good example of an early twentieth century wood frame vernacular house typical to the City of Louisville. The house's social history has past residents that were significant to Lousiville's history. It is our recommendation that the building be landmarked under the City of Louisville Historic Preservation Program. In addition, the building is a very strong candidate for historic preservation grant funding through the City's same program.

Preservation Priorities

Overall, 816 Lincoln is in good condition given the age of the structure. There are a few elements that need to be addressed at a high priority.

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High Priority:

1. Remove existing steel siding and composite asbestos siding to reveal the existing wood shiplap siding and existing cedar shingle siding (at front of house); restore, refinish, and/or replace the existing wood siding.
2. Determine historic decoration, trim, and soffits, and restore, refinish, and/or replace consistent with the historic character of the house.
3. Replace existing decorative steel front porch columns and railings with recreated wood columns with details consistent with site observations and historic photos.
4. Replace windows with units consistent with the historic character of the house. Expose existing gable end units; restore and refinish window units.
5. Remove steel awnings.
6. Add colar ties to existing roof framing, per structural engineer's recommendation.
7. Regrade and landscape the front yard to prevent water damage to the foundation.

Medium Priority:

1. Add attic ventilation.
2. Replace front door and front storm with units consistent with the historic character of the house.
3. Add downspouts to the north and south sides of the house.

Low Priority:

1. Perform an energy audit to identify how energy efficient the home is. An audit can determine areas of air infiltration and where efficiency upgrades will be most valuable.
2. Add insulation to attic based on energy audit.
3. Install weather stripping to rear door. Replace rear storm door with a unit consistent with the historic character of the house.
4. Replace existing furnace and water heater with high-efficiency units.
5. Rebuild existing front porch deck as a wood framed structure consistent with historic photos.

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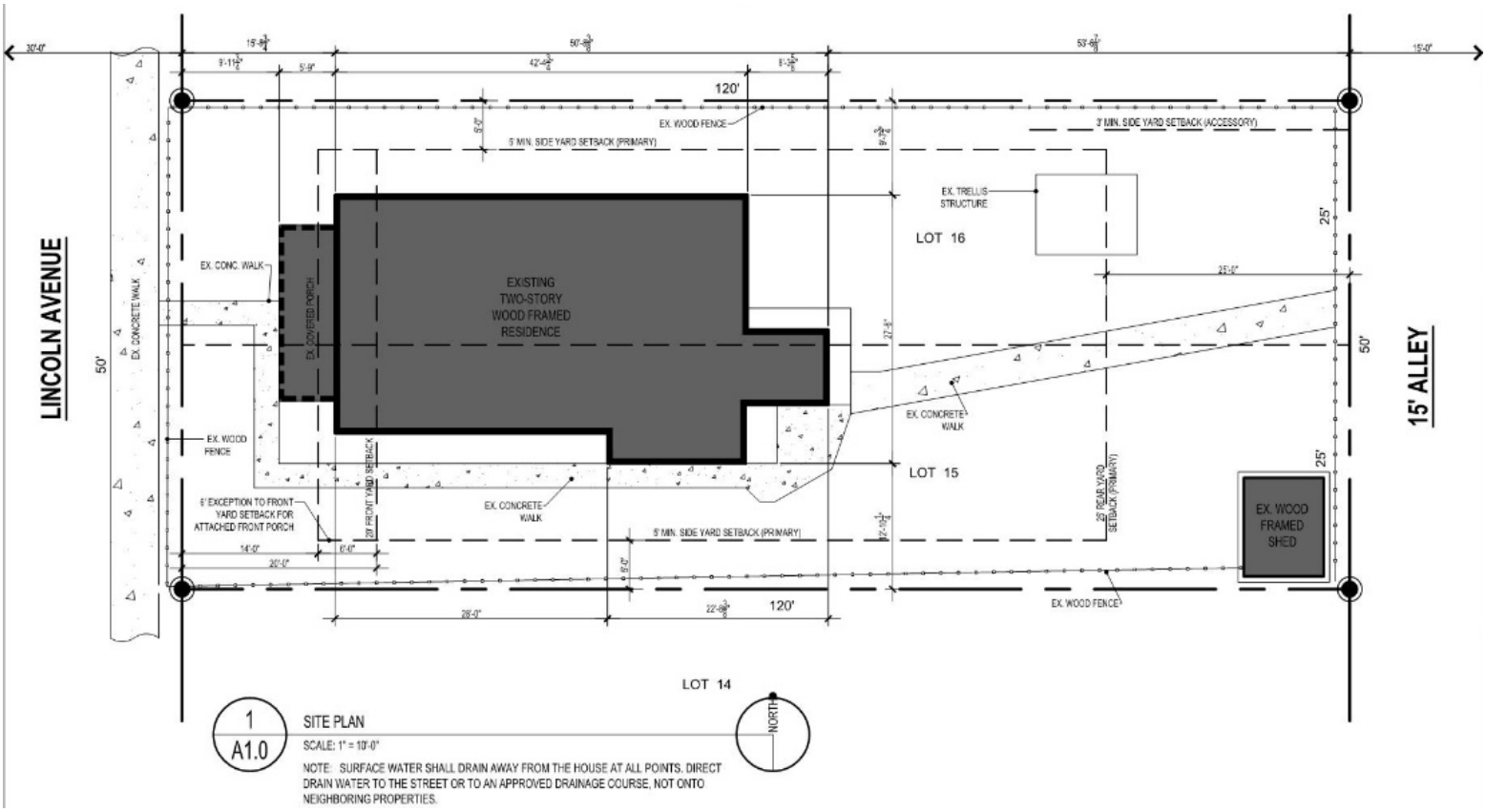
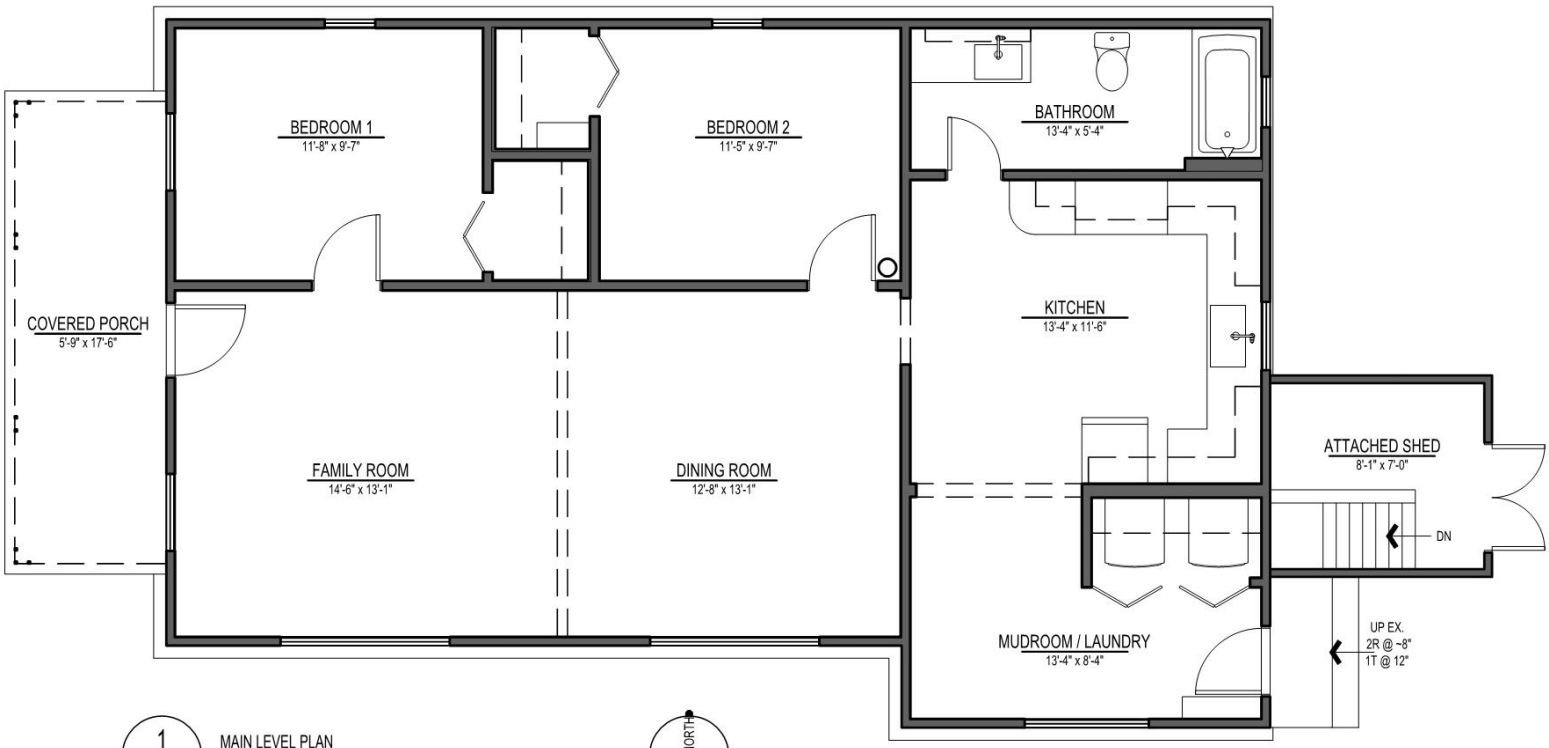


1 / A1.0 SITE PLAN

SCALE: 1" = 10'-0"

NOTE: SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT DRAIN WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE, NOT ONTO NEIGHBORING PROPERTIES.



1 / A1.1 MAIN LEVEL PLAN

SCALE: 1/4" = 1'-0"

MAIN LEVEL: 991 SF (INSIDE OF EXT. WALL)

WALL LEGEND

EXISTING WALL TO REMAIN

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1 / A1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

1 / A3 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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1
A4
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

1
A2
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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Existing house front facing Lincoln

Existing SW corner of house

Existing NW corner of house

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Existing house rear facing alley

Existing SE corner

Existing south side of house

Existing NE corner

Existing south side mudroom/laundry addition

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September 12, 2019

Attn: Andy Johnson
DAJ Design
922A Main Street
Louisville, CO 80027

Dear Andy,

Below is a summary of our structural observation at the existing building located at 816 Lincoln Ave. The summary also includes our structural assessment of the existing structure. Please feel free to contract us with any questions.

I. Building Description:

The building was constructed in approximately 1910, based on the county records, however, there appears to have been at least one addition that was completed at a later date at the rear of the building. The time period for the addition is information we were not able to determine. The building is currently being used as a single-family residence.

The building is a one-story structure with an attic above the entire main floor. The attic has several dormers that let light into the front attic space. The front of the building has a crawl space below and the rear of the building has a cellar/basement which is accessible from the rear yard. From our observation, it appears that the original house includes the front main living room and bedrooms, which is also accompanied by the crawl space and attic with dormers. The addition at the rear of the house includes the kitchen/dining area and is also above the deeper basement. Portions of this rear section are original, and the addition appears to have been added to the south side of the building.

The building is a wood-framed structure supported by masonry and poured concrete foundations. Exterior finishes consist of wood siding and a brick skirt at the bottom of the exterior walls. Roofing consists of asphalt shingles and we were unable to determine the type of roof used at the front porch. Interior floor finishes are primarily wood flooring (over wood framing). The basement floor is concrete.

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II. Roof Framing:

A. Description:

Both the front and rear portions of the roof are framed with similar wood construction which consists of the following:

1. Rafters are 2x4s at 24" o.c. with approximately 3-1x collar ties in each of the two areas.
2. The front roof had both 1x sheathing and newer OSB sheathing over top of the original 1x sheathing. We were unable to verify the sheathing at the rear portion of the building.
3. Ceiling joists are 2x4s at 24" o.c. The ceiling joists are spliced above interior walls.
4. At the front portion, the rafters were supported along their span by 2x4 vertical studs and a 2x4 flat beam. At the rear portion of the building, 1x verticals were used to brace the rafters along their span. In both cases the ceiling joists and interior walls help to support the roof rafters.
   At the front portion of the building, two dormers were framed into the roof, one at the north and one at the south roof. It appeared that at one time the intention was to convert the attic space into additional living space.
5. Most of the front portion of the building had a dropped ceiling, which presumably had additional ceiling joists at a lower elevation.

B. Condition/Evaluation:

The original roof framing is typical construction for this type and age of building. It is undersized by today's code standards; however, it appears to have performed adequately until now. The only sign of distress that we noted are cracked or damaged vertical struts and collar ties. There were little to no signs of damage to the ceiling finish materials.

C. Recommendations:

If the roof is to remain as is, it is our recommendation that new 2x4 collar ties be added to the existing roof framing, such that there is a collar tie at 48" o.c. minimum. Install new collar ties approximately 1'-0" vertically from the roof ridge and fasten w/ (3) 1/4"x3" screws each end to the existing rafters. This will strengthen the roof structure.

The owner is to note that the ceiling structure is not to current code standards, however it has performed adequately and if it is not revised or modified may remain as is as specified in the "Alteration" section of the Existing Building Code. We would not recommend adding additional roofing materials, such as an additional layer of singles, (the code allows up to two layers), or solar panels without additional structural support. The owner should also keep in mind that any energy upgrades, such as increased insulation to the attic, could result in prolonged snow retention on the roof and could ultimately affect roof performance.

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III. Main Level Exterior Wall Framing:

A. Description:

The wall framing was not exposed at the main level for our review. It is likely a 2x4 stud wall with studs at regular spacing. The walls at the front of the building are most likely original to the 1910 construction and the some of the rear exterior walls were probably added at the time of the addition. They too are likely 2x4 or 2x6 stud walls with studs at a regular spacing. At the base of the exterior walls there was approximately 2'-0" +/- of exterior brick. The brick did not appear to be original and looked to be added at a later date, presumably for better water-proofing.

The front porch roof framing is supported by decorative steel posts. These posts look like they replaced the original wood posts.

B. Condition/Evaluation:

Since we were unable to observe any exposed structure in the walls, we are unable to evaluate the walls or determine if there is any structural damage. The wall heights were likely 10'-0" tall, which is reaching the capacity of a 2x4 stud in the front range, mainly due to our high wind loads. However, we saw no signs of interior finish material damage.

C. Recommendation:

At this time we do not have any recommendations for repairs to the exterior walls at the main level. The owner is to note that they will need to be evaluated if a second story is ever added to the building. It is likely that additional studs may need to be added for the increased loads above in combination with the wind load on the building. In addition, the north and south exterior walls in the short direction of the building, will need to be strengthened laterally to support the increase in wind load on the building from a second story. Steel moment frames will probably be required. An interior moment frame may also be required, and may need to continue down into the basement.

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IV. Floor Framing:

A. Description:

The existing floor framing consists of 2x6 joists at 24" o.c. There appeared to be one main beam line in the front portion of the building. This portion had an inaccessible shallow crawl space, however from one opening we were able to observe a dropped beam supported by stacked stones or masonry blocks.

At the rear of the building, below the addition, the 2x6 floor joists were supported by 3 beam lines and supporting posts to the basement slab below. The flooring at the rear of the building was visible and consists of 3" wide flooring. No manufactured sheathing, such as OSB was noticeable.

B. Condition/Evaluation:

We were unable to evaluate the condition of the supporting beam, joists or sheathing above the shallow crawl space due to limited access. The construction in this area is typical for the type and age of the building; however, it does not meet the requirements of the current code. The floor seems to have functioned adequately, however again; it is not properly sized for the current usage. We were also unable to verify if the floor was level or sagging in areas.

At the rear of the building, above the cellar/basement area, the floor framing was in poor to fair condition. Many of the floor joists were damaged and cut or notched along their length. In addition, sub-par repairs were made over the life-span of the building that resulted in inadequate and poor floor framing.

C. Recommendations:

It is our recommendation that the floor at the front of the building be observed in more detail to determine is any of the structure is in need of repair or reinforcement. It is common in buildings of this age for structure to be deficient and in need of repair.

It is our recommendation that the floor at the rear of the building, above the basement area be properly repaired and reinforced. This includes all the following repairs:

1. Repair any damaged joists. Over time, joists have been added, cut and notched. All damaged joists should be repaired as instructed by a licensed structural engineer.
2. The existing dropped beam and column supports should be evaluated for adequate support of the floor. In addition, the basement space is broken up by multiple beams and columns and there is very little usable space. Elimination of posts may also be addressed during further evaluation.

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V. Foundation:

A. Description:

The existing foundation consists of brick masonry, concrete masonry and poured concrete, foundation walls that vary in height, (anywhere from 16" to several feet. To create the deeper cellar/basement area, additional concrete and masonry retaining walls were added inside the original perimeter foundation walls to help retain the soil below the original walls and lower the elevation of the basement. In addition, a floor slab was added to this area.

The original house foundation appears to be brick and based on excavation on the outside of the building, the brick was supported by a shallow concrete footing. This type of construction and interior retaining walls are often seen in this type of building, especially considering the age of the building. The original crawl spaces did not provide adequate room for ducting, plumbing and access for building maintenance.

The building site is fairly level, with a slight slope to the east. There is not significant slope away from the building on the north and south sides, which could be improved, but there are also no areas with obvious negative slope to the house. All in all, we would say that the site drainage is fair and could be improved, but is also not resulting in signs of water infiltration, damage or resulting foundation distress.

B. Condition/Evaluation:

Our evaluation of the existing foundation walls was limited, especially in the shallow crawlspace where they were not visible. In the rear, basement portion of the building we saw little signs of damage or movement. The basement walls were covered with a lathe or plaster, but little to no cracking was observed. We would call the condition of the foundation satisfactory. It has performed adequately over the years, however has likely moved resulting in uneven floors, etc.

C. Recommendations:

We have no foundation recommendations at this time. There is no sign of major foundation distress. The owner may continue to monitor the building and contact us with any future problems. The owner is to note that the current foundation is not suitable for a second story and significant structural modifications to the foundation would be required to support additional loading from a remodel or addition.

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VI. Structural Conclusions:

A. In our professional opinion, the building's structure is adequate for its continued safe use. The construction does not meet modern code standards; however, it has performed adequately up to this point. Unless there are future signs of distress or the owner decides to modify the existing structure, we don't recommend any major repairs, (please see the recommendation portion of each of the sections above). It is also important to note that a significant portion of the building's structure was not exposed for our review. There may be damaged structure that we were not able to observe due to finish materials. Also, additional cosmetic imperfections could arise, which is normal for an old structure.

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

C. Roof gutters shall be maintained in a clean and functional state. Downspouts should have extenders to direct roof drainage away from the foundation. This will help to continue the life-span of the existing foundation.

D. It is our understanding that the current owner has expressed an interest in understanding the capacity of this building to support a future second story. As stated above, the existing foundation is not suitable to support a 2nd story without significant structure reinforcement.

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VI. Summary and Limitations:

A. Summary:

1. The goal of this report was to provide an overview of the building's structure and foundation, and identify areas where remedial work in the near future is prudent.

2. The recommended remedial measures are intended to promote the building's continued safe use, and are not intended to eliminate all existing and potential future cosmetic defects.

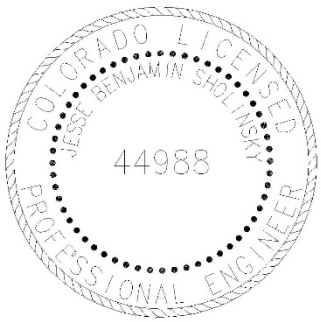
B. Limitations:

1. The information contained in this report is the author's professional opinion based on visual evidence readily available at the site, without the removal of existing finish materials. Of course, this means there could be hidden defect which are not discoverable at this time, without demolition of finish materials. That is true for most buildings, and an inherent limitation for this kind of report. Should additional information became available or additional movement is perceived, we recommend that our firm be contacted for further review.

2. The issuance of this report does not provide the building's current or future owners with a guarantee, certification or warranty of future performance. Acceptance and use of this report does not transfer financial liability for the building or the property to the author or this engineering firm.

Sincerely,

Jesse Sholinsky, P.E.



City of Louisville
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Historic Preservation Commission
Staff Report
October 21, 2019

ITEM: 816 Main Street (Empire Lounge) Landmark and Historic Preservation Fund Grant Request

APPLICANT: Alex Thompson
2660 Walnut St.
Denver, Colorado 80205

OWNER: 816 Main Street, LLC (Kenneth Wolf)
2660 Walnut St.
Denver, Colorado 80205

PROJECT INFORMATION:

ADDRESS: 816 Main Street
LEGAL DESCRIPTION: North 11' 8" Lot 8 & South 1/2 Lot 9, Block 2, Town of Louisville
DATE OF CONSTRUCTION: early 1900s

REQUEST: A request to Landmark 816 Main Street. A request for a Historic Preservation Fund grant for rehabilitation work at 816 Main Street.

SUMMARY:

- The applicant is requesting approval of the Landmark application for the property at 816 Main Street.
- The applicant is requesting a Preservation and Restoration Grant in the amount of $64,101.75, in addition to the $50,000 incentive grant, for a total grant award of $114,101.75. Under Resolution No. 17, Series 2019, for a period of 36 months from when a property is declared a landmark, the property shall be eligible for a matching grant from the Historic Preservation Fund in the amount of up to $150,000 for preservation, rehabilitation, or restoration work and a $50,000 unmatched incentive grant as a bonus for landmarking.

BACKGROUND:

Information from Bridget Bacon, Museum Coordinator

In 1955, two historic buildings were remodeled to create the current building at 816 Main Street. Records indicate that the building on the left dates back to the late 1800s. The building on the right was constructed in the early 1900s, but is believed to have been damaged by fire in 1926 and subsequently rebuilt. The 1948 Assessor card for the property lists 1900 as the date of construction and documents a remodel in 1928.

The original buildings were owned separately and served various purposes over time. Early fire insurance maps show a dwelling on the south property. By 1908, the lots had transitioned to commercial uses, with the north lot housing a telephone office. Over time, a commissary for miners, a shoe repair business, a billiard hall, and a barber shop were also located on these parcels.

The 1955 remodel resulted in Colacci's Restaurant, one of a number of Italian restaurants located in Louisville during that era. The neon sign on the building was installed in 1956. The Colacci family ceased owning and operating the restaurant in 1993, while the business continued under other ownership until 2000. In 2000, the Pasquini family purchased 816 Main Street and refaced the sign with the name "Pasquini's". The Empire Lounge and Restaurant opened in 2008 and the sign was changed accordingly.

Boulder County Assessor records, 1948

Main Street, Louisville – 1982

Pasquini's Sign Update – 2000

Empire Façade and Sign, Current

ARCHITECTURAL INTEGRITY
The front façade has maintained integrity since approximately 1955. The overall form and the narrow brick lower portion and corrugated metal upper portion of the front façade have been retained. The windows have been replaced, and an awning has been added over the front entrance. The structure is one of the few from the 1950's era in Downtown, and is a strong example of its type.

The neon sign has retained architectural integrity since its installation in 1956. The name has changed, but the style and overall form have remained. The "Restaurant" portion of the sign is the same, and the main name portion is still neon script with a star dotting the "I" matching the original Colacci's sign. The background has remained the same, with the angular main structure and the curvilinear base for the name. The vertical post is also still intact. Overall, the neon sign is an excellent example of 1950s commercial signage.

HISTORICAL SIGNIFICANCE ANALYSIS AND CRITERIA FOR LISTING AS LOCAL LANDMARK:
To receive grant funding, the HPC must find 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).

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

CRITERIA	*FINDINGS*
Landmarks must be at least 50 years old	The original structures at 816 Main Street were constructed in the early 1900s. The structures were renovated in 1955 to their current form. The sign was added to the building in 1956. **Staff finds that to the proposal meets the criteria for age.**
Landmarks must meet one or more of the criteria for architectural, social or geographic/environmental significance	Architectural Significance - *Exemplifies specific elements of an architectural style or period.* • The structure is one of the best examples of 1950s commercial architecture in Louisville, and the sign in particular is an excellent representation of its time. **Staff finds the style and integrity meets the criteria for architectural significance.** Social Significance - *Exemplifies cultural, political, economic or social heritage of the community.* • The property was associated with the Colacci family, a notable family of Louisville restaurateurs, for almost 40 years. **Staff finds that the structure exemplifies the cultural and social heritage of the community it meets the criterion for social significance.** Geographic/Environmental Significance - *An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.* • The structure, and the sign in particular, is one of the most prominent feature on~~s~~ Main Street and one of the elements most widely associated with Downtown Louisville. **Staff finds that the structure and signage is culturally significant to the history of Louisville.**
Landmarks should meet one or more criteria for physical integrity	The structure adds character and value to Old Town Louisville. 816 Main Street underwent extensive modifications prior to 1955, but has since retained its overall form and appearance. It exhibits a high level of physical integrity following the 1955 renovation.

	Staff finds that the structure meets the criteria for physical integrity.

GRANT REQUEST ANALYSIS

The applicant is requesting approval of a commercial Preservation and Restoration Grant for rehabilitation work on the structure at 816 Main Street. The total matching grant request is $64,101.75. The applicant is also eligible for a $50,000 landmark incentive grant. The City previously approved a $6,000 grant for this property to cover the cost of a Historic Structure Assessment.

In 2014, Real Estate Development Services completed the Historic Structure Assessment for this property. The assessment (attached) makes recommendations regarding necessary work on the property. The owners have recently completed renovations to the building and restoration work on the sign and are requesting grant funds to partially reimburse them for eligible work. Based on Resolution 17, Series 2019, Section 12(b), this work is eligible for grant funds.

Resolution 17, Series 2019, Section 12(b). Maximum grant amounts, time limits, and procedures:

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

i. Only work completed within five years prior to the effective date of landmarking may be considered for potential credit against the matching requirement.

ii. The work previously performed was for stabilization, restoration, or preservation of the historic structure. No landscaping or site work may be considered for potential credit against the matching requirement. No interior work, except for structural work, sensitive upgrading of mechanical, electrical, and plumbing systems, and other code required work to make the property functional, may be considered for potential credit against the matching requirement.

iii. Consideration for credit against the matching requirement may only be given to costs of previously completed work which is documented by paid receipts or invoices. The applicant shall provide the City with complete copies of all such receipts or invoices together with proof of payment, and shall also provide any available supporting documentation upon City request. The request for consideration of previously completed work shall also be accompanied by applicant's written certification that the work for which credit is requested was completed and the costs thereof were incurred and paid, and that the information in such request is true and accurate to the best of applicant's knowledge and belief. The value of in- kind services completed by the applicant shall not be considered.

iv. The amount of credit given for any previously completed work shall be determined by the City Council with input from the Commission, considering such factors as

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

Work proposed with total cost:

- Sign Restoration: $20,000
  - *Removal and replacement of neon glass*
  - *Replace and repair metal and wiring*
  - *Repainting*
- Electrical Work: $9,687.90
  - *Update electrical in kitchen*
  - *Replace panel boards for adequate fault-current ratings*
  - *Update emergency egress lighting to current code (interior & exterior)*
  - *Update select light fixtures to comply with energy code*
- HVAC Work: $3,570.30
  - *Provide fresh air to furnaces & ventilation to basement + repair/replace HVAC ducting where needed*
  - *Replace exhaust fans*
- Plumbing Work: $20,370.00
  - *Insulate hot water piping*
  - *Remove/repair/replace all drains, seals, water lines to bar, kitchen & bathrooms*
- Interior Work: $36,571.95
  - *Replace kitchen floor*
  - *Evaluate/repair bar floor structure*
  - *Repair damaged floor joists*
  - *Evaluate/repair kitchen wall finishes*
  - *Install code-compliant crash bar at front entry door*
- Exterior Work: $7,134.63
  - *Modify rear delivery door/ramp/landing*
  - *Replace rear entry door, lock, pushbar*
  - *Tighten & weatherstrip operable windows and door at front storefront counter*
  - *Seal all windows to eliminate air leak*
- Other Work: $30,868.64
  - *Permitting, Inspection, Supervision Costs & Fees*
  - *Demolition & Cleanup*

COST ESTIMATE OF WORK: $128,203.50
MATCHING GRANT REQUESTED: $64,101.75 (matching grant max. $150,000)

Grants:
Under Resolution No. 17, Series 2019, commercial applicants are eligible for a $50,000 unmatched incentive grant as a landmark bonus. Owners of a landmarked property will be eligible for this grant following the signing of the landmark and grant agreements. The remaining $150,000 grant shall be conditioned based on the applicant matching one hundred percent of the amount for approved work. The applicant is requesting a matching grant amount of $64,101.75 be considered under Resolution No. 17, Series 2019, Section 9.

Approved work must fall under the categories of preservation, rehabilitation, and restoration.

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

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

- Electrical work (code required)
- HVAC work (code required)
- Plumbing work (code required)
- Interior work (code required)
- Exterior work (code required)

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

- Sign repair work

The request for grant funds for permitting, inspection, and demolition and cleanup costs ($30,868.64) does not fall into the categories of preservation, restoration, or rehabilitation and has been excluded from the staff's matching grant recommendation below. The applicant is aware of staff's position on this line item.

Staff finds that the remainder of the work proposed by the applicant qualifies as rehabilitation work (code required) and restoration work.

Eligible work with total cost:

- Sign Restoration: $20,000
- Electrical Work: $9,687.90
- HVAC Work: $3,570.30
- Plumbing Work: $20,370.00
- Interior Work: $36,571.95
- Exterior Work: $7,134.63

TOTAL COST OF ELIGIBLE WORK: 97,334.78
STAFF RECOMMENDED MATCHING GRANT: $48,667.39

FISCAL IMPACT:
Approval of the grant request allows for a grant of up to $98,667.39 from the Historic Preservation Fund: a $50,000 landmark incentive grant (unmatched) and a $48,667.39 matching grant.

The fiscal impact to the HPF is an expenditure of $98,667.39. The current balance of the Historic Preservation Fund as of 07/31/2019 is approximately $2,312,787. Budgeted

expenditures from the HPF for 2019 are estimated to be $549,270.

STAFF RECOMMENDATION:

Landmarking

The structure at 816 Main Street has maintained its style and form since 1955, giving it architectural significance. It is also has social significance due to its association with Louisville's Italian heritage. Staff finds that the property is eligible to be landmarked.

Staff recommends that the structure be landmarked by approving Resolution No. 06, Series 2019. Staff also recommends that the structure be named for the address of the building, 816 Main Street.

Grant

The grant request includes rehabilitating the existing structure. The proposed changes will facilitate the continued preservation of the structure. Staff finds that a portion of the requested scope of work meets the criteria in Resolution No. 17, Series 2019.

Staff recommends the HPC recommend approval of a grant request of $98,667.39, including a landmark bonus grant of $50,000 and grant for rehabilitation and restoration of $48,667.39, by approving Resolution No.07, Series 2019.

ATTACHMENTS:

1. Resolution No. 06, Series 2019
2. Resolution No. 07, Series 2019
3. Historic Preservation Application
4. Historic Structure Assessment

RESOLUTION NO. 06
SERIES 2019

A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING THE LANDMARK DESIGNATION FOR A HISTORICAL COMMERCIAL STRUCTURE LOCATED ON 816 MAIN STREET

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 816 Main Street, on property legally described as North 11' 8" Lot 8 & South 1/2 Lot 9, Block 2, 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, 816 Main Street has social significance because it exemplifies the cultural, political, economic or social heritage of the community considering its association with families of Italian heritage; and

WHEREAS, 816 Main Street has architectural significance because it is a commercial structure that is representative of the built environment in mid-20th century Louisville; and

WHEREAS, the HPC finds that these and other characteristics specific to 816 Main Street 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 Harney House be approved for the following reasons:

1. Architectural integrity of the mid-century commercial structure.
2. Association with Louisville's Italian heritage.

PASSED AND ADOPTED this _____ day of _____, 2019.

_____
Lynda Haley, Chairperson

RESOLUTION NO. 07
SERIES 2019

A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A PRESERVATION AND RESTORATION GRANT FOR 816 MAIN STREET

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration grant for the DiSalvo House, a historic residential structure located at 816 Main Street, on property legally described as North 11' 8" Lot 8 & South 1/2 Lot 9, Block 2, 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 816 Main Street includes making repairs to the existing structure; and

WHEREAS, the Historic Preservation Commission finds these proposed improvements will assist in the preservation 816 Main Street, 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 816 Main Street, in the amount of **$48,667.39**.

PASSED AND ADOPTED this _____ day of _____, 2019.

_____
Lynda Haley, Chairperson

Landmark Nomination Form

DATE: 06/25/19

LANDMARK APPLICATION FOR:

☒ Individual Site/Building Landmark ☐ Historic District

NOMINATION MADE BY:

☑ Owner ☐ City Council
☐ Historic Preservation Commission ☐ Other/Third Party

Applicant Name(s): Alex Thompson
Address: 2660 Walnut St., Denver, CO 80205
Phone: 303-292-3193 x7 Email: alex@dpsdenver.com
Relationship to Owner: Employee
Applicant Signature: Alex

OWNER INFORMATION: (if different from Applicant), include multiple pages for more than one owner

Name: 816 Main Street, LLC (RA: Kenneth Wolf)
Address: 2660 Walnut St, Denver, CO 80205
Phone: 720-220-4825 Email: ken@streamlinedesigns.biz
Signature:

LOCATION OF PROPOSED LANDMARK:

Address: 816 Main Street, Louisville, CO 20027
Legal Description (Lot, Block, and Subdivision): N 11'8" Lot 8, S 1/2 Lot 9, Block 2, Louisville OT
Property Name (Historic and/or Common): Empire Lounge & Restaurant
Former Addresses (If Known):

REQUEST:

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	

City of Louisville

Landmark Criteria

SIGNIFICANCE

- ☐ Site/Building is over 50 years old **Historic Landmark of Significance** – must meet one (1) or more of the following criteria
  - **Architectural Significance**: The property meets one or more of the following:
    - 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

- ☐ Staff will prepare a narrative of the historical significance of the property. Include a title search or city directory research if the property is important for its association with a significant person.

PHOTOS

- ☐ Staff will collect photos of EACH ELEVATION of EACH BUILDING and STRUCTURE on the property.

City of Louisville Landmark Designation Process

1) Application submitted by property owner, the Historic Preservation Commission, the City Council, or a third party with a recognized interest in historic preservation.
2) Application Processed by Staff for Historic Preservation Commission Public Hearing:
    a. Review application and prepare a staff memo to the Historic Preservation Commission
    b. Obtain Property Owner Permission to Landmark (if owner is not the applicant)
    c. Meet legal notification process (15 days in advance)
        i. Post property with notice
        ii. Notice HPC public hearing in newspaper
        iii. Notice by mail to owner of property in question as well as to all property owners within 500 feet of the proposed landmark
3) Historic Preservation Commission Public Hearing. If approved, the application will move on to the City Council for consideration.
4) Application Processed by Staff for City Council Public Hearing:
    a. Review Historic Preservation Commission hearing and prepare a staff memo to the City Council
    b. Meet legal notification process (15 days in advance)
        i. Post property with notice
        ii. Notice City Council public hearing in newspaper
        iii. Notice by mail to owner of property in question as well as to all property owners within 500 feet of the proposed landmark)
5) City Council Public Hearing.
6) Final Recordation of Documents with Boulder County Clerk & Recorder

FOR OFFICE USE ONLY

Application Number _____ Date Filed with Planning Department _____

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

Landmark Application: ☐ Approved ☐ Denied

HPC Resolution # _____ CC Resolution # _____ Date Recorded _____

City of Louisville Historic Landmark Agreement

Property Address: 816 Main Street, Louisville, CO 80027

Property Legal Description: N 11'8" Lot 8, S 1/2 Lot 9, Block 2, Louisville OT

The undersigned owner(s) hereby agrees that the property above described be considered for local historic landmark designation, pursuant to the Louisville Landmark Preservation Ordinance, Ordinance No. 1463, Series 2005, as codified in Chapter 15.36 of the Louisville Municipal Code and amended from time to time (the "Ordinance").

I understand that upon designation, I or my successors in ownership of the property will be required to submit to the review process of the Historic Preservation Commission of the City of Louisville as set forth in the Ordinance prior to the occurrence of any of the following:

1. Reconstruction or alteration of the exterior of the improvements on the property, or;
2. Construction of, addition to, or demolition of improvements on the property.

I further understand that I or my successors in ownership will be required to submit to the review process of the Historic Preservation Commission of the City of Louisville as set forth in the Ordinance if a building permit for the property is requested for any one of the following:

1. Alteration or reconstruction of or an addition to the exterior of any improvement which constitutes all or part of a landmark structure or landmark district;
2. Demolition or relocation of any improvement which constitutes all or part of a landmark structure or landmark district; or
3. Construction or erection of or an addition to any improvement upon any land included in a landmark district.

I understand that as part of any such review process, the Historic Preservation Commission shall be under the time constraints and other requirements as set forth in the Ordinance. I also understand that any historic landmark designation for the property transfers with the title of the property should the property be sold.

DATED this 25th day of June, 2019.

Kenneth Wolf
Owner Name (please print)

Owner Signature

State of

County of Denver

Subscribed and sworn before me this 25th day of June, 2019, by Kenneth Wolf.

Witness my hand and official seal. My commission expires _____.

Notary Public Yolanda Andrea Wong-Garcia

YOLANDA ANDREA WONG GARCIA
Notary Public – State of Colorado
Notary ID 20184007020
My Commission Expires Feb 12, 2022

Elective Work Completed	
Repair/Replace various equipment, fixtures, finishes, furnishings (kitchen, dining, bar, basement)	
Replace all cat-5 wiring, install new speakers, install network infrastructure/wifi	
Install new POS system	
Install new security/surveillance system	
Build new interior walls (main floor)	
Refinish wood at bar	
Repaint interior	
Paint toilet partitions	
Install new lettering on front entry door	
Replace hollow core doors with solid core doors	
Install gypsum board & FRP on select open frame walls and ceilings in basement	
Replace electrical bulbs with energy efficient lamps	
Repair stairwell to basement	
TOTAL FOR ALL ELECTIVE WORK	**$147,797.84**

	EMPIRE LOUNGE	
	Matching Grant Funds Eligible Work Completed	
*	*code compliance related work*	
**	*resulting from code compliance related work*	
	Electrical Work	
*	Update electrical outlets in kitchen to meet current codes	
*	Replace panel boards for adequate fault-current ratings	
*	Update emergency egress lighting to current code (interior & exterior)	
*	Update select light fixtures to comply with energy code	
	Total Electrical Costs	*$9,687.90*
	HVAC Work	
*	Provide fresh air to furnaces & ventilation to basement + repair/replace HVAC ducting where needed	
*	Replace bathroom exhaust fans	
	Total HVAC Costs	*$3,570.38*
	Plumbing Work	
*	Insulate hot water piping	
*	Remove/repair/replace all drains, seals, water lines to bar, kitchen & bathrooms	
	Total Plumbing Costs	*$20,370.00*
	Interior Work	
**	Replace kitchen floor material, slope-to-drain	
	Evaluate/repair bar floor structure for damage + replace bar flooring material	
*	Repair damaged floor joists where floor settling was occurring (front dining room to kitchen)	
*	Eval/repair kitchen wall finishes with FRP	
*	Install code-compliant crash bar at front entry door	
	Total Interior Costs	*$36,571.95*
	Exterior Work	
*	Modify rear delivery door/ramp/landing to improve access and maneuverability	
*	Replace rear entry door, lock, pushbar	
	Tighten & weatherstrip operable windows and door at front storefront counter	
	Seal all windows to eliminate air leaks	
	Repairs to main exterior sign	
	Total Exterior Costs	*$7,134.63*
	General Conditions	
	Permitting, Inspection, Supervision Costs & Fees	
	Demolition & Cleanup	
	Total General Conditions Costs	*$30,868.64*
	Total Cost for Completed Work	***$108,203.50***

ACME NEON SIGNS

Wholesale / Retail Sales • Service / Repairs • Custom Fabrication • Restorations

3580

INVOICE

BILL TO: EMPIRE RESTAURANT & LOUNGE
816 MAIN STREET
LOUISVILLE, CO 80027

Make Checks Payable to:
ACME NEON SIGNS
3012 Monaco Parkway
Denver, Colorado 80207

TERMS

SIGN RESTORATION ESTIMATE
RESTORATION OF EMPIRE NEON SIGN, WITH TIME AND MATERIALS NOT TO EXCEED $20,000.00
50% DEPOSIT REQUIRED

QTY.	DESCRIPTION	PRICE EACH	TOTAL
•	REMOVAL & REPLACEMENT OF ALL EXISTING NEON GLASS & RELATED COMPONENTS		
•	COMPLETE REPLACEMENT OF ALL SECONDARY WIRING		
•	ANY NEEDED METAL & RUST REPAIR		
•	COMPLETE SURFACE REPAINT		
•	PRIMARY WIRING TO BE REPLACED - INCLUDING ADDED GROUNDWIRE, BY LICENSED ELECTRICIAN		
•	REMOVAL & REINSTALLATION OF ALL NEON GLASS FOR PATTERNING - KEEPING SIGN OPERATIONAL WHILE WORK IS DONE & NEON IS BEING MADE		
RESTORATION WORK TO BE COMPLETED IN SECTIONS, SO THE SIGN IS NOT COMPLETELY DARK FOR ANY LONG AMOUNT OF TIME, STARTING WITH LOWER RESTAURANT SIGN			
		SUB TOTAL	
		TAX	
		BALANCE DUE	

Customer Acceptance: *Customer Acknowledges Receipt Of The Product And Service Set Forth Above In Good Condition Operating Properly And In All Respects Satisfactory To Customer.*

Customer *Date*

2190 East 40th Ave. Denver, Colorado 80205 720-217-4218

ACME NEON SIGNS

Wholesale / Retail Sales • Service / Repairs • Custom Fabrication • Restorations

3581

BILL TO: _____

INVOICE

Make Checks Payable to:
ACME NEON SIGNS
3012 Monaco Parkway
Denver, Colorado 80207

TERMS

EMPIRE SIGN RESTORATION ESTIMATE CONTINUED

QTY.	DESCRIPTION	PRICE EACH	TOTAL
	PAINTING & LOCATION SIGN WORK WEATHER PERMITTING		
	COORDINATION AT LOCATION WILL BE NECESSARY TO CLOSE		
	OFF OUTSIDE SEATING AREA & SAVED PARKING IN ORDER TO		
	REACH THE FRONT HALF OF SIGN.		
	WARRANTY:		
	ALL NEON TRANSFORMERS WILL BE UNDER FACTORY WARRANTY		
	NEON GLASS WILL BE A 2 YEAR WARRANTY, NOT INCLUDING		
	BREAKAGE, ACTS OF GOD (HAIL, ETC.) OR VANDALISM		
	SIGN WORK ALREADY COMPLETED:		
	NORTH FACE - SIGN CAN METAL RUST REPAIR		
	SOUTH FACE - 2 NEON GLASS REPAIRS		
		SUB TOTAL	
		TAX	
		BALANCE DUE	

Customer Acceptance: *Customer Acknowledges Receipt Of The Product And Service Set Forth Above In Good Condition Operating Properly And In All Respects Satisfactory To Customer.*

Customer _____ *Date* _____

2190 East 40th Ave. Denver, Colorado 80205 720-217-4218

ACME NEON SIGNS

Wholesale / Retail Sales • Service / Repairs • Custom Fabrication • Restorations

3582

BILL TO: _____

INVOICE

Make Checks Payable to:
ACME NEON SIGNS
3012 Monaco Parkway
Denver, Colorado 80207

TERMS

EMPIRE SIGN RESTORATION ESTIMATE CONT.

QTY.	DESCRIPTION	PRICE EACH	TOTAL
NOTE:	THIS ESTIMATE IS GIVEN IN COMPARISON TO EQUAL OR LESSER RESTORATIONS.		
	IT IS UNLIKELY THAT THE OVERALL COST WILL REACH THE STATED ESTIMATE.		
	HOWEVER, ISSUES UNACCOUNTED FOR MAY ARISE ONCE THE ENTIRETY OF THE SIGN IS OPENED UP.		
	ANY NECESSARY ADJUSTMENTS THAT WOULD EXCEED THIS ESTIMATE WILL BE DISCUSSED & AGREED		
	UPON IN WRITING BEFORE WORK IS DONE.		
	IF YOU HAVE ANY QUESTIONS OR WOULD LIKE TO DISCUSS FURTHER, PLEASE CALL		
	SETH TOTTEN 720-217-4218		
	ACME NEON 2190 E 40TH AVE		
		SUB TOTAL	
		TAX	
		BALANCE DUE	

Customer Acceptance: *Customer Acknowledges Receipt Of The Product And Service Set Forth Above In Good Condition Operating Properly And In All Respects Satisfactory To Customer.*

Customer _____ *Date* _____

HISTORIC STRUCTURE ASSESSMENT

816 Main Street
Louisville, CO 80027
Empire Lounge & Restaurant
December, 2014

1. INTRODUCTION

a. Research Background/Participants

Author: Josh Comfort
Real Estate Development Services
678 Lafayette Street, Denver CO 80218
303-912-0658
joshcomfort@jcdevelop.net

Contributor: Bridget Bacon
Author:"History of 826 Main Street, Louisville, Colorado
(Location of Colacci's Restaurant)"
Museum Coordinator
Louisville Historical Museum
Dept. of Library & Museum Services
City of Louisville, Colorado

b. Building Location/Vicinity Map

See next page.

2. HISTORY AND USE

a. Historic Evolution

According to "History of 816 Main Street, Louisville, Colorado (Location of Colacci's Restaurant)" by Bridget Bacon, two historical buildings on Main Street were combined and remodeled in 1955 resulting in the current structure housing the Empire Lounge and Restaurant. The structures date back to the early 1900's and housed various uses until 1955 when Anthony Colacci opened his family-friendly Colacci's Restaurant. The iconic neon sign was erected at that time and remains in use today for the current occupant, The Empire Lounge and Restaurant. See Ms Bacon's report for in-depth historic accounting.

b. Existing Schematic Floor Plans

See Ground Floor and Basement Schematic Plans on next pages.

c. Existing Use

The current restaurant, The Empire Lounge & Restaurant occupies the entire Ground Floor of the building (4,231 SF) plus the Basement of 4,231 SF. The seating capacity is approximately 188 seats, including Dining and Bar. An additional 34 patrons can be accommodated on the outdoor Patio along Main Street. There are two public

Restrooms plus an Employee Restroom. The Basement level is devoted to support activities such as Coolers, Office, Dry Storage, and mechanical systems. A rear yard at the Alley accommodates dumpsters, deliveries, and 2 parking spaces.

3. STRUCTURE CONDITION ASSESSMENT

a. Site

i. Rear Parking & Service

Description The rear 20' of the site is devoted to 2 parking spaces and delivery area. It is paved in concrete over 50% of its area with the balance covered with concrete-pavers-over-concrete. This rear area accommodates three dumpsters – trash, recycling, and cooking oil. The rear entry into the building is accessed by concrete stoop, two steps, and sidewalk. Overlaying the concrete is a wood ramp and landing, providing dolly access to the rear door. The rear entry has a small canvas (48"x 36") canopy providing limited weather protection. The rear concrete alley providing access to the site is 20' wide.

Evaluation: The paved delivery area shows signs of age with cracks and missing pavers but is serviceable for its intended uses. There is ample space for maneuvering and emptying of dumpsters. While the concrete walk/steps are chipped and soiled from frequent use, they are in serviceable condition. This rear entry does not meet ADA requirements but is exempt in this historic structure since the front entry provides acceptable access/egress. The wood ramp/landing is also stressed and soiled from usage but is in sound condition and provides adequate service access to the building.

Recommended Treatment: None, other than routine cleaning and possible enlargement of the ramp/landing for ease of maneuvering.

ii. Front Access and Outdoor Seating

Description The concrete front sidewalk along Main Street is 10' wide with the building apparently built to the front property line. No Improvement Survey is available for confirmation. A wood platform 8' in width has been constructed from the curb line into the right-of-way for outdoor seating. This patio extends from north to south property line and is surrounded by a metal and wood fence with flower boxes. A small canvas canopy identifies the front entry although provides only minimal weather protection.

Evaluation: Good condition – All components are in good condition.

Recommended Treatment: None.

b. Foundations

i. Foundation System

Description: The building has a full basement. The basement floor is a concrete slab on grade. The basement walls are cast-in-place concrete. The foundation was not visible but is most likely a continuous spread footing based on the age of the building.

Evaluation: The floor slab on grade and basement walls are in good condition.

Recommended Treatment: No repairs are recommended at this time.

c. Building Structural System

i. Ground Floor Structural System

Description: The ground floor is wood framed. The floor deck is a diagonal 1x6 decking over solid sawn wood joists. There are two beam and column lines that run the length of the building that support the floor joists. There is a CMU bearing wall that aligns with one

of the beam lines that extends for approximately the back third of the building. There was a fire that appears to have been wide spread in the basement. All charred joists observed had been sistered with new joists. The floor area under the kitchen has been reinforced with a closer joists spacing and an additional beam line. The floor joists at the small dining room to the right of the front entry have been reinforced with new 3x6 wood joists.

Evaluation: Overall the ground floor framing appears to be in fair to good condition. The past repairs and reinforcing under the Kitchen appear to have been done under the direction of a structural engineer. No broken, distressed, or excessive deflection was observed in this area at the time of the site visit. The joists under the small front dining room, although performing satisfactorily to date, do not meet the code live load requirements for a restaurant.

Recommended Treatment: At the front small dining room, this area of the floor should be additionally reinforced to meet current code. The floor under the Bar should be inspected for deterioration due to moisture, and repaired/replaced as needed with sound material. No other repairs are recommended at this time.

ii. Roof Framing System

Description: The roof framing could not be observed due to ceiling finishes. There is a center support beam line that runs the length of the building. The roof slopes from the front of the building to the alley with the alley being the low end. The roof framing is likely solid sawn wood joists spanning from the exterior walls to the center beam line. There is some cracking in the drywall wall finish around the center beam line at the four columns near the Bar area.

Evaluation: The cracks near the Bar are likely due to deflections in the beam over the life of the building. The deflections, however do not appear to be excessive. No signs of structural distress of deficiencies were observed in the ceiling.

Recommended Treatment: No repairs are recommended at this time.

d. Building Envelope-Exterior Walls

i. Exterior Wall Construction and Finishes

1. **Description – Front Wall (west)** is the primary façade, constructed as part of the two original buildings making up the restaurant. The north structure was reputedly constructed in the 1800's and the south structure, the 1920's after a fire destroyed an earlier structure. In the 1955, the two facades were merged with the current brick veneer-over-wood-frame with corrugated metal panels above.

Evaluation: Good – The façade components are all sound although the painted corrugated siding above the brick shows signs of fading.

Recommended Treatment: None, except for possible repainting of corrugated panels.

2. **Description – Rear Wall (east)** is part of the rear addition to the structure in 1955 when the kitchen was added. It is concrete masonry block construction, painted on the exterior and plastered on the interior.

   Evaluation: These walls appear to be in sound condition with no visible cracks inside nor outside. Cosmetically the paint is chipping in various locations, particularly at the wood landing/ramp where moisture buildup occurs.

   Recommended Treatment: None, other than routine maintenance to move moisture away from the building.

3. **Description – Side Walls (north and south)** are mirror images on one another. The front 50' of each wall is frame construction and the rear 75' is concrete masonry block.

   Evaluation: While these walls are difficult to view due to proximity to neighboring structures and growing vines, they show no obvious signs of distress nor deterioration on their interior faces.

   Recommended Treatment: None other than removing vines.

ii. Distinctive Exterior Features

1. **Description - Sign:** The single most distinctive feature on the building is the 1950's era sign. In March, 2014 the Louisville Historical Museum (Bridget Bacon) produced a report documenting the evolution of the building(s), in particular its iconic sign. See "History of 816 Main Street, Louisville, Colorado (Location of Colacci's Restaurant)".

   Evaluation: Fair – sign shows evidence of numerous repairs over the years, currently needing repainting, relamping, resealing for weather protection, and re-guying to roof for stability.

   Recommended Treatment: Evaluation of entire sign assembly by sign company experienced in restoration of old signs. Possible work includes re-stabilization of sign to roof, including reworking of pitch pockets and replacement of existing guy wires/fastenings to roof. See Electrical comments.

2. **Description – Brick Veneer:** A secondary distinctive feature on the primary façade of the building(s) is the 50's style, horizontal face brick in stacked bond. This material evokes a mid-century architecture character to the façade, typical of its "modernization" in 1955.

   Evaluation: Good – The masonry and grout are in good condition with few signs of distress or deterioration.

   Recommended Treatment: Continued monitoring of condition of grout joints and protection of masonry units from physical damage.

e. Building Envelope – Roofing and Waterproofing

i. Roofing System

Description: Tar and gravel roof system extending over original buildings at front to addition structures at rear. Front 50' of the roof has strong slope to center of overall structure with fire-wall parapets extending 12" to 18" above sloped roof, stepping from front to back. Front façade parapet extends 12" or 36" above roof, on north or south structure respectively Numerous pieces of abandoned mechanical equipment dot the Addition roof. Ponding has occurred in a 4'x4' area near the center of the building. There is significant wood vine growth covering the rear south wall and extending onto the roof. This growth prohibits visual inspection of these areas

Evaluation: Fair – The one ponding area and general plant growth from beneath the gravel in the center of the building indicate restricted surface flow during and after precipitation. The abandoned roof top equipment adds an unnecessary load to the roof structure although no structural problems are evident. While the front parapet metal cap flashing is in very good condition, the rear parged caps over the CMU sopes are generally deteriorated and/or missing. The gutter along the rear façade is generally filled with wood vines and/or silt/gravel inhibiting its water carrying capacity. The wood vines on the south wall and extending onto the roof prohibit visual inspection of these areas.

Recommended Treatment: Removal of the vegetation from the roof and walls is recommended to avoid any potential of damage to the roof and walls. Removal of the extraneous roof top equipment would lighten the roof loads and perhaps improve surface drainage across the roof. It would be prudent to confirm the positive flow of downspout-discharged water between adjacent structures to the Alley. Extending downspouts to discharge beyond the rear façade of the building would protect against water potentially seeping into the Basement. Finally, cleaning the rear gutter would improve the discharge of water from the roof to grade.

ii. Sheet Metal Flashing

Description: . Parapets at the 50'of original structures along Main have metal cap flashing. Parapets on rear 80' of the building have only cementitious parging over the concrete masonry sope (solid) units capping the walls. All roof penetrations have sheet metal or roofing felt flashing, tarred in place.

Evaluation: Fair – The sheet metal cap flashing is in very good condition. The parging over CMU is deteriorated and missing over approximately 50% of its extent. Roof penetrations have flashing which is generally in fair condition although showing signs of aging and cracking in places.

Recommended Treatment: Replace the parging with sheet metal cap flashing to protect the CMU walls below. Investigate each roof penetration to individually determine the need for patching and/or replacement of faulty flashing.

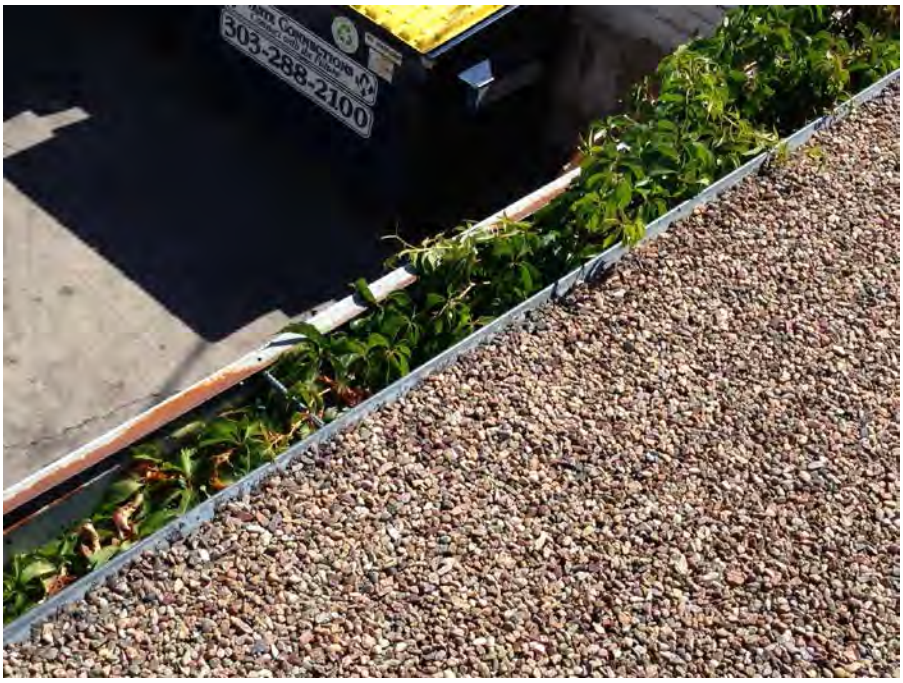
iii. Drainage System, Gutters and Downspouts

Description: A 5" gutter collects the roof drainage across the rear (east) side of the roof, discharging into a 4" drain pipe near the northeast corner of the building. This discharge water sheet drains across the concrete/paver rear of the site to the Alley.

A single 2" roof drain is located approximately 80' from the front façade, piped through the attic space and discharging into a collection box/downspout on the north side of the building. Presumably surface flow conveys this water between the buildings to the rear of the site into the Alley. In addition, there are two "safety valve" overflow openings in the north façade parapet to accommodate any excess water from heavy precipitation or snow melt. These discharge into collection boxes connected to downspouts discharging at grade.

Evaluation: Fair – the gutter and downspouts all show signs of aging but appear to be functioning adequately. Dirt, gravel, and plants have collected in the rear gutter raising the question of adequate slope for effective drainage. The center roof drain had its strainer cover displaced although it was unclear whether debris had collected in the drainage pipe through the attic space. The site drainage on the sides of the building raises concerns about water seepage into the Basement. At the time of inspection, however, there was no such evidence inside the building.

Recommended Treatment: All gutters and downspouts should be cleaned regularly and checked for effective drainage. Downspouts should be uniformly extended past the building to the rear of the site as possible to avoid water seeping into the Basement.



f. Windows and Doors

i. Doors (Interior and Exterior)

Description: The exterior entry/exit door at the front of the building is alum/glass storefront construction in a storefront assembly. The exterior rear exit/delivery door is embossed insulated metal with a residential screen door on the inside. It is set in a wood frame in the CMU wall. All exterior doors are 3' wide and 6'-8" tall.

Interior doors are typically hollow-core, flush panel. They vary from 24" width in the Employee Restroom to 36" wide at the rear exit from the Dining Area. Hardware is generally residential or light-industrial grade. A double stainless steel door (36" wide) with vision glass accesses the Dining area from the Kitchen. Restrooms have 32" wide hollow core doors.

Evaluation: Exterior doors are fair to good condition – The rear doors receive a lot of service use and abuse and would benefit from being heavier duty. However, they are serviceable. The swing of the interior screen door over the interior landing is awkward but functions adequately. There is a 4" +/- step at the exterior door wall and a small exterior landing which is once again awkward but serviceable.

Interior doors are generally in fair condition but show signs of use. The Restroom doors are narrower than industry standard but appear to be serving patrons adequately.

Recommended Treatment: For exterior doors, it should be considered enlarging the exterior landing and removing the screen door. Ventilation into the back-of-house could

be enhanced by inserting a window and/or fan in the back wall of the Kitchen and/or above the exterior door.

For interior doors, solid core doors should be considered to provide improved sound attenuation, durability, and sense of quality. As hardware is replaced, heavy-duty commercial door hardware should be considered for greater durability and security.

ii. Windows (Interior and Exterior)

Description: Windows on the primary façade (west) are clear anodized storefront construction. The glass is single pane, the units are operable for natural ventilation, and there is an exterior solar screen.

Windows on the other facades are painted metal with single pane glass. Largely operable casements, most appear to have been fixed in a closed position and serve to provide natural light, not ventilation.

Evaluation: All windows date back to the 1955 renovation and expansion of the building. As a result they are not energy efficient and no longer provide natural ventilation. However, they are in adequate condition and add welcome character and light to the restaurant use.

The storefront windows appear to have gaps around their perimeters and anecdotally are leaky.

Recommended Treatment: Front storefront windows should be inspected for air leaks and measures taken to seal them. The balance of the windows should be investigated for air leaks and broken glass and tightened up with appropriate insulation techniques and glass replacement.

iii. Trim (Exterior)

Description: The primary façade (west) has a limited amount of masonry trim at the heads and sills of the storefront windows. The heads appear to be cast-in-place concrete. The sills are a header course of brick units. On the north side of the façade, an infill of wood-with brick veneer sits below the counter on top of the original window sill.

The rear and sides of the building have no exterior trim.

Evaluation: The trim work around the building is in good condition.

Recommended Treatment: None

g. Interior Finishes

i. Wall Finish Materials

Description: In general, the insides of the exterior walls are finished with painted plaster over the brick or concrete block. Interior walls are painted gypsum board over wood frame or concrete block It was not possible to determine if the exterior walls have insulation.

The Kitchen has fiberglass reinforced panels (FRP) over the plaster or gypsum board and some ceramic wall tile. The Employee Restroom has painted gypsum board above ceramic tile. The Dining Areas have painted plaster/gypsum board above stained or painted wood wainscote. Both public Restrooms have painted gypsum board with ceramic tile wainscote. Toilet partitions are stained wood.

The Basement is largely unpainted concrete masonry units (CMU) on all exterior and interior bearing walls. All interior walls are open wood frame with areas of gypsum board or plywood finish and/or patches of open wire mesh. The northeast Store Room has FRP on all walls and exposed insulated cooler panels as the west wall. Both Coolers have exposed insulated aluminum panels. The Keg Cooler has been clad in wood over these panels.

Evaluation: Fair – The wood toilet partitions in the Restrooms are subject to soiling and moisture penetration, creating possible sanitary hazards. Open wood-frame walls in Basement are subject to accumulation of dirt and debris.

Recommended Treatment: The wood toilet partitions should be replaced with water-resistant partitions for sanitation reasons.

Open wood-frame walls in Basement should be closed up with gypsum board or plywood.

ii. Ceiling Finish Materials

Description: The main level Dining and Bar areas have 12x12 acoustic tiles bonded to plaster/gypsum board ceilings. The tiles are painted. The Kitchen, Restroom, and Stairs-to-Basement ceilings are painted gypsum board.

The Basement ceiling is largely open to the wood frame structure of the floor above. The exception is the northeast Storage Room which has a painted gypsum board ceiling

Evaluation: Fair – All ceilings are in serviceable condition. The paint on the acoustic tiles diminishes their acoustic absorption capabilities. And the painted gypsum board ceilings all show signs of aging (yellow and dingy).

The Basement ceiling has no finishes except for the northeast Storage Room which is adequate in its present condition. The open-frame ceilings tend to "dust" the Basement spaces with collected dirt.

Recommended Treatment: None, other than selective freshening of appearance and/or drywalling the Basement ceilings for a cleaner environment.

iii. Floor Finish Materials

Description: Generally the floors are strip hardwood throughout the Dining areas. The Kitchen and Employee Restroom has a quarry tile floor, and the Public Restrooms, ceramic tile floors. The Bar has a patched-together quarry and ceramic tile floor between the front and back bars. And the stairs to the Basement are finished with a combination of wood and masonite with metal nosings.

The Basement has a raw concrete floor throughout. In the northeast Storage Room, a quarry tile was installed over the concrete. And inside the Coolers, insulated aluminum-clad panels provide the flooring.

Evaluation: Poor to Fair – The floor between front and rear bars shows signs of water damage, possibly into the floor joists below. The Dining and Kitchen floors, however, are in adequate finished condition.

Recommended Treatment: The flooring between front and rear bars should be removed to determine the extent of moisture/deterioration problems. Reframing should occur as needed, and a new finished floor installed which is designed to take the abuse intrinsic to this area. Refinishing of the wood floors could be considered in the public areas for appearance sake, but it is not necessary. The Basement floor requires no improvements.

4. MECHANICAL SYSTEMS

a. HEATING AND COOLING

Description: The Empire Lounge and Restaurant, located at 816 Main Street in Louisville, Colorado is a single story full service restaurant and bar with a full basement. The building is heated with two natural gas fired furnaces that are located in the basement. Floor registers in the dining and bar area supply the warm air. The building is cooled with four evaporative coolers that are located on the roof. Each evaporative cooler

serves the dining and bar area through a 4-way diffuser in the ceiling. Each furnace is controlled via a stand-alone thermostat and each evaporative cooler is controlled via a line voltage switch. At the time of our site investigation, both the furnaces and evaporative coolers were operating at the same time trying to heat and cool the space simultaneously. There are several pieces of abandon mechanical equipment on the roof, such as old evaporative coolers and exhaust fans.

Evaluation: The furnaces are Lennox GH5-112M heating appliances. The return air filters for each furnace appeared to have been changed within the last 6 months. Each furnace is approximately 55 years old. The flame was blue during operation which indicates sufficient combustion, however equipment of this age is typically 45-50% efficient. A new condensing furnace has an efficiency range of 92-96% efficient. The heating ducts are located in the basement and are not insulated, nor is there any supply or return grilles in the basement. There is significant heat radiated from these ducts when the furnaces are in operation and the lack of return grilles causes significant heat build-up in the basement. All of the refrigeration condensing equipment for the freezers and refrigerators are located in the basement as well, contributing the heat build-up.
There are four evaporative coolers located on the roof. One unit appears to have been replaced recently. The model of that unit is a Champion 3000 DD cooler. The three remaining evaporative coolers have significant oxidation on the grilles and casing and did not have any make or model numbers. Two of the units were leaking water from the water basin onto the roof. The evaporative pads on all four units appear to have been operated through multiple seasons as signs of lime and scale build up was evident.

Recommendation Treatment: The following recommendations are listed in order of suggested priority -

1. It is strongly recommended to replace the existing furnaces with new 90%+ efficient equipment.
2. It is strongly recommended to add insulation to the supply air ducts located in the basement to minimize the radiated heat to the basement.
3. It is strongly recommended to have a professional service and evaluation on all four evaporative coolers. With this evaluation complete, repair or replace any equipment that is past its useful life.
4. It is also suggested to update the policy & procedures manual to educate the building employees not to run the furnaces and evaporative coolers at the same time or install interlocking controls to prohibit simultaneous heating and cooling.

b. VENTILATION

Description: Ventilation for the dining room is provided by 4 evaporative coolers located on the roof. There are no outside air connections the furnaces located in the basement. The kitchen is ventilated with a gas fired heating only make-up air unit on the roof that is tied in with the two hood exhaust systems. The men's and women's restrooms are ventilated with separate exhaust fans. There is currently no ventilation in the basement.

Equipment Condition: See the equipment condition section of the heating/cooling portion of the report for the condition of the evaporative coolers. The make-up air unit serving the kitchen appears to have been installed in 2000 and is in good condition. The two kitchen hood exhaust fans are in fair condition.

Recommended Treatment: The following recommendations are listed in order of suggested priority –

1. It is strongly recommended to provide fresh air connections to the return air of each furnace to allow tempered ventilation air into the dining area and basement during the heating season.
2. It is strongly recommended to provide ventilation into the basement, through the addition of supply and return ducts into each room.

c. PLUMBING (WATER, GAS & SEWER)

Description: The building is served with a 5/8" tap and meter from Main Street. The water entry comes into the basement of the building. There is a pressure reducing valve to limit the water pressure coming into the building, however there is currently no back flow prevention on the incoming water to the building. There is no fire sprinkler service to the building. There is a 4" waste line that exits to the rear of the building below the basement floor. There is a 4" grease waste line that exits to the rear of the building below the first floor level in the basement. This routes to an in-ground grease interceptor located at the back of the building. 90% of the waste and grease waste piping is PVC. All of the domestic water piping is uninsulated copper. A 2" natural gas service feeds the building from the alley. A ¾" gas line runs up to the roof to serve the make-up air unit. A 2" gas line enters the building at the basement level to serve the kitchen, furnaces and water heater.

Equipment Condition: The copper water piping appears to be in good condition and does not require replacement. The waste and grease waste piping is 90% PVC and appears to be in good condition. The gas piping inside the building is black steel and appears to be in good condition. The gas piping on the roof is showing signs of oxidation. Through interviews with the building owner, there are drainage issues with the kitchen which raises the concern of the condition of the grease trap.

Recommended Treatment: The following recommendations are listed in order of suggested priority –

1. It is recommended to insulate the domestic hot water piping from the water heater to the storage tank and from the storage tank to the fixtures to minimize standby losses.
2. It is recommended to add a back flow prevention device to the water entry for the building.
3. It is recommended to have the grease trap cleaned out and a drainage system video scope / evaluation completed to determine the condition of the existing drain waste and venting system.

d. FOOD SERVICE UTILITIES

Description: The 5/8" water service to the kitchen is undersized from a 2009 IPC code standpoint, however the operators do not have any concerns with the operation of the kitchen equipment. An indirect hot water heater, located in the basement was replaced in 2001 and appears in good condition. It is an AO Smith HW-420-932. The water heater serves a 120 gallon Lochinvar water storage tank that was replaced in 2004 and appears in good condition. The pump between the water heater and the storage tank is a B&G HV circulator and appears to be in fair condition. The year of manufacturer could not be ascertained at the time of the site visit. None of the domestic hot water piping is insulated. The grease waste piping serving the kitchen is PVC and routes to an in-ground grease interceptor behind the building. The grease waste piping appears to be in good condition.

Further interviews with the building owner revealed that there are drainage issues from the kitchen. The condition of the grease trap could not be assessed at the time of inspection.

Recommended Treatment: The following recommendations are listed in order of suggested priority

1. It is strongly recommended to evaluate the condition of each condensing unit for each refrigerator and freezer in the basement and repair or replace as necessary.
2. It is also strongly recommended to relocate the condensing units from the basement to the roof. They will operate more efficiently and substantially reduce the current heat load in the basement. This may require replacement to an outdoor condenser and new piping to each cooler.
3. The recommendations for the grease trap and kitchen drainage system are listed under the plumbing systems.

Example of the make-up air unit on the roof that serves the kitchen.

Example of the kitchen hood exhaust fans on the roof. There are several pieces of abandon mechanical equipment and parts left on the roof.

e. FIRE SUPRESSION SYSTEM

Description: The building does not currently have a fire sprinkler system. There are two hood fire suppression system in the kitchen. These are manual release, chemical systems and appear to be in good condition.

Recommendation:

1. It could be considered to add a wet pipe fire sprinkler system to the building in accordance with NFPA 13 to increase the safety of the occupants and structure. Such an improvement would require a new fire sprinkler water service to the building that would be separate from the domestic water service. However, it is acknowledged that the current lack of such a system is grandfathered-in.

e. ELECTRICAL SYSTEM

a. Electrical Service and Distribution:

Description:

The existing electrical system for the building is fed from a pad mounted 150kVA 3PH transformer. The building's meter is located on the outside of the building, and the 200A main disconnect is inside the building located in the basement. The system has (3) branch panelboards including LPA (225A), LPB (225A) and smaller 16 circuit load center LPC. The voltage in the building is assumed to be 208/120V.

Evaluation: The convenience receptacles are in fair condition, but are not up to current codes in some areas.

Recommended Treatment:

1. After running a fault current calculation from the existing 150kVA transformer, it has been determined that the fault current entering the building is 11,199Amps. Therefore, the existing panelboards do not have the appropriate rating to handle the fault current, since their AIC is only 10,000. All three panelboards should be replaced with 22k AIC rated panelboards.
2. All 15A/1P and 20A/1P receptacles in the food prep / kitchen areas must be protected by GFCI devices. Accessible receptacles shall be replaced with GFCI-type receptacles. Where equipment renders the receptacles inaccessible, GFCI circuit breakers shall be provided in the panelboard.

JIM - EMAIL TO ENGINEER AND HER RESPONSE:
"NO GFCI DEVICES IN KITCHEN. Operator hates them as they trip incessantly. How do we resolve this?
This is a National Electrical Code requirement. The only way around the GFCI outlets is to provide GFCI circuit breakers instead for all kitchen circuits. This requires an additional circuit space in the panelboard and will therefore add circuits and spaces to the size of the panelboard, which may be more expensive than GFCI outlets.

The GFCI breakers are typically only provided for devices that are not accessible."

b. Lighting System

Description:

Luminaires: The lighting consists of decorative incandescent pendants, keyless sockets and fluorescent strip lights throughout the building. The building does not have a lighting control system.

Evaluation: The lighting is functional, but does not meet current energy codes for allowed watts/square foot or for controls. The controls consist of local switches in fair condition, but functional.

Recommendation:

1. The building likely does not comply with current energy codes for power density (watts / SF) or controls.
    a. Any future renovations that include changing more than 50% of the interior lighting or increases the total lighting load will require compliance with current energy codes. The current energy codes have a stricter watts/square foot allowance. This can be achieved by replacing incandescent lighting with LED lighting which has much better efficacy and lamp life. To lower the overall watts/square foot of the building, it is recommended that the T12 fluorescent strip lights be replaced with a more efficient T8 or T5 strip light, or an LED industrial luminaire.
    b. Any changes to the interior lighting will require compliance with the energy code requirements for lighting controls. This may include dimming and/or bi-level switching, and separate controls for day-lit zones
    c. It is recommended that the owner replace luminaires with incandescent sockets' current light bulbs (lamps) with dimmable LED replacement lamps (warm white) with comparable lumen output to reduce wattage in all incandescent luminaires to remain. LED lamps will be of equal shape and type and may include Par lamps, BR lamps, MR16 and A lamps.
2. Emergency egress lighting will be required at the building exterior at each exit discharge, and possibly added/upgraded within the interior of the facility, to comply with current building codes.

c. Low Voltage Systems Design

Description:

Telecommunication: The building has an incoming telephone system with phone drops.

Evaluation: The telecommunication system consists of phone drops in fair condition, but functional.

Recommendation:

1. The low voltage systems do not require any upgrades.

d. Other - Sign

Description:

Signs: The existing signs are neon.

Recommendation:

1. The building owner may want to consider replacing the neon with LED in their existing signage. LEDs will lower the electricity consumption, are easier to install, and have a greater longevity. LEDs will have a lifetime energy saving of up to 40% over neon. LEDs do not contain mercury like neon, which is hazardous to the environment. LEDs are more durable and require little to no maintenance.

JIM – RE: FIRE ALARM SYSTEM, EMAIL RESPONSE FOLLOWS:

The fire alarm system would not likely be required by the fire department unless major renovations occur that would include walls moving, kitchen remodel, etc. That would be determined by the fire department. Recommendation for installation has been deleted from report.

Photos of Electrical System

The pictures below show the existing conditions of the Electrical system.

Existing pad mounted utility transformer serving the building (150kVA, 3PH) in good condition.

Existing meter in good condition. The main disconnect for the building is located inside the building.

Panelboard, LPA, located in the basement showing missing covers, and minimal spares for future use. The panelboards are in fair condition, but do not have a high enough AIC rating to handle the fault current entering the building. They should be replaced with higher AIC rated panelboards.

This panelboard is full and has no space for future loads even though the bus may have capacity. The building owner should replace this panel with a fully bussed 42 circuit panelboard for future use that has a higher AIC rating to handle the fault current.

Existing lighting system including incandescent decorative pendants in good condition. It is recommended to the owner to replace light bulbs with LEDs with a warm color temperature and high CRI to save energy. Additionally, the current energy code requires multi-level switching.

The basement has keyless sockets that have already been retrofitted with CFL lamps. It may not be necessary to replace the lamps with LEDs until the CFLs burn out. The building owner may want to stock LED replacement A19 lamps.

These existing strip lights utilize (2) T12 lamps. The building owner may want to replace them with an LED luminaire with matching color temperature and less wattage or more efficient T8 or T5 fluorescent strip lights.

5. ANALYSIS AND COMPLIANCE

a. Hazardous Materials

No investigation nor analysis of hazardous materials was included in this Assessment. Other than possible lead-based paint, there was no evidence of such to the unqualified eye.

b. Building Code Compliance

1. **Description:** The most significant remodel and addition to the structure(s) took place in 1955, at which time it is assumed all construction was performed according to the Building Code in effect at that time. The building continues to be used as a restaurant as permitted at that time.

   Evaluation: Since the 1955 remodel and addition, maintenance and repair has been routinely performed to preserve the integrity of the structure and address evolving food service needs.

   Recommended Treatment: None.

c. Accessibility Compliance

1. **Description:** There are assorted accessibility elements which do not fully omply with current accessibility requirements for new construction or extensive remodel.

   Evaluation: Fair

   Recommended Treatment: None. The building is historic, there is no Change of Occupancy, and there are no significant remodel plans being proposed.

6. IMPROVEMENT PLAN

A **Recommended Work (in order of priority)**

a. Short Term

i. Sign evaluation and repair

ii. Heating/Ventilation system repairs
   1. Replace existing furnaces
   2. Insulate heating ducts in Basement
   3. Provide fresh air to furnaces and ventilation to Basement
   4. Insulate hot water piping
   5. Evaluate for replacement/repair and relocate condensers from Basement to rooftop
   6. Update HVAC controls to eliminate competing heating and cooling

iii. Plumbing
   1. Insulate hot water piping
   2. Evaluate grease trap/drains and repair/replace.
   3. Add back-flow prevention device to water entry

iv. Windows
   1. Tighten and weatherstrip operable windows and door at front storefront counter
   2. Seal <u>all</u> windows to eliminate air leaks, install storm panels

v. Electrical
   1. Evaluate and possibly increase overall amp service to building
   2. Update electrical outlets in Kitchen to meet current Codes
   3. Replace panel boards for adequate fault-current ratings
   4. Update emergency egress lighting to current Code
   5. Replace electrical bulbs with energy efficient lamps
   6. Update select light fixtures to comply with Energy Code

vi. Architectural – Roof
   1. Evaluate and repair/replace roof membrane. Eliminate ponding
   2. Clean roof of plants and abandoned equipment. Clean gutters.
   3. Replace of deteriorated cap flashing on parapet (CMU) and sealants at roof penetrations

4. Extend downspouts to discharge into Alley beyond rear of building

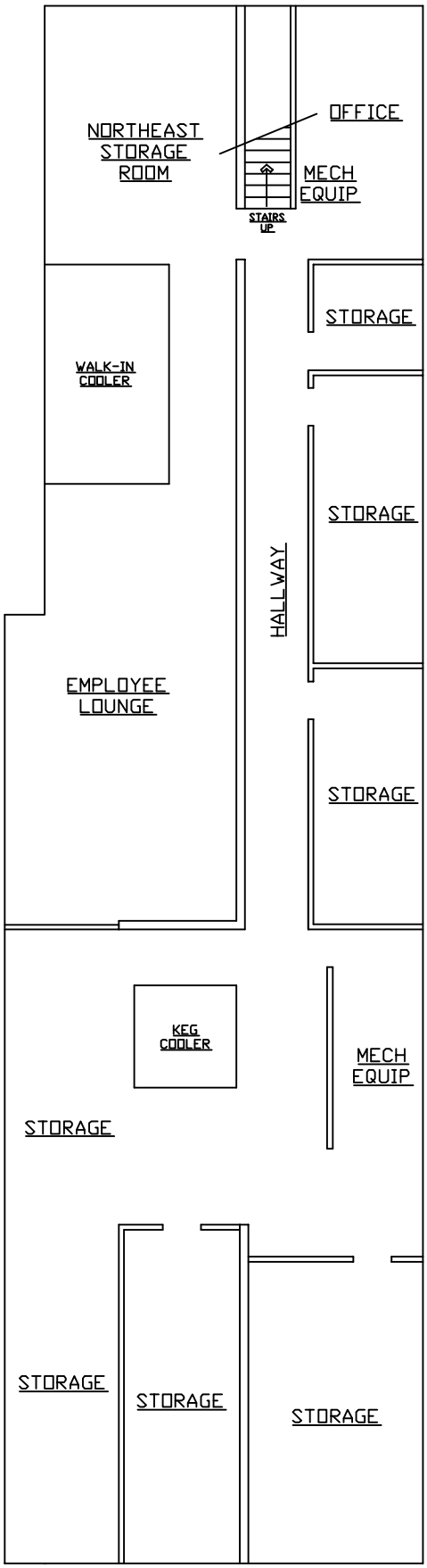
vii. Architectural – Interior
1. Replace Kitchen floor material, slope-to-drain
2. Evaluate Bar Floor structure for damage, repair/replace as needed. Replace flooring material.
3. Reinforce Front Dining Room floor structure
4. Refinish wood flooring at booth seating
5. Evaluate/replace Kitchen wall finishes with FRP
6. Replace hollow core doors with solid core doors
7. Paint or replace toilet partitions
8. Install gypsum board on open frame walls and ceilings in Basement.

viii. Architectural – Exterior
1. Modify rear delivery door/ramp/landing to improve access and maneuverability
2. Install ladder on rear of building for direct roof access

APPENDIX

Location Map

Existing Floor Plans – Basement and Ground Floor

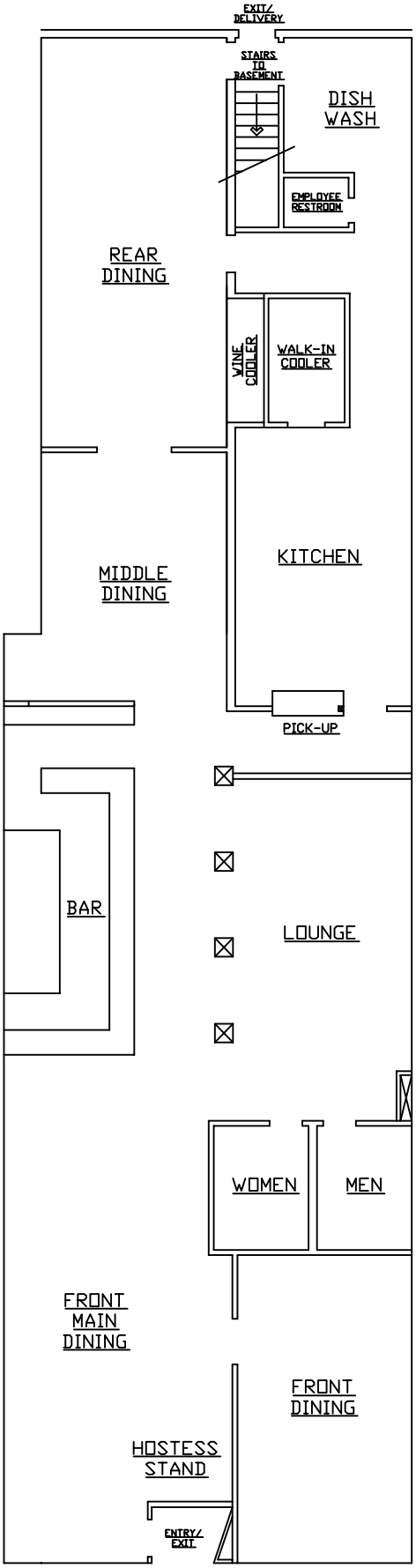


BASEMENT

816 Main Street

Louisville, CO

NOT-TO-SCALE 2014/10/28



GROUND FLOOR

816 Main Street

Louisville, CO

NOT-TO-SCALE 2014/10/28

Louisville Historical Museum
Department of Library & Museum Services
City of Louisville, Colorado
March 2014

History of 816 Main Street, Louisville, Colorado (Location of Colacci's Restaurant)

Legal Description: North 11 Feet, 8 inches of Lot 8 & South 1/2 Lot 9, Block 2, Original Louisville

Year of Construction: According to numerous sources, two historical buildings were remodeled and added on to in order to create the current building at 816 Main in 1955. Records indicate that the building that was on the left dates back to the late 1800s. The building on the right was built in the early 1900s, but is believed to have been destroyed by fire in 1926 and replaced not long after. The 1948 County Assessor card for 816 Main gave the estimate that the buildings on the site in 1948 had been constructed in 1900 and remodeled in 1928. The online County Assessor records give 1957 as the date of construction, but this is believed to refer to the year that the remodel was completed.

Summary: In 1955, Anthony Colacci had two historical buildings at this location remodeled to become Colacci's Restaurant, a family-friendly Italian restaurant that, with the Blue Parrot and other Italian restaurants in Louisville, made Louisville a destination for diners in Colorado and helped establish and solidify Louisville's reputation as a restaurant town. The Colacci's neon sign, designed by Anthony himself, went up in 1956 and included a beacon with a light on the top that could be seen for miles. The slogan "Look for the Beacon" was a recurring aspect of the restaurant's advertising, along with the stylized red cursive "Colacci's" name with a star as the dot over the "i."

Earliest Ownership of Property; Discussion of Date of Construction

This parcel is made up of the north part of Lot 8 and the south half of Lot 9. These each originated with Louis Nawatny as the person who platted Original Louisville in 1878, but for several years the lots were not owned by the same person. John Broadie owned the south half of Lot 9 from 1889 until 1906. The 1893 and 1900 Sanborn fire insurance maps for Louisville

shows that there was a dwelling on the partial lot owned by Broadie. The federal census records for 1900 also show John Broadie, who was a widower who was age 65 and from England, to be living in the vicinity and most likely at this location. Another widower was also listed as living in this household with his son. The 1904 Louisville directory listed John "Brody" as living on 2nd Street (today's Main Street) between Spruce and Walnut, which is an accurate description of this property. (The 1893 and 1900 Sanborn maps do not show a structure on the north part of Lot 8.)

In 1907, Charles Heidloff acquired both parts of the lots. He then sold them in separate transactions to two prominent business partners and real estate developers, Irving Elberson and J.C. Williams.

The 1908 Sanborn fire insurance map shows that by that year, the building on the south half of Lot 9 housed a business, and another structure that appears to be identified as the telephone office had been built on the north part of Lot 8.

By 1911, the company of Williams and Elberson, the W&E Investment Co., was the owner of the two properties. In 1919, ownership was conveyed to J.C. Williams alone. When Williams died in 1929, his wife, Jane Williams, became the owner. (J.C. and Jane Williams were also owners of other properties on this block to the south of 816 Main.)

The following undated photo is an early shot of the east side of the 800 block of Main Street in the early 1900s. Although this has not been established with certainty, it is believed that the two small buildings at the left center of the photo are at what is now 816 Main. (The KJK Garage to the south burned in a fire in 1926 and the Hacienda Restaurant was later built on the garage site.)

The 1916 Louisville directory lists the United Mine Workers Store at this location with John Sidle as manager. Although little is known of this establishment, its existence appears to have been confirmed by Henry "Rico" Zarini (1889-1982), who in a 1975 oral history interview stated that the miners' union operated a "commissary" at this location, selling food at cost to miners and their families.

Based on information in the1921 Louisville directory, it appears that the Mountain States Telephone & Telegraph was located in the building on the right of this parcel, and also at that address was Tony D'Orio's shoemaker / shoe repair business.

Tony D'Orio's business appears in many directories from the 1910s to the early 1930s as being located in this approximate location, but he appears to have rented and not owned the property, and Louisville addresses had not yet been standardized, making this difficult to verify. There is no business listing for him between 1926 and 1930, which suggests that he was displaced by the 1926 fire. However, his business reappeared in this vicinity by 1930.

1926 Fire and History of the Buildings to 1955

In 1926, a fire damaged or destroyed the buildings on the south part of the east side of the 800 block of Main Street. This fire is believed to have affected the building on the south part of this particular parcel and led to the buildings being remodeled in about 1928.

From the 1930s until the early 1950s, there were two distinct businesses at this site, with the buildings touching one another and the building on the left being slightly larger. For many or most of these years, the business on the left was a billiard hall and the business on the right was a barber shop.

In the 1930s, the billiard hall was operated by William "Buck" La Salle. He also purchased the property from Jane Williams. (The deed was recorded in 1937, but the sale may have been dated earlier.) La Salle had been one of the leading baseball players in Boulder County, but was injured in the Centennial Mine while working as a miner. According to his obituary, his pool hall was known as "Buck's Place." Buck La Salle died in 1938 at the age of 45. According to La Salle's two daughters, their father's pool hall and the barber shop next to it were never torn down but were simply remodeled by Anthony Colacci in 1955.

Following the 1938 death of Buck La Salle, Buck's wife, Mary La Salle, rented the billiard hall to Buck's brother, Tony "Boney" La Salle. Harry Mayor, who was born in 1918, has written that each the three pool halls that figured in his youth had a distinct character, with Boney's having the younger, boisterous crowd that was involved with baseball teams and the volunteer hose teams. Boney was lenient and allowed Harry and his friends to play a few shots of pool in exchange for racking up a few games of pool, although their mothers had forbidden it.

According to 1941 and 1943 directories, the business was then operated by both Boney La Salle and Edward J. “Eddie” Jordan as partners. The name “Louisville Billiards” first appeared in a Louisville directory in 1943. By 1946, Eddie Jordan alone was operating the billiard hall. By 1949, Harold Jordan had become the operator of Louisville Billiards.

Eddie Jordan is remembered by residents for his pool hall where he would host gamblers from Denver who would gamble in the basement of the building, sometimes for a whole weekend at a time. Authorities typically looked the other way. Eddie Jordan later moved from Louisville and is remembered for having operated the Wolhurst Country Club in Littleton.

This photo from the 1948 County Assessor card shows the billiard hall, called Louisville Billiards:

This photo from the 1948 County Assessor card shows the barber shop on the right:

While the building on the left was being operated as a billiard hall, the smaller part on the right had a different business. Following the 1926 fire, it appears that Tony D’Orio’s shoe repair business was here until around 1935. In the 1940s, a barber shop in this location was operated by Walter Jordan, then George Coberly, then Fiori Tesone until the early 1950s.

The following photo taken in the late 1940s shows the left part of 816 Main in the center of the photo with the sign “Billiards”:

In the early 1950s, Toney W. La Salle’s Furniture Store located to 820 Main, just north of today’s 816 Main, and also inhabited the former Louisville Billiards building at 816 Main. La Salle also had the Maytag appliance business in town. (After 816 Main became the location of Colacci’s in 1955, the La Salle Furniture Store stayed at 820 Main and expanded his business northward into the Pellillo’s Shoe Shop building. These buildings were later incorporated into the Marketplace Building.) The following photo shows a Maytag sign outside of 816 Main in the early 1950s:

Establishment of Colacci’s restaurant and its Operation by the Colacci Family, 1955-1993

In 1955, Williams “Buck” La Salle’s wife, Mary, and their daughters, Catherine and Hannah (who had inherited the property upon the death of Buck La Salle in 1938), sold 816 Main to Anthony

and Rita Colacci. ("Colacci's Restaurant" would become the legal owner of the property in 1968.)

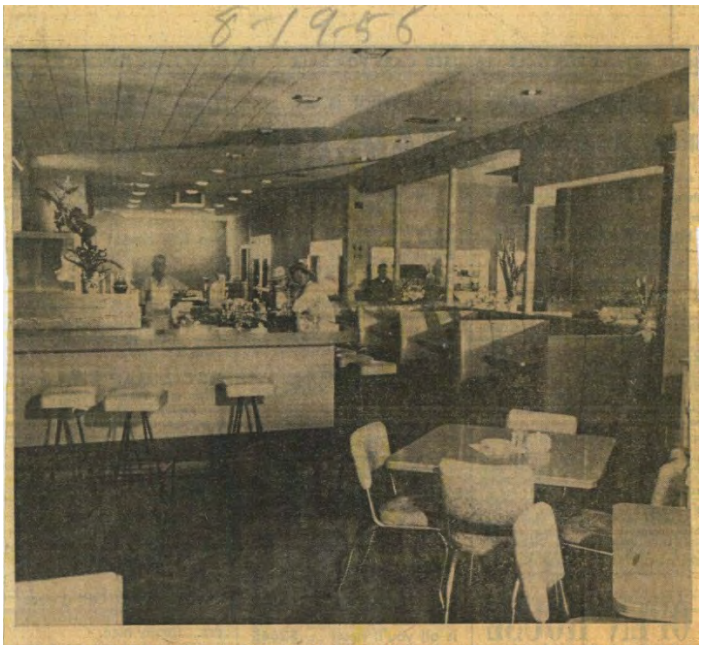
The story of Louisville's Colacci family members and their competing restaurants is well known. Mike and Maria Colacci started the business that became the Blue Parrot Restaurant in around 1919 and moved it to 640 Main (its current location) in about 1922. Their sons, Joe (1916-2007) and Anthony (1918-2006) worked in the family business, which for a long time was the only restaurant where one could go to get Italian food in Boulder County. After Maria Colacci died in 1949, Mike Colacci returned to his native country of Italy and brought back a new wife with her grown children. Family dynamics led to a rift, with the result that Mike (followed by Joe) continued to operate the Blue Parrot, while Anthony split off and opened Colacci's Restaurant up the street with his wife, Rita, serving much the same food as what was being served at the Blue Parrot. The following photo shows Rita, daughter Mary, and Anthony in 1943:

There ended up being plenty of business for everyone, as the two establishments less than two blocks apart solidified Louisville's reputation as a family-friendly restaurant town that drew customers from all over the region seeking spaghetti, chicken, and shrimp dinners and other Italian specialties. Many recall these years and remember that visiting families generally tended to favor one restaurant or the other, but if the line at the preferred restaurant was too long, one could just go to the other one. The fact that Louisville was not a "dry" town like many of the surrounding communities (including Boulder) added to its appeal, and the bars at Colacci's and the Blue Parrot both did well. Later, Mike Colacci's stepsons opened "Luigi's" and "Pasquale's" on Main Street, also serving Italian food. Other restaurants in Louisville where one could get similar food included the Three Coins Restaurant at 525 Main and Berardi's on South Boulder Rd. (at what is now Union Jack Liquor).

Anthony "Joe" Madonna was the contractor for the remodel of the existing buildings at 816 Main. According to several sources, he remodeled the existing buildings and added a kitchen to

the back. This photo from the *Daily Camera* archives at the Carnegie Library for Local History shows the buildings during the remodel:

In August 1955, Colacci's Restaurant held its Grand Opening. (See the end of this report for a *Daily Camera* article describing its layout and amenities, which included a bar with a piano and a kitchen on the back with a walk-in refrigerator.) The following newspaper photo from August 1955 shows the interior:



THE NEW COLACCI'S—The grand opening of the new Colacci's restaurant in Louisville is scheduled for this Saturday night. The new Colacci's bears little resemblance to the old restaurant popularly called by the same name, as the above picture shows. This view looking toward the rear of the new location shows a portion of the interior. The bar is at the left with three rows of booths to the right extending through the archways. The kitchen is in the right rear.

The following undated photos from Boulder's Carnegie Library for Local History show the exterior of the building and diners inside:

According to an April 30, 1958 *Denver Post* column written by regular columnist Red Fenwick:

> Tony's restaurant, his spaghetti and homemade sausage have made this little northern Colorado town moderately famous. Dignitaries, common folks, movie personalities and sports world figures have come here from all over the country to dine at Colacci's. . . . Coal mining has waned in this once-lusty town between Denver and Boulder . . . , but Tony's restaurant has supplanted it as a local industry. . . . If he had to depend entirely on trade within his own town, Tony's volume would drop to a fraction of its present size. So what's the secret of his success? Why should a comparatively small restaurant and bar in a tiny town removed from the main highway enjoy such patronage. The answer is simple: Plain good cooking, home preparation of the ingredients, sanitation, courtesy, fair prices and a native ability to turn out good Italian food.

The column also stated that Tony Colacci's annual gross was well over a quarter-million dollars and that he employed 43 people, with a payroll of near $60,000 a year. Among the celebrity diners mentioned in the article were Bing Crosby, Harry Belafonte, and

Casey Stengel. The column also stated that the guest register had names of visitors from most states as well as from at least four foreign countries.

When Colacci's opened, the alcove on the right of the building, which faced the street, contained a liquor store. In the late 1950s and early 1960s, this liquor store was operated by Laura Enrietto and was called Laura's Liquors. According to the Colacci family, this liquor store had to be discontinued due to state regulations that would not permit a state liquor license to be used for two businesses.

An article in the April 17, 1966 *Daily Camera Focus* profiled the popular Colacci's Restaurant, stating:

> Tony Colacci is quite a guy. In 11 years he's built a small town Italian restaurant into a business that grosses almost one-third of a million dollars a year. Colacci's has customers from all over the state, the nation, the world. Those that can, come back. . . . The Italian food is all homemade, much of it by Tony himself. Last Saturday night the kitchen was packed with food in preparation for the Easter dinner rush. The walk-in cooler was piled high with steaks, and two tubs were coiled to the top with homemade sausage. Sixteen cases of bread lined the wall at the other end of the large, bustling kitchen. Ice boxes were filled with ravioli, spaghetti, and other good things. Colacci's feeds an average of 2,500 people each week, and the record for an eight-hour shift is 1,100 diners.

The following 1966 photo accompanied the *Daily Camera* article:

A Colacci's menu in the collection of the Louisville Historical Museum shows that the dining options included such dishes as spaghetti or ravioli with meatballs or sausage, steak, chicken cacciatori, veal parmesan, and shrimp scampi.

Rita Cook Colacci Byrd still resides in Boulder County and is now age 92. She was an intrinsic part of the success of Colacci's for about 38 years and filled many roles, including that of hostess. She had previously worked at the Blue Parrot and learned many of the family recipes from her mother-in-law, Maria. According to her daughter, it was not unusual for Rita to let a couple enjoy their meal in peace by holding their baby for them while she moved around the restaurant, helping customers. The Colacci daughters also helped in the restaurant. Rita and Anthony Colacci divorced in 1968 and Rita is recognized as having taken over the operation of the restaurant.

Waitresses who worked at Colacci's for more than 30 years included Myra Nelson, Doris Channel, and Mary Ross, according to an undated *Daily Camera* article. Dozens of other local residents worked at Colacci's or the Blue Parrot, or both at different times. Louisville's Pete Madonna was a manager at Colacci's for many years.

The Colacci family stopped owning and operating the restaurant in 1993, and Colacci's Restaurant continued under other ownership until 2000.

Colacci's Sign History

According to Rita Colacci Byrd, the neon Colacci's sign was installed in 1956, the year after Colacci's opened. The Colacci family believes that it was made by the Gordon Sign Company of Denver.

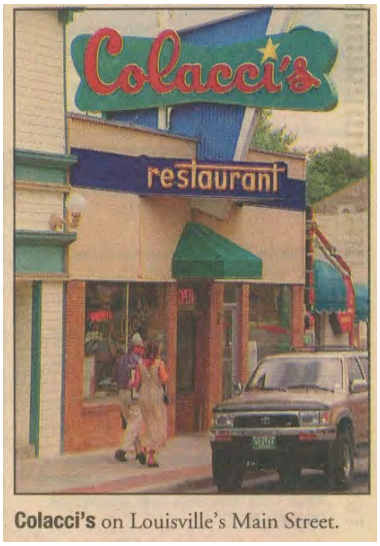
According to a *Daily Camera* article (March 9, 2000) reporting that Pasquini's was submitting a plan to retain the original Colacci's sign (but with the name Pasquini's), Anthony Colacci himself designed the sign and almost every aspect of it represented something personal to him. "The sign is supported by a large number seven, which is Anthony Colacci's lucky number." The beacon, which had a lighthouse-style light on it, was said to have been put there for a relative who was in the military. Historical Museum records further indicate that the star for the dot above the "i" represented Anthony Colacci's mother, the apostrophe represented his father, Mike, and the "s" represented himself. In an impressive example of branding in this small town, the stylized, cursive red "Colacci's" name was used consistently in the restaurant's advertising for years.

A slogan used frequently in the Colacci's advertising was "Look for the Beacon." The beacon above the Colacci's sign worked like a lighthouse beacon and could be seen at least as far away as Highway 287. Employees would use a switch located near the cashier's stand to turn it on at around 5 PM and would turn it off when the restaurant closed at night. A local resident has recalled that on occasions when Lafayette would lose its power, Lafayette citizens would look for the Colacci's beacon to see whether Louisville had also lost its electricity.

Older photos of the Colacci's sign show that there used to be a clock located under the sign and just above the door. This 1978 photo shows the clock:

The following photo from the *Louisville Times* (May 19, 1982) shows the sign at night:

The following photo is from the *Daily Camera* in 1999:



The following photo of the sign is also dated 1999:

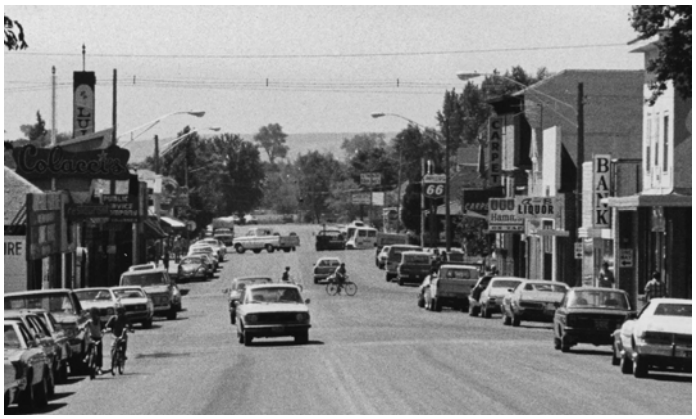
The following undated photo from the *Daily Camera* archives at the Carnegie Library for Local History shows the sign during the 1990s or in 2000 at the latest, based on other things that appear in the photo:

The following advertisement appeared in a 1970 issue of *Town & Country*, a Boulder County weekly publication:

The exterior and interior of this Colacci's matchbook both shows the slogan "Look for the Beacon," and a martini glass and the stylized cursive "Colacci's" also appear:

This original hand-hammered copper menu cover from Colacci's also has the slogan "Look for the Beacon":

The following photo from the late 1960s or early 1970s is a view of Main Street, looking south. In addition to showing the Colacci's sign and beacon on the left side of the photo, the photo shows many other examples of Main Street signage.



The following photo from 1979 is a view of Main Street, looking north. In addition to showing the Colacci's sign and beacon on the right side of the photo, the photo similarly shows many other examples of Main Street signage.

The following photo from the Colacci family shows the restaurant's trucks, believed to have been used for home deliveries and other purposes, in 1989-91:

The following image shows an ashtray from Colacci's with the cursive name and star as the dot over the "i" clearly apparent:

Decision by Louisville City Council in 2000 to Permit the Retention of the Sign

In 2000, the Pasquini family purchased 816 Main in 2000 with the intention of opening Pasquini's Restaurant, instead of having the restaurant continue as Colacci's.

According to the *Daily Camera* article (March 9, 2000) reporting that Pasquini's was submitting a plan to retain the original Colacci's sign (but with the name Pasquini's):

> 'The sign is nonconforming in all aspects of the code,' Paul Wood, city planning director, said. 'But the downtown design handbook does say it's important to recognize 1950s storefronts.' The sign takes up about 300 square feet and is the largest three-dimensional sign in the downtown area, said Wood, who is reviewing the Pasquini's application.

The article also stated, in connection with Pasquini's request to the City of Louisville to retain the sign, that Tony Pasquini wanted "to be sensitive to the family and the community." This article is also attached as an appendix.

A *Daily Camera* article dated August 16, 2000 (also attached as an appendix) reported that the Louisville City Council decided in May 2000 to allow the requested change to the sign, rather than lose the sign completely. Pasquini's was allowed to retain the sign and put its own name inside to replace the name "Colacci's." Instead of one yellow start to dot the single "i" in Colacci's, the name "Pasquini's" had two yellow starts dotting the two letter "i's." The article stated that Melinda Pasquini noted that she felt that the sign was a landmark, and a Louisville councilman was quoted as explaining the decision by saying that "[t]he council felt the sign was a piece of downtown Louisville and the people wanted to continue that heritage."

Accompanying the article was this photo of the sign being updated with the Pasquini's name:

The Empire Lounge & Restaurant opened in 2008 and the writing on the neon sign was changed to say "The Empire Lounge." Echoing the original Colacci's sign and the Pasquini's sign, the dot on the "i" in "Empire" is represented as a star.

Owners of 816 Main since Colacci Family Ownership (1993 to present)

In 1993, Colacci's Restaurant sold 816 Main to Hunt Kitchens, operated by Jack Hunt. It continued to be operated as "Colacci's." In 1997, it was purchased by Eric and Gail Dixon, who also continued to operate it as "Colacci's" and with many of the same Italian dishes.

In 2000, the Pasquini family purchased 816 Main, and in 2005, ownership was transferred to Pasquini LLC. Pasquini's Restaurant opened in the building in 2000 and offered dishes such as pizza, calzones, pastas, and salads in a casual atmosphere. The decision by the City of Louisville to allow the sign to remain is described above.

In 2008, the Empire Lounge & Restaurant opened in the building. The current owner of record is Pasquini's LLC.

Appendices:

Daily Camera article, "Colacci's Open in New Location in Louisville," Aug. 19, 1955.

Daily Camera article, "Louisville Colacci's Sign May Stay," Mar. 9, 2000.

Daily Camera article, "A Sign of Change in Louisville," Aug. 16, 2000.

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

Colacci's Open In New Location In Louisville

The same popular food in completely different surroundings is now being offered by Tony Colacci of Louisville.

The new Colacci's is now fully open for business in the Boulder county community east of Boulder. Located on Main street about a block and a half north of the old site, the new restaurant is in entirely new surroundings and has a new "atmosphere." The personnel is the same, however, headed by Tony Colacci, and the menu is the same with spaghetti still the specialty of the house.

From the brick front, glass doors and minature sign which marks the entrance to the modern softly lighted interior with its comfortable booths, new tables and other fixtures and including the streamlined kitchen, Colacci's is new in location and decor but old in service and food. The "atmosphere" of the new restaurant even includes air conditioned atmosphere.

Tony Madonna Contractor

Aided by Tony Maconna general contractor, and Ludwig and Patterson, Denver equipment engineers and suppliers, Colacci has produced one of the outstanding restaurants in the area. Madonna designed the building around Colacci's ideas and Ludwig-Patterson's fixture plans and also designed and supervised the interior decoration.

The new restaurant is 125 feet long and averages 33 feet in width. Colacci's adjoining liquor store in the front and the kitchen in the rear narrow the width of the food service areas in these parts of the building. The restaurant can accomodate up to 160 persons at one time in parties ranging from singles to 40 persons.

The bar is in the center of the north wall of the biuding. Behind and above the bar is a piano where entertainment can be centered. Since the serving area is the widest in this area, three rows of booths are located south of the bar. Toward the front of the building are tables and more booths while toward the rear are additional tables which can be arranged for larger parties.

Decor Tones Of Brown

The entire restaurant area is decorated in light brown shades: carried out in naturally finished birch panels, the plastic-impregnated bar top and front, booth upholstery, wall covering and paint. The acoustic tile ceiling has recessed white spot lights focused on major food serving areas and modern fixtures to provide colored lighting.

Half of the width of the rear portion of the building is devoted to the kitchen. Almost all the surface space in the cooking area is cooking equipment of some sort ranging from burners to huge grills.

Refrigerated storage for food and meats ready for cooking is built-in under the surface cooking units. One end of this area opens into the serving area and includes a counter for the preparation of trays and their delivery to waitresses.

Walk-In Refrigerator

The other end of the cooking area gives access to one of two walk-in refrigerators in the building. This one is used for the quantity storage of meat and other foods which are ready for serving. The other one in the basement is for storage of large sections of beef. Part of this kitchen refrigerator opens onto the dining area where butter, salads and other foods needing chill ing are kept with sliding glass doors giving the waitresses easy access to these items.

Rotary Offering Fine Band Shell Program Monday

Exceptionally fine entertainment has been arranged by the Rotary Club for the program it is sponsoring Monday night in the band shell of Central Park in cooperation with the Chamber of Commerce. The program, which starts at 8 o'clock, is free to the public.

Ray Smith and his popular square dancers from Central City have been secured for a full half-hour exhibition. These talented dancers entertain before and after each evening's presentation of the Central City opera season.

Close harmony will be sung by a favorite quartet composed of E. J. Hilty Jr., Larry Cline, Duane Eggleston and Kenny Stone, all 1955 graduates of Boulder high school.

An outstanding group of baton twirlers from the summer recreation music program will demonstrate their skills, and there will also be community singing led by Berton Coffin.

BB Pasquinis

Louisville 'Colacci's' sign may stay

New owners have submitted plan to keep sign, change name to 'Pasquini's'

By Pam Regensberg 3-9-00

Camera Staff Writer

LOUISVILLE — Sally Colacci was born the same year her father built the large Colacci's restaurant sign on Main Street.

After growing up and laboring in the family's Italian restaurant, she has mixed feelings about the imminent change to the sign that has commanded a presence in downtown Louisville since 1955.

"My father actually designed the sign," said Sally Colacci, the youngest daughter of Anthony Colacci.

Under a plan submitted by the Pasquini family of Denver, the Louisville landmark would remain atop the restaurant at 816 Main St. The only change would be the name. Instead of "Colacci's" the sign would say "Pasquini's."

The Louisville Historical Commission on Wednesday suggested leaving the sign where it is.

"I kind of don't want to see it go," said Virginia Caranci, a member of the historical commission. "Once you take down those kinds of signs, everything is flush. You lose the downtown feel."

City officials haven't made up their minds about the sign.

"The sign is nonconforming from all aspects of the code," Paul Wood, city planning director, said. "But the downtown design handbook does say it's important to recognize 1950s storefronts."

The sign takes up about 300 square feet and is the largest three-dimensional sign in the downtown area, said Wood, who is reviewing the Pasquinis' application.

The sign is supported by a large number seven, which is Anthony Colacci's lucky number. The martini glass — the apostrophe — represented the family's matriarch, Mary Colacci, who tended bar. The yellow beacon, which hasn't worked in years, was put there for an uncle who served in the U.S. Army.

"It has a lot of sentimental value," said Sally Colacci, who, with her father, opened Tony and Sal's in Longmont about eight years ago.

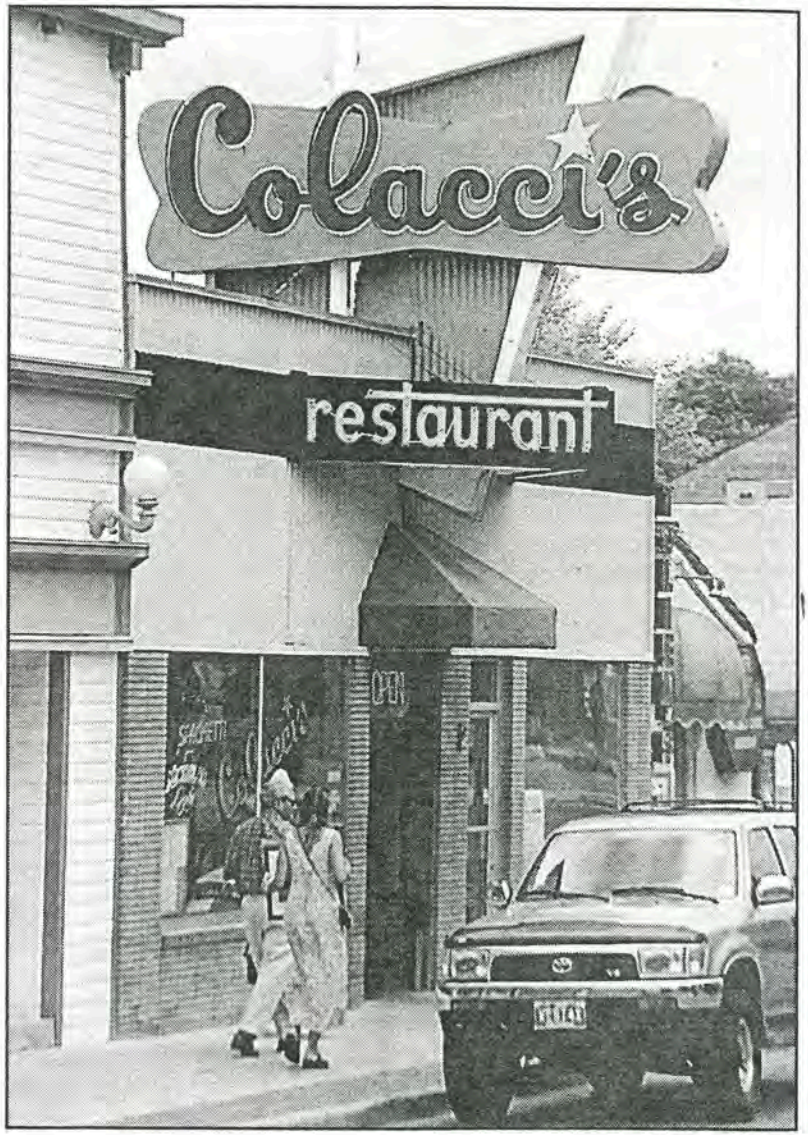
"It'll still be kind of neat to see the sign. The name will be different, but the memories will still be there."

Tony Pasquini said he wants to be sensitive to the family and the community. The Pasquinis own Pasquini's Pizzeria, a popular Denver restaurant on South Broadway. The Pasquinis bought the restaurant from Gail and Eric Dixon and hope to open their pizzeria later this month.

"There's a lot of sentimental value in the sign," Sally Colacci said. "But I wish the new owner a lot of luck."

Wood said he will pass the historical commission's comments on to the planning commission, which will discuss the sign Tuesday.

Contact Pam Regensberg at (303) 466-3636 or regensbergp@thedailycamera.com.



CAMERA FILE PHOTO

The 'Colacci's' sign, a landmark in downtown Louisville since 1955, may undergo a name change as new owners take over the restaurant.

JON HATCH / Daily Camera

Alan Holt, left, and Mike Seabaugh examine the new Pasquini's sign Tuesday afternoon in Louisville. Ad Lite Signs is installing the new sign over the old Colacci's sign, a Louisville landmark.

A sign of change in Louisville

Colacci's sign on Main Street replaced with Pasquini's sign after 45 years

By Chris Barge 8-16-00

Camera Staff Writer

LOUISVILLE — It's over for Colacci's.

On Tuesday, workers replaced the Colacci's sign at 816 Main St. with a nearly identical sign bearing the name of the restaurant's latest owner — Pasquini's.

The other noticeable change to the sign that has commanded a presence in downtown Louisville since 1955 is two yellow stars dotting the two "i's" in Pasquini's instead of one yellow star to dot the single "i" in Colacci's, owner Malinda Pasquini said.

The minor change took some major doing. Since its construction, city codes have been created to ban large signs downtown. The Colacci's sign took up about 300 square feet and was the largest three-dimensional sign in the downtown area. When Pasquini bought the building, the city required her to bring it to code.

Pasquini bought Colacci's Restaurant from Gail and Eric Dixon this year.

"It was way against city code," Pasquini said of the sign. "But it's a landmark. We wanted to keep it because it's cool and it has so much history."

Because the downtown design handbook says it's important to recognize 1950s storefronts, the City Council decided in May to allow the change, rather than lose the sign completely.

"The council felt the sign was a piece of downtown Louisville and the people wanted to continue that heritage," Councilman Jay Keany said. "And the building is really nothing without the sign."

Sally Colacci's father, Anthony Colacci, built the large Colacci's restaurant sign.

The sign is supported by a large number seven, which is Anthony Colacci's lucky number. The martini glass — the apostrophe — represented the family's matriarch, Mary Colacci, who tended bar. The yellow beacon, which hasn't worked in years, was put there for an uncle who served in the Army.

The new marquis above the old restaurant is the sign of another family attempting to establish its own Louisville tradition.

The Pasquinis own two Pasquini's Pizzerias in Denver. The original restaurant opened 14 years ago, when Melinda was 12 years old.

Contact Chris Barge at (303) 466-3636 ext. 128 or bargec@thedailycamera.com.

City of Louisville
COLORADO • SINCE 1878

Historic Preservation Commission
Staff Report
October 21, 2019

ITEM: 1013 Jefferson Avenue (Butcher-Jones House) Historic Preservation Fund Grant Request

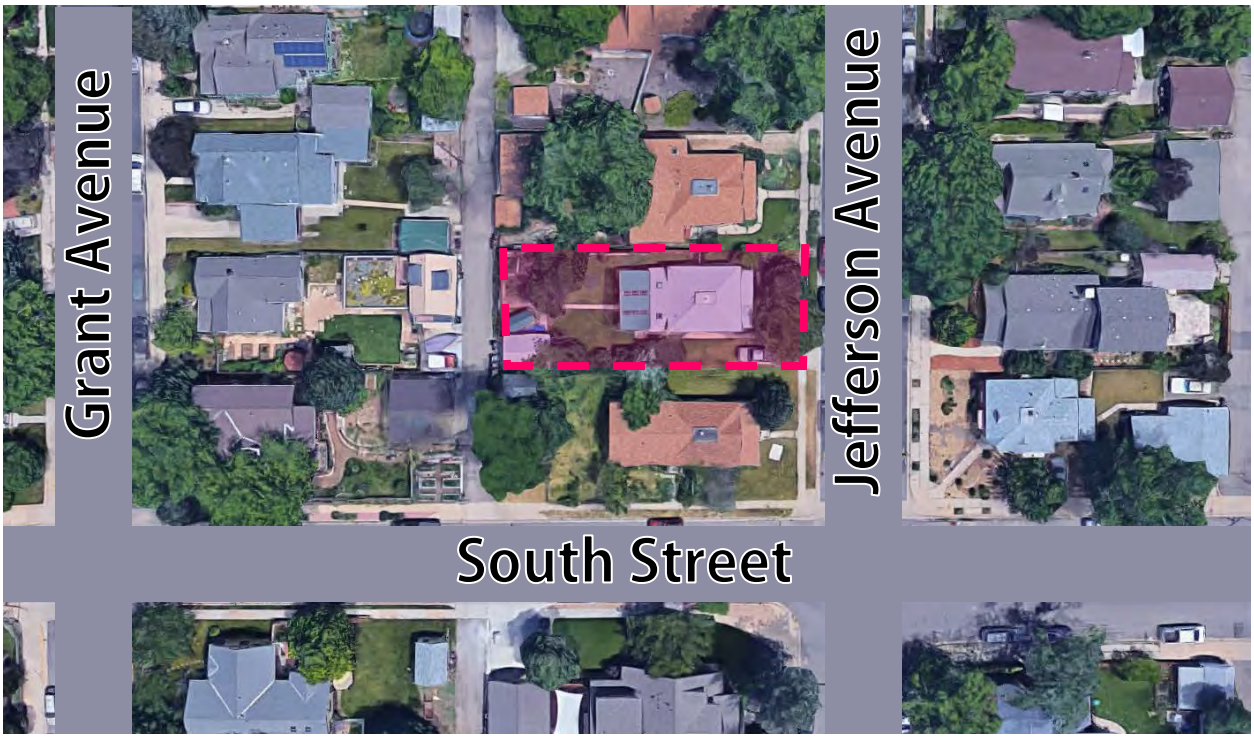
APPLICANT:
Derek Greene and Christine Vranca
1013 Jefferson Avenue
Louisville, Colorado 80027

OWNER:
Derek Greene and Christine Vranca
1013 Jefferson Avenue
Louisville, Colorado 80027

PROJECT INFORMATION:

ADDRESS:	1013 Jefferson Avenue
LEGAL DESCRIPTION:	Lots 3-4 Block 2 Capital Hill
DATE OF CONSTRUCTION:	1906

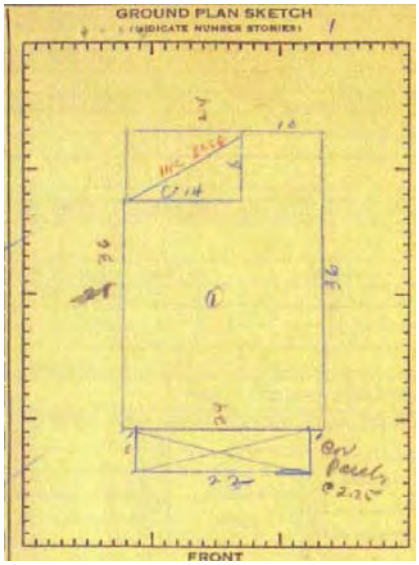
REQUEST: A request for a Historic Preservation Fund grant for the Butcher-Jones House located at 1013 Jefferson Avenue.



SUMMARY:
The applicant requests approval of a grant in the amount of $1,866.50 from the Historic Preservation Fund for the Butcher-Jones House located at 1013 Jefferson Avenue. The City designated the property as a landmark on 8 January 2013. The grants available to a landmarked property are based on the funding resolution in effect at the time of the landmarking. For 1013 Jefferson Avenue, the property is subject to the funding available under Resolution No. 2, Series 2012. This resolution allows for a "focused" grant of up to $15,000 for "*preserving, restoring, rehabilitating, or protecting landmarked property*." The "focused" grant under Resolution No. 2, Series 2012 does not expire, and an applicant may request a grant at any time after designation as a landmark. The City has not previously issued any "focused" grants for this property, so the property continues to be eligible for this grant type.

BACKGROUND:
This home was built in 1906 and was the residence of three different Louisville families up until 1973: The Butcher/Jones family, the Gina Guenzi family, and the Berardi/Elnicki family. The Martha Jones / David Butcher family moved to Louisville between 1900 and 1904. Directories show that David Butcher worked as a miner in Louisville. After David's death, Martha remarried and conveyed the property to her mother, Kezia Jones. Kezia was an immigrant from Wales, and she lived in the property with various family members until her death in 1932.

Louisville directories show that Gina Guenzi lived at 1013 Jefferson with her sons, Louis and Milo, who were miners, from 1932-1943. Adam Elnicki and Mary Berardi Elnicki purchased 1013 Jefferson in 1943. Adam Elnicki was a coal miner, working as a conveyor at the Centennial Mine; Mary Elnicki worked for Community Hospital, then as a clerk for Steinbaugh Lumber.



Boulder County Assessor records, 1948

1013 Jefferson Avenue, front facade – Current Photo

GRANT REQUEST ANALYSIS

The applicants are requesting approval of a "focused" grant for rehabilitation work on the landmarked structure at 1013 Jefferson Avenue. The total grant request is $1,866.50. The requested rehabilitation work includes adding insulation to the walls and attic of the house.

The Butcher-Jones House previously received a $900 grant for a Historic Structure Assessment, a $1,000 Landmark Grant, and a $5,000 Preservation Grant (flexible). The City has not awarded any money under the "focused" grant category, and the property is eligible for up to $15,000 in matching grant funding for eligible improvements.

Barlow Preservation Services completed the Historic Structure Assessment in 2013. The assessment makes several recommendations; however, it did not include a recommendation regarding adding insulation to the house. The house is currently under-insulated and staff finds that insulation work does qualify as rehabilitation work. The City has approved insulation work for other landmarked properties. ("*Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values*.")

The applicant received quotes for the insulation work from Bestway and TruTeam. Both quotes are attached to this report. The proposed cost from TruTeam is **$4,390.00** for the insulation work. The proposed cost from Bestway is **$3,733.00**. Staff recommends approving the higher cost estimate allowing to homeowner to select either contractor.

Work proposed:

- Insulation:
    - *Air seal crawl space*
    - *Attic insulation*
    - *Wall insulation, main level*

COST ESTIMATE: $4,390.00

Focused Grant
Under Resolution No. 2, Series 2012, the proposed work is eligible for funding as a matching "focused" grant. Focused grants require a 100% match from the applicant.

FOCUSED GRANT: $2,195.00 (WITH REQUIRED $2,195.00 MATCH FROM APPLICANT)

FISCAL IMPACT:
Approval of the grant request allows for a grant of up to $2,195.00 from the Historic Preservation Fund.).

The fiscal impact to the HPF is an expenditure $2,195.00. The current balance of the Historic Preservation fund as of 8/31/2019 was approximately $2,362,666 with 2019 revenues into the HPF estimated at $251,295. Budgeted expenditures from the HPF for 2019 are $549,270.

STAFF RECOMMENDATION:
The grant request meets the requirements specified under Resolution No. 2, Series 2012. Staff recommends approval of Resolution No. 08, Series 2019, approving a focused grant for $2,195.00 for the Butcher-Jones House.

ATTACHMENTS:

1. Resolution No. 08, Series 2019
2. Historic Preservation Application
3. Historic Structure Assessment
4. Quotes for insulation work

RESOLUTION NO. 08
SERIES 2019

A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A PRESERVATION AND RESTORATION GRANT FOR THE BUTCHER-JONES HOUSE LOCATED AT 1013 JEFFERSON AVENUE

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration grant for the DiSalvo House, a historic residential structure located at 1013 Jefferson Avenue, on property legally described as Lots 3-4, Block 2, Capital Hill, 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 Butcher-Jones House includes making repairs to the existing structure; and

WHEREAS, the Historic Preservation Commission finds these proposed improvements will assist in the preservation of the Butcher-Jones House, which has been previously 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 Butcher-Jones House, in the amount of **$2,195**.

PASSED AND ADOPTED this _____ day of _____, 2019.

_____
Lynda Haley, Chairperson

City of Louisville
COLORADO • SINCE 1878

Department of Planning and Building Safety
749 Main Street • Louisville CO 80027 • 303.335.4592 • www.louisvilleco.gov

HISTORIC PRESERVATION APPLICATION

CASE NO. _____

PROPERTY INFORMATION

Address: 1013 Jefferson Avenue

Date of construction (if known): 1906

Legal Description: Lot 3 & 4 Blk 2

Subdivision Capital Hill Addition

If Applicable: Landmark Name/Resolution

Butcher-Jones House

Res. No. _____ Year _____

APPLICANT INFORMATION

Name: Derek Greene & Christine Vranka

Company: _____

Address: 1013 Jefferson Avenue

Telephone: 303-241-0812

Email: r.derekgreene@gmail.com

OWNER INFORMATION *(if not applicant)*

Name: _____

Company: _____

Address: _____

Telephone: _____

Email: _____

TYPE (S) OF APPLICATION

- ☐ Historic Structure Assessment
- ☐ Landmark
- ☒ Historic Preservation Fund Grant
- ☐ Historic Preservation Fund Loan
- ☐ Alteration Certificate
- ☐ Demolition Review
- ☐ Pre-filing Conference with Historic Preservation Commission

PROJECT INFORMATION

(Attach additional pages if necessary)

Summary:

Replacing operable windows (6), exterior doors (2) and retro-insulating walls. Existing plumbing lines also needed replacement.

SIGNATURES & DATE

Applicant Name (please print): Derek Greene

Applicant Signature: [signature]

Owner Name (please print): Derek Greene and Christine Vranka

Owner Signature: [signature] and [signature]

RECEIVED
SEP 09 2019
CITY OF LOUISVILLE
BUILDING SAFETY

HISTORIC BUILDING CONDITION ASSESSMENT
OF
1013 JEFFERSON AVENUE, LOUISVILLE, COLORADO

Prepared For:
Derek Greene
1013 Jefferson Avenue
Louisville, CO

Prepared By:
Phillip Barlow, **Historic Preservation Consultant**
Barlow Preservation Services, LLC: Consulting Division
4576 Tanglewood Trail, Boulder, CO 80301
303-746-1602 : phil@barlowpreservationservices.com

January 31, 2013

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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 January 25th at 8:30am 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 owner Derek Greene who provided installation dates and other information.

The overall finding is that the home is in good condition with no major repairs necessary. Windows are a typical maintenance item, but this home's windows have been mostly replaced with fixed picture windows and hopper windows. There are two windows which appear to be original on the rear projection, a hopper style wood window on the North (side) elevation and a double-hung wood window on the West (rear) 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
December 2012

1013 Jefferson Ave. History

Legal Description: Lots 3 & 4, Block 2, Capitol Hill Addition

Year of Construction: circa 1906

Previous Addresses of this Property: 512 Jefferson and 522 Jefferson (under Louisville's old address system); 1015 Jefferson in 1940 and 1943 when Louisville addresses were in transition

Summary: Historically, this home was the residence of three different Louisville families up to 1973: The Butcher/Jones family, the Gina Guenzi family, and the Berardi/Elnicki family.

Development of the Capitol Hill Addition

J.C. Williams, a mine superintendent, and Irving Elberson, a banker, were the developers of the Capitol Hill Addition, the plat of which was filed with the County in 1904.

Butcher/Jones Family Ownership, 1905-1932; Date of House Construction

In 1905, Martha Butcher purchased these lots from the developers of the Capital Hill Addition.

Martha Jones Butcher was born in Maryland in 1870. In 1893, she married David D. Butcher, who was born in Pennsylvania in 1873. David Butcher already owned property in Louisville by 18 90. In 1900, however, they were living with (or next to) her family in Clear Creek, Colorado along with their children: Franklin "Frank" Butcher, born 1894, and Arvilla Butcher, born 1897. Her parents, Ebenezer and Kezia Jones, who lived near them in 1900, had several children. The Jones /Butcher family moved to Louisville between 1900 and 1904. Kezia Jones and some of her adult children became longtime residents of this house and of Louisville.

Directories show that David D. Butcher worked as a miner in Louisville. (At the time of the 1900 census, he had been a quartz miner in Clear Creek, Colorado.)

The Boulder County Assessor card for this property (completed in 1948) gives “before 1908” as the date of construction of the house at 1013 Jefferson. The Boulder County website gives 1906 as the year of construction. The 1906 date could be correct, as property records indicate that the property was first acquired from the developers the year before, in 1905. The house is shown in the correct location on the 1909 Drumm’s Wall Map of Louisville.

Records indicate that it was not long after the house was built that David D. Butcher passed away. By 1909, Martha Butcher had remarried to a widower, Case Willard Peppard, who already had a daughter. In 1909, Martha conveyed 1013 Jefferson to her mother, Kezia Jones.

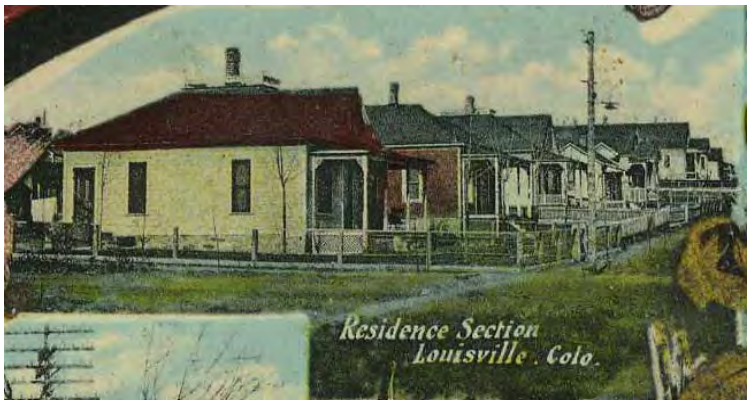
Martha’s mother, Kezia Cook Jones, was born in Pontypook, Gwent, Monmouthshire, Wales in 1850 and came to the US from Wales with her husband, Ebenezer, in 1869. Ebenezer Jones died between 1904 and 1906, after moving to Louisville.

The 1910 census records show the following people to be living on Jefferson Avenue in Louisville , in all likelihood at 1013 Jefferson since this was the house owned by the Butcher/Jones family: Willard Peppard, age 42, farm laborer; Martha Peppard; Myrtle Peppard, age 13 (Martha’s stepdaughter); Frank Butcher, age 15; Arvilla Butcher, age 13; Kezia Jones, widow (Martha’s mother), age 60; and Wesley Jones, Martha’s brother, age given as 21.

A picture of this house from around this time can be seen on the following postcard of Louisville that was mailed in 1909, so it would presumably date from the period of a few years before 1909:

The following shows a close up of the postcard. This reveals a colorized photo of the west side of the 1000 block of Jefferson, with 1013 Jefferson visible as the second house in from the left (the color shown is not necessarily an accurate representation of the actual color of the house at the time):

Louisville Cemetery records show that Martha Jones Butcher Peppard died in 1914. With the deaths of both parents and with Franklin and Arvilla still being minors, the property was next conveyed by their grandmother, Kezia Jones, to them as minors and to their guardian, Owen Thirlaway.



The 1916 directory for Louisville shows that Franklin Butcher was by then married, and that he and his wife, Mabel, were living at 1013 Jefferson. He worked for C.W. Powell, a Louisville under taker. They are believed to have had a child, Margaret or Marguerite Butcher, who was born in about 1916.

Franklin Butcher's grandmother, Kezia Jones, came back to live again in the house at 1013 Jefferson. The 1920 census shows that she was living there by herself. The 1921 Louisville direct ory shows that at that time, Clarence and Maud Rhoades were also residing at 1013 Jefferson, probably as renters. (Clarence's parents, George and Barbara Rhoades, lived very close by at 1024 Grant.)

At the time of the 1930 census, Kezia Jones was 80 years old and still living at 1013 Jefferson, this time with her son, George Jones, age 46, and widowed daughter, Lena Jones Hamilton, age 52. George Jones worked as a miner.

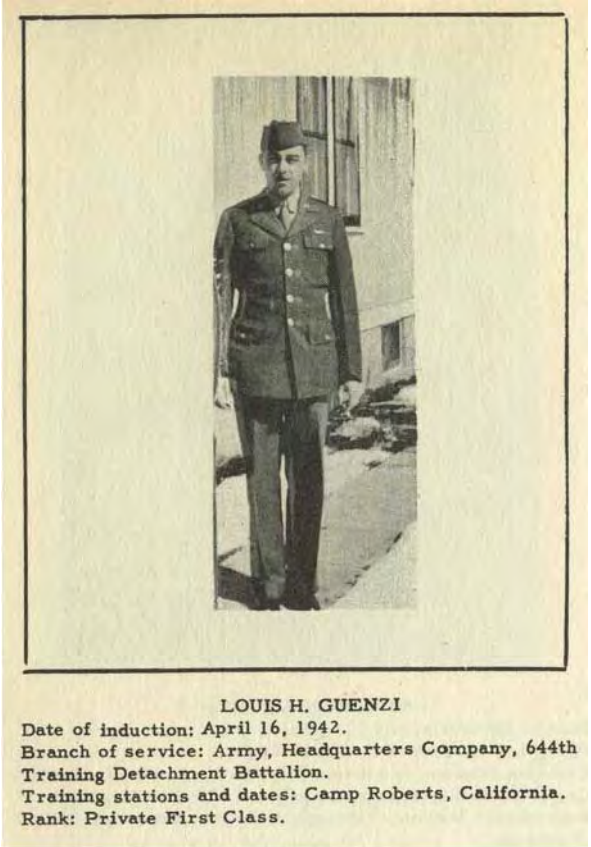
Kezia Jones died in 1931. Her grandchildren, Franklin Butcher and Arvilla Butcher Leeper, had in herited the house and were the owners. But by this time, Franklin Butcher had passed away. The Franklin Butcher estate, with Mabel Maxwell as administrator, along with Arvilla Butcher Leeper, sold 1013 Jefferson in 1932 to Gina Guenzi.

Gina Guenzi Family Ownership, 1932-1943

In 1932, Gina Guenzi purchased 1013 Jefferson. She had been born in Italy in about 1877 and ca me to the US in 1898. She was the widow of John Guenzi and had three children: daughter Mary and sons Milo and Louis, who were coal miners. They previously lived at 1013 Walnut in Louisvil le. This Guenzi family is believed to have not been related to, or perhaps was only distantly relat ed to, the other Guenzi families in Louisville.

Louisville directories show that Gina Guenzi lived at 1013 Jefferson with her sons, Louis and Milo, who were miners. The 1940 census also shows them in this location, with the census indicating that they were also living in the same house five years before, in 1935. In 1940, Gina was 65, Milo was 40, and Louis was 30.

Louis Guenzi served in World War II, and the following photo shows Louis Guenzi as he appears in the Service Record book showing Louisville's World War II servicemen (it is not known when the photo was taken next to the house):
In 1943, Gina Guenzi sold 1013 Jefferson to Adam Elnicki and Mary Berardi Elnicki.



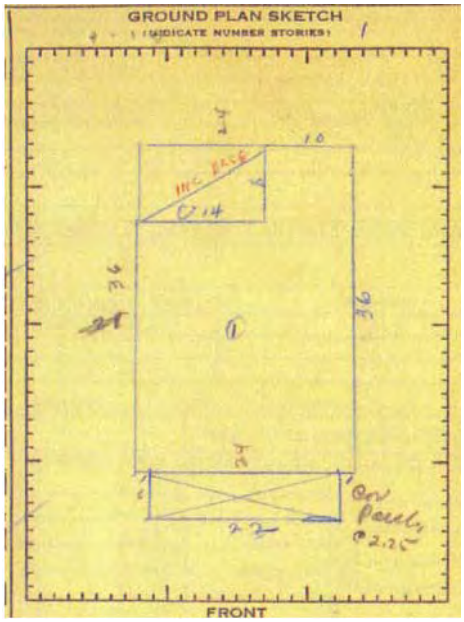
Berardi/Elnicki Family Ownership, 1943-1973

Adam Elnicki and Mary Berardi Elnicki purchased 1013 Jefferson in 1943. Records at Ancestry.com indicate that the Elnicki name is Polish in origin.

Adam Elnicki was born in Kansas in 1911. Mary Berardi grew up almost directly across the alley behind 1013 Jefferson, at 1016 Grant Avenue, where her Italian-born parents lived. She was born in Colorado in 1911. Her sister, Helen Berardi, became Helen Caranci and is the longtime owner and resident of 1016 Grant, following the Berardi parents. The selection of this home by Adam and Mary Elnicki was in all likelihood due to its close proximity to the home of Mary's parents and sister so close by. The Elnickis raised their two children at 1013 Jefferson.

Adam Elnicki was a coal miner, working as a conveyor at the Centennial Mine at the time of the 1946 directory. Then he became a painter and construction worker in the 1950s, when coal mining in Louisville was ending. Mary Elnicki worked for Community Hospital, then as a clerk for Steinbaugh Lumber.

The following images are from the 1948 County Assessor card for this property, at the time of the ownership and residency by the Elnickis, and show the house in 1948 followed by the ground layout:



Adam Elnicki died in 1970 and Mary Elnicki died in 1972. In 1973, 1013 Jefferson was sold.

Later Owners

Later owners of this property were Albert and Regina Schmidt, from 1973 to 1979; Helen Schoed inger and Matthew Makowski, from 1979 to 1984; Timothy J. and Barbara Beaton, from 1984 to 1995; Stephen D. Garretson, from 1995 to 1999; and the current owners of record, Joseph, Chris tine, and M. Effie Vranka, who acquired the property in 1999.

Sources

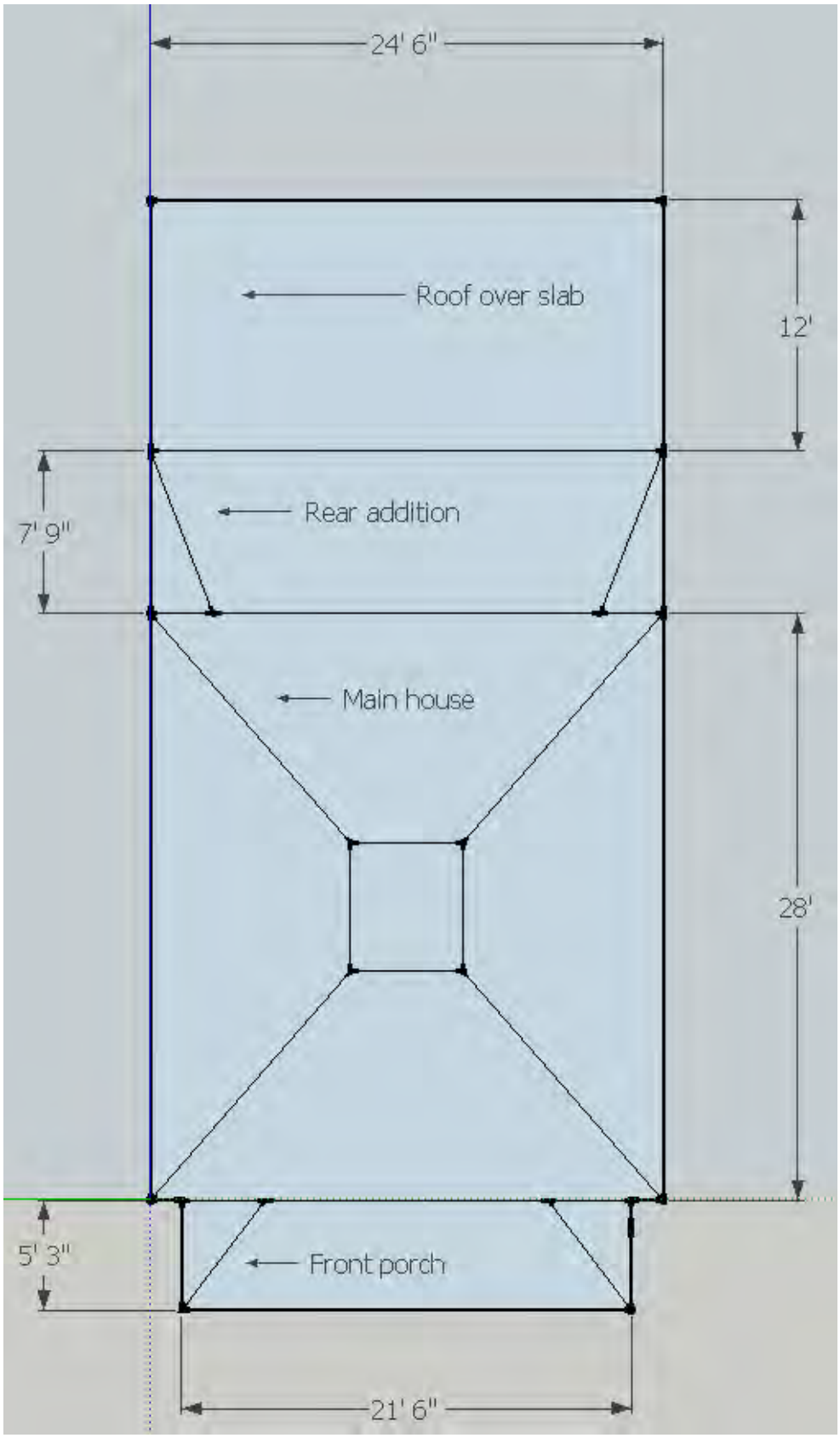
The preceding research is based on a review of relevant and available online County property re cords, census records, oral history interviews, and related resources, and Louisville directories, n ewspaper articles, maps, files, obituary records, survey records, and historical photographs from the collection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

PHYSICAL DESCRIPTION

1013 Jefferson Avenue is a rectangular plan residential home with full-width porch featuring tapered columns and a shed-roof addition on the rear. A concrete slab deck extends from the rear of the home and is sheltered by a low-pitch shed roof supported by square posts. The asphalt-shingled hipped pyramidal roof features a flat deck at the peak with a low pitch gable to shed water. The primary pedestrian entrance is centered on the street facing east elevation and is flanked by two large non-original picture windows. The entrance is sheltered by a porch with three craftsman-inspired tapered columns which rest on an approximately 3' high solid porch railing. The exterior of the home is sheathed in stucco which is continuous around the primary mass of the home, the front porch, and the rear addition. The corners of the exterior walls are wood with decorative capitals just below the frieze to give the impression of pilasters. The stucco walls retain imprints of the original windows which were either filled in or replaced in the recent past. The wall is horizontally divided at the intersection with the foundation by a skirt board with a drip cap.

The rear addition is in line with the exterior wall plane but with a lower roofline which gives it a subservient profile. The main body of the home rests on a painted rubblestone foundation while the addition is on poured concrete.

View of the southeast corner



Overall property dimensions

TREATMENT 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

CURRENT CONDITIONS AND WORK RECOMMENDATIONS

EXTERIOR:

The exterior of the home consists of stucco siding, wood trim, and asphalt shingles on the roof. There is adequate guttering around the roof and good distance between exterior wood and grade. The shed roof covering the rear patio is metal, and in good condition.

The exterior of the home appears to be in good repair with only a few areas of peeling paint on the rubblestone foundation. Exterior wood trim was evaluated and found to be solid with no noticeable decay.

Foundation along south elevation

View along north elevation

A sample of the original “Dolly Varden” clapboard siding is visible on the interior of the home in the northwest room of the addition. While it was unable to be ascertained, it is possible that this is still extant under the stucco.

The outline of the original windows is still visible on the stucco, providing details that can be used to approximate the original configuration and look for extant examples in the neighborhood.

SITE AND DRAINAGE:

The concrete walkway on the south elevation is sloped away from the home and the lack of peeling paint on all elevations indicates that ground water is not causing any problems. The few areas of peeling paint are around a downspout that empties onto the concrete walkway too close to the home.

Recommendations:

- Extend the downspout further away from the home, six feet or more if possible.
- Remove failing paint with a natural bristle brush and repaint
- Create a maintenance checklist and inspect the house twice annually to catch any maintenance issues as they develop.

ROOFING

Examination of the roof was limited to inspection from the ground and on the underside from the attic. The homeowner states that the shingles and deck were replaced in 2004. The roof sheathing, flashing, gutters, soffit, and frieze all appear to be in good condition.

Rear (west) elevation

Roof wall junction detail. Note decorative pilaster detail

Recommendations:

- Create a maintenance checklist and inspect the house twice annually to catch any maintenance issues as they develop.

FOUNDATION

Both the older rubblestone foundation and the more recent poured concrete foundation appear to be in good condition with no evidence of spalling or mortar failure. The older portion of the house is over a crawl space, a portion of which has been excavated to hold HVAC equipment.

Recommendations:

- Create a maintenance checklist and inspect the house twice annually to catch any maintenance issues as they develop.

INTERIOR:

BASEMENT

Access to the basement/crawlspace is via a hatch on the rear of the home set in the slab of the patio. The basement appears to fit in with the history of Louisville mining, in that it appears that the home was originally constructed on a crawl space which was later excavated and reinforced with poured concrete. This is a common theme in Louisville where the miners were often without work in the summer time and undertook this task as a way to improve their home.

The basement is a hybrid crawl space/excavated space with poured concrete used to hold back the dirt. Where excavated to full height, there is at least 2 -3' of dirt left to support the foundation. No ongoing rot, water damage, or insect damage was noted during this inspection.

Recommendations:

- Create a maintenance checklist and inspect the house twice annually to catch any maintenance issues as they develop.

FIRST FLOOR

WALLS, CEILING, FLOORS

The walls and ceiling throughout the home appear to be drywall with little, if any, plaster remaining. There are no noticeable cracks, sags, bulges, or gaps on the wall and ceiling surfaces. The pictures below are representative of the finishes throughout the home. The kitchen has been remodeled. There are wood floors throughout except for the bathroom which is tile. The floors appear to be level without any noticeable maintenance issues.

Living room, facing north

Living room, facing south

Master bedroom

Recommendations:

- Create a maintenance checklist and inspect the house twice annually to catch any maintenance issues as they develop.

Bathroom- located in addition

WINDOWS

Aside from the two windows mentioned and pictured previously, all of the windows on the home appear to be relatively recent replacements. The windows appear to be in operable condition with no known broken panes or components.

Recommendations:

- Retain the original windows and periodically check the paint and glazing compound to make sure that any deterioration is quickly addressed.
- Create a maintenance checklist and inspect the house twice annually to catch any maintenance issues as they develop.

TRIM/DOORS

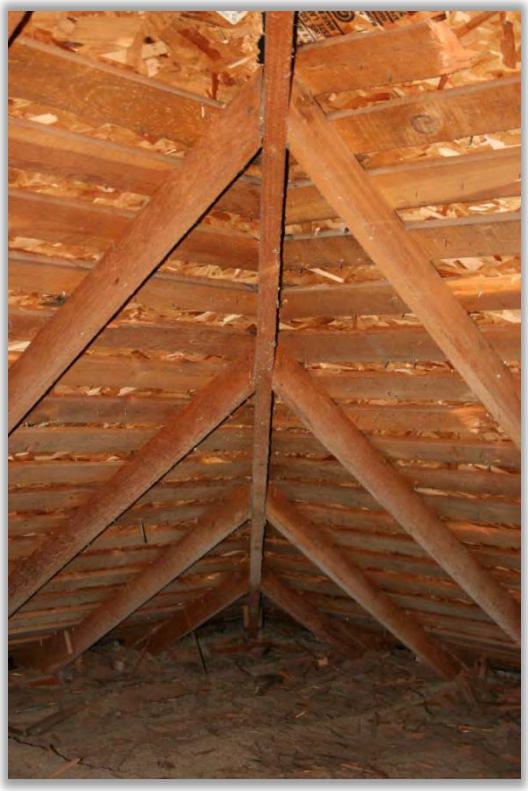
Casing and other trim around the floor and doors appears to be modern colonial style and in good condition. The front door features three vertical panes on the upper third of the door with a dentil-like feature beneath, and one large panel on the bottom third. This door and the interior doors do not appear to be original. The rear entry door features four horizontally-oriented panels with a cat door and glass panel. This door may be original

Recommendations:

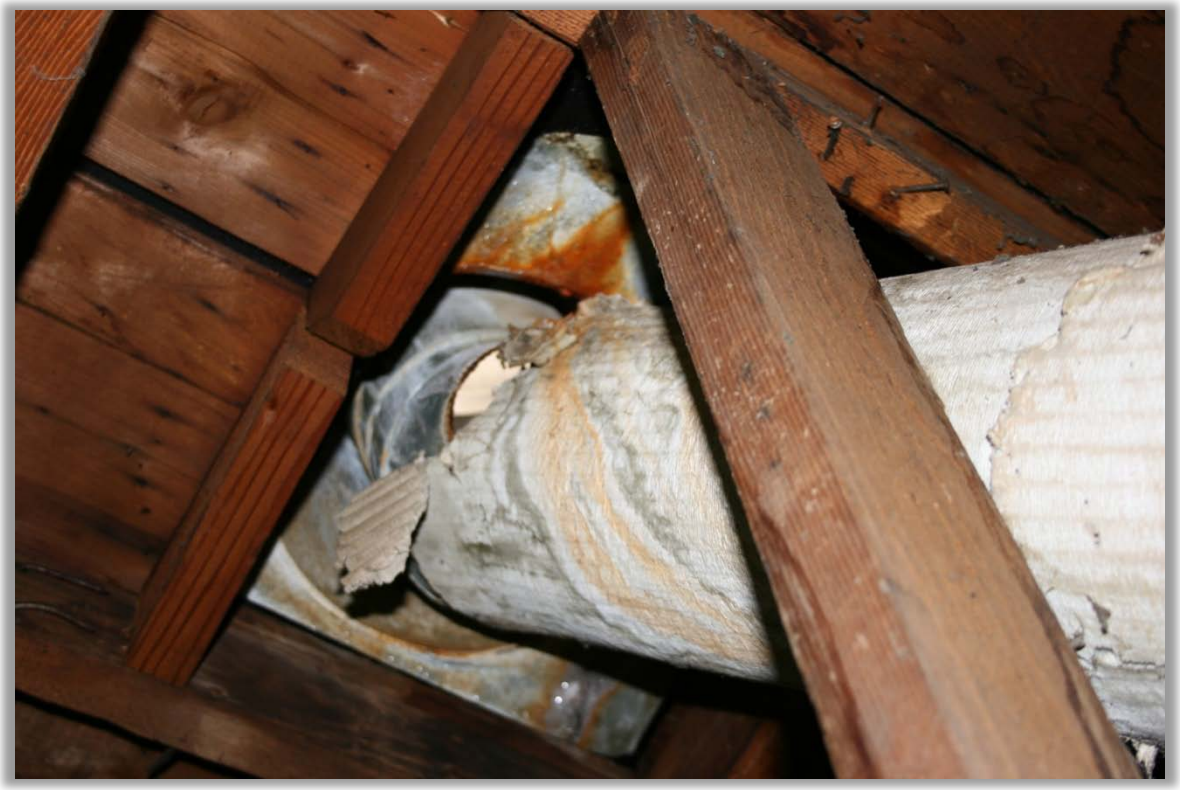
- Periodically check the paint and weatherstripping on the exterior doors to make sure that any deterioration is quickly addressed.

ATTIC

The roof framing is pyramidal hipped with 2x4 rafters set 22½" on center. The roof deck was replaced in 2004 with oriented strand board. There is no evidence of rot or ongoing water damage. Insulation consists of blown cellulose with a depth of approximately 4". No vapor barrier was observed, but it could be hidden beneath the insulation.



The hipped roof terminates at a flat deck which houses the furnace exhaust. The connection between the exhaust ducting and the exhaust vent has come loose, allowing some the exhaust to enter the house.



Recommendations:

- Make sure the duct and vent are properly fitted together and apply approved mastic and tape to seal the duct. The duct wrapping may contain asbestos, so it should be tested before being disturbed.
- Create a maintenance checklist and inspect the house twice annually to catch any maintenance issues as they develop.

HVAC/ELECTRICAL/PLUMBING

No plumbing issues were noted. It should be noted that the entire plumbing system was not inspected for the presence of lead pipe, nor is the inspector a licensed plumber. The system was checked for leaks or obvious defects.

The HVAC was installed in 1999 and the homeowners report no known issues.

Electrical service is 200 amps.

PRESERVATION PRIORITIES

The house was found to be in good overall condition with only one repair item, the hole in the furnace exhaust, to be high priority. The home is maintained well, which is the best way to prevent deterioration. 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:

- Repair the furnace exhaust in the attic
- 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

Medium Priority:

- 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
- Extend the downspouts approximately 6' away from the perimeter of the home to prevent additional peeling paint
- Brush off loose paint on the exterior with a natural bristle brush and repaint where needed

Low Priority:

- Nothing noted at this time

APPENDIX

Holding the Line

Controlling Unwanted Moisture in Historic Buildings

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.

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.

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

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.

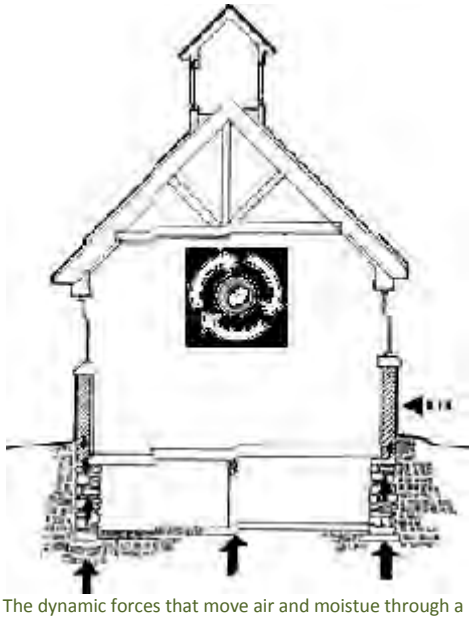
If adequate ventilation is installed, damage to interior walls such as this can be prevented. NPS files.Photo: NPS files.

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.

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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.

KDW

398420

Purchase Order

303 469-0808 303 241-0812

TO Bestway Insulation	SHIP TO Derek Greene
ADDRESS 10855 Empire Rd	ADDRESS 1013 Jefferson Ave
CITY, STATE, ZIP ~~Lafayette~~ Louisville, CO	CITY, STATE, ZIP Louisville, CO

DATE	DATE REQUIRED	TERMS	HOW SHIPPED	REQ. NO. OR DEPT.	FOR
				864	216

	QUANTITY ORDERED	QUANTITY RECEIVED	PLEASE SUPPLY LISTED ITEMS BELOW	PRICE	UNIT
1					
2			Air Seal top Plates, Wire		
3			Penetrations, Junction Boxes		
4			Bath Fans, Stir + Heat Caulk		
5			furnace flue.	520	520
6					
7			Bring Attics to R-50	~~[illegible]~~	
8				1112	
9			or R-60	~~[illegible]~~	
10				1296	1296
11			Walls	~~[illegible]~~ 00	
12				1782	1782
13					
14			Pre + Post Blower Door	$ 75	
15			or		
16			Energy Audit	$135	135
17					
18					
19					
20					
21					
22					
23					
24			TOTAL		$ 3,733

IMPORTANT

Purchase Order Number must appear on all invoices - packaging, etc.

Please notify us immediately if you are unable to complete the order by date specified.

Please send _____ copies of your INVOICE with ORIGINAL BILL OF LADING.

PURCHASING AGENT

A-8131
T-46146/46147

ORIGINAL

01-11

Allied Insulation

Lic# none

6395 Brighton Blvd Commerce City, CO 80022-3118
Tel: (303) 289-3326, Fax: (303) 289-3329

WORK AGREEMENT

TO: SHELDON BUILDERS / 217036		**RE:** 1013 JEFFERSON AVE / Insulation/ST/177	
Address: PO BOX 326, ELDORADO SPRINGS, CO, 80025		**Address:** 1013 JEFFERSON AVE LOUISVILLE, BOULDER, CO, 80027	
Attn:		**Date:** 10/09/2019	**Expiration Date:** 01/07/2020
Tel: (720) 304-3105		**Estimator:** Thibault, Scott Anthony	
Fax:		**Quote #: 75630676**	**Version 1 of 1**
		Division #: 177 - COMMERCE CITY CO, AI	

Subject to the terms and conditions stated in this agreement, Contractor is willing to furnish to you all material and labor required for the Scope of Work described below:

Scope of Work (the "Work") to be performed:

Draft stop, fire block, fire stop (UBC 708.2.1 et seq., formerly 2516(f), or locally adopted equivalent), and fire rated caulking are not included within Contractor's Work unless specifically listed below.

CELLULOSE NOTICE. If cellulose is to be applied with a wet spray application, you must allow adequate time for it to cure and dry before installing drywall or other materials. The adequate time required varies depending upon climate, altitude and weather. Do not install vapor barriers, vapor retarders, dry wall, or other interior finish until the material has dried to less than 20% moisture content. Time to cure will vary based on climate and weather. Be sure to schedule your trades accordingly.

Plan #: *NA | NA* ***Trade:*** *INSULATION*

Work Area	Product	Notes
ATTIC BLOW	IBL USG STABILIZED ATTIC INSULATION 30 LB R-38 BLOW	

Base Price: $850.00

Additional Information:

Options			Initial
AIR SEAL CRAWL SPACE	FOAM CF-AS-CJP 24 OZ. 1" & LABOR		
		+$550.00	_____
BATT CRAWL CEILING	IBA GEN R-19 UNF 15"		
		+$1,040.00	_____
DRILL AND FILL EXT_ WALLS CELLULOSE	IBL USG ALL BORATE STAB CELLULOSE 30 LB R-13 WALL SPRAY POLY FILM,6M9' X100' CLR		
		+$1,950.00	_____

Allied Insulation

Lic# none

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Fax:	**Quote #: 75630676**	**Version 1 of 1**	
	Division #: 177 - COMMERCE CITY CO, AI		

NOTE: This agreement consists of multiple pages. If you do not receive the number of pages noted below, please contact Contractor directly at the telephone number stated above.

TERMS OF PAYMENT: Payment in full due as stated on invoice regardless of any payment arrangements you have with third parties.

ACCEPTANCE: Contractor may change and/or withdraw this agreement if Contractor does not receive your signed acceptance within 10 business days after the Date stated above.

PRICING: The prices stated in the Scope of Work above will remain firm for 90 days after the Date stated above. If performance of this agreement extends beyond this 90 day period, you agree to pay Contractor's then current pricing ("Price") for any Work performed after that 90 day period. The Prices are based only on the terms and conditions expressly stated in this agreement. The Prices exclude any and all terms and conditions not expressly stated herein, including, without limitation, any obligation by Contractor to name you or any third-party as an additional insured on its insurance policy; to provide per project aggregate insurance coverage for the Work; to participate in any owner controlled, wrap, or similar insurance program; to indemnify or defend you or any third-party from any claims, actions and/or lawsuits of any kind or nature whatsoever except to the limited extent state in Section 18 of this agreement. Any terms or conditions required by you by contract or otherwise in addition to or inconsistent with those expressly stated in this agreement will result in additional charges and/or higher Prices. Any additional work performed is subject to Contractor's then current pricing (unless Contractor otherwise agrees in writing) and to this agreement.

CUSTOMER:

By: _____
SIGNATURE TITLE

Company Name _____

CONTRACTOR:

By: _____
SIGNATURE TITLE

Date: _____

THE INFORMATION CONTAINED IN THIS AGREEMENT IS CONFIDENTIAL. NEITHER THIS AGREEMENT NOR ITS TERMS MAY BE DISCLOSED TO THIRD PARTIES.

1. ACCEPTANCE. This agreement is expressly limited to and made conditional upon your acceptance of its terms and conditions. Any of your terms and conditions which are in addition to or different from those contained herein which are not separately agreed to in writing (except additional provisions specifying quantity, description of the products or work ordered and shipping instructions) are deemed material and are hereby objected to and rejected. You waive your objection to any terms and conditions contained herein if Contractor does not receive written notice of your objection within ten business days of the date of this agreement. You will in any event be deemed to have assented to all terms and conditions contained herein if any part of the products or work described herein are provided or performed. Please note particularly the Limited Warranty, Limitation of Remedies and Limitations on Actions and Liability provisions set forth below. You acknowledge that the prices stated are based on the enforceability of these terms and conditions, and on the Limited Warranty, Limitation of Remedies and Limitation of Actions and Liability provisions below, that the price would be substantially higher if Contractor could not limit its liability as herein provided, and that you accept these provisions in exchange for such lower prices.

2. LIMITED WARRANTY. All work performed by Contractor is warranted to be free from defects in material and workmanship for one year from the date of completion of the installation subject to the terms below. Contractor makes no warranties regarding products sold but assigns to you any manufacturer warranties relating to the products. **THIS EXPRESS WARRANTY IS IN LIEU OF AND EXCLUDES ALL OTHER WARRANTIES, WHETHER EXPRESSED, IMPLIED OR STATUTORY, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.** This limited warranty does not cover damages relating to (a) accident, misuse, abuse, neglect, or normal wear and tear: (b) failure to use or maintain the product in accordance with manufacturer's instructions; and (c) alteration, repair or attempted repair by anyone other than Contractor or its authorized representative. You shall be solely responsible for the correctness of the plans and specifications and shall release and hold harmless Contractor from any damages resulting from improper, inadequate or vague information supplied by you. Contractor does not take on any obligation to inspect or evaluate the work of other parties in any manner or aspect. This warranty is not transferable.

3. INSURANCE. Contractor shall maintain workers' compensation (employer liability), as required by law, and $1,000,000 in general liability insurance while performing the work. Contractor reserves the right to be self insured to the extent allowed by applicable law. Contractor does not agree to name any other persons or entities as additional insureds.

4. LIMITATION OF REMEDIES. Your sole and exclusive remedy against Contractor for any and all claims for damages arising out of or alleged to have arisen out the Work will be limited to the repair or replacement by Contractor, at Contractor's option, of any nonconforming work or to the issuance of a credit for such nonconforming work in accordance with these terms and conditions provided Contractor is given a reasonable opportunity to inspect the work and confirms such nonconformity. This exclusive remedy shall not be deemed to have failed of its essential purpose so long as Contractor is willing and able to repair or replace the nonconforming work and, in any event, Contractor's maximum liability for any damages shall be limited to the total amount paid to Contractor for the Work under this agreement. This Limitation of Remedies clause shall apply to the parties to this agreement as well as to the current owner(s) of the project and its/ their respective successors and assigns. If you receive a claim for damages by any owner arising out of or alleged to have arisen out of the Work, you agree to give written notice to Contractor of the claim and provide Contractor an opportunity to inspect the alleged damages within 30 days after Contractor's receipt of the notice. If you fail to give the required notice and/or fail to allow Contractor an opportunity to inspect the allege damages within 30 days, you hereby waive any and all rights for damages and/or correction of work against Contractor. This Limitations of Remedies may be plead as a complete bar to any action in violation of this clause.

5. LIMITATIONS ON ACTIONS AND LIABILITY. All claims and/or lawsuits including but not limited to claims or lawsuits for indemnity and/or contribution against Contractor arising under this agreement must be made within 13 months from the date of completion of the installation. **CONTRACTOR WILL NOT BE LIABLE FOR ANY LOSS, DAMAGE OR INJURY RESULTING FROM DELAY IN DELIVERY OF THE PRODUCTS OR FOR ANY FAILURE TO PERFORM THAT IS DUE TO CIRCUMSTANCES BEYOND ITS CONTROL. CONTRACTOR DISCLAIMS ALL LIABILITY FOR ANY AND ALL DAMAGE WHICH MIGHT BE SUSTAINED BY ANY PERSON WHO MAY BE ALLERGIC TO OR AFFECTED BY THE EMANATION OF PARTICLES FROM CERTAIN TYPES OF INSULATION. THE MAXIMUM LIABILITY, IF ANY, OF CONTRACTOR FOR ALL DAMAGES, INCLUDING WITHOUT LIMITATION CONTRACT DAMAGES AND DAMAGES FOR INJURIES TO PERSONS OR PROPERTY, WHETHER ARISING FROM CONTRACTOR'S BREACH OF THIS AGREEMENT, BREACH OF WARRANTY, NEGLIGENCE, STRICT LIABILITY OR OTHER TORT WITH RESPECT TO THE PRODUCTS, OR ANY SERVICES IN CONNECTION WITH THE PRODUCTS, IS LIMITED TO AN AMOUNT NOT TO EXCEED THE CONTRACT PRICE. IN NO EVENT SHALL CONTRACTOR BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL, LIQUIDATED, OR SPECIAL DAMAGES, INCLUDING WITHOUT LIMITATION, LOST REVENUES AND PROFITS, ATTORNEYS FEES AND/OR COSTS EVEN IF IT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. THE RIGHT TO RECOVER DAMAGES WITHIN THE LIMITATIONS SPECIFIED IS YOUR EXCLUSIVE REMEDY IN THE EVENT THAT ANY OTHER CONTRACTUAL REMEDY FAILS OF ITS ESSENTIAL PURPOSE.**

6. PRICES, TERMS AND SHIPMENT. No cash discounts, back charges, set offs or counterclaims are allowed unless specified by Contractor. In addition to the prices specified, you agree to pay any federal, state or local excise, use, occupational, or similar tax now in force or to be enacted in the future, assessed against Contractor or you by reason of this transaction. No retention is permitted unless Contractor agrees otherwise in writing. Any past due payment will be, at Contractor's option, subject to interest at 1.5% per month (18% per annum) to the extent permitted by law. You agree to receive (or permit Contractor to receive) near the work site, any materials needed to complete the Work. You agree to protect such materials from damage or loss and provide Contractor, free of charge, with reasonable use of light, heat, water, power, storage space and use of available elevators and hoists as needed. Title to all materials under this agreement shall not transfer to you until Contractor receives payment in full. Contractor may charge you a fee and its actual expenses if the job site is not ready for work on the date you specify.

7. FORCE MAJEURE. Contractor shall not be liable for any delay, failures, or default in performance of this agreement or otherwise, in whole or in part, caused by the occurrence of any contingency beyond the control either of Contractor or of suppliers to the Contractor. Such contingencies include but are not limited to failure or delay in transportation, acts of any government or any agency or subdivision thereof, judicial action, labor disputes, fire, accident, acts of nature, severe weather, product allocation or shortages, labor shortages, fuel shortages, raw material shortages, machinery or technical failure, or work that cannot be completed because of another contractor covering the pertinent portion of the building. If any contingency occurs, Contractor may allocate production, deliveries, and performance of work among its customers or substitute substantially similar materials, in its sole discretion, without liability for doing so.

8. CONFIDENTIALITY. If you visit Contractor's premises or you otherwise receive any proprietary or confidential information from Contractor, you shall retain such information as confidential and not use or disclose it to any third party without Contractor's written consent.

9. CREDIT APPROVAL. Shipment and delivery of goods and performance of work shall at all times be subject to the approval of Contractor's credit department and Contractor may at any time decline to make any shipment or delivery or perform any work except upon receipt of payment or upon terms and conditions or security satisfactory to Contractor. By signing this agreement, you authorize Contractor to check your credit and references.

10. CANCELLATION. This agreement, or any part of it, may only be cancelled with Contractor's written approval. In the event of cancellation of this agreement, or any part hereof, you shall pay: (a) the contract price of all completed items; (b) that portion of the contract price that is equal to the degree of completion of products or work in process, effective on the date Contractor receives notice of cancellation; (c) the cost of any materials and supplies which Contractor shall have purchased to perform and which cannot be readily resold or used for other or similar purposes; (d) a restocking fee; and (e) any expenses incurred by Contractor (including legal fees and judgments) as a result of the cancellation of subcontracts or purchases related to this agreement.

11. DEFAULT. You may terminate this agreement for Contractor's default, wholly or in part, by giving Contractor written notice of termination as follows. You may give a written notice of termination only if Contractor has received a written notice from you specifying such default, the default is not excusable under any provision hereof, and the default has not been remedied within thirty (30) days (or such longer period as may be reasonable under the circumstances) after Contractor's receipt of the notice of default. Delivery of nonconforming products or work by Contractor shall give you the rights set forth in paragraph 4 hereof but shall not be deemed a default for purposes of termination. In the event of termination for default, you shall be relieved of the obligation to pay for work not performed by Contractor prior to the effective date of such termination. A default on Contractor's part shall not subject Contractor to liability, through payment by Contractor, set off or otherwise, for any other damages, whether direct, consequential or incidental, and whether sought under theories of contract or tort.

12. ASSIGNMENT. You may not assign this agreement or any claim against Contractor relating to this agreement.

13. GOVERNING LAW. This agreement shall be construed, interpreted and the rights of the parties determined in accordance with the laws of the State of Contractor's address first listed on the front of this agreement.

14. DISPUTES AND MANDATORY MEDIATION. In the event that a dispute arises over the reasonableness of or entitlement to fees charged by Contractor, the prevailing party will be entitled to reasonable attorneys fees and costs. In all other disputes of any nature, each party shall pay its own fees and costs. Except as required to protect confidential information and to obtain preliminary injunctive relief to prevent irreparable harm, you and the Contractor agree that prior to the initiation of any legal action the parties will engage in facilitative mediation of any and all disputes in any way related to this agreement. If the parties cannot agree upon a facilitative mediator within 30 days of when the dispute arose, one will be selected pursuant to the Commercial Mediation Rules of the American Arbitration Association. Each party will share equally the fees of the facilitative mediator and costs of the mediation.

15. INSULATION DOES NOT PREVENT FROZEN PIPES. Insulating around water lines in an unconditioned or semi-conditioned area will not prevent pipes from freezing or accumulating condensation. To decrease the possibility of frozen pipes, locate any water pipes within a conditioned area, such as internal walls rather than external walls. If You do not locate the pipes within an internal wall, you hold Contractor harmless and release Contractor from any claims relating to frozen or burst pipes.

16. SEVERABILITY. If any provision on this agreement is not enforceable, that provision shall be effective only to the extent permitted by law and all other provisions of this agreement shall remain.

17. ENTIRE AGREEMENT. This instrument contains the entire agreement of the parties relating to the subject matter hereof and may only be waived, changed, modified, extended or discharged orally by a writing signed by the party against whom enforcement of any such waiver, change, modification, extension or discharge is sought. The terms and conditions of this agreement supersede any agreement to which it is attached.

18. INDEMNITY. Each of the parties to this agreement agrees to defend and indemnify one another from any and all claims, actions and/or lawsuits caused by the party's negligent acts or omissions. This indemnity clause and the obligations created herein shall control and take priority over any contrary indemnity agreement entered into prior to this agreement. Furthermore, this indemnity clause and the obligations created herein shall control and take priority over any contrary indemnity agreement entered into subsequent to this agreement unless the subsequent agreement specifically refers to this indemnity clause and declares it null and void.

City of Louisville
COLORADO • SINCE 1878

Historic Preservation Commission
Staff Report
October 21, 2019

ITEM: Miner's Cabins Landmark Request

APPLICANT: City of Louisville

OWNER: City of Louisville

PROJECT INFORMATION:
ADDRESS: Miners Field, 1212 South Street
LEGAL DESCRIPTION: Tract 694 East Louisville; Miners Park Baseball Field
DATE OF CONSTRUCTION: circa 1935

REQUEST: A request to landmark the Miner's Cabins to be located at Miners Field.

SUMMARY:
This application is requesting approval of the historic landmark application for the Miner's Cabins to be located at Miners Field, 1212 South Street. The cabins are currently located at the City Shops. At the March 5, 2019 meeting, City Council selected the Miner's Field site as the preferred location for the Cabins.

BACKGROUND:
Emmitt and Laura Trott purchased Outlots 1 and 2 in the Miners Field neighborhood after the Trott family moved to Louisille from Illinois in 1933. The Trotts built the small cabins and they were rented out, with other cabins on the property, starting during the Depression years of the 1930s. Emmit Trott also operated a junk and hauling business. According to current Louisville residents, the City had an active rental marked at this time, and residents rented their outbuildings to increase their income. In 1946, the Trotts' property was sold to Glen and Lois Walters, and then to the Mayfair Development Co., and then Marjorie Downer. She built a house on the property and continued to rent the cabins for an unknown length of time. Ms. Downer died in 1985 and the cabins remained in her family until 1994.

The current property owner donated the cabins to the City in 2017, but required the City to remove the cabins from the property within a short timeframe. The City chose to locate the cabins the City Shops while it determined the preferred location for the Cabins.

The City has since determined that the preferred location is at the Southwest Corner of Miner's Field. The City chose this location because the cabins can continue to be located in their historic neighborhood and there would be safe and convenient access for the public to view the cabins. The cabins will be turned over to the City's Museum Services.

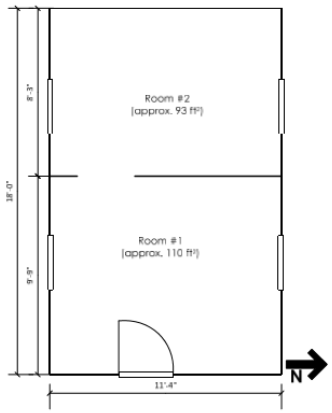
The City will also issue a Request for Proposals (RFP) for professional services to relocate and restore the cabins at the Miner's Field Location. Both HPC and City Council recently approved the RFP and staff anticipated the consultant selection will take place in the next couple of months.

Boulder County Assessor records, 1948

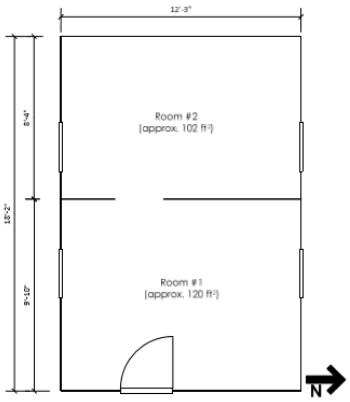
Boulder County Assessor records, 1948

Miner's Cabin, front facade, 2017 prior to move

Miner's Cabins, 2018



Cabin 801 – Floor Plan



Cabin 809 – Floor Plan

ARCHITECTURAL SIGNIFICANCE

The Miner's Cabins, previously located at 801 and 809 Lee Avenue, were constructed circa 1935. The cabins are simple, single-story wood frame structures constructed of dimensional rough-sawn lumber with a front gable roof. The house has maintained its overall form since at least 1948, based on photos from the Boulder County Assessor. Most of the detailing and materials used to construct the cabins appear to be original. The windows and doors on the cabins appear to be original and remain in their original location; each cabin has one front door and two windows on each side.

In terms of floor plans, the cabins are identical. The cabins consist of two small rooms, containing no closet space, bathrooms, etc. Cabin 809 is approximately 222 ft^2 and cabin 801 is approximately 203 ft^2.

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

To designation as a landmark, the structures 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.

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

CRITERIA	*FINDINGS*
Landmarks must be at least 50 years old	The Miner's Cabins, constructed circa 1935, meets this criteria.
Landmarks must meet one or more of the criteria for architectural, social or geographic/environmental significance	Architectural Significance - *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.* • The Miner's Cabins represent a unique segment of Louisville's housing stock and needs in the Depression era. Due to the cost associated with home ownership and the limited housing stock available for purchase, many residents lived in rented or temporary housing. Many of the outbuildings used as rental properties have been lost through time, and limited records were kept regarding rental properties. **Staff finds the style of the structure and its connection to the built environment typical of the 1930s in Louisville and meets the criteria for architectural significance**. Social Significance - *Exemplifies cultural, political, economic or social heritage of the community.* • The property was first owned by Emmitt and Laura Trott who built the cabins circa 1935. The cabins were built as rental units and that use continued when the property was sold to Marjorie Downer in 1946. Ms. Downer owned the property until her death in 1985 and was a well-known personality in the Miner's Field neighborhood. At an unknown date, the cabins became vacant. It was common for Louisville residents to rent small cabins or outbuildings. While many of those outbuildings were lost, these two neighboring cabins exemplify the cultural and economic social heritage of Louisville. **Staff finds that the structure meets the criteria for social significance.**
Landmarks should meet one or more criteria for physical integrity	*Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region,*

	state, or nation. Retains original design features, materials and/or character. The cabins add character and value to Miners Field neighborhood of Louisville. The cabins are typical of other rental properties many Louisville residents lived in during the Depression-era. The small cabins have retained much of their original design and footprint since at least 1948. **The structure retains a high level of physical integrity. Staff finds that the structure meets the criteria for physical integrity.**

STAFF RECOMMENDATION:
The Miner's Cabins have retained architectural integrity since their construction circa 1935 and are typical of the small rental outbuildings many Louisville residents lived in during that time period. Staff finds that the architectural and social significance of the property along with its physical integrity make it eligible for Landmarking. While the cabins have been referred to as "miners cabins", there is no record of miners having lived in the cabins. Following feedback from Historical Museum who will oversee the cabins following their relocation and rehabilitation, staff recommends that the cabins be officially named the Downer Cabins after the long-time owner of the property. Staff recommends that the cabins be Landmarked by approving Resolution No. 09, Series 2019.

ATTACHMENTS:
1. Resolution No. 09, Series 2019
2. Historic Structure Assessment
3. Social History Report

RESOLUTION NO. 09
SERIES 2019

A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING THE LANDMARK DESIGNATION FOR HISTORICAL STRUCTURES TO BE LOCATED AT 1212 SOUTH STREET (MINERS FIELD)

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a landmark eligibility determination for historical structures to be located at 1212 South Street, on property legally described as Tract 694 East Louisville; Miners Park Baseball Field, 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, the historic structures to be located at 1212 South Street (Downer Cabins) has social significance because it exemplifies the cultural, political, economic or social heritage of the community considering its use as a small rental cabin by members of the Louisville community; and

WHEREAS, the Downer Cabins have architectural significance because they are vernacular structures that is representative of the built environment found in Louisville during the 1930s; and

WHEREAS, the HPC finds that these and other characteristics specific to the Downer Cabins 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 Downer Cabins be approved for the following reasons:

1. Architectural integrity of the vernacular structures.
2. Association with Louisville's cultural and economic heritage.

PASSED AND ADOPTED this _____ day of _____, 2019.

_____
Lynda Haley, Chairperson

HISTORIC STRUCTURAL ASSESSMENT OF:
801 & 809 Lee Ave., Louisville, Colorado

Prepared For:
City of Louisville, Colorado

Inspection Date:
4 May 2017

Prepared By:
F&D International LLC
1930 Central Ave., Unit B
Boulder, CO 80301
303.652.3200
www.fdi-one.com

F&D International, LLC
ARCHITECTURE | ENGINEERING
PROJECT MANAGEMENT

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This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the F&D International LLC.

1.0 EXECUTIVE SUMMARY

Representatives of F&D International LLC (F&D) were retained by the City of Louisville (City) to provide a Historical Structural Assessment of two small miner cabins located at 801 and 809 Lee Ave. The purpose of the Assessment was to provide an engineer's opinion in terms of the feasibility of relocating and rehabilitation of the two cabins in question. The Assessment should not be construed with the definition of what a "historical structural assessment" is as defined the Colorado Historical Preservation Office.

In summary, it is the opinion of the F&D that the cabins can be relocated. It should be noted that, even though it is believed the cabins can be relocated, there is no guarantee that the cabins will not suffer damage during the relocation. It the City does opt to move forward with a relocation program, it is recommended that F&D be consulted to prepare a detailed relocation plan.

Assumptions were made in terms of a forward-looking pro-forma in terms of the budget (conceptual budget) amount associated with the relocation. An itemized conceptual budget is presented in Section 5.3 of this report. Based on the assumptions made in preparing the conceptual budget, it is anticipated the relocation program will run, in rough order of magnitude, (i) relocation $117,700 and (ii) rehabilitation $115,170.

<u>Field Assessments performed by:</u>

Todd E. Ficken, PE

Scott Kallase, EIT

<u>Report Prepared by and Submitted by:</u>

F&D International LLC, Todd E. Ficken, PE and Scott Kallase, EIT

<u>City's Representative On-site:</u>

Representatives for the City included Lauren A. Trice AICP, Rob Zuccaro Director of Planning and Building Safety as well as the property owner, Mr. Michael McApline. Mr. McAlpine also provided anecdotal information about various building systems.

<u>Louisville Historical Museum</u>

We also want to extend our appreciation to Bridget Bacon, Museum Coordinator at the Louisville Historical Museum, for her assistance in providing the assessment team with the social history about the property.

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2.0 INTRODUCTION

2.1 Research Background / Project Participants:

The structural evaluation for Cabin 801 and 809 was conducted to provide advise upon the feasibility of possibly relocating the two cabins in question and to develop a forward-looking pro-forma budget associated with the possible relocation. Both cabins were inspected visually and through non-destructive means to identify as best as possible the structural integrity of the cabins, e.g., only those elements of the structure that could be seen without the use of tools were examined. Where it was deemed appropriate, inferences were made from what was visible as to how the structure and other engineering and architectural elements may be performing.

Resultantly, there may be hidden issues that were not noticed, and it is recommended that any budget, especially with older properties, include a contingency percentage to deal with unforeseen and unexpected circumstances.

The cabins were inspected on the morning of 4 May 2017. Weather conditions were calm wind, clear skies, and about 70F. The cabins were shown by the owner, Mr. Mike McAlpine. Also present was a real estate developer, Mr. Justin McClure who has an interest in the property, Ms. Lauren Trice and Mr. Rob Zuccaro representatives from the City of Louisville.

The overall finding is that the cabins, relative to their age, are in good condition. It is recommended that some structural improvements be made. Even though the cabins have stood the test of time, there are some structural framing issues that were noted, especially the decayed wood sections. But overall the structures appear to be plumb, level and without sagging structure members.

2.2 Building Location:

There are two cabins on a single deeded parcel and are constructed on Outlot 2.. The cabins have a common address noted as:

- ✓ 801 Lee Ave.
- ✓ 809 Lee Ave.

The cabins are located on the northwest corner of Lee Ave and Spruce Street.

The legal description is:

Outlots 1 & 2, S&W BLK 2 Louisville East & Abandoned Railway Right of Way Lying West of Outlot 1 and Outlot 2 8-1S-69, REC 805500-01 11/17/86 IMPS ID 71870 Comb Here Per Owner 1983

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3.0 History and Use

3.1 Architectural Significance & Construction History

Both of the Cabins were noted to have been constructed in the circa 1935 to 1940 timeframe. A detailed discussion of the architectural significance and construction was provided by the Louisville Historical Museum.

The Louisville Historical Museum prepared a detailed summary of the subject properties, entitled "Two Cabins at 825 Lee Ave., Louisville, Colorado" dated January 2017. That report summarizes how the cabins were used over time, the ownership records and descriptions of the two properties. This report can be found in Appendix A.

Also, mentioned in the Historical Museum's report is an architectural survey for 801 and 809 Lee Ave. that was completed in the year 2000, those two surveys can be found in Appendix B.

Both the Historical Museum report and the architectural survey reports provides full details as to the architectural significance and construction history. Pursuant to the field visit of 5 May 2017, the cabins appeared to be in the same condition with no additions or notable alterations subsequent to their original construction as noted in the 2000 architectural reports noted herein.

3.2 Floor Plan

In terms of floor plans, the two cabins are identical. The cabins consist of two small simple rooms, containing no closet space, bathrooms, etc. Per field measurements, 809 is slightly larger in plan than 801. Cabin 809 was noted to be approximately 222 ft^2 and cabin 801 was noted to be approximately 203 ft^2.

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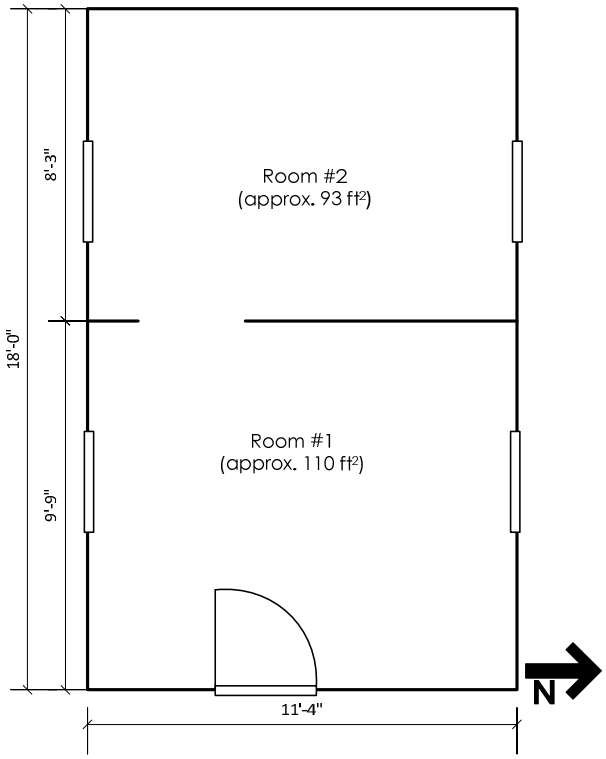

Cabin 801 – Floor Plan

Cabin 809 – Floor Plan

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3.3 Proposed Use(s) in New Location

Pursuant to the current discussions with the City, it is understood that the City is interested in possibly securing ownership of the two Cabins in question and relocating the cabins to a new site for rehabilitating (or preserving) the Cabins. At the time this assessment was published, it was not certain as to whether or not the City would indeed take possession of and relocate the cabins, and also where the cabins might be relocated to if the City takes ownership, and if the City takes ownership, whether the Cabins would be preserved, restored or rehabilitated. The focus of the report is to help the City determine the final relocation plans of the Cabins.

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4.0 PHYSICAL DESCRIPTION

The cabins appear to have no notable alterations since they were both originally constructed in 1935. For over 80 years, the cabins have exhibited the test of time and appear to still be in relatively structurally sound condition. The structural assessment did not include a destructive or disassembly of the building components, e.g., what could be observed without removing wall coverings, etc., is the extent, and from that point, the structural condition was inferred. The soundness of the structures is highly dependent on some maintenance related work, specifically the roof coverings are in very poor condition resultantly, water is leaking into the cabins. Unless the cabins are re-roofed, the cabins will start to rapidly deteriorate.

Based on what could be observed, the cabins are simple wood framed structures, using dimensional rough-sawn lumber. The framing associated with each cabin is very similar. The noted difference is primarily the wood sheathing used for the roof and siding. Cabin 809 used a 1x6 sheathing and cabin 801 used a 1x4 sheathing material.

4.1 Structural System

The structural system for both cabins is wood, stick framed structures. The walls and roof system are framed using rough-sawn 2x4 framing members with wood sheathing. (Cabin 809 is sheathed with 1x6 wood planking that is rabbeted and Cabin 801 is sheathed in 1x4 wood planking with is rabbeted). The floor systems are partially indeterminate, the floor system is sheathed with a 1x8 wood plank sheathing, but the floor joist system is not known. It is assumed to be either a 2x6 or it may be a 2x4 floor joist system.

From the nailing patterns, it is speculated that the exterior wall framing is rough-sawn 2x4 framing members set on 24 inch centers. This speculation is based on the spacing of the roof rafters which are noted to be on 24-inch centers.

It appears the cabins may rest upon a concrete foundation pad. It is not known of the concrete is a continuous pad or a perimeter ring. This opinion is based on observing a small area beneath Cabin 801 that appears resting on a concrete pad.

4.2 Envelope – Exterior Walls

As noted, the exterior walls are conjectured to be framed using rough-sawn 2x4 framing on 24 inch centers. A top plate is visible and it assumed there is a bottom plate as well. The interior side of the exterior wall is sheathed with wood planks laid horizontal. Similarly, it appears the exterior side of the wall is sheathed with wood planks as well overlaid with plain sawn log siding running vertically.

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4.3 Envelope – Roofing & Waterproofing

With respect to both cabins, there is very little in terms of waterproofing that was performed at the time of construction or over the years since. It does appear the exterior walls were wrapped with a felt paper prior to installing the exterior siding. Also, there is a lack of flashing over the windows or doors.

Cabin 809 – This cabin is roofed with cedar shakes. The roof is in very poor condition, with many damaged and missing cedar shakes. There is evidence the roof leaks. If the cabin is to be preserved, it is recommended the cabin be immediately re-roofed. Future research will be required as to the original type of roof covering material.

Cabin 801 – This cabin is roofed with a 90-lb. granular rolled roofing. Similar to the 809 Cabin, the roof covering is in very poor condition with large sections that have blown off, exposing the underlying roof sheathing. If the cabin is to be preserved, it is recommended the cabin be immediately re-roofed.

4.4 Windows & Doors

Each cabin had one door (the front door) and four windows. The windows are slightly different between the two cabins in terms how the sashes were divided up. The windows on both are double hung, single pane window units. The window units are original to the cabin. The windows are boarded up.

The windows are not operational, most of the glass panes are broken out, window glazing is deteriorated, in general, the windows are in poor condition. It is speculated that to return the windows to full functionality, they will have to be removed and reconstructed where possible or reproduced if beyond repair.

4.5 Interior Finishes

Whether the interiors were re-done over time is not known. This can be researched, but is beyond the scope of this report. From the appearance of the interior finishes, the last time the interiors were addressed may have been over 60 plus years ago. The interiors were completely finished and at one time appeared to be nicely finished.

Cabin 801 – The interior was trimmed out with painted base and case. There are remnants of a VCT flooring material over the wood plank floor, remnants of wall paper, and other finish items. The ceiling was finished with wood beaded board and painted.

Cabin 809 – The interior was trimmed out with painted base and case. There are remnants of a VCT flooring material over the wood plank floor, remnants of wall paper, and other finish items. The ceiling was finished with 1x6 wood planks and painted.

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4.6 Mechanical Systems

Both Cabins had a basic mechanical system, consisting of a gas fired heater, gas range, and a general-purpose sink. Whether the gas appliances and sink were original to the Cabins, it is not known. It is speculated that the appliances and sink were actually original.

Cabin 801 – There is evidence the cabin was provided with natural gas, possibly propane. It is conjectured that the natural gas was added after sometime after the cabin was first constructed. There are remnants of a gas fired heater and a gas range located in the front room. Also, noted is a sink.

Cabin 809 – Similar to Cabin 801, cabin 809 appeared to have a similar mechanical system.

Neither cabin had a bathroom. From examination of the site, it appears the cabins shared an outside privy.

4.7 Electrical Systems

At one time the cabins did have electric power, currently the Cabins do not have electric power. Electric power appeared to supply a single overhead light in each room and possibly a receptacle or two. Wiring methods appeared to be typical for circa 1940, e.g., a combination of knob & tube and surface mounted twisted cloth covered conductors with porcelain devices. Since the conductors are surface mounted, including in the attic space as noted in Cabin 801, it is conjectured that the electrification was a remodel that occurred sometime after the Cabins were constructed and occupied.

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5.0 - Feasibility of Moving Structures/Rehabilitation in New Location

5.1 Historic Preservation Objectives & Feasibility of Relocation

At the time this report was drafted, the relocation plans of the two cabins in question was not known. It was understood that the City of Louisville is contemplating what to do with the cabins, if anything. Part of the impetus for the structural assessment is due to a pending demolition permit for the demolition of the two cabins in order to make way for new development. Resultantly, the City is looking at whether it would like to secure ownership of the Cabins and undertake the relocation thereof. The purpose of this report was to (a) review the feasibility of whether the two cabins can be moved, (b) review a conceptual budget to relocate the cabins as well as renovate (word is loosely defined) and (c) how would the cabins be used, if used at all.

In working with the City representatives, it was mentioned, that there is an interest to preserve the unique character of "old town" Louisville and these two cabins certainly provide a unique and excellent example of the unique character of "old town" from a bygone era. But beyond that it is not known;

- Whether the City of interested in the Cabins.
- Where the cabins may be relocated too, if relocated at all.
- If relocated, is there funding to relocate the cabins.
- Whether the cabins would be restored and if so what level of restoration, namely, historical preservation, historical restoration, or historical rehabilitation.
- Whether an agreement can be worked out to secure the rights to the cabins, assuming the City would like to take on the project of relocating the cabins.

Not knowing the full intentions of the City, it is the authors opinion that it is realistically feasible to relocate the cabins. Both cabins appear to be in a reasonably structurally sound condition. The framing is adequately sheathed and the cabins appear sturdy enough to survive a relocation. There are a few unknowns, such as the floor system and what the cabins are actually resting on in terms of a foundation and if resting on a concrete pad, how is the cabin attached to that concrete pad. But with proper support and bracing, it is the author's opinion the cabins can be relocated. It is important to note that this is an opinion and that opinion does come with some risk to the City in this undertaking. It is impossible to quantify that risk, but with care and due-diligence it is opined that risk can be mitigated to a certain degree. The cabins could still incur damage and possibly be damaged beyond repair. It is possible that during transport the transport truck gets in an accident and the cabin is damaged.

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5.2 Prioritized Work

How the work is prioritized hinges on the intentions of the City. If the City does decide to take possession of the Cabins, an outline on how the work may be prioritized consists of:

(1) Determining a suitable relocation site.

(2) Determining how the City like to restore the cabins, i.e., preservation, restorage, or rehabilitation.

(3) Determining how the cabins may be used, i.e., open to the public, etc.

(4) Completing the architecture and engineering work to relocate and restore the Cabins.

(5) Securing the funding.

(6) Executing the relocation, inclusive of site preparation at the receiving site.

(7) Completing the restoration.

5.3 Detailed Estimate of Probable Cost of Relocation/Rehabilitation

As noted in Section 5.2 above, not knowing specifically what the City's intentions are, it is difficult to develop a detailed estimate of probable cost for the relocation and restoration of the Cabins. At this point, all that can be done is to speculate a budget. A budget has been assumed, the reader is cautioned to note that the budget (and any budget for that matter) is forward-looking and pro-forma in nature which means actual project costs could be much more or much less than estimated. This is exacerbated for the budget was prepared based on speculation and very broad assumptions.

<u>Some assumptions are</u>:

(1) Relocation site is assumed to be within a two-mile radius of the current Cabin location.

(2) A conceptualized (not engineered) plan is assumed in terms of how the cabins would be physically moved. Assumed plan is to construct a lifting platform, fully wrap and brace cabin, lift with a crane and transport on a flat trailer.

(3) Receiving site – Assumed to require grading, foundation for receive the Cabins, utilities (electric), site hardscaping and landscaping.

(4) Cabins – A full rehabilitation as defined by the Secretary of the Interior's Standard for rehabilitation.

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Descriptions	Qnt	Units	$/unit	Total
Utility Coordination (Departing Site)	1	l.s.	$5,000	$5,000
Site Preparation to Remove Cabins	1	l.s.	$7,500	$7,500
Bracing, cribbling, and Rigging	2	l.s.	$3,500	$7,000
Steel Cradle	1	ea	$3,500	$3,500
Crane (Grove Rubber Tire, 60 ton assumed)	20	hrs	$235	$4,700
Trucking	20	hrs	$125	$2,500
Site Preparation Receiving Site	1	l.s.	$10,000	$10,000
Concrete Foundation Pad	2	ea	$6,500	$13,000
Moving of Cabins	2	ea	$3,500	$7,000
Removal of Bracing, Rigging	2	ea	$1,500	$3,000
Repairs to Cabins due to Move	2	ea	$2,500	$5,000
Receving Site Design and Landscaping	1	l.s.	$35,000	$35,000
Engineering (Moving and site plan development)	1	l.s.	$18,500	$18,500
Architectural and Engineering for Rehabilitation	2	ea	$20,000	$40,000
Rehabilitation Effort	2	ea	$25,000	$50,000
Subtotal				$211,700
Owner's Contingency (10%)	1	l.s.	$21,170	$21,170
Pro-Forma, Forward Looking Budget Total(1)				$232,870

Footnote (1) – The budget estimate is highly variable, there are many assumptions and unknowns at this time. Actual costs could be much less or more depending on how the project is defined.

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6.0 Photographs

Picture 1 – View of Cabin 801 and 809 looking from the southeast corner of Lee and Spruce to the Northwest. Cabin 801 is to the left (south) and Cabin 809 is to the right (north).	
Picture 2 – Another view of the cabins, looking to the west. The front of the cabins face to the east.	

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Picture 3 – View of the cabins looking to the southwest. The fence, planting areas, sidewalk, etc. can be seen in the photos taken circa 1950's.	
Picture 4 – East elevation of Cabin 801.	

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Picture 5 – East and north elevation of Cabin 801. The siding is a pine log siding that has been debarked and sawn to a thickness of approximately 1 ½" inches. It is nailed to a horizontally planked wood sheathing. The siding is in good condition, some signs of deterioration though. It is believed the cabin sits upon a concrete pad type foundation.	
Picture 6 – Cabin 801, The roof is a 1 vertical to 2 horizontal gabled roof. The covering is 90 lb granular rolled roofing material in very poor condition.	

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Picture 7 – Cabin 801, south facing roof, as noted the roof covering is in very poor condition. If the cabin is to be preserved, it will require immediate attention to a new roof covering.	
Picture 8 – Cabin 801, the roof is stick framed with rough sawn 2x4 on 24 inch centers and sheathed with a 1x4 wood planks, rabbet joinery. From what could be seen form the sheathing and rafters, it appeared in sound structural condition.	

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Picture 9 – Closer view of Cabin 801 roof sheathing and end rafters.	
Picture 10 – Cabin 809 sits immediately to the north of cabin 801. Construction and overall condition is very similar to Cabin 801, with some minor differences.	

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Picture 11 – Cabin 809 roof system is stick framed rough-sawn rafters on 24 inch centers and a roof pitch of 1 unit vertically to 2 units horizontally. The roof deck is sheathed with 1x6 wood planks, rabbeted together. The roof structure appears in sound condition.	
Picture 12 – Closer view of Cabin 809's roof structure.	

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Picture 13 – Cabin 809 roof structure.	
Picture 14 – The rafters on both Cabin 801 and 809 are plumb cut and trimmed with a facia board. The facia board on both cabins is in various states of decay and needs replacement as well as the facia boards on the end gables as well.	

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Picture 15 – View of both cabins, 801 is in the background and 809 is in the foreground.	
Picture 16 – Trim facia boards on Cabin 801, note condition of trim facia board is in decayed poor condition. If cabins are to be preserved, all roof trim boards will need to be replaced, along with new roof covering.	

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Picture 17 – Roof covering on Cabin 801, in very poor condition, urgently needs to be replaced.	
Picture 18 – View of cabins looking to the northeast. Cabin 809 in background and Cabin 801 in foreground.	

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Cabin 801 – The following pictures, picture 19 to Picture 32 are Cabin 801.

Picture 19 – View of east elevation. Cabin is sided in pine plain sawn pine logs. It is believed the siding is original. Overall the siding is in good condition. Currently the cabin is being used as a storage facility.	
Picture 20 – View of cabin, siding is in generally sound condition, needs to be re-sealed. Siding is nailed to the underlying wood plank sheathing.	

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Picture 21 – Entrance door, door is in poor condition. Door could be restored. Door jamb is relatively plumb and level, in good condition.	
Picture 22 – Interior view of east room, refer to page 4 in report for a sketch floor plan. Exterior wall is sheathed with 1x4 horizontal planks, rabbeted. Exterior wall is assumed to be rough-sawn 2x4's on 24 inch centers, sheathed on both sides.	

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Picture 23 – View of front room. Gas stone in the corner, located to the back of the front room to the north side. Note ceiling is beaded board, nailed to rough-sawn 2x4 ceiling joists.	
Picture 24 – View of the southwest corner of the front room, walls were covered in a wall paper. Note window casing, all the windows and door were cased and the casing was painted.	

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Picture 25 – Close up of ceiling treatment.	
Picture 26 – Ceiling treatment. T&G beaded board. Also note the casing around the entry door, 1x4 pine casing.	

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Picture 27 – Immediately to the north of the front door is a sink. Sink was not operational.	
Picture 28 – Cabin also appears to have had a gas fired heater. The manufacturing date of the heater was not discovered. It is opined that the gas heater and stove were added to the cabin sometime after the cabin was constructed.	

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Picture 29 – The cabin was electrified. The service entered on the west side (back of the cabin). The wiring method was knob & tube and surface mounted conductors with porcelain devices. Each room has a ceiling mounted light and at least one receptacle. Note also the interior finish of the back room as well.	
Picture 30 – Backroom interior finish, ceiling is T&G beaded board and wallpaper covered walls.	

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Picture 31 – View of the roof structure. As noted, rafters are rough-sawn 2x4, 24 inches on center sheathed with 1x4 rabbeted planks. The structure appears sound and in relatively good condition.	
Picture 32 – Another view of the roof structure. Note also the electric conditions, using knob insulators. It is conjectured, due to the surface running on conductors that the cabin was originally not electrified and the electrification came sometime after the cabin was constructed.	

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Cabin 809 – The following pictures, picture 33 to Picture 45 are Cabin 809.

Picture 33 – East elevation of Cabin 809. Cabin 809 is the larger of the two cabins. Construction methods and material are very similar as Cabin 801. The front entry door appears to be original to the structure and would recommend the door be restored. The vertical pipe to the left of the door is the vent pipe for the sink.	
Picture 34 – View of the east and south elevations. Windows are double hung unit units, in various stages of decay.	

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Picture 35 – South elevation of the Cabin.	
Picture 36 – The floor structure system is indeterminable. It is assumed to be sitting on wood girders with rough-sawn floor joists, which is typical for the era and similar to the exterior wall framing. The lower sections of the siding are showing decay.	

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Picture 37 – The interior has painted ceiling and trim and wallpaper covered walls. The ceiling is finished with 1x6 pine planks, nailed to ceiling joists. It appears the ceiling may be insulated to some degree as evidence of the tar paper that is hanging through the cracks in the pine planking.	
Picture 38 – Another view of the ceiling finish details.	

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Picture 39 – It is conjectured sometime after the cabin was constructed and occupied, it was electrified, probably sometime in the 1950's the cabin received electric power. Each room, of the two-room cabin had a ceiling mounted porcelain lamp holder and at least one receptacle. Wiring is knob and tube and surface wiring.	
Picture 40 – View of the front (east) room of the cabin. Currently being used for storage. Note wallpaper, crown molding and painted ceiling.	

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Picture 41 – To the left of the window is a surface mounted electrical receptacle. The cabin was also fitted with what was assumed a gas fired heater and stove similar to Cabin 801 to the south.	
Picture 42 – Window is cased out and is a double hung window. Upper sash is three divided lights and the lower sash is full lite. Such a window style was common for the era found in homes all across Boulder County.	

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Picture 43 – Mechanical related items in cabin.	
Picture 44 – View to the back (west) room of the two-room cabin.	

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Picture 45 – Back room of the cabin, similar finish items, wallpapered walls and wood planked ceiling.	

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7.0 Bibliography

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8.0 Appendices

Louisville Historical Museum
Department of Library & Museum Services
City of Louisville, Colorado
January 2017

City of Louisville
COLORADO • SINCE 1878

Two Cabins at 825 Lee Ave., Louisville, Colorado
(Also referred to as 801 & 809 Lee)

Legal Description of Parcel from Boulder County Assessor: OUTLOTS 1 & 2 S & W BLK 2 LOUISVILLE EAST & ABANDONED RAILWAY RIGHT OF WAY LYING WEST OF OUTLOT 1 & OUTLOT 2 8-1S-69 REC 805500-01 11/17/86 3 IMPS ID 71870 COMB HERE PER OWNER 1983

Specifically, the two cabins in question were constructed on Outlot 2. According to the Boulder County Assessor website, the entire parcel currently contains six structures. The two freestanding cabins, to be referred to as Cabin #1 and Cabin #2, are the subjects of this report and are pictured here in a 2016 photo:

These two cabins were surveyed in 2000 under the addresses of 801 Lee Ave. and 809 Lee Ave. Those Architectural Inventory Forms are incorporated by reference into this report.

Year of Construction: circa 1935-1940

Summary: Emmit and Laura Trott built these very small cabins and they were rented out, with other cabins on the property, starting during the Depression years of the 1930s. The cabins are in their original locations in the Miners Field neighborhood.

1

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Louisville's mining history extends to the culture that grew around the mining economy. People didn't have much, lived in small structures in tight-knit neighborhoods, often rented rather than owned, and made do (and were inventive with) with the resources available to them. This was already the case in Louisville, but it was particularly true during the Depression years when the cabins were built. To many, these two cabins represent a counterpoint to a later time when residents are fortunate to be enjoying a more comfortable lifestyle.

In 2016, the Louisville Historical Museum included images of these two cabins in both public presentations that were given on "Tiny Houses With a History" about the prevalence and history of small houses in Louisville. According to the 2000 Architectural Survey Forms, Cabin #1 (to the south) is 198 square feet and Cabin #2 (to the north) is 216 square feet.

Development of East Louisville Addition

The history of the East Louisville Addition originated with Charles C. Welch, a prominent businessman and figure in Colorado history who started the first coal mine in Louisville and was the primary person behind the establishment of Louisville as a town. His wife, R. Jeannette Welch, transferred the land to brothers William J. Lee and George A. Lee, who platted the area in 1906, thereby creating the East Louisville Addition. The subdivision is located on the opposite side of the railroad tracks from the commercial core of Old Town Louisville and most of the rest of the town.

Houses in the East Louisville neighborhood are characterized by their close proximity to Miners Field, a historic ball field dating back to the late 1800s, and to their close proximity to the railroad. Not only is the main railroad line nearby, but a railroad spur cut through from northwest to southeast. The cabins at 825 Lee are close to Miners Field and were notably close to the railroad spur, which is now gone, and to Miners Field, located just northeast of the cabins. This neighborhood historically had a high number of immigrant residents.

Earliest Ownership of Lots, to 1930s

In 1908, after having platted East Louisville in 1906, the Lee brothers sold Outlots 1 and 2 (on which the cabins were later constructed) to August Seeger. Property records indicate that August and Mina Seeger sold the lots to William Jopling in around the same year. William Jopling had been born in England in 1849 and he passed away by 1918. There is no evidence that he ever lived in a structure on the lots; the 1910 census records show that he was living in Old Town Louisville on the west side of the railroad tracks, not the east side where these lots are located. However, the 1909 Drumm's Wall Map of Louisville does show a structure existing on Outlot 2, seen here. Nothing else is known about that building. The area in which the cabins are located is circled.

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In 1918, Jopling's estate sold the lots to Tony D'Orio. He had been born in Italy in about 1878 and was a longtime shoemaker in Louisville. As with Jopling, there is not any evidence that he lived in a structure on the lots. Records show that he lived with his family on Grant Ave. during the time of his ownership of the lots.

Trott Construction and Ownership of Cabins, 1936-1946; Dates of Construction

Boulder County Recorder property records indicate that Laura Trott purchased these lots in 1936, based on the recording of the deed of trust (mortgage) on the property that year. The actual warranty deed was not recorded until 1940. The Trotts are believed to have been the owners who were responsible for the construction of the cabins. They built four cabins on the lots, all facing Lee Ave. Cabins 3 and 4 were later attached to one another to become one building. There were also additional buildings adding up to several rentals. According to the 2000 Architectural Inventory Forms for Cabin #1 and Cabin #2, they were both constructed on Outlot 2.

Laura Hendricks Trott (1898-1986) was born in Oklahoma. Her husband, Benjamin "Emmit" Trott (1894-1972) was born in Arkansas. They married in Arkansas in 1914 and had several children. At the time of the 1930 census, they were living in Six Mile, Franklin County, Illinois, which was a coal mining community from which others also came to Louisville. The Trott family arrived in Louisville by 1933 and Emmit Trott opened a junk business on the north side of Pine just east of the railroad tracks. Their property on Pine included the Ernest Grill Lumber building, which they later relocated, and the house that is now 1105 Pine. The 1940 federal census listed him as being the proprietor of a junk business. He is also remembered as having had a hauling business. They purchased this separate parcel on Pine by a deed that was recorded in 1945 and are believed to have also owned other property in East Louisville.

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The 1948 Boulder County Assessor cards for these structures do not give a date of construction. The Boulder County Assessor website appears to give 1935 as the date of construction. Boulder County has sometimes been found to be in error with respect to the dates of construction of Louisville's historic buildings, so other evidence is looked to. In this case, the Boulder County property records indicate that the Trotts, who are believed to have constructed the cabins, purchased them in 1936 (the year in which the deed of trust on the property was recorded, though the warranty deed was not recorded until 1940). According to Louisville resident Jean Morgan, a grandson of Laura and Emmit Trott was born in one of the cabins in 1939. Last, the 2000 Architectural Inventory Forms state that the two cabins were constructed in "ca. 1940." Based on these pieces of evidence, the construction date is estimated to be "circa 1935-1940."

The following excerpt of an aerial view from the Carnegie Library for Local History shows the cabins and the area around them in the early 1940s. The Trott business and home can be seen to the south of the cabins (on the north side of Pine). The area in which the cabins are located is circled.

History of Cabins and Ancillary Buildings in Louisville

These cabins relate to an aspect of Louisville history from its earlier years, particularly the mining years. Although people in the Louisville community were overall similarly situated in terms of class, many residents could not afford to purchase houses or wanted the convenience of rentals. Also, according to many current Louisville residents, for a long time there were more people interested in purchasing houses than there were houses to purchase. As a result, many people in Louisville rented or lived in temporary housing. Census records show that it was common for a family to rent a house, and that it was also very common for people to live in the outbuildings of relatives or to rent outbuildings. If a single miner or a few single miners lived in such a building, it is still in Louisville typically referred to as a "batch" or "bach" (short for bachelor).

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Likewise, if one owned an extra outbuilding, cabin, or cottage, one could gain extra income by renting it out. A coal stove and chimney could be installed relatively easily, and the outhouse would typically be shared.

The fact that the local mines closed in the summers also contributed to the prevalence of outbuildings. Many of Louisville's historic homes may have been very small, but one could easily add additional outbuildings to a property, particularly in the summertime when many miners worked to improve their houses and yards.

Although the rental market was very active, there were not records kept of rentals. Most of the available information comes from census records, which noted for the census years from 1900-1940 whether the head of a household owned or rented; Louisville directories that show extra people or even an extra family residing at a particular address; information that has been collected over the years from Louisville families; and historic photos and property records documenting the presence of small cabins.

Many of Louisville's cabins and outbuildings are gone, but some historic houses in Louisville still have outbuildings that were once rented out to single people, couples, or families. One example is 1024 Grant, which is one of the twelve structures in Louisville that is listed on the National Register of Historic Places. When it was selected for the Register in 1986, one of the considerations in its favor was that it still had associated outbuildings. One of these outbuildings was a cottage that was rented out.

In another example, the small building behind the Mossoni House at 836 Main St. (now the location of Bittersweet) was rented out to families such as Boyd and Callie Forbis and their children, who lived there at the time of the 1930 census. The structure is now part of Por Wine House.

When Emmitt and Laura Trott purchased Outlots 1 and 2 in the mid 1930s, it was likely with the intention that they could build cabins there and bring in rental income. The presence of the cabins were likely a draw for Marjorie Downer when she decided to buy the property from the Trotts in 1946, as she could benefit from the rental income and be able to keep an eye on the cabins from her own home on the property.

In 1946, Laura Trott sold the property with the cabins to Glen and Lois Walters. In around 1947, the Trotts moved to Lafayette and had a secondhand/antique business there at a store (moved from its Pine St. location in Louisville) called Trott's Trading Post. Also in 1947, Glen and Lois Walters sold the property with the cabins to Mayfair Development Co.

Downer Ownership, 1946-1994

In 1946, Marjorie Downer purchased a parcel of land from Mayfair Development Co. In about 1949, she built a house on the property in which she lived. She was able to oversee her rental cabins from her house on Lee Ave.

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Marjorie Downer (1898-1985) was born in a sod house in Nebraska. Her family moved to Colorado by 1910. Previous places in Colorado where she lived were: Englewood in 1910, Bailey in 1920 (teacher at a country school), Denver in 1930 (working in printing office), and Wray in 1940 (no occupation given, but living with her mother, brother, and other relatives). It is believed that her primarily occupation was that of a schoolteacher. No records were found that would indicate that she ever married.

The following images are from the 1948 Boulder County Assessor cards that were completed for all of the buildings at 825 Lee. These are believed to be the images of Cabin #1 and Cabin #2, though they were not specifically identified on the cards.

The following image of the ground layouts from the 1948 County Assessor cards appear to be for all four cabins facing Lee Ave. The diagram is labelled "Cottage Camp." The cabin labelled as #1 has 216 square feet and the cabin labelled as #2 has 198 square feet, which is the reverse of what was stated in the 2000 Architectural Inventory Forms for the two cabins. However, it is

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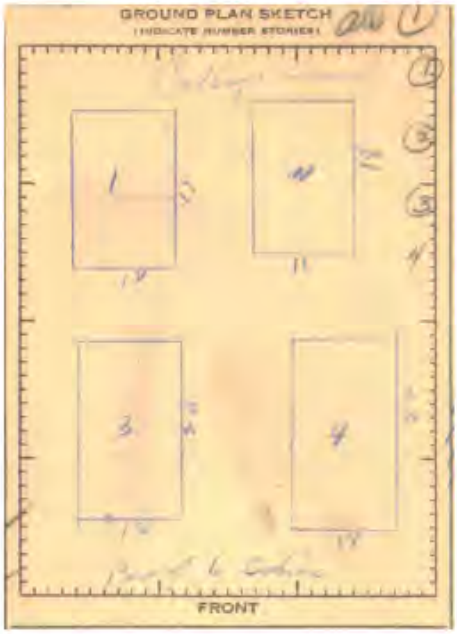
not known whether or not the Assessor intended to go in order from south to north. The Assessor card indicates that the other two cabins have 240 and 264 square feet.



The following 1962 aerial photo of the Miners Field neighborhood shows a circled area where the Trott/Downer community of cabins was located. This view is looking east.

Neighborhood resident Jean Morgan has interviewed several former cabin residents, and others who remembered the cabins, and typed her notes. She noted that the cabins each consist of two rooms, with the kitchen/living space in front and the bedroom in back. They did not have insulation, but the people she interviewed remembered the cabins having had cold running water. A shared toilet was in a long, angled building behind the cabins (now gone). The siding is original. A particularly unique feature of the cabins is that the fence posts by the

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cabins, still there, were made out of casings from cardox shells from the coal mines. (Cardox shells using compressed air were used to break up the coal as an alternative to using explosives.)

It is believed that single miners, couples, and families all rented the cabins at different times over the years. Unfortunately, directories from the time period of the cabin rentals typically did not identify precise addresses for residents living in this neighborhood. The 1940 census listed some households in East Louisville in which the people were renters, but there is not a way to determine exactly who lived in what building.

There may have been as many as eight small structures that Marjorie Downer owned and rented out on the property, creating a small community in a neighborhood already known for having been tight-knit. The 1949 Louisville director listed the "Louisville Cabins" as an entity with Marjorie Downer as the manager, and as noted above, the 1948 Assessor cards called it a "cottage camp." Though some outbuildings that were used for rentals still exist, these Lee Ave. cabins appear to be unique in that there were several of them rented out to different people over many years, and they are virtually unchanged today. It is believed that there is nothing similar to them elsewhere in Louisville.

At an unknown date, the cabins became vacant. Downer passed away in 1985. In 1986, her property passed to her brother, Lowell Downer, who died in 1993. In 1993, it passed to John Downer as Trustee for the Lowell Downer Living Trust. John Downer is believed to be the nephew of Marjorie Downer and Lowell Downer. In 1994, John Downer sold the property with the cabins to Michael McAlpine.

Later Ownership

In 1997, Michael McAlpine transferred ownership of the parcel with the cabins to Sidecon LP.

In 2009, Sidecon transferred ownership to 825 Lee LLC, which is the current owner of record.

2000 Architectural Survey Forms

The Architectural Survey Forms for 801 Lee and 809 Lee, which are references to the two freestanding cabins with the current address of 825 Lee, give extensive descriptions and statements of significance for both cabins. The reports state, "These two cabins have had no additions, and no notable alterations, subsequent to their original construction." The 2000 reports are incorporated by reference into this report. (It should be noted that although the 2000 reports referred to Mrs. Marjorie Downer, she did not have a married name and is believed to have not married.)

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.

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OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(Page 1 of 5)

I. IDENTIFICATION

1. Resource number: **5BL8211**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Louisville**
5. Historic building name: **Mrs. Downer's Cabin**
6. Current building name: **Miner's Cabin**
7. Building address: **801 Lee Avenue**
8. Owner name: **Sidecon LP**
   Owner address: **4770 Baseline Road #200**
   Boulder, CO 80303

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1S** Range **69W**
   SW¼ of NE¼ of NE¼ of SE¼ of section 8

10. UTM reference
    Zone **13**
    Easting: **488990**
    Northing: **4425120**
11. USGS quad name: **Louisville, Colorado**
    Year: **1965 (Revised 1994) 7.5'**
12. Lot(s): **n/a** Block: **Outlot 2**
    Addition: **Louisville East** Year of Addition **1906**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
___Determined Eligible - National Register
___Determined Not Eligible - National Register
___Determined Eligible - State Register
___Determined Not Eligible - State Register
___Needs Data
___Contributes to eligible National Register District
___Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
    Rectangular Plan
15. Dimensions in feet: **198 square feet**
16. Number of stories: **one**
17. Primary external wall material
    Wood / Log

18. Roof configuration (enter one):
    Gabled Roof / Front Gabled Roof
19. Primary external roof material (enter one):
    Asphalt Roof
20. Special features (enter all that apply):
    n/a

22. Architectural style / building type:

Other Style (Wood Frame Front Gable Cabin)

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21. General Architectural Description

Used historically as coal miners' residences, the two small dwellings at 801 and 809 Lee Avenue are located northwest of Lee Avenue's intersection with Spruce Street. This location is east of the Burlington Northern Railroad tracks, and east of downtown Louisville. The cabin at 801 Lee Avenue measures 11' N-S by 18' E-W, and is of wood frame construction. The building has a concrete and wood timbers on grade foundation, and unpainted vertical half-log exterior walls. The roof is front gabled, with grey asphalt shingles and exposed rafter ends with fascia. There are no chimneys. There are a total of four plywood-filled windows - two each on the north and south elevations. A wood-paneled door, with one upper sash light (now filled with plywood), opens onto a concrete sidewalk on the east elevation.

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

Oral sources in Louisville indicate that the two miners' cabins at 801 and 809 Lee Avenue were built in about 1940. These are the two smallest of four cabins which were built together at this location, and used as housing for coal miners in the 1940s and 1950s. The cabins had few amenities, with a common privy located in a long angled building (which still stands) to the west of the cabins. These two cabins have had no additions, and no notable alterations, subsequent to their original construction. The cabins are in at best fair condition, however, and are being allowed to deteriorate by their owner.

23. Landscape or setting special features:
The two small cabins at 801 and 809 Le Avenue are located northwest of Lee Avenue' intersection with Spruce Street. This location i east of the Burlington Northern Railroad tracks and east of downtown Louisville.

24. Associated buildings, features, or objects
Cabin at 809 Lee Avenue (5BL8212): long angled, wood frame secondary building t west (unsurveyed).

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate **ca. 1940**
Actual

Source of information:
Frankie Paxton

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
Mrs. Marjorie Downing

Source of information:
Frankie Paxton

30. Original location: **yes**
Moved **no**
Date of move(s) **n/a**

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V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**

32. Intermediate use(s): **Single Dwelling**

33. Current use(s): **Vacant / Not in Use**

34. Site type(s): **Miner's Cabin**

35. Historical Background

Information regarding the two cabins at 801 and 809 was obtained primarily from Mrs. Frankie Paxton who ha: lived across Lee Avenue from the cabins for many years. Information from Mrs. Paxton was corroborated by Boulde County and Longmont City directories research. These were two of four cabins, or small houses, built between Le Avenue and the railroad tracks in about 1940. The cabins were aligned in a row so that they fronted onto Le Avenue. This cabin at 801 Lee Avenue was the smallest of the four, with each cabin to the north slightly large than the one before it. For many years, the cabins were owned by Mrs. Marjorie Downer, who lived at 825 Le Avenue during much of the period between circa 1940 and 1970. Mrs. Paxton related that the two cabins ha many tenants over the years. Her brother Ralph, and his wife, lived in one of the cabins for a short time after the were married in 1959. Following Mrs. Downer's death, the cabins passed into the hands of her brother, and were later acquired by a nephew. The two cabins at 801 and 809 Lee Avenue have both been vacant for many years

36. Sources of Information

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

Paxton, Frankie. Telephone interview with Carl McWilliams, May 30, 2000.

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VI. SIGNIFICANCE

37. Local landmark designation:
    Yes
    No xx
    Date of Designation: n/a

38. Applicable National Register Criteria

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

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

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

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

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

Does not meet any of the above National Register criteria.

39. Area(s) of Significance:

Architecture; Industry; Ethnic Heritage / European

40. Period of Significance: **ca. 1940 - 1950**

41. Level of Significance:
    National:
    State:
    Local: xx

42. Statement of Significance

The two cabins at 801 and 809 Lee Avenue are historically significant for their association with regional coa mining activities, during the period circa 1940 - 1950, near the end of Louisville's coal mining era. The cabins thus, may be considered eligible for inclusion in the National Register of Historic Places under Criterion A. Th cabins are also architecturally significant, under National Register Criterion C, as notable examples of small fron gabled cabins utilized as housing for coal miners.

43. Assessment of historic physical integrity related to significance:

Although they are in just poor to fair condition, the two cabins at 801 and 809 Lee Avenue display an overall hig degree of integrity. There have been no additions, and no noticeable additions, subsequent to the cabins' origina construction.

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:
    Eligible: xx
    Not Eligible:
    Need Data:

45. Is there National Register district potential?
    Yes:
    No: xx
    Discuss: Houses and other buildings in this area east of downtown Louisville do not collectively display sufficient historica integrity to qualify as a National Register Historic District.

    If there is National Register district potential, is this building:
    Contributing: n/a
    Noncontributing: n/a

46. If the building is in an existing National Register district, is it:
    Contributing: n/a
    Noncontributing: n/a

VIII. RECORDING INFORMATION

47. Photograph numbers:
    Roll: CM-6
    Frame(s): 16-17
    Negatives filed at: City of Louisville, Administration
    749 Main Street
    Louisville, Colorado 80027

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

49. Date: January 13, 2000

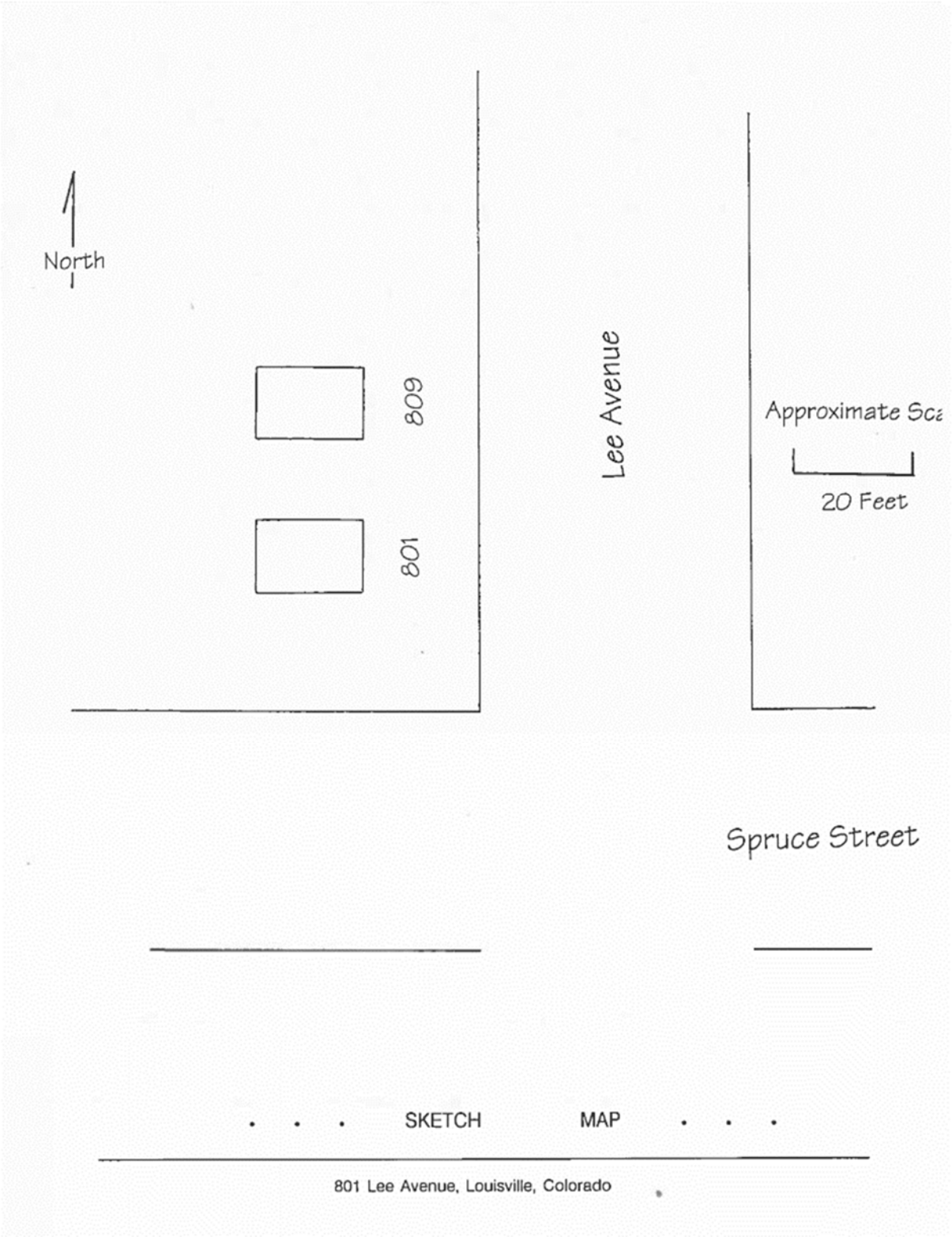
50. Recorder(s): Carl McWilliams

51. Organization: Cultural Resource Historians

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

53. Phone number: 970/493-5270

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the F&D International LLC.



SKETCH MAP

801 Lee Avenue, Louisville, Colorado

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the F&D International LLC.

LOCATION MAP

801 Lee Avenue, Louisville, Colorado

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OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(Page 1 of 5)

I. IDENTIFICATION

1. Resource number: **5BL8212**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Louisville**
5. Historic building name: **Mrs. Downer's Cabin**
6. Current building name: **Miner's Cabin**
7. Building address: **809 Lee Avenue**
8. Owner name: **Sidecon LP**
   Owner address: **4770 Baseline Road #200**
   Boulder, CO 80303

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1S** Range **69W**
   SW¼ of NE¼ of NE¼ of SE¼ of section 8

10. UTM reference
    Zone **13**
    Easting: **488990**
    Northing: **4425130**
11. USGS quad name: **Louisville, Colorado**
    Year: **1965 (Revised 1994) 7.5'**
12. Lot(s): **n/a** Block: **Outlot 2**
    Addition: **Louisville East** Year of Addition **1906**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

Official Eligibility Determination
(OAHP use only)
Date_____ Initials_____
___Determined Eligible - National Register
___Determined Not Eligible - National Register
___Determined Eligible - State Register
___Determined Not Eligible - State Register
___Needs Data
___Contributes to eligible National Register District
___Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
    Rectangular Plan
15. Dimensions in feet: **216 square feet**
16. Number of stories: **one**
17. Primary external wall material
    Wood / Log

18. Roof configuration (enter one):
    Gabled Roof / Front Gabled Roof
19. Primary external roof material (enter one):
    Asphalt Roof
20. Special features (enter all that apply):
    n/a

22. Architectural style / building type:

    Other Style
    (Wood Frame Front Gable Cabin)

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21. General Architectural Description

Used historically as coal miners' residences, the two small dwellings at 801 and 809 Lee Avenue are located northwest of Lee Avenue's intersection with Spruce Street. This location is east of the Burlington Northern Railroad tracks, and east of downtown Louisville. The cabin at 809 Lee Avenue measures 12' N-S by 18' E-W, and is of wood frame construction. The building has a wood timbers on grade foundation, and unpainted vertical half-log exterior walls. The roof is front gabled, with wood shingles and exposed rafter ends. Decorative purlins, with kneebraces, appear in the upper gable end on the east elevation (facade). There are no chimneys. There are a total of four 3/1 (ribbon style) double-hung sash windows - two each on the north and south elevations. A wood-paneled door, with one upper sash light (pane missing), and with a carved lower panel, opens onto a concrete stoop and sidewalk on the east elevation.

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

Oral sources in Louisville indicate that the two miners' cabins at 801 and 809 Lee Avenue were built in about 1940. These are the two smallest of four cabins which were built together at this location, and used as housing for coal miners in the 1940s and 1950s. The cabins had few amenities, with a common privy located in a long angled building (which still stands) to the west of the cabins. These two cabins have had no additions, and no notable alterations, subsequent to their original construction. The cabins are in at best fair condition, however, and are being allowed to deteriorate by their owner.

23. Landscape or setting special features:
The two small cabins at 801 and 809 Le Avenue are located northwest of Lee Avenue' intersection with Spruce Street. This location i east of the Burlington Northern Railroad tracks and east of downtown Louisville.

24. Associated buildings, features, or objects
Cabin at 801 Lee Avenue (5BL8211); long angled, wood frame secondary buildin to west (unsurveyed).

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate **ca. 1940**
Actual

Source of information:
Frankie Paxton

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
Mrs. Marjorie Downing

Source of information:
Frankie Paxton

30. Original location: **yes**
Moved **no**
Date of move(s) **n/a**

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VI. SIGNIFICANCE

37. Local landmark designation:
    Yes
    No xx
    Date of Designation: n/a

38. Applicable National Register Criteria

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

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

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

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    State:
    Local: xx

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43. Assessment of historic physical integrity related to significance:

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:
    Eligible: xx
    Not Eligible:
    Need Data:

45. Is there National Register district potential?
    Yes:
    No: xx
    Discuss: Houses and other buildings in this area east of downtown Louisville do not collectively display sufficient historica integrity to qualify as a National Register Historic District.

    If there is National Register district potential, is this building:
    Contributing: n/a
    Noncontributing: n/a

46. If the building is in an existing National Register district, is it:
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    Noncontributing: n/a

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47. Photograph numbers:
    Roll: CM-6
    Frame(s): 18-19
    Negatives filed at: City of Louisville, Administration
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49. Date: January 13, 2000

50. Recorder(s): Carl McWilliams

51. Organization: Cultural Resource Historians

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53. Phone number: 970/493-5270

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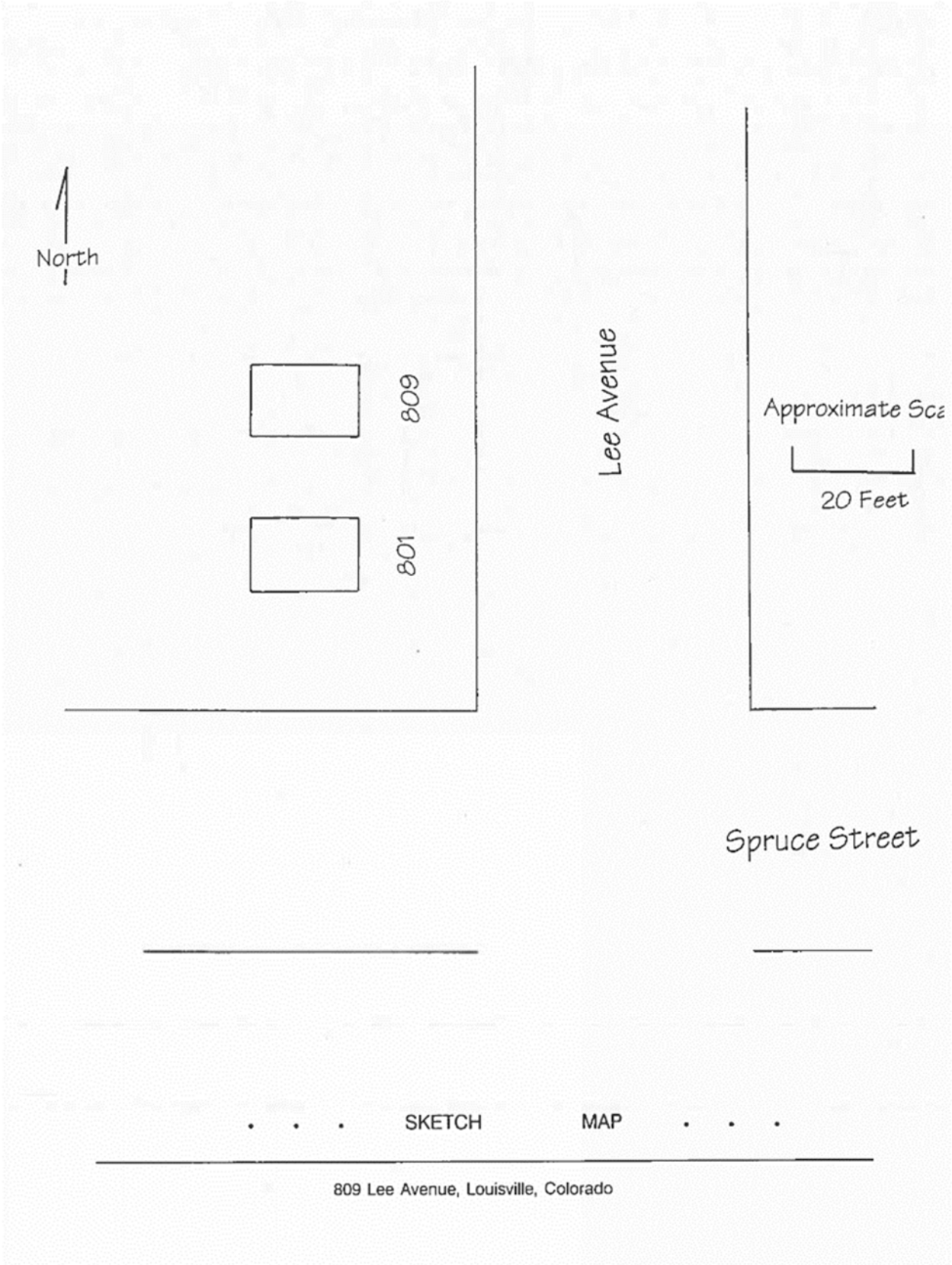

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• • • LOCATION MAP • • •

809 Lee Avenue, Louisville, Colorado

REAL ESTATE APPRAISAL CARD—URBAN MASTER INDEX

D #19348

LEGAL DESCRIPTION: Outlot 2 S½ of Blk. 2 | SUBDIVISION OR ADDITION: East | SECTION: 8 | TWP: 15 | RGE: 69

LOTS: " " | BLOCK: W of 2

HOUSE NO. 825 STREET Lee CITY Louisville, Colo.

OWNER'S NAME AND ADDRESS: Majorie E. Downer

CHANGES IN OWNERSHIP:

NAME	ADDRESS	DATE	VOLUME	PAGE	TYPE INSTRUMENT	REMA

TAXING DISTRICTS: CITY ____ SCHOOL ____ FIRE ____ SANITARY ____ OTHER ____

LOT OR ACREAGE DESCRIPTION

ZONING		STREET OR ROAD		IMPROVEMENTS		TOPOGRAPHY	
RESIDENTIAL	☐	PAVED	☐	SIDEWALK	☑	LEVEL	☑
APARTMENT	☐	HARD SURFACE	☐	CURB	☐	HIGH	☐
COMMERCIAL	☐	OILED	☐	DRIVEWAY	☐	STEEP	☐
LIGHT INDUSTRIAL	☐	GRAVEL OR STONE	☑	CITY WATER	☑	SOIL	☑
HEAVY INDUSTRIAL	☐	UNIMPROVED	☐	WELL ☐ SPRING	☐	LOW	☐
	☐	CONDITION:		SEWER	☐	SLOPING	☐
		GOOD	☐	ELECTRICITY	☑	HILLY	☐
REGULAR LOT SIZE ____ x ____		AVERAGE	☑	GAS	☐	ROCK	☐
IRREGULAR LOT SIZE ____ x ____ x ____		POOR	☐	PAVED ALLEY	☐		☐

SPECIAL LAND NOTES: Under construction about 75% hardwood, wiring heating etc still to go in

LAND VALUE CALCULATION

SIZE OR ACRES	UNIT VALUE	DEPTH, CORNER, OTHER: TABLE	FACTOR	FRONT FOOT OR ACRE VALUE	TOTAL VALUE
					$

NET ADDITION ____ % ____ AMOUNT ____ TOTAL $ ____

NET DEDUCTIONS ____ % ____ AMOUNT ____ ADD OR DEDUCT ____

TOTAL LAND VALUE ____

BASIS OF ADDITIONS OR DEDUCTIONS:

SUMMARY

DESCRIPTION	DATE	AMOUNT
BUILDING PERMIT		$
ORIGINAL COST (IMPROVEMENTS)		
ADDITIONS AND BETTERMENTS		
OWNER'S ESTIMATE OF VALUE		
PRIVATE APPRAISAL		
INSURANCE		
MORTGAGE		
MONTHLY RENTAL		
ADVERTISED FOR SALE		
TRANSFERRED		

ANNUAL ASSESSMENT

YEAR	% CHANGE	REASON	LAND	IMPROVEMENTS	TOTAL
19			$	$	$
19 56		3 Cards	100	2950	3050
19					
19					
19					
19					
19					
19					
19					
19					

SUMMARY OF LAND AND BUILDING VALUES

	FULL APPRAISED VALUE
LAND	$
BUILDINGS AND IMPROVEMENTS (THIS CARD)	
CARD NO. ____	
CARD NO. ____	
TOTAL BUILDINGS AND IMPROVEMENTS	
TOTAL ASSESSED LAND, BUILDINGS AND IMPROVEMENTS	$

MEASURED BY Ward DATE 1957 CLASSIFIED BY ____ DATE ____ CHECKED BY ____ DATE ____

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BUILDING DESCRIPTION AND VALUE CALCULATION

CARD 2 OF 4 CARDS

MAIN BUILDING DESCRIPTION

CLASSIFICATION No. 1-2A

BLDG. No.

TYPE AND USE

- 1-Family Dwelling [✓]
- 2-Family Dwelling
- Row House
- Apartment Building

UNITS AND ROOMS

Kind of Units	Number of Units	Number of Rooms
Bldg	1	4

FOUNDATION

- Posts or Piers
- Walls: Cement

EXTERIOR WALLS

- Wood Frame [✓]
- Sheathing [✓] No Sheathing
- Solid Masonry
- Insulation: ____ % Area
- Siding: Woodboard
- Board and Batten
- Shingle: Wood
- Asphalt / Asbestos
- Stucco
- Brick Veneer: Com. / Face
- Stone Veneer: Native / Cut
- Brick Solid: Com. / Face
- Concrete Block [✓]

ROOF

- Type: Flat / Pitched [✓] / Low
- Medium [✓] / Steep
- Framing: Simple
- Average [✓] / Difficult

ROOFING

- Prepared Roll [✓]
- Built-Up Asphalt
- Shingle: Wood / Asphalt
- Asbestos / Slate
- Tile: Metal / Cement / Clay
- Tin / Copper
- Insulated

BASEMENT

- Area: 100% [✓] / 75% / 50% / 25% / None
- No Floor: Cement
- Plastered Ceiling / Plastered Walls
- Walls: Kind: Concrete
- Finished Rooms: No. ____ ____ % Area

FLOORS

- Subfloor 1st [✓] / 2d Up
- No Subfloor 1st / 2d Up
- Construction: Wood Joists 2x8 16"
- Concrete on Grade
- Finish Flooring: Hardwood 1st / Softwood 2d
- Tile: Sq. Ft. ____ Sq. Ft. ____

INTERIOR FINISH

- Wallboard or Equal
- Plastered [✓]
- Wood Paneling: Kind: ____ Sq. Ft. ____
- Tile Walls: Sq. Ft.
- Trim: Hardwd. ____ Rms. / Softwood 4 Rms.

LIGHTING

- Elec. [✓] / Gas / None

ATTIC

- Finished Stairs
- Percent of Ground Area
- Finished ____ % Unfin. ____ %

PORCHES

- Number: Open ____ Closed 1
- Unfinished ____ Finished ____

TERRACES

- Kind

HEATING

- Stove 8 pipe at chimney
- Warm Air: Pipeless
- Piped [✓]
- Forced Circulation
- Hot Water or Vapor
- Steam
- Gas Steam Radiators
- Gas Floor Furnaces No.
- Air Conditioning
- Automatic Burner or Stoker
- Oil / Gas [✓] / Coal [✓]

PLUMBING

- None / Water Only
- Bathrooms 1 / Tiled
- Number of Fixtures:
- Washstands 1 / Tubs 1
- Waterclosets 1 / Shwrs.
- Shower Stalls
- Automatic Water Heater
- Kitchen Sink [✓] / Laundry Tubs

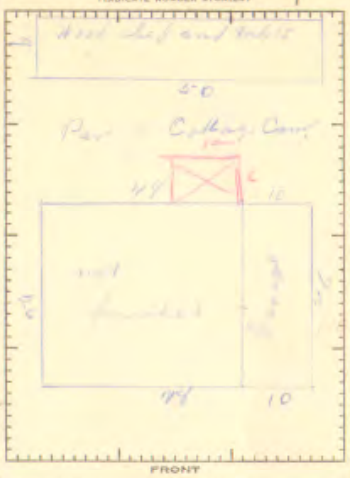
OTHER ITEMS

- Natural Fireplaces
- Gas Fireplaces
- Outside Chimneys

STATE OF REPAIRS

- Excellent [✓] / Good
- Fair / Poor [✓]

GROUND PLAN SKETCH (Indicate number stories) 1



DEPRECIATION AND OBSOLESCENCE

- A. Age (normal depreciation) - ____ %
- B. Physical Condition - - - ____ %
- C. Modernization (minus) - - - ____ %
- D. Total Depreciation - - - ____ %
- E. Net Condition (100-D) - - - ____ %

SPECIAL OBSOLESCENCE

- F. Location (area No. ____) - ____ %
- G. Other - - - - - - - ____ %
- H. Total Special Obsolescence - ____ %
- J. Final Net Condition (100-H) XE ____ %

AREA--MAIN BUILDING

	Area
26 x 38	954
x	
x	
x	
x	
x	
x	
x	
Total	954

REPRODUCTION COST AND FINAL VALUE

MAIN BUILDING

Item No.	Area or Quantity	Unit Cost	Total
Base			
1-2a	954	2.79	2661
Additions (Plus)			
4-a	72	.50	36
9	954	.03	29
Deductions (Minus)			
3-a	954	.070	67
12-F	260	1.35	351

- Base Reproduction Cost - - $ 2368
- Final Net Condition 70.
- Final Value-- Main Building $ 1616

SUMMARY OF BUILDING VALUE

- Main Building $ 1600
- Garage
- Minor Buildings
- Other Improvements
- Total Buildings and Improvements $ 1600

1600

DATE OF CONSTRUCTION

Date	Age	Source
1909	New	

MAJOR ALTERATIONS OR ADDITIONS

Date	Age	Description	Per Cent

MAJOR ALTERATIONS OR ADDITIONS

Date	Age	Description	Per Cent

GARAGE AND MINOR BUILDINGS

Class No.	Size Width x Depth	Area	Walls	Floor	Roof	2d Floor Fin.	2d Floor Unf.	Heating	Lighting	Plumbing	Reproduction Cost	Age	Depreciation	Net Value
Garage attached to house	10 x 26		Board	Conc.	Conc.	no			Elec		not finished			

Special Building Notes: not finished 3+4/10

COLORADO TAX COMMISSION FORM NO. TC-R1-A (BOULDER) OUT WEST P. & S. CO., GOLD. SPGS.

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REAL ESTATE APPRAISAL CARD---URBAN MASTER INDEX

LEGAL DESCRIPTION: Outlot 1 W of Blk 2 | SUB-DIVISION OR ADDITION: East | SECTION | TWP.

LOTS: Outlot 2 BLOCK: S of Blk. 2

HOUSE NO. 825 STREET: Lee CITY: Louisville, Calif.

OWNER'S NAME AND ADDRESS: Majorie E. Downer

CHANGES IN OWNERSHIP:

NAME	ADDRESS	DATE	VOLUME	PAGE	TYPE INSTRUMENT	REMA

TAXING DISTRICTS: CITY ____ SCHOOL ____ FIRE ____ SANITARY ____ OTHER ____

LOT OR ACREAGE DESCRIPTION

ZONING	STREET OR ROAD	IMPROVEMENTS	TOPOGRAPHY
RESIDENTIAL ☐	PAVED ☐	SIDEWALK ☐	LEVEL ☐
APARTMENT ☐	HARD SURFACE ☐	CURB ☐	HIGH ☐
COMMERCIAL ☐	OILED ☐	DRIVEWAY ☐	STEEP ☐
LIGHT INDUSTRIAL ☐	GRAVEL OR STONE ☐	CITY WATER ☐	SOIL ☐
HEAVY INDUSTRIAL ☐	UNIMPROVED ☐	WELL ☐ SPRING ☐	LOW ☐
☐	CONDITION:	SEWER ☐	SLOPING ☐
REGULAR LOT SIZE ____ x ____	GOOD ☐	ELECTRICITY ☐	HILLY ☐
IRREGULAR LOT SIZE x x	AVERAGE ☐	GAS ☐	ROCK ☐
	POOR ☐	PAVED ALLEY ☐	☐

SIZE OR ACRES

NET ADDITION ____

NET DEDUCTIONS ____ % ____ AMOUNT ____ ADD OR DEDUCT ____

TOTAL LAND VALUE ____

SPECIAL LAND NOTES:

6 - 7
18x18 7x18

BASIS OF ADDITIONS OR DEDUCTIONS:

SUMMARY

DESCRIPTION	DATE	AMOUNT
BUILDING PERMIT		$
ORIGINAL COST (IMPROVEMENTS)		
ADDITIONS AND BETTERMENTS		
OWNER'S ESTIMATE OF VALUE		
PRIVATE APPRAISAL		
INSURANCE		
MORTGAGE		
MONTHLY RENTAL		
ADVERTISED FOR SALE		
TRANSFERRED		

ANNUAL ASSESSMENT

YEAR	% CHANGE	REASON	LAND	IMPROVEMENTS	TOTAL
19			$	$	$
19					
19					
19					
19					
19					
19					
19					
19					

SUMMARY OF LAND AND BUILDING VALUES

	FULL APPRAISED VALUE
LAND	$
BUILDINGS AND IMPROVEMENTS (THIS CARD)	
CARD NO. ____	
CARD NO. ____	
TOTAL BUILDINGS AND IMPROVEMENTS ____	
TOTAL ASSESSED LAND, BUILDINGS AND IMPROVEMENTS	$

MEASURED BY Ward DATE 1950 CLASSIFIED BY ____ DATE ____ CHECKED BY ____ DATE ____

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BUILDING DESCRIPTION AND VALUE CALCULATION

CARD 4 OF 4 CARDS

LASSIFICATION No. 121A

MAIN BUILDING DESCRIPTION

BLDG. No.

TYPE AND USE

-FAMILY DWELLING
-FAMILY DWELLING
OW HOUSE
PARTMENT BUILDING

UNITS AND ROOMS

KIND OF UNITS	NUMBER OF UNITS	ROOMS
Dwg	1	12a

FOUNDATION

OSTS OR PIERS
ALLS Slab

EXTERIOR WALLS

OOD FRAME ☑
HEATHING ☑ NO SHEATHING
OLID MASONRY
SULATION: % AREA
IDING: See Sheathing
OODBOARD
OARD AND BATTEN
HINGLE: WOOD
SPHALT ASBESTOS
TUCCO
RICK VENEER: COM. FACE
TONE VENEER: NATIVE CUT
RICK SOLID: COM. FACE
ONCRETE BLOCK

ROOF

YPE: FLAT PITCHED ☑ LOW
EDIUM ☑ STEEP
RAMING: SIMPLE ☑
VERAGE DIFFICULT

ROOFING

PREPARED ROLL ☑
BUILT-UP ASPHALT
SHINGLE: WOOD ASPHALT
ASBESTOS SLATE
TILE: METAL CEMENT CLAY
TIN COPPER
INSULATED

BASEMENT

AREA: 100% 75% 50%
25% NONE ☑
NO FLOOR
PLASTERED CEILING PLASTERED WALLS
WALLS: KIND
FINISHED ROOMS:
NO. % AREA

FLOORS

SUBFLOOR 1ST 2D UP
NO SUBFLOOR 1ST ☑ 2D UP
CONSTRUCTION:
WOOD JOISTS 2x6 @ 24
CONCRETE ON GRADE
FINISH FLOORING:
HARDWOOD SOFTWOOD ☑
TILE: SQ. FT.
% SQ. FT.

INTERIOR FINISH

WALLBOARD OR EQUAL ☑
PLASTERED
WOOD PANELING:
KIND:
SQ. FT.
TILE WALLS: SQ. FT.
TRIM: HARDWD. RMS.
SOFTWOOD RMS.

LIGHTING

ELEC. ☑ GAS NONE

ATTIC

FINISHED STAIRS
PERCENT OF GROUND AREA:
FINISHED % UNFIN. %

PORCHES

NUMBER: OPEN CLOSED
UNFINISHED FINISHED

TERRACES

KIND

HEATING

STOVE Small range
WARM AIR: PIPELESS
PIPED
FORCED CIRCULATION
HOT WATER OR VAPOR
STEAM
GAS STEAM RADIATORS
GAS FLOOR FURNACES NO.
AIR CONDITIONING
AUTOMATIC BURNER OR STOKER
OIL GAS COAL ☑

PLUMBING

NONE ☑ WATER ONLY
BATHROOMS TILED
NUMBER OF FIXTURES:
WASHSTANDS TUBS
WATERCLOSETS SHWRS.
SHOWER STALLS
AUTOMATIC WATER HEATER
KITCHEN SINK LAUNDRY TUBS

OTHER ITEMS

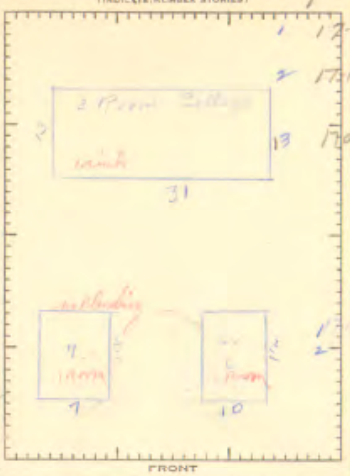
NATURAL FIREPLACES
GAS FIREPLACES
OUTSIDE CHIMNEYS

STATE OF REPAIRS

EXCELLENT GOOD
FAIR POOR ☑

GROUND PLAN SKETCH

(INDICATE NUMBER STORIES)



DEPRECIATION AND OBSOLESCENCE

A. AGE (NORMAL DEPRECIATION) - %
B. PHYSICAL CONDITION - - - %
C. MODERNIZATION (MINUS) - - - %
D. TOTAL DEPRECIATION - - - %
E. NET CONDITION (100-D) - - - %

SPECIAL OBSOLESCENCE

F. LOCATION (AREA NO.) - %
G. OTHER - - - - - - - %
H. TOTAL SPECIAL OBSOLESCENCE - %
J. FINAL NET CONDITION (100-H) XE %

AREA--MAIN BUILDING

		AREA
12-b	13 x 21	373
17-a	7 x 12	84
17-a	10 x 12	120
	Total	

REPRODUCTION COST AND FINAL VALUE

MAIN BUILDING

ITEM NO.	AREA OR QUANTITY	UNIT COST	TOTAL
BASE			
12-b	373	66	246
17-a	84	133	111
17-a	120	133	111
ADDITIONS (PLUS)			
17-a	373	69	257
17-a	84	69	58
17-a	120	69	83
10-F			25
DEDUCTIONS (MINUS)			

BASE REPRODUCTION COST $ 891

FINAL NET CONDITION 45

FINAL VALUE-- MAIN BUILDING $ 400

SUMMARY OF BUILDING VALUE

MAIN BUILDING $
GARAGE
MINOR BUILDINGS
OTHER IMPROVEMENTS

Det. 5/5/3

TOTAL BUILDINGS AND IMPROVEMENTS $ 400

AK DB BA 5/22/53

DATE OF CONSTRUCTION

DATE	AGE	SOURCE

MAJOR ALTERATIONS OR ADDITIONS

DATE	AGE	DESCRIPTION	PER CENT

MAJOR ALTERATIONS OR ADDITIONS

DATE	AGE	DESCRIPTION	PER CENT

GARAGE AND MINOR BUILDINGS

CLASS NO.	SIZE WIDTH x DEPTH	AREA	WALLS	FLOOR	ROOF	2D FLOOR FIN.	2D FLOOR UNFIN.	HEATING	LIGHTING	PLUMBING	REPRODUCTION COST	AGE	DEPRECIATION	NET VALUE

SPECIAL BUILDING NOTES: ~~Poor~~ SS Rep

COLORADO TAX COMMISSION FORM NO. TC-81-A (BOULDER) OUT WEST P. & B. CO., COLO. SPGS.

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REAL ESTATE APPRAISAL CARD---URBAN MASTER INDEX . #19348

LEGAL DESCRIPTION OUTLOT 1 W of Blk 2 | SUB-DIVISION OR ADDITION | SECTION | TWP

LOTS OUTLOT 2 S BLOCK 2 2 EAST

HOUSE NO. 825 STREET Lee CITY LOUISVILLE

OWNER'S NAME AND ADDRESS: MARJORIE E. DOWNER, LOUISVILLE

CHANGES IN OWNERSHIP:

NAME	ADDRESS	DATE	VOLUME	PAGE	TYPE INSTRUMENT	REMA

TAXING DISTRICTS: CITY ____ SCHOOL ____ FIRE ____ SANITARY ____ OTHER ____

LOT OR ACREAGE DESCRIPTION

ZONING		STREET OR ROAD		IMPROVEMENTS		TOPOGRAPHY	
RESIDENTIAL	☐	PAVED	☐	SIDEWALK	☑	LEVEL	☑
APARTMENT	☐	HARD SURFACE	☐	CURB	☐	HIGH	☐
COMMERCIAL	☐	OILED	☐	DRIVEWAY	☐	STEEP	☐
LIGHT INDUSTRIAL	☐	GRAVEL OR STONE	☑	CITY WATER	☑	SOIL	☑
HEAVY INDUSTRIAL	☐	UNIMPROVED	☐	WELL ☐ SPRING	☐	LOW	☐
	☐	CONDITION:		SEWER	☐	SLOPING	☐
REGULAR LOT SIZE ____ x ____		GOOD	☐	ELECTRICITY	☑	HILLY	☐
IRREGULAR LOT SIZE ____ x ____ x ____		AVERAGE	☑	GAS	☐	ROCK	☐
		POOR	☐	PAVED ALLEY	☐		☐

SPECIAL LAND NOTES:

LAND VALUE CALCULATION

SIZE OR ACRES	UNIT VALUE	DEPTH, CORNER, OTHER TABLE	DEPTH, CORNER, OTHER FACTOR	FRONT FOOT OR ACRE VALUE	TOTAL VALUE
					$

NET ADDITION ____ % ____ AMOUNT TOTAL $ ____

NET DEDUCTIONS ____ % ____ AMOUNT ADD OR DEDUCT ____

TOTAL LAND VALUE ____

BASIS OF ADDITIONS OR DEDUCTIONS:

SUMMARY

DESCRIPTION	DATE	AMOUNT
BUILDING PERMIT		$
ORIGINAL COST (IMPROVEMENTS)		
ADDITIONS AND BETTERMENTS		
OWNER'S ESTIMATE OF VALUE		
PRIVATE APPRAISAL		
INSURANCE		
MORTGAGE		
MONTHLY RENTAL		
ADVERTISED FOR SALE		
TRANSFERRED		

ANNUAL ASSESSMENT

YEAR	% CHANGE	REASON	LAND	IMPROVEMENTS	TOTAL
19			$	$	$
19					
19					
19					
19					
19					
19					
19					
19					
19					

SUMMARY OF LAND AND BUILDING VALUES

	FULL APPRAISE VALUE
LAND	$
BUILDINGS AND IMPROVEMENTS (THIS CARD)	
CARD NO. ____	
CARD NO. ____	
TOTAL BUILDINGS AND IMPROVEMENTS ____	
TOTAL ASSESSED LAND, BUILDINGS AND IMPROVEMENTS	$

MEASURED BY Ward DATE 1937 CLASSIFIED BY ____ DATE ____ CHECKED BY ____ DATE ____

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BUILDING DESCRIPTION AND VALUE CALCULATION

CARD 1 OF 4 CARDS

LASSIFICATION No. 17-1A

MAIN BUILDING DESCRIPTION

BLDG. No.

TYPE AND USE: FAMILY DWELLING ☑; FAMILY DWELLING; OW HOUSE; PARTMENT BUILDING

UNITS AND ROOMS: KIND OF UNITS / NUMBER OF UNITS / ROOMS — Bathing 4, Dine; each extra w ne ma

FOUNDATION: OSTS OR PIERS; ALLS; Cement 3 Sides

EXTERIOR WALLS: OOD FRAME ☑; HEATHING ☑ NO SHEATHING; OLID MASONRY; SULATION: % AREA; IDING: Stucco; OODBOARD; OARD AND BATTEN; HINGLE: WOOD; SPHALT ☐ ASBESTOS; TUCCO; RICK VENEER: COM. ☐ FACE; TONE VENEER: NATIVE ☐ CUT; RICK SOLID: COM. ☐ FACE; ONCRETE BLOCK

ROOF: YPE: LAT ☐ PITCHED ☑ LOW; EDIUM ☑ STEEP; RAMING: SIMPLE ☑; VERAGE ☐ DIFFICULT

ROOFING: PREPARED ROLL; BUILT-UP ASPHALT; SHINGLE: WOOD ☐ ASPHALT ☑; ASBESTOS ☐ SLATE; TILE: METAL ☐ CEMENT ☐ CLAY; TIN ☐ COPPER; INSULATED

BASEMENT: AREA: 100% ☐ 75% ☐ 50% ☐; 25% ☐ NONE ☑; NO FLOOR; PLASTERED CEILING ☐ PLASTERED WALLS; WALLS: KIND; FINISHED ROOMS: NO. ____ ____% AREA

FLOORS: SUBFLOOR 1ST ☐ 2D UP ☐; NO SUBFLOOR 1ST ☑ 2D UP ☐; CONSTRUCTION: WOOD JOISTS 2x6 y 24; CONCRETE ON GRADE; FINISH FLOORING: HARDWOOD ☐ SOFTWOOD ☑; TILE: SQ. FT.; SQ. FT.

INTERIOR FINISH: WALLBOARD OR EQUAL ☑; PLASTERED; WOOD PANELING: KIND: ; SQ. FT.; TILE WALLS: SQ. FT.; TRIM: HARDWD. ____ RMS.; SOFTWOOD 5 RMS.

LIGHTING: ELEC. ☑ GAS ☐ NONE ☐

ATTIC: FINISHED STAIRS; PERCENT OF GROUND AREA: FINISHED ____% UNFIN. ____%

PORCHES: NUMBER: OPEN ____ CLOSED ____; UNFINISHED ____ FINISHED ____

TERRACES: KIND

HEATING: STOVE Range; WARM AIR: PIPELESS; PIPED; FORCED CIRCULATION; HOT WATER OR VAPOR; STEAM; GAS STEAM RADIATORS; GAS FLOOR FURNACES No.; AIR CONDITIONING; AUTOMATIC BURNER OR STOKER: OIL ☐ GAS ☐ COAL ☑

PLUMBING: NONE ☐ WATER ONLY ☑; BATHROOMS ____ TILED ____; NUMBER OF FIXTURES: WASHSTANDS ____ TUBS ____; WATERCLOSETS ____ SHWRS. ____; SHOWER STALLS; AUTOMATIC WATER HEATER; KITCHEN SINK 1 LAUNDRY TUBS

OTHER ITEMS: NATURAL FIREPLACES; GAS FIREPLACES; OUTSIDE CHIMNEYS

STATE OF REPAIRS: EXCELLENT ☐ GOOD ☐; FAIR ☐ POOR ☑

GROUND PLAN SKETCH (INDICATE NUMBER STORIES)

DEPRECIATION AND OBSOLESCENCE

A. AGE (NORMAL DEPRECIATION) - ____%
B. PHYSICAL CONDITION - - - ____%
C. MODERNIZATION (MINUS) - - - ____%
D. TOTAL DEPRECIATION - - - ____%
E. NET CONDITION (100-D) - - - ____%

SPECIAL OBSOLESCENCE

F. LOCATION (AREA NO. ____) - ____%
G. OTHER - - - - - - - - ____%
H. TOTAL SPECIAL OBSOLESCENCE - ____%
J. FINAL NET CONDITION (100-H) XE ____%

AREA--MAIN BUILDING

	AREA
12 x 18	216
x	
x	
11 x 18	198
x	
12 x 20	240
x	
12 x 22	264
TOTAL	

REPRODUCTION COST AND FINAL VALUE

MAIN BUILDING

ITEM NO.	AREA OR QUANTITY	UNIT COST	TOTAL
17-1A	216	1.33	287
17-1a	198	1.33	263
17-1a	240	1.33	319
17-1a	264	1.30	344
ADDITIONS (PLUS)			
	216	.69	149
	198	.69	136
	240	.69	165
	264	.69	182
10-F	—	—	80
11a			
DEDUCTIONS (MINUS)			

BASE REPRODUCTION COST - - $ 1766

FINAL NET CONDITION 45 %

FINAL VALUE-- MAIN BUILDING $ 800

SUMMARY OF BUILDING VALUE

MAIN BUILDING $ /

GARAGE

MINOR BUILDINGS 150

OTHER IMPROVEMENTS

40% for 53

5/53

TOTAL BUILDINGS AND IMPROVEMENTS $ 950

OK DJ

DATE OF CONSTRUCTION: DATE | AGE | SOURCE

MAJOR ALTERATIONS OR ADDITIONS: DATE | AGE | DESCRIPTION | PER CENT

MAJOR ALTERATIONS OR ADDITIONS: DATE | AGE | DESCRIPTION | PER CENT

GARAGE AND MINOR BUILDINGS

CLASS	SIZE WIDTH x DEPTH	AREA	WALLS	FLOOR	ROOF	2D FLOOR FIN.	2D FLOOR UNF.	HEATING	LIGHTING	PLUMBING	REPRODUCTION COST	AGE	DEPRECIATION	NET VALUE
Metal	9x50	450	Board	Earth	Board				Elec	84	378			150

SPECIAL BUILDING NOTES: 40% Inspected 5-11-53 — Area left to 53 — Age location & condition

COLORADO TAX COMMISSION FORM NO. TC-R1-A (BOULDER) OUT WEST P. & B. CO., COLO. SPGS. 2063

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Louisville Historical Museum
Department of Library & Museum Services
City of Louisville, Colorado
January 2017

Two Cabins at 825 Lee Ave., Louisville, Colorado
(Also referred to as 801 & 809 Lee)

Legal Description of Parcel from Boulder County Assessor: OUTLOTS 1 & 2 S & W BLK 2 LOUISVILLE EAST & ABANDONED RAILWAY RIGHT OF WAY LYING WEST OF OUTLOT 1 & OUTLOT 2 8-1S-69 REC 805500-01 11/17/86 3 IMPS ID 71870 COMB HERE PER OWNER 1983

Specifically, the two cabins in question were constructed on Outlot 2. According to the Boulder County Assessor website, the entire parcel currently contains six structures. The two freestanding cabins, to be referred to as Cabin #1 and Cabin #2, are the subjects of this report and are pictured here in a 2016 photo:

These two cabins were surveyed in 2000 under the addresses of 801 Lee Ave. and 809 Lee Ave. Those Architectural Inventory Forms are incorporated by reference into this report.

Year of Construction: circa 1935-1940

Summary: Emmit and Laura Trott built these very small cabins and they were rented out, with other cabins on the property, starting during the Depression years of the 1930s. The cabins are in their original locations in the Miners Field neighborhood.

Louisville's mining history extends to the culture that grew around the mining economy. People didn't have much, lived in small structures in tight-knit neighborhoods, often rented rather than owned, and made do (and were inventive with) with the resources available to them. This was already the case in Louisville, but it was particularly true during the Depression years when the cabins were built. To many, these two cabins represent a counterpoint to a later time when residents are fortunate to be enjoying a more comfortable lifestyle.

In 2016, the Louisville Historical Museum included images of these two cabins in both public presentations that were given on "Tiny Houses With a History" about the prevalence and history of small houses in Louisville. According to the 2000 Architectural Survey Forms, Cabin #1 (to the south) is 198 square feet and Cabin #2 (to the north) is 216 square feet.

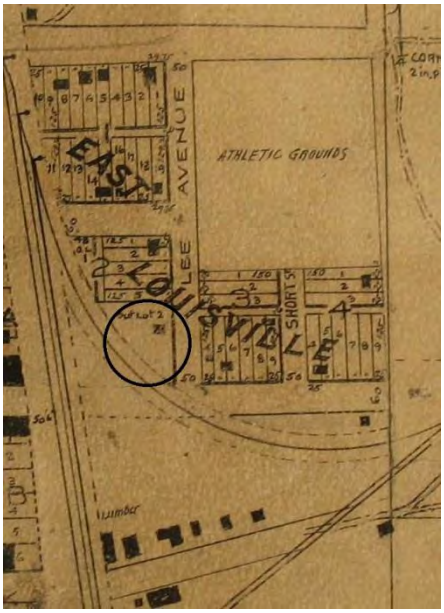
Development of East Louisville Addition

The history of the East Louisville Addition originated with Charles C. Welch, a prominent businessman and figure in Colorado history who started the first coal mine in Louisville and was the primary person behind the establishment of Louisville as a town. His wife, R. Jeannette Welch, transferred the land to brothers William J. Lee and George A. Lee, who platted the area in 1906, thereby creating the East Louisville Addition. The subdivision is located on the opposite side of the railroad tracks from the commercial core of Old Town Louisville and most of the rest of the town.

Houses in the East Louisville neighborhood are characterized by their close proximity to Miners Field, a historic ball field dating back to the late 1800s, and to their close proximity to the railroad. Not only is the main railroad line nearby, but a railroad spur cut through from northwest to southeast. The cabins at 825 Lee are close to Miners Field and were notably close to the railroad spur, which is now gone, and to Miners Field, located just northeast of the cabins. This neighborhood historically had a high number of immigrant residents.

Earliest Ownership of Lots, to 1930s

In 1908, after having platted East Louisville in 1906, the Lee brothers sold Outlots 1 and 2 (on which the cabins were later constructed) to August Seeger. Property records indicate that August and Mina Seeger sold the lots to William Jopling in around the same year. William Jopling had been born in England in 1849 and he passed away by 1918. There is no evidence that he ever lived in a structure on the lots; the 1910 census records show that he was living in Old Town Louisville on the west side of the railroad tracks, not the east side where these lots are located. However, the 1909 Drumm's Wall Map of Louisville does show a structure existing on Outlot 2, seen here. Nothing else is known about that building. The area in which the cabins are located is circled.



In 1918, Jopling's estate sold the lots to Tony D'Orio. He had been born in Italy in about 1878 and was a longtime shoemaker in Louisville. As with Jopling, there is not any evidence that he lived in a structure on the lots. Records show that he lived with his family on Grant Ave. during the time of his ownership of the lots.

Trott Construction and Ownership of Cabins, 1936-1946; Dates of Construction

Boulder County Recorder property records indicate that Laura Trott purchased these lots in 1936, based on the recording of the deed of trust (mortgage) on the property that year. The actual warranty deed was not recorded until 1940. The Trotts are believed to have been the owners who were responsible for the construction of the cabins. They built four cabins on the lots, all facing Lee Ave. Cabins 3 and 4 were later attached to one another to become one building. There were also additional buildings adding up to several rentals. According to the 2000 Architectural Inventory Forms for Cabin #1 and Cabin #2, they were both constructed on Outlot 2.

Laura Hendricks Trott (1898-1986) was born in Oklahoma. Her husband, Benjamin "Emmit" Trott (1894-1972) was born in Arkansas. They married in Arkansas in 1914 and had several children. At the time of the 1930 census, they were living in Six Mile, Franklin County, Illinois, which was a coal mining community from which others also came to Louisville. The Trott family arrived in Louisville by 1933 and Emmit Trott opened a junk business on the north side of Pine just east of the railroad tracks. Their property on Pine included the Ernest Grill Lumber building, which they later relocated, and the house that is now 1105 Pine. The 1940 federal census listed him as being the proprietor of a junk business. He is also remembered as having had a hauling business. They purchased this separate parcel on Pine by a deed that was recorded in 1945 and are believed to have also owned other property in East Louisville.

The 1948 Boulder County Assessor cards for these structures do not give a date of construction. The Boulder County Assessor website appears to give 1935 as the date of construction. Boulder County has sometimes been found to be in error with respect to the dates of construction of Louisville's historic buildings, so other evidence is looked to. In this case, the Boulder County property records indicate that the Trotts, who are believed to have constructed the cabins, purchased them in 1936 (the year in which the deed of trust on the property was recorded, though the warranty deed was not recorded until 1940). According to Louisville resident Jean Morgan, a grandson of Laura and Emmit Trott was born in one of the cabins in 1939. Last, the 2000 Architectural Inventory Forms state that the two cabins were constructed in "ca. 1940." Based on these pieces of evidence, the construction date is estimated to be "circa 1935-1940."

The following excerpt of an aerial view from the Carnegie Library for Local History shows the cabins and the area around them in the early 1940s. The Trott business and home can be seen to the south of the cabins (on the north side of Pine). The area in which the cabins are located is circled.

History of Cabins and Ancillary Buildings in Louisville

These cabins relate to an aspect of Louisville history from its earlier years, particularly the mining years. Although people in the Louisville community were overall similarly situated in terms of class, many residents could not afford to purchase houses or wanted the convenience of rentals. Also, according to many current Louisville residents, for a long time there were more people interested in purchasing houses than there were houses to purchase. As a result, many people in Louisville rented or lived in temporary housing. Census records show that it was common for a family to rent a house, and that it was also very common for people to live in the outbuildings of relatives or to rent outbuildings. If a single miner or a few single miners lived in such a building, it is still in Louisville typically referred to as a "batch" or "bach" (short for bachelor).

Likewise, if one owned an extra outbuilding, cabin, or cottage, one could gain extra income by renting it out. A coal stove and chimney could be installed relatively easily, and the outhouse would typically be shared.

The fact that the local mines closed in the summers also contributed to the prevalence of outbuildings. Many of Louisville's historic homes may have been very small, but one could easily add additional outbuildings to a property, particularly in the summertime when many miners worked to improve their houses and yards.

Although the rental market was very active, there were not records kept of rentals. Most of the available information comes from census records, which noted for the census years from 1900-1940 whether the head of a household owned or rented; Louisville directories that show extra people or even an extra family residing at a particular address; information that has been collected over the years from Louisville families; and historic photos and property records documenting the presence of small cabins.

Many of Louisville's cabins and outbuildings are gone, but some historic houses in Louisville still have outbuildings that were once rented out to single people, couples, or families. One example is 1024 Grant, which is one of the twelve structures in Louisville that is listed on the National Register of Historic Places. When it was selected for the Register in 1986, one of the considerations in its favor was that it still had associated outbuildings. One of these outbuildings was a cottage that was rented out.

In another example, the small building behind the Mossoni House at 836 Main St. (now the location of Bittersweet) was rented out to families such as Boyd and Callie Forbis and their children, who lived there at the time of the 1930 census. The structure is now part of Por Wine House.

When Emmitt and Laura Trott purchased Outlots 1 and 2 in the mid 1930s, it was likely with the intention that they could build cabins there and bring in rental income. The presence of the cabins were likely a draw for Marjorie Downer when she decided to buy the property from the Trotts in 1946, as she could benefit from the rental income and be able to keep an eye on the cabins from her own home on the property.

In 1946, Laura Trott sold the property with the cabins to Glen and Lois Walters. In around 1947, the Trotts moved to Lafayette and had a secondhand/antique business there at a store (moved from its Pine St. location in Louisville) called Trott's Trading Post. Also in 1947, Glen and Lois Walters sold the property with the cabins to Mayfair Development Co.

Downer Ownership, 1946-1994

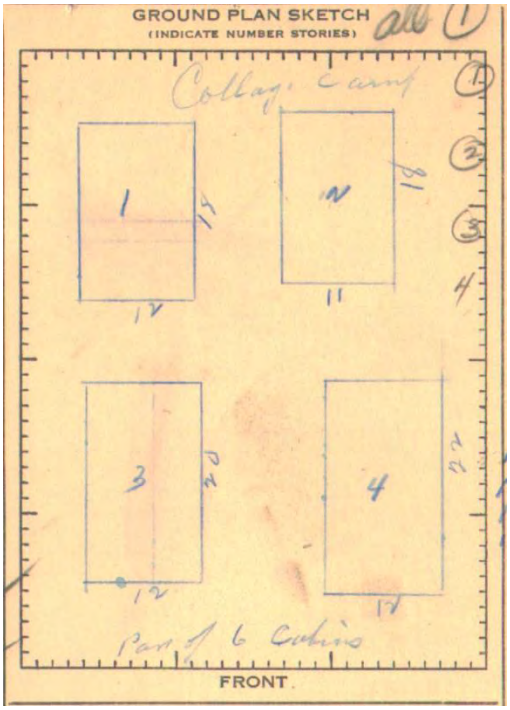
In 1946, Marjorie Downer purchased a parcel of land from Mayfair Development Co. In about 1949, she built a house on the property in which she lived. She was able to oversee her rental cabins from her house on Lee Ave.

Marjorie Downer (1898-1985) was born in a sod house in Nebraska. Her family moved to Colorado by 1910. Previous places in Colorado where she lived were: Englewood in 1910, Bailey in 1920 (teacher at a country school), Denver in 1930 (working in printing office), and Wray in 1940 (no occupation given, but living with her mother, brother, and other relatives). It is believed that her primarily occupation was that of a schoolteacher. No records were found that would indicate that she ever married.

The following images are from the 1948 Boulder County Assessor cards that were completed for all of the buildings at 825 Lee. These are believed to be the images of Cabin #1 and Cabin #2, though they were not specifically identified on the cards.

The following image of the ground layouts from the 1948 County Assessor cards appear to be for all four cabins facing Lee Ave. The diagram is labelled “Cottage Camp.” The cabin labelled as #1 has 216 square feet and the cabin labelled as #2 has 198 square feet, which is the reverse of what was stated in the 2000 Architectural Inventory Forms for the two cabins. However, it is

not known whether or not the Assessor intended to go in order from south to north. The Assessor card indicates that the other two cabins have 240 and 264 square feet.



The following 1962 aerial photo of the Miners Field neighborhood shows a circled area where the Trott/Downer community of cabins was located. This view is looking east.

Neighborhood resident Jean Morgan has interviewed several former cabin residents, and others who remembered the cabins, and typed her notes. She noted that the cabins each consist of two rooms, with the kitchen/living space in front and the bedroom in back. They did not have insulation, but the people she interviewed remembered the cabins having had cold running water. A shared toilet was in a long, angled building behind the cabins (now gone). The siding is original. A particularly unique feature of the cabins is that the fence posts by the

cabins, still there, were made out of casings from cardox shells from the coal mines. (Cardox shells using compressed air were used to break up the coal as an alternative to using explosives.)

It is believed that single miners, couples, and families all rented the cabins at different times over the years. Unfortunately, directories from the time period of the cabin rentals typically did not identify precise addresses for residents living in this neighborhood. The 1940 census listed some households in East Louisville in which the people were renters, but there is not a way to determine exactly who lived in what building.

There may have been as many as eight small structures that Marjorie Downer owned and rented out on the property, creating a small community in a neighborhood already known for having been tight-knit. The 1949 Louisville director listed the "Louisville Cabins" as an entity with Marjorie Downer as the manager, and as noted above, the 1948 Assessor cards called it a "cottage camp." Though some outbuildings that were used for rentals still exist, these Lee Ave. cabins appear to be unique in that there were several of them rented out to different people over many years, and they are virtually unchanged today. It is believed that there is nothing similar to them elsewhere in Louisville.

At an unknown date, the cabins became vacant. Downer passed away in 1985. In 1986, her property passed to her brother, Lowell Downer, who died in 1993. In 1993, it passed to John Downer as Trustee for the Lowell Downer Living Trust. John Downer is believed to be the nephew of Marjorie Downer and Lowell Downer. In 1994, John Downer sold the property with the cabins to Michael McAlpine.

Later Ownership

In 1997, Michael McAlpine transferred ownership of the parcel with the cabins to Sidecon LP.

In 2009, Sidecon transferred ownership to 825 Lee LLC, which is the current owner of record.

2000 Architectural Survey Forms

The Architectural Survey Forms for 801 Lee and 809 Lee, which are references to the two freestanding cabins with the current address of 825 Lee, give extensive descriptions and statements of significance for both cabins. The reports state, "These two cabins have had no additions, and no notable alterations, subsequent to their original construction." The 2000 reports are incorporated by reference into this report. (It should be noted that although the 2000 reports referred to Mrs. Marjorie Downer, she did not have a married name and is believed to have not married.)

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.

City of Louisville
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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: Staff Updates

Date: **October 21st, 2019**

Alteration Certificate Updates

1001 Main Street (9/25/2019)

- Rationale: The windows will be replaced with high-quality wood windows. There will be no changes to the size and design of the windows, making the windows appear the same as the historic windows. The new windows will not detract from its landmark status.

1101 Grant Avenue (10/11/2019)

- Rationale: The proposed solar panels on the roof of the shed (Landmarked) are removable and do not affect the architectural integrity of the structure. The proposed solar panels will enhance and ensure the perpetuation and use of the property.

Demolition Updates

1000 Main Street (10/3/2019)

- Referred to full HPC

Upcoming Schedule

November

18th – Historic Preservation Commission, Council Chambers, 6:30 pm

December

16th – Historic Preservation Commission, Council Chambers, 6:30 pm

January

20th – Historic Preservation Commission, Council Chambers, 6:30 pm

29th – Feb. 1st – Saving Places Conference, Denver

February

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

Outreach

- Press Release, to be published Nov. 1, 2019

City of Louisville

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PRESS RELEASE

$45,000 grants available to Louisville homeowners

FOR IMMEDIATE RELEASE (Louisville, Colorado, November 1, 2019) Louisville homeowners may be eligible for up to $45,000 in Historic Preservation grants with local businesses eligible to receive up to $200,000. The City of Louisville recently set the new incentive figures following the extension of the Historic Preservation tax by voters.

Through the City's unique, voluntary Historic Preservation Program, eligible historic properties can pursue landmark status and receive a variety of grants. Not only are grants available for the preservation of historic structures, the City also offers grants for eligible new building additions. With no obligation to landmark a property, grants are available to conduct a "Historic Structure Assessment," which provides information on the condition of the property and provides recommendations for preservation.

Commenting, Rob Zuccaro, City of Louisville Director of Planning & Building Safety, said:

"This incentive program is a great opportunity for Louisville residents and businesses to update their properties while preserving the history and architectural integrity of the City.

"We look forward to working with property owners who want to learn more about our program and their property. Applying for a Historic Structure Assessment grant is an easy first step that allows property owners to learn more about the history and condition of their building with no obligation to pursue Landmark status and usually at no cost.

"This program forms a key part of the City's commitment to protect, preserve, and enhance the quality of life in our community."

Eligible historic properties are at least 50 years old, historically significant, and retain architectural integrity. The program, which is funded by a dedicated sales tax, recognizes the historical and architectural significance of over 40 local landmarks.

More information can be found on the City of Louisville Historic Preservation website. Property owners interested in learning more about a Historic Structure Assessment or in pursuing landmark status should contact Felicity Selvoski, Historic Preservation Planner, at fselvoski@louisvilleco.gov or 303.335.4594.