

**Historic Preservation Commission  
Agenda  
May 11, 2020**

**ELECTRONIC MEETING**

This meeting will be held electronically. Residents interested in listening to the meeting should visit the City's website here to link to the meeting:

<https://www.louisvilleco.gov/government/boards-commissions/historic-preservation-commission>

The Historic Preservation Commission will accommodate public comments as much as possible during the meeting. Anyone may also email comments to the Council prior to the meeting at: [planning@LouisvilleCO.gov](mailto:planning@LouisvilleCO.gov)

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes - February 24, 2020.
- V. Public Comments on Items Not on the Agenda
- VI. **Public Hearing: Demolition** and Probable Cause Determination
  - 105 Roosevelt Avenue
- VII. **Public Hearing: Landmark, Grant, Alteration Certificate Request**
  - 908 Rex Street
- VIII. Probable Cause Determination
  - 541 Jefferson Avenue
- IX. Items from Staff
  - Upcoming Schedule
- X. Updates from Commission Members
- XI. Discussion Items for future meetings
- XII. Adjourn

# ***Historic Preservation Commission***

## ***Meeting Minutes***

**February 24<sup>th</sup>, 2020**

**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

Gary Dunlap

Michael Ulm

Andrea Klemme

Hannah Parris

Keith Keller

Commission Members Absent: None.

Staff Members Present:

Felicity Selvoski, Historic Preservation Planner

Amelia Brackett Hogstad, Planning Clerk

### **APPROVAL OF AGENDA**

Dunlap suggested adding a discussion of the Commission's recommendations to City Council to the agenda.

Haley added City Council Plans to the agenda under the subcommittee item.

Dunlap asked if the notification time for a commission planning meeting needed to be more than 24 hours.

Selvoski replied that the City usually gave 3 days' notice.

Dunlap and Haley discussed the process for how and when to present recommendations to Council.

Klemme made a motion to approve the February 24<sup>th</sup>, 2020 agenda. Ulm seconded. Agenda approved by voice vote.

### **APPROVAL OF MINUTES**

Ulm made a motion to approve the January 13<sup>th</sup>, 2020 minutes. Klemme seconded. Agenda approved by voice vote.

Dunlap suggested that Council should address Commissioner Ulm's comments from the previous meeting on lot coverage.

### **PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

Chris and Kelly Wheeler, 525 La Farge, gave an update on 537 La Farge. Wheeler stated that he had met with the developer to convey neighbors' concerns about the duplex, noting that the neighbors respected his rights as a property owner to build the house of his wishes. Wheeler asked if the developer would reevaluate the scale and the use the current home in the new construction and if he would consider changing the duplex to a single-family home. The developer replied that those changes would result in lower square footage and a reduction in profit. Wheeler described the time it had taken to follow-up with the developer and their email exchanges, stating that he thought the developer was running out the clock. Because the 180-day stay was really 120 days from the time the permit was pulled, Wheeler thought that time was on the developer's side. With that in mind, Wheeler and his neighbors created a group called Save 537 La Farge. The group had posted on Facebook and shared yard signs and flyers, getting the information out. Wheeler noted that neighbors had no voice in the developer pulling a permit and building a duplex. Wheeler stated that the developer would be off to his next development and the neighbors would be left with the duplex, an eyesore, for the next 50-100 years. Wheeler asked the Commission to consider the neighbors' rights as taxpayers in Louisville and the rights to protect the historic character of Louisville. He asked the Commission to consider the wellbeing of Louisville residents over developers who viewed Louisville as a place to make profits.

Klemme asked the Wheelers to address their views to the Planning Commission and Council, since the Historic Preservation Fund was a voluntary program. She also encouraged neighbors in the area to landmark their homes if possible. She added that this particular property could not be landmarked anyway because it had been changed significantly. She noted that different commissions were trying to work together on these issues.

Haley added that the commissioners were volunteers and cared about the character of Louisville. She appreciated the Wheelers' passion and encouraged them to pass on their passion to others. She stated that the Commission was sympathetic and that the situation broke her heart.

Ulm agreed that the Wheelers' activism was important. He agreed with Mr. Wheeler that people living and investing in Louisville were sometimes at odds.

Haley asked for further public comment. Seeing none, she invited the first public hearing item.

### **NEW BUSINESS – PUBLIC HEARING ITEMS**

**925 Jefferson Avenue: Landmark, Grant, Alteration Certificate Request**

Selvoski shared that the structure at 925 Jefferson was approximately 128 years old and was a classic example of vernacular architecture, with a great example of a hip-roofed box room house. It had been home to Virginia and Frank Hamilton. Virginia was a longtime school teacher and her husband worked as a coal miner, saloon operator, and Deputy County Clerk. Staff found that the structure had maintained much of its physical integrity. There was a 1957 addition to the rear that did not impact integrity. Staff finds that the structure met the landmarking criteria and suggested named it the Hamilton House.

Selvoski also presented the alteration certificate request. She noted that the house did need work, which included raising the house and installing a new foundation and crawl space. The owners were also proposing a modern addition to the rear. She noted the differentiation between old and new construction in the elevations. Selvoski noted the ways in which staff did not believe the request met several criteria, due to the proposed enlargement of the window openings, the relocation of the front door, and the expansion of the front porch. Therefore, staff recommended denying the request for the alteration certificate.

Selvoski presented the grant request for a matching grant in the amount of \$117,937 and a finding of extraordinary circumstances. She reminded the Commission that without extraordinary circumstances, the maximum grant amount was \$40,000. Selvoski noted that the proposed work was eligible for coverage. Selvoski stated that staff found that the foundation work qualified as extraordinary circumstances but the other work did not, and proposed that the grant be approved in the amount of \$79,250.

Dunlap asked how the porch would be changed.

Selvoski replied that the applicant wanted to expand the porch by a foot and a half.

Dunlap asked if the grant request was irrelevant if the alteration certificate was denied.

Selvoski replied that it would be up to the applicant whether they wanted to continue with landmarking if their alteration certificate were denied. She noted that new construction would not be eligible for funding either way. Haley added that restoration work did not count as an alteration.

Dunlap asked why 1021 Main, a structure that had previously been granted a finding of extraordinary circumstances, had been deemed extraordinary.

Selvoski replied that 1021 Main was larger than the typical Louisville structure, which meant that some costs were higher than normal.

Ulm asked if the porch extension would alter the plane of the roof.

Selvoski replied that she believed it extended it further but would need to confirm with the applicant.

Klemme and Selvoski discussed the budget numbers.

Keller asked what the demolition of the site utilities referred to.

Selvoski replied that the applicant could answer that question.

James Hopperstad, owner, representative, and architect for Christina Dickinson, at 1015 Confidence Drive in Longmont, introduced himself and the builder, Jimmy Moore of Petra Custom Builders. Hopperstad responded to Commissioner Keller's question, explain that to lift the house, all wires and duct work had to be cut off.

Moore added that the foundation was structurally insufficient. In raising the house, then demolishing, excavating, and pouring a new foundation, the utilities would have to be pulled back.

Ulm asked about the porch roof line.

Hopperstad replied that the pitch of the roof and the connection point to the existing house would remain the same, meaning that the porch post would lower about 4 inches.

Ulm asked if the main floor elevation and porch elevations were staying the same.

Hopperstad replied the foundation was so close to grade level that it needed to be raised about a foot but that the grade in the front would be the same under the porch since the grade would slope upward.

Moore explained that there were elements related to the foundation changes, including site grading, mechanical and electrical, and the environmental hazards, which all had to happen because of what it would take to raise the house. He noted that there would be asbestos and lead in the structure that would require remediation, which would be a large expense. Because the house was lower than both neighboring houses, they also wanted to capitalize on the opportunity to make the house structurally sound and maintain integrity, and not create drainage problems for the neighbors. He noted that raising the house would also affect the maintenance on the chimney and made that process harder and therefore require extraordinary work to preserve the chimneys.

Klemme asked about the asbestos abatement.

Moore replied that they had already done the testing and there was lead and asbestos on multiple aspects of the house, all directly related to what they needed to interact with to unbolt the house. He added that he had already solicited multiple bids.

Hopperstad added that the original numbers had been alarming and that Moore had gone back and double-checked and gotten additional quotes. He asked the Commission to comment on what they thought would be a reasonable amount for the work.

Haley asked about the movement of the windows and doors.

Dickinson stated that she intended to have the house look as much like it does as possible. She bought the house because of how it looks, including the size, porch, and chimneys. She explained that her children had grown up in a historic home and that she was a lover of legacy and history. She was also a teacher many of her children and grandchildren lived just down the street from this house. She expressed that the house belonged to Louisville, not her, and that the house could be used for preservation-related open houses. She explained that she wanted the windows to drop a foot (not to widen) and that she wanted a wider porch with room for two chairs facing each other. She read a line from a David White poem, "This is the bright home in which I live. This is where I ask my friends to come. There's no house like the house of belonging." She added that the door needed to be wheelchair accessible and right now it was not.

Ulm stated that the back part of the house and the scale was in line with what the Commission was looking for. He did not have a problem with extending the front porch because he did not think it would be that significant or out of character, and he noted that the doors being on the corner was in line with similar designs so the door change did not bother him. The thing that bothered him the most was changing the existing historic opening of the windows.

Dickinson replied that she would consider keeping the windows in the same size.

Dunlap asked if the proposed door was wider than the current door.

Hopperstad replied that the door did not meet ADA standards and that the door width was expanding from 2'6" to 3'. He added that even if they did not put the door on the side they wanted the door to be wider.

Dickinson stated that the alterations were meant to be in scale with what was already there.

Haley replied that the scale of the addition was sensitive and to scale. She added that the corner door took too much of the integrity because it made a whole other side of the house.

Parris had no issues with the back addition, but she agreed with Chair Haley that the structure was one of the most beautiful and oldest in Louisville and the changes to the windows and doors would give it a false sense of history. Haley added that even if the changes were in line with other historic structures, they would be losing the specific architecture that was unique to Louisville. Parris added that she appreciated the grading and that the overall framework would appear the same, but the windows and the doors were the big sticking points for her.

Moore asked if there was the opportunity to negotiate the different pieces of the proposals to make sure that the house was landmarked.

Ulm replied that there was room for movement, but the Commission was bound by national and state regulations about what is considered proper renovation and preservation. He noted that the La Farge property would not have been landmarkable because of changes that had been made to it earlier on.

Haley replied that the Commission's job was not only to landmark homes and to maintain the integrity of the program according to the national standard.

Haley added that national preservation standards helped the Commission apply the same standards to different properties.

Parris noted that the Commission need to discuss the three applications separately.

Moore stated that he wanted the Commission to ask him as many questions as possible so he could understand what the Commission needed to know.

Haley asked if the door was a deal-breaker for the applicant.

Dickinson replied that the door would not be the same anyway because it was too narrow. She noted that the porch expansion was a deal-breaker and the windows were not. Not getting the door change might be. She stated that the chimneys did not even work but she was keeping them and she wanted the house to look like the house she bought.

Haley asked how ADA codes worked with historic doors.

Selvoski replied that there was no requirement that doors had to be swapped out.

Haley asked if ADA could be used as a reason to expand the door.

Selvoski replied that that would be up to the Commission.

Haley observed that the door would adding another wall, changing a square home into a different shape.

Dickinson replied that the house kitty-corner to this house had the same configuration.

Klemme noted that there were steps leading up to the porch so there would not be wheelchair access for that entrance, anyway. Other commissioners noted that a temporary ramp could be added. There was a discussion about potential ramp options.

Haley closed applicant questions and asked for further public comment. Seeing none, she opened commissioner discussion.

Dunlap stated that the weathervane on the addition acted like it was historic but was not.

Selvoski replied that the addition off the back was part of the alteration certificate.

General agreement that the structure met the criteria for landmarking.

Ulm stated that the application met all the criteria and he supported the landmark application. General agreement.

Moore added that the numbers for moving the windows and doors were not included in the grant request.

Klemme referenced the national standards on accessibility. She interpreted those standards to mean that creativity was necessary to meet ADA standards, which for her meant that she could not get behind moving the door proposal.

Parris asked how wide the porch would be with the extra foot and a half.

The applicants replied that it would be 8 feet.

Dunlap thought that there could be a way to hide the door structurally so that the changes would not alter the overall structure of the house.

Ulm asked if the drip line on the porch would also be 4 inches shorter.

The applicants confirmed.

Dunlap suggested the following conditions:

- Maintain current window size and placement.
- Remove the weathervane from the addition.
- Move and expand the door as proposed.

Ulm stated that since the porch could be accessible, the 3-foot door was a good recommendation. He did not have any problems with the rest of the proposal except he wanted to leave the door where it was.

Klemme echoed Commissioner Ulm's recommendations for conditions, as did Chair Haley and Commissioner Parris.

Dunlap asked for other commissioners' opinions about the weathervane.

Parris agreed that it was more of an old-fashioned ornament, but since it was on the new section that was clearly with different materials and would not be mistaken for part of the original structure.

Christina replied that she did not need the weathervane.

Haley summarized that four commissioners preferred not to have the corner wall for the door but that the applicant could widen the door. She proposed the following conditions:

- Maintain current window size and placement.
- Widen porch as proposed.
- Remove the weathervane from the addition.
- Widen door to 3 feet but no corner wall.

Haley asked the Commission to discuss the grant application.

Dunlap stated that the amount staff had proposed seemed generous. He did think that the Commission needed to discuss a better definition of extraordinary circumstances. He agreed with the staff proposal.

Ulm asked if the applicant could come back for additional grant funding using the extraordinary circumstances language. He stated that he was willing to go with the number that had been proposed tonight but he thought it might eventually be higher.

Selvoski read the definition of extraordinary circumstances as “relating to building size, condition, architectural details, or other unique condition compared to similar Louisville properties.”

Haley asked if the City had funded all the other work in the other house where the foundation had been lifted.

Selvoski replied that only the foundation work had been funded in that case.

Ulm shared what he thought was and was not applicable for grant funding, stating that the front porch, foundation, and crawlspace counted, the floor and roof structure maybe did not, the chimney maybe not (because there were similar structures in Louisville), the site grading as it related to the foundation counted, as did the mechanical and electrical if limited to the foundation changes. Finally, he thought that lead and asbestos abatement could count if they were triggered by the foundation work. Adding all those up came close to \$40,000 or \$50,000 for the City to fund half, which meant that maybe there were not extraordinary circumstances.

Klemme asked Commissioner Ulm if he meant that all those items qualified as extraordinary circumstance.

Ulm replied that his comment was more about which items qualified as preservation work.

Klemme noted that size was not applicable; condition was due to the foundation; architectural details including porch and chimneys were applicable.

Ulm added that the majority of the work had to be done because of the work on the foundation.

Klemme asked how Planner Selvoski got to the roughly \$79,000 number.

Selvoski replied that the only thing that had been recommended was to fund half the amount of the foundation and crawlspace, which qualified as extraordinary circumstances. Everything else counted toward the standard amount of \$40,000.

Haley stated that the other work did not have to be done without the foundation work, but in previous projects the Commission had still only funded the foundation work.

The commissioners worked out the math of the different grant options.

Klemme asked if the previous property had been facing lead and asbestos abatement.

Haley replied that she imagined that they had faced the abatement issue.

Parris noted that the \$5,000 landmark bonus was not a lot but it could almost cover the chimney piece and she added that the loan program was an option.

Moore noted that the original estimate was for \$268,000 and had tried to get the number down to the \$235,875, not knowing that he was going to compromise off the compromise off the compromise. He was worried that they had been better off with the higher numbers from the guys he knew. He felt a sense of responsibility because he created these numbers and he had not realized that there would be so much negotiation with them.

Haley stated that the applicant could withdraw the grant application and come back with different numbers. Haley reopened public comment.

Hopperstad stated that they did not know that foundation was the only thing that would be extraordinary circumstances and they had worked hard on all these numbers.

Andy Johnson, 920 Lincoln Avenue, stated that extraordinary circumstances are not defined and do not come up a lot. He noted also that construction costs continue to increase. He had seen every different type of foundation you could imagine and he had never had an engineer tell him to completely replace a foundation. Johnson noted that this engineering report did have that recommendation and was from a source Mr. Johnson had worked with. He thought the problem the Commission was having was that the optics of the numbers in the presentation were wrong. He thought there should only be a few buckets on the list from the perspective of what had to happen based on the foundation replacement.

Dickinson stated that to preserve this house it would cost \$150,000 to build a hole and she wanted to table the grant application for the night and come back with the numbers.

The item was continued to next month, March 16<sup>th</sup>.

Brief recess.

### **501 Jefferson Avenue: Probable Cause Determination**

Selvoski presented the case for probable cause. The house was moved to Louisville in 1948 and therefore met the criteria for age, even though staff could not find out when it was constructed. Selvoski stated that the moving of the house added to its social significance since that was an important part of Louisville's history. The original was part of the Acme Mine, as well. She also presented the architectural significance and physical integrity.

Klemme asked if there was stucco.

Selvoski replied that it was stucco but staff did not know when it was added.

Haley asked if the windows had been changed.

Selvoski replied that the windows had changed but the window size may not have. The door looked like it was in the original location.

Haley invited the applicants to speak and asked for public comment. Seeing none, she closed the comment period and opened commissioner comment.

Parris thought this was a good candidate for probable cause as it met all the requirements.

Ulm made a motion to approve a finding of probable cause. Klemme seconded. Roll call vote. Keller noted that the structure needed assessment since it had been moved. Passed unanimously.

The applicant, Carolyn Ford at 501 Jefferson Avenue, stated that they wanted to preserve the house to prevent further scrapes in their neighborhood.

### **1301 Jefferson Avenue: Probable Cause Determination**

Selvoski presented the application. The structure was 64 years old and associated with the mid-century development of Louisville. Based on this and other criteria, staff recommended a finding of probable cause.

Klemme asked for social significance.

Selvoski replied that it did not have social significance.

Klemme asked for information on the period of significance.

Selvoski replied that the Master Plan and Council had determined the period of significance as ending in 1955, since the last mine closed that year.

Haley added that nationally there was no period of significance date. The landmarking program was tied to the 50-year mark. She explained that City Council had pushed to have a hard date for the demolition review process.

Ulm thought it was a great example of what was going on in Louisville at the time and that it was important to the city. The one-car garage was a great example of the beginning of the age of the automobile. The structure also related to the historic elements of the neighborhood.

Haley added that there was a continuity on the street with other houses.

Haley asked for applicant comment.

Selvoski replied that the applicant had had to leave.

Haley asked if Planner Selvoski knew the applicants' motivations for landmarking.

Selvoski replied that she did not know but, as far as she knew, there were no plans to make any additions.

Haley wondered if Bridget Bacon could do a neighborhood context to study social significance. Haley observed that this period and after was a hard preservation sell for people and having more information could help with future discussions.

Dunlap stated that some of mountain towns were preserving more recent structures like A-Frames in addition to their mining districts.

Parris noted that Louisville has evolved and changed and this was part of the story. Part of the controversy with the mid-modern homes was that they were not always the really cool structures, but she thought that the structure met the criteria and helped the City tell its story.

Klemme moved to find probable cause. Parris seconded. Passed unanimously by voice vote.

## **DISCUSSION/DIRECTION**

### **Historic Structure Assessment Presentations: 1000 Main Street, 701 Pine Street, 1016 Grant Avenue, and 908 Rex Avenue**

Andy Johnson DAJ Design, 922A Main Street, noted that a number of the homes around 1301 Jefferson were built by Denver craftsman and you can tell by the

plasterwork based on the hand-trowel movement on the ceiling. Up on Grant there was pretty much just one tradesperson who did all the work in that area.

Johnson presented the structures by age. 1000 Main, built in 1892, has records that go back to the 1940s. He displayed the floor plan, noting the areas that were most likely original. He noted that the house got built with one bay window and a back portion that he had originally thought might have been additions. The current bay window, however, was not the original one. This was one of the first homes in Louisville with an original bay window. He noted other elements of the structure that the assessment process had uncovered.

Johnson presented 701 Pine, noting that the shape of the house gave the structure some architectural integrity. The windows had been altered and replaced and the siding had been replaced. He showed the floor plan and stated that it was hard to get information from the structure because it had been significantly changed and because parts of the structure were dangerous to go into. In the basement, was beyond repair and would require a complete overhaul. It would be extraordinarily difficult to lift the home, in addition, because there had been so many changes to the floor plan. Johnson stated that this home is too far beyond to recommend for landmarking.

Johnson then presented 1016 Grant, which was between a home on the National Register and a home that was similar in characteristics. He described the floor plan and the accessor's record, which showed the historic additions added over time.

Johnson also presented 908 Rex. The structure had layers of siding but was largely in its original condition with the exception of the back of the home. He noted the changes to the structure over time and that the attic had a lot of water infiltration. Johnson stated that the structure would likely come before the Commission again and he previewed some of the plans for the house.

Haley noted that it was helpful to see the assessments that the Fund was paying for.

Klemme noted that additions are supposed to be subordinate to the main home.

Johnson responded that a lot of times building design allowed for the skin of a building to remain the same, but he thought that the scale and massing should matter as well. A two-story addition added to a one-story front indicates an immediate difference. Johnson asked the Commission to further refine what they wanted out of these assessment presentations.

Haley replied that the inside looks were the most beneficial to understand why the house was the way it was.

Johnson suggested that the commissioners follow someone doing a historic structure assessment.

Dunlap agreed with Chair Haley that seeing the road map of the property was helpful.

### **HPC Subcommittees**

Haley requested that the conversation about subcommittees be moved to the next meeting.

Selvoski replied that she could also share a google document or something similar for the commissioners to share their subcommittee ideas and desires.

Dunlap requested that the commissioners have a meeting about the subcommittees ahead of the Council meeting on March 10<sup>th</sup>.

Selvoski replied that the Commission was supposed to chat for about 10 minutes with an update for Council, then move into a conversation.

Dunlap noted that Council had asked for priorities, what the Commission had accomplished.

Haley stated that the subcommittee lists had lists of goals for the year.

Dunlap replied that he thought there were more. He gave the example of a list of the properties that have been landmarked.

Haley and Selvoski stated that there were lists and a digital map of the landmarked properties.

Dunlap added that the City website was wrong.

Klemme asked if it was legal to respond via a large email.

Selvoski replied that subcommittees were small enough that they did not require public notice. She noted that the Commission could table the list for another meeting.

Dunlap stated that he would feel better if the Commission had a discussion of what the subcommittees meant and who should be on them.

Klemme agreed and added that she did not feel like the Commission got a lot of traction with its goals last year. She thought the Commission got a lot accomplished in the meetings but not beyond that. She recommended focusing on fewer items per subcommittee.

Ulm agreed and added that the subcommittees did not have the opportunity to meet separately and they should be separate from the monthly meetings. He did not think the meeting with Council was a big opportunity to discuss and share.

Klemme noted that it would be nice to have the Commission straight on the public reaction to preservation and setbacks for Planning Commission, at least, for when Council was ready to address these issues. She thought the Commission needed a consensus when talking to Council.

### **ITEMS FROM STAFF**

#### **Elections of Officers, Historical Commission Liaison**

Continued to March 16<sup>th</sup>.

Klemme offered to attend the Historical Commission meeting in March.

Dunlap suggested planning a planning meeting.

Selvoski replied that she could send out a poll to assess commissioner availability.

Ulm suggested setting aside two meeting times.

#### **Alteration Certificate & Demolition Updates**

There were no alteration certificate updates. A subcommittee referred a demolition review for 105 Roosevelt to the March HPC meeting.

#### **Upcoming Schedule**

##### March

16<sup>th</sup> – Historic Preservation Commission, Council Chambers, 6:30 PM

##### April

20<sup>th</sup> – Historic Preservation Commission, Council Chambers, 6:30 PM

##### May

1<sup>st</sup> – “Louisville Landmarked,” 6-8 PM, @ Museum – First Friday Art Walk

18<sup>th</sup> – Historic Preservation Commission, Council Chambers, 6:30 PM

TBD – Landmark Ceremony

### **UPDATES FROM COMMISSION**

None.

### **DISCUSSION ITEMS FOR NEXT MEETINGS**

#### **Adjourn:**

Klemme moved to adjourn. Ulm seconded. The meeting was adjourned at 10:04 PM.

**ITEM:** 105 Roosevelt Avenue Demolition Review and Probable Cause Determination

**APPLICANT:** Paul Rohr  
1335 Stoneham St.  
Superior, CO 80027

**OWNER:** Same

**PROJECT INFORMATION:**

**ADDRESS:** 105 Roosevelt Avenue  
**LEGAL DESCRIPTION:** Lot 15, 16, 17 and Vacated Alley, Block 4, Johnson's First Addition  
**DATE OF CONSTRUCTION:** 1952

**REQUEST:**

- The applicant requests to demolish the existing structures at 105 Roosevelt Avenue. A subcommittee referred the request to the Historic Preservation Commission because they found probable cause to believe that the property may be eligible for designation as a landmark.
- The applicant requests to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 105 Roosevelt Avenue.



## **SUMMARY:**

The applicant is requesting:

- Approval to demolish the existing structures at 105 Roosevelt Avenue. According to the Louisville Municipal Code (LMC) section 15.36.020, a demolition is an act which removes “*fifty percent or more of the roof area as measured from directly above,*” or “*fifty percent or more of the exterior walls of a building as measured contiguously around the building*”. Under section 15.36.200 of the LMC, if the commission finds that the building may have historical significance under the criteria “*no permit for demolition, moving or removal shall be issued for a period not to exceed 180 days from the date the permit application was accepted ... The commission will make all reasonable efforts to expedite resolution of the application or request.*”
- A finding of probable cause for landmark designation to allow for funding of a historic structure assessment for 105 Roosevelt Avenue. Under Resolution No. 17, Series 2019, a property may be eligible for reimbursement for a historic structure assessment (HSA) from the Historic Preservation Fund (HPF) if the Historic Preservation Commission finds “*probable cause to believe the building may be eligible for landmarking under the criteria in section 15.36.050 of the Louisville Municipal Code.*” Further, “*a finding of probable cause under this Section is solely for the purposes of action on the pre-landmarking building assessment grant request, and such finding shall not be binding upon the HPC, City Council or other party to a landmarking hearing.*”

Staff recommendations:

- Staff recommends approval of a 180 day stay, expiring on July 27, 2020, giving the applicant time to research alternatives to demolition as well as pursue a historic structure assessment, if approved by the Historic Preservation Commission.
- Staff recommends that the HPC find there is probable cause for landmarking 105 Roosevelt Avenue making the properties eligible for the cost of a historic structure assessment.

## **HISTORICAL BACKGROUND:**

*Information from Bridget Bacon, Louisville Historical Museum*

This building is part of Johnson’s First Addition, the second residential subdivision in Louisville. Originally, there was another building on this parcel on Lot 15. The original building was constructed in 1896, according to Boulder County records.

In 1947, the property was purchased by Martin Rotar (1916-1977). He was a carpenter in Louisville and was president of the Carpenters Union, Local 882. He married Olive Calnan in 1944. Olive worked at the Blue Parrot Restaurant. The Rotars lived in the original structure found on this property in 1951 but by 1953 had constructed the house currently found at 105 Roosevelt. In late 1952 and early 1953, the Rotars advertised in *The Louisville Times* to sell the original structure and have it moved off the property. It is not known whether the original structure was demolished or relocated.

Martin Rotar sold 105 Roosevelt to Harold and Mary Ann Williams in 1961. It was owned by members of the Williams family for 46 years. They both came from longtime Louisville families. Harold worked in Louisville coal mines starting at age 16 in approximately 1935 until 1942, when he joined the Army and served in World War II. He worked in security at Rocky Flats for thirty years. The Williams family sold 105 Roosevelt to Creel Kerss in 2007. In 2020, he sold the property to Paul Rohr.



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House previously located at 105 Roosevelt Avenue. Pre-1953.



105 Roosevelt Avenue. Boulder county Real Estate Appraisal card, 1953.



*105 Roosevelt Avenue. East view, 2020.*



*105 Roosevelt Avenue. Southeast view, 2020.*



*105 Roosevelt Avenue. North view, 2020.*

**ARCHITECTURAL INTEGRITY:**

The residential structure located at 105 Roosevelt Avenue was constructed in 1952 and is a wood frame house. Its primary façade faces east to Roosevelt Avenue. The house is typical of the early ranch-style homes constructed during this time period in Louisville with an L-shaped footprint and asymmetrical façade. Two large picture windows are located on the façade. The single story house has a low hipped roof and deep-set eaves with roof overhang. It appears to have a concrete foundation and an integrated single car garage. A prominent brick chimney exists near the center of the house and appears to be original.

The following primary changes occurred over time:

- Roof replacement (multiple).

**CRITERIA FOR DEMOLITION REVIEW:**

The Historic Preservation Commission should review the demolition permit application based upon any of the following criteria in [Section 15.36.200\(H\) of the Louisville Municipal Code \(LMC\)](#):

Criteria	Meets Criteria?	Evaluation
<p>1. <i>The eligibility of the building for designation as an individual landmark consistent with the purposes and standards in this chapter;</i></p> <ul style="list-style-type: none"> <li>a. <i>Age</i></li> <li>b. <i>Significance</i></li> <li>c. <i>Integrity</i></li> </ul>	<p><b>Yes</b></p>	<p><u>Age</u> The principal structure at 105 Roosevelt Avenue was constructed in 1952. It is 68 years old.</p> <p><u>Significance</u> This house is associated with the mid-century development of Louisville.</p> <p>The house at 105 Roosevelt Avenue is a wood frame house that has a roughly L-shaped footprint and a low hipped roof with deep-set eaves. The entryway is located in the middle of the asymmetrical façade with large picture window to the north and south. The house appears to have a concrete foundation and an integrated one car garage. An original brick chimney exists near the center of the house.</p> <p><u>Integrity</u> This structure adds character and value to Old Town Louisville and represents a pattern of growth typical of the post-war years in Louisville.</p> <p>The structure retains its overall form and appearance from the street and exhibits a high level of physical integrity. The house remains it its original location and has not been moved.</p>
<p>2. <i>The relationship of the building as a potential contributing structure to a potential historical district per the criteria set forth in this chapter;</i></p>	<p><b>No</b></p>	<p>The house is not located in any potential historic districts.</p>

3. <i>The reasonable condition of the building*;</i> and	<b>Unknown</b>	The applicant did not provide any documentation regarding the condition of the property. From the exterior, the structure appears to be in good condition.
4. <i>The reasonable projected cost of restoration or repair.*</i>	<b>Unknown</b>	The applicant did not provide any cost estimates for restoration or repair.

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

**RECOMMENDATION:**

LMC Sec. 15.36.200 notes that the purpose of demolition review is to:

1. Prevent loss of buildings that may have historic and architectural significance; and
2. Provide the time necessary to initiate designation as an individual landmark or to consider alternatives for the building.

Staff finds that the property could meet the criteria for architectural significance, integrity and age and could potentially qualify for landmarking. Based on evaluation of the criteria in LMC Sec. 15.36.200, the HPC may release the permit, or place a stay on the application for up to 180 days from the date of application, which was 1/29/2020. A 180 day stay would expire on 7/27/2020.

Staff recommends the Historic Preservation Commission issue a 180 day stay, expiring on July 27, 2020, giving the applicant time to research alternatives to demolition as well as pursue a historic structure assessment, if approved by the Historic Preservation Commission.

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

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

Staff has found probable cause to believe this application complies with the following criteria:

**Sec. 15.36.050. - Criteria for Designation**

Criteria	Meets Criteria?	Evaluation
<p>A. Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in this chapter.</p>	<p><b>Yes</b></p>	<p>The principal structure at 105 Roosevelt Avenue was constructed in 1952. It is 68 years old.</p>
<p>1. a. Architectural.</p> <ol style="list-style-type: none"> <li>1) <b>Exemplifies specific elements of an architectural style or period.</b></li> <li>2) Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.</li> <li>3) Demonstrates superior craftsmanship or high artistic value.</li> <li>4) Represents an innovation in construction, materials or design.</li> <li>5) Style particularly associated with the Louisville area.</li> <li>6) Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.</li> <li>7) Pattern or grouping of elements representing at least one of the above criteria.</li> <li>8) Significant historic remodel.</li> </ol>	<p><b>Yes</b></p>	<p>This house is associated with the mid-century development of Louisville.</p> <p>The house at 105 Roosevelt venue is a wood frame house that has a roughly L-shaped footprint and a low hipped roof with deep-set eaves. The entryway is located in the middle of the asymmetrical façade with large picture window to the north and south. The house appears to have a concrete foundation and an integrated one car garage. An original brick chimney exists near the center of the house.</p>
<p>1. b. Social.</p> <ol style="list-style-type: none"> <li>1) Site of historic event that had an effect upon society.</li> <li>2) Exemplifies cultural, political, economic or social heritage of the community.</li> <li>3) Association with a notable person or the work of a notable person.</li> </ol>	<p><b>N/A</b></p>	
<p>1. c. Geographic/environmental.</p> <ol style="list-style-type: none"> <li>1) Enhances sense of identity of the community.</li> <li>2) An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.</li> </ol>	<p><b>N/A</b></p>	
<p>3. All properties will be evaluated for physical integrity and shall meet one or more of the following criteria:</p>	<p><b>Yes</b></p>	<p>This structure adds character and value to Old Town Louisville and</p>

<p><b>a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</b></p> <p><b>b. Retains original design features, materials and/or character.</b></p> <p><b>c. Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.</b></p> <p><b>d. Has been accurately reconstructed or restored based on historic documentation.</b></p>		<p>represents a pattern of growth typical of the post-war years in Louisville.</p> <p>The structure retains its overall form and appearance from the street and exhibits a high level of physical integrity.</p>
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**PRESERVATION MASTER PLAN:**

The Preservation Master Plan was adopted in 2015 and includes goals and objectives for the historic preservation program moving forward. A finding of probable cause would meet the following goals and objectives:

*Goal #3: Encourage voluntary preservation of significant archaeological, historical, and architectural resources*

*Objective 3.3 - Encourage voluntary designation of eligible resources*

*Objective 3.4 - Promote alternatives to demolition of historic buildings*

*Goal #5: Continue leadership in preservation incentives and enhance customer service*

*Objective 5.1 - Promote availability of Historic Preservation Fund grants and other incentives*

**FISCAL IMPACT:**

The finding of probable cause allows for a grant of up to \$4,000 for a Historic Structure Assessment from the Historic Preservation Fund.

**RECOMMENDATION:**

Staff recommends that the HPC finds there is probable cause for landmarking 105 Roosevelt Avenue under the criteria in section 15.36.050 of the LMC, making the properties eligible for the cost of a historic structure assessment. The current maximum amount available for an HSA is \$4,000. Staff recommends the HPC approve a grant not to exceed \$4,000 to reimburse the costs of a historic structure assessment for 105 Roosevelt Avenue.

**ATTACHMENTS:**

- Application
- 105 Roosevelt Social History

# Historic Structure Assessment

## OVERVIEW

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For property owners who are potentially interested in landmarking the property, the first step is a Historic Structure Assessment (HSA). The purpose of the HSA is to evaluate the condition of a historic structure and create a priority list for structural and historical architectural elements which need to be preserved or restored. City Council Resolution 17, Series 2019 allows up to **\$4,000** for a residential HSA and up to **\$9,000** for a commercial HSA. City Staff, the Historic Preservation Commission (HPC) and City Council will use this information as reference if the owner applies for landmark preservation/restoration grant funds.

## SUBMITTAL REQUIREMENTS

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- Pre-application meeting with staff
- Application form
- W9 Tax Form

## PROCESS

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1. Property owner completes the attached application for the HSA grant and forwards it to the Preservation Planner for review.
2. Staff will schedule the probable cause hearing and notify the applicant of the date and time. The applicant should plan to attend the HPC meeting.
3. If probable cause for landmarking the property is found, the property owner coordinates with a Preservation Planner to conduct the HSA (outline provided by the Preservation Planner after approval).
4. Prior to signing a contract with the preservation professional, the property owner should submit the contract/price estimate to the City for approval.
5. Professional will conduct the HSA per the provided Scope of Work.
6. *For commercial properties: Preservation Planner must review a draft of the HSA prior to final submittal.*
7. The completed HSA is provided to property owner by professional, and then forwarded to the City for review. If any revisions are required, the Preservation Planner will provide comments on the document.
8. Property owner provides the final HSA, W9 Tax Form, and HSA Invoice (paid) to the Preservation Planner for review and reimbursement.
9. Property owner meets with Preservation Planner to discuss next steps.

**HISTORIC PRESERVATION APPLICATION**

CASE NO. \_\_\_\_\_

<p><b>PROPERTY INFORMATION</b></p> <p>Address: <u>105 ROOSEVELT AVE</u></p> <p>Date of Construction: <u>TBD</u></p> <p>Legal Description:</p> <p>Lot: <u>15, 16 &amp; 17</u> &amp; <u>VACATED ALLEY</u> Block: <u>4</u></p> <p>Subdivision: <u>JOHNSON'S FIRST ADDITION</u></p> <p>Landmark Name and Resolution (if applicable):        _____</p>	<p><b>TYPE(S) OF APPLICATION</b></p> <p><input checked="" type="checkbox"/> Probable Cause/Historic Structure Assessment</p> <p><input type="checkbox"/> Landmark</p> <p><input checked="" type="checkbox"/> Historic Preservation Fund Grant</p> <p><input checked="" type="checkbox"/> Historic Preservation Fund Loan</p> <p><input type="checkbox"/> Alteration Certificate</p> <p><input checked="" type="checkbox"/> Demolition Review</p> <p><input type="checkbox"/> Other: _____</p>
<p><b>APPLICANT INFORMATION</b></p> <p>Name: <u>PAUL ROHR</u></p> <p>Company: _____</p> <p>Address: <u>1335 STONEHAM ST</u>  <u>SUPERIOR, CO 80027</u></p> <p>Telephone: <u>630-363-7647</u></p> <p>Email: <u>paul.b.rohr@gmail.com</u></p>	<p><b>REQUEST SUMMARY</b></p> <p><u>MY WIFE JOANNA &amp; I ARE EXPLORING</u>  <u>ALL BUILDING OPTIONS. WE WANT TO KNOW</u>  <u>ALL OPTIONS AVAILABLE TO US AS WE</u>  <u>DEVELOP OUR FOREVER FAMILY HOME.</u>  <u>WE PLAN ON WORKING W/ ARCHITECTS</u>  <u>&amp; BUILDERS TO UNDERSTAND WHAT</u>  <u>CAN BE SUPPORTED &amp; WHAT COST.</u></p>
<p><b>OWNER INFORMATION (IF DIFFERENT)</b></p> <p>Name: _____</p> <p>Company: _____</p> <p>Address: _____</p> <p>Telephone: _____</p> <p>Email: _____</p>	<p><b>SIGNATURES AND DATE</b></p> <p><u>PAUL ROHR</u> <u>1/23/2022</u>        Applicant Name (print) Date</p> <p><u>[Signature]</u>        Applicant Signature</p> <p><u>PAUL ROHR</u> <u>1/23/2022</u>        Owner Name (print) Date</p> <p><u>[Signature]</u>        Owner Signature</p>

Bridget Bacon  
Louisville Historical Museum  
Department of Library & Museum Services  
City of Louisville, Colorado  
March 2020



### **105 Roosevelt Ave. History**

**Legal Description:** Lots 15-17 & 10 feet of a vacated alley, Block 4, Johnson’s 1<sup>st</sup> Subdivision in Louisville.

**Year of Construction:** 1952

**Summary:** The Rotar family built this house on the parcel after the original house was either torn down or moved away.

#### **Development of the Johnson’s First Addition**

Johnson’s 1<sup>st</sup> Addition was platted in 1890 by Mahlon V. Johnson. It was the second residential subdivision to be platted, after the Jefferson Place Addition was platted in 1880. (It consists of two separate sections that do not border one another, though both abut Roosevelt.)

Mahlon V. “Ajax” Johnson was a Denver-based coal mine operator who started the Ajax Coal Mining Co. in 1889 and served as its president. According to 1889 articles in Denver newspapers, the original intent was to establish a new town by Louisville to be called “Ajaxville” with proximity to the new Ajax Mine. (A USGS map shows that the Ajax Mine shaft was located about 1,000 feet to the west of 105 Roosevelt, at Hoover & Lois Dr.) However, instead, Johnson platted this subdivision that became part of the town of Louisville.

#### **Original Building on This Site**

Originally, there was another building on this parcel, and it was on Lot 15 (the lot that is the farthest south) as opposed to the current house that is on the north side of the parcel. The original building was constructed in 1896, according to Boulder County records. This building also appears in that particular location on the 1909 Drumm’s Wall Map of Louisville. A photo of this now-gone building taken in 1948 from the County Assessor’s records is shown here:



It seems likely that the now-vacated alley appears to the left in this photo. This house had the address of 101 Roosevelt (not to be confused with today's 101 Roosevelt, which is a different property).

Early owners of this parcel, when there was a different building on it, include Mrs. Frances Tobey, Christian Metz, Rosa & George Fletcher, the J.I. Case Threshing Machine Company, John Stoiber, Lela Walters, and William & Ruth Leslie.

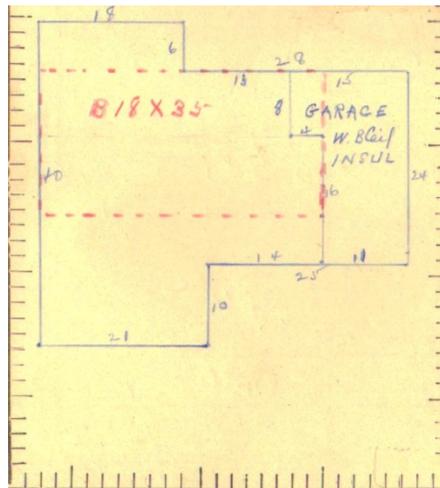
#### **Rotar Family Ownership of the Property, 1947-1961; Discussion of Date of Construction**

In 1947, this property was purchased by Martin Rotar. Nearby at 732 Mead was Martin's childhood home, and where his parents still lived.

Martin Rotar (1916-1977) moved with his parents to Louisville by 1920. He served in World War II from Louisville from 1941 to 1945; he was based in the Pacific and earned several medals for his service. He married Olive Calnan in 1944 in Australia. He was a carpenter in Louisville and was at one time president of the Carpenters Union, Local 882. According to a 1956 Louisville directory, Olive Rotar (1915-1989) worked at the Blue Parrot Restaurant. Another resident of the house at 105 Roosevelt was Olive's son from a prior marriage, Peter McCabe (1934-2002).

The Boulder County Assessor Card for 105 Roosevelt states that the house was constructed in 1952, or at least, that the building permit was dated 1952. The current Boulder County website also gives the date of 1952. Boulder County has sometimes been found to be in error with respect to the dates of construction of historic buildings in Louisville. For this reason, so it is important to look at all of the evidence of the construction year. In this case, the evidence, and especially the County Assessor card, supports the construction date of 1952.

A photo of this building from the County Assessor's records that was taken in 1953 is seen here, along with the image of the ground layout of the house at that time:



Moreover, in a 1951 directory for Louisville, the Rotars were listed as residing at 101 Roosevelt (which would be in the original house). The Boulder County Assessor's Office surveyed the current house in 1953 and noted that the building permit for the current house was dated 1952. The Assessor's card includes the remarks dated 1953, "Take off old house on this property," possibly a reference to the County Assessor's old card for 101 Roosevelt.

In late 1952 and early 1953, during the ownership of Martin Rotar, the Rotars placed advertisements in *The Louisville Times* to try to sell the original structure on the lot and have it moved off the property. (Many buildings in Louisville have been relocated from one location to another, so this would not have been unusual.) It is not known for certain whether the original structure was demolished or purchased and moved elsewhere.

In a directory from a few years later in 1956, the Rotars were listed as residing at 105 Roosevelt (the current house). During the period of their ownership, there was a secured transaction relating to this property with H.H. Steinbaugh, the owner and operator of Steinbaugh Lumber Co.

All of this evidence points to 1952 as being the correct year of construction.

Martin and Olive Rotar divorced in 1961 and they both later remarried to other people. Martin Rotar sold 105 Roosevelt to Harold and Mary Ann Williams in 1961.

### **Williams Family Ownership, 1961-2007**

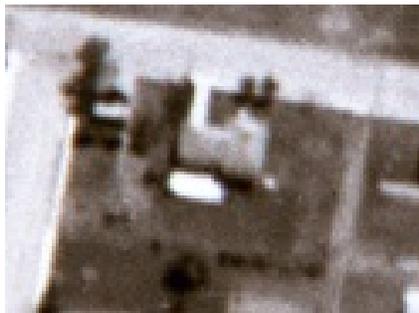
Harold and Mary Ann Williams purchased this property from Martin Rotar in 1961, and 105 Roosevelt became their home. It was owned by members of the Williams family for 46 years. They both came from longtime Louisville families.

Harold Williams (1919-1992) was born in Louisville. Harold's mother was a member of the French Gosselin family of Louisville and he grew up in the nearby Frenchtown neighborhood. Harold worked in Louisville coal mines starting at age 16 in approximately 1935 until 1942, when he joined the Army and began to serve in World War II. He worked in security at Rocky Flats for thirty years.

Mary Ann Kranker Williams (1924-2006) was born in Kansas and moved to Louisville with her family in the 1930s. According to her obituary, she worked at Colacci's Restaurant and at StorageTek.

Harold and Mary Ann Williams had two sons, Richard and Thomas, who also lived at 105 Roosevelt.

The following 1962 aerial view, looking east, shows the house at 105 Roosevelt:



Following Mary Ann Williams' death in 2006, the Williams family sold 105 Roosevelt in 2007.

### **Later Owners**

Creel Keress purchased 105 Roosevelt in 2007. In 2020, he sold the property to Paul Rohr.

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.

**ITEM:** 908 Rex Street Landmark/ Historic Preservation Fund Grant/Alteration Certificate Request

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

**OWNER:** Talbot Wilt & Diana Serpe  
348 S. Jefferson Avenue  
Louisville, Colorado 80027

**PROJECT INFORMATION:**  
**ADDRESS:** 908 Rex Street  
**LEGAL DESCRIPTION:** Lots 3-4-5, Block 8, Murphy Place  
**DATE OF CONSTRUCTION:** 1924

**REQUEST:** The applicant requests to Landmark the structure at 908 Rex Street and a request for a Preservation and Restoration Grant and Alteration Certificate at 908 Rex Street.



## SUMMARY:

The applicant is requesting:

- Landmark designation for the property at 908 Rex Street.
- An alteration certificate allowing changes related to restoration and rehabilitation work to the existing structure as well as a modern addition.
- A Preservation and Restoration Grant in the amount of \$40,000. With the \$5,000 incentive grant for landmarking, the total grant award would be \$45,000.

Staff recommendations:

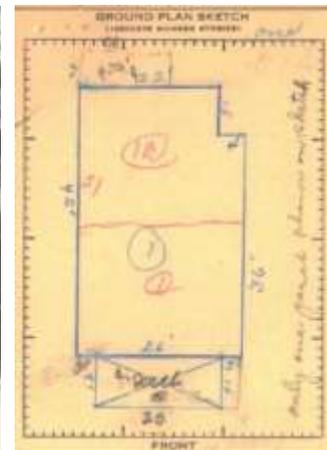
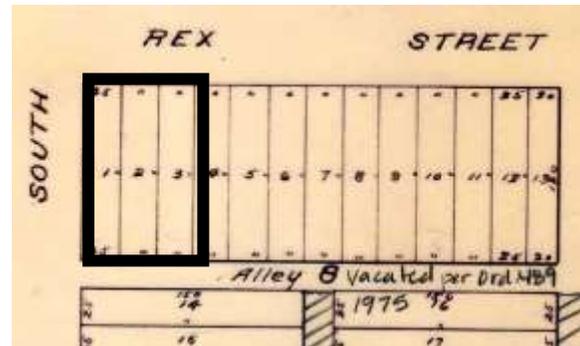
- Staff recommends approval of the landmark request. The property meets the requirements for age, significance, and integrity.
- Staff recommends approval of the alteration certificate. The proposed changes to the historic structure result in minimal loss of historic materials.
- Staff recommend approval of the applicant's grant request. The applicant requests a matching grant of \$40,000 for preservation and restoration work to the historic structure.

## HISTORICAL BACKGROUND:

*Information from Bridget Bacon,  
Louisville Historical Museum*

Peter Murphy platted the subdivision of Murphy Place in 1907. It became Louisville's Frenchtown neighborhood. Based on records from the Boulder County Assessor, 908 Rex St. was built in 1924.

Raymond Gosselin purchased the lots in 1914. In 1923, he conveyed ownership of the property to his daughter, Margaret, and her husband Tony Mancini. Records indicate that the Mancini's built the house at 908 Rex Street in 1924. Tony and Margaret raised their children Jane, Harold, and Rita, in the house. Tony passed away in 1955. Following his death, Rita continued to live in the house and worked in the kitchen at Colacci's Restaurant in downtown Louisville. She died in 1976. At that time, the house passed to their daughter, Rita. By 1979, Rita had moved back into the house at 908 Rex Street. Rita worked in the Blue Parrot Restaurant for 26 years, retiring in 1989. She lived in the house until her death in 1997. In that year, the property sold to Brendan McManus. In 2012, he founded Lucky Pie Pizza and Taphouse.



*908 Rex Street, Boulder County Assessor's Card, 1948*



*908 Rex Street, north view – Current Photo*



*908 Rex Street, south view – Current Photo*



*908 Rex Street, northeast view – Current Photo*



*908 Rex Street, northwest view – Current Photo*

**ARCHITECTURAL INTEGRITY:**

The historic structure located at 908 Rex Street was constructed circa 1924. It is an early twentieth century wood frame vernacular house with a front gable roof. The primary façade faces north to Rex Street. There is a wide front porch with a front gable roof on the front façade. The front porch has a solid railing covered in vinyl siding with wood support posts. The structure has a rectangular plan. The current footprint of the house appears to be the same as the footprint shown on the 1948 Boulder County Assessor’s Card. All windows appear to have been replaced at some time. Limited visibility on the Assessor’s Card makes it difficult to evaluate modifications to the house.

Primary changes occurred over time:

- Vinyl siding added (1980);
- Window replacement (timing unknown);
- Roof replaced (1984).

**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:

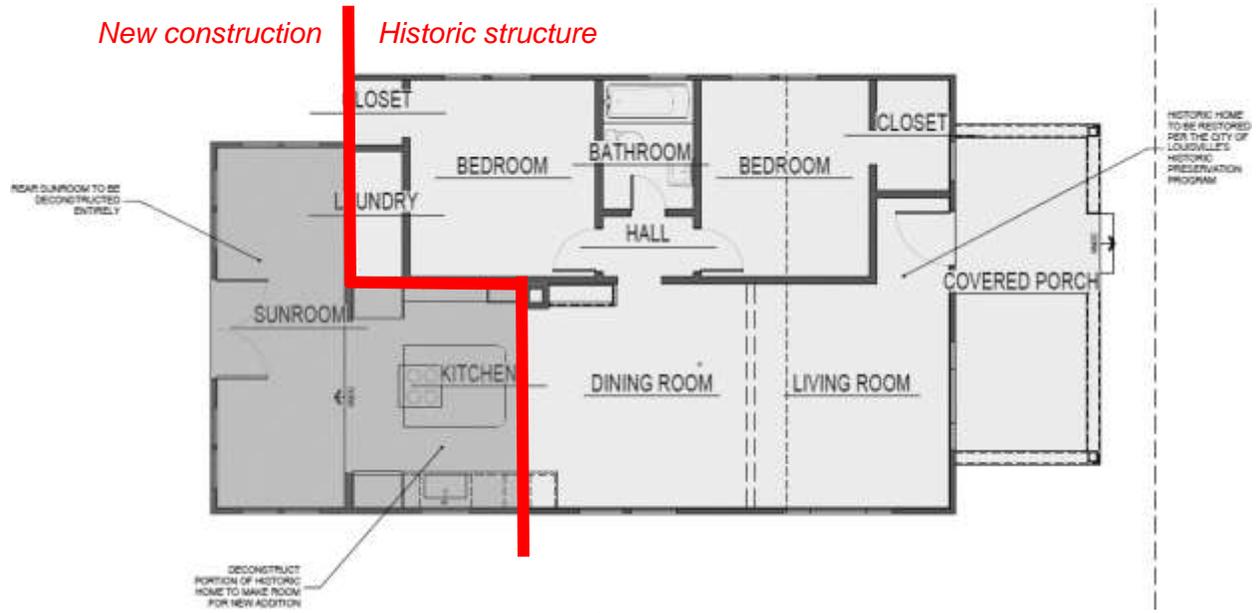
**Sec. 15.36.050. - Criteria for Designation**

Criteria	Meets Criteria?	Evaluation
<i>A. Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in this chapter.</i>	<b>Yes</b>	The principal structure at 908 Rex Street was constructed in 1924 and meets this criteria.
<i>1. a. Architectural. 1) <b>Exemplifies specific elements of an architectural style or period.</b> 2) <i>Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.</i> 3) <i>Demonstrates superior craftsmanship or high artistic value.</i> 4) <i>Represents an innovation in construction, materials or design.</i> 5) <i>Style particularly associated with the Louisville area.</i> 6) <i>Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.</i></i>	<b>Yes</b>	This house is associated with the historic development of Louisville. The structure at 908 Rex Street is an early twentieth century wood frame residential structure. It has a rectangular footprint and features a front gable roof. There is a porch attached to the front façade with a front gable roof as well. The door placement appears to be original.

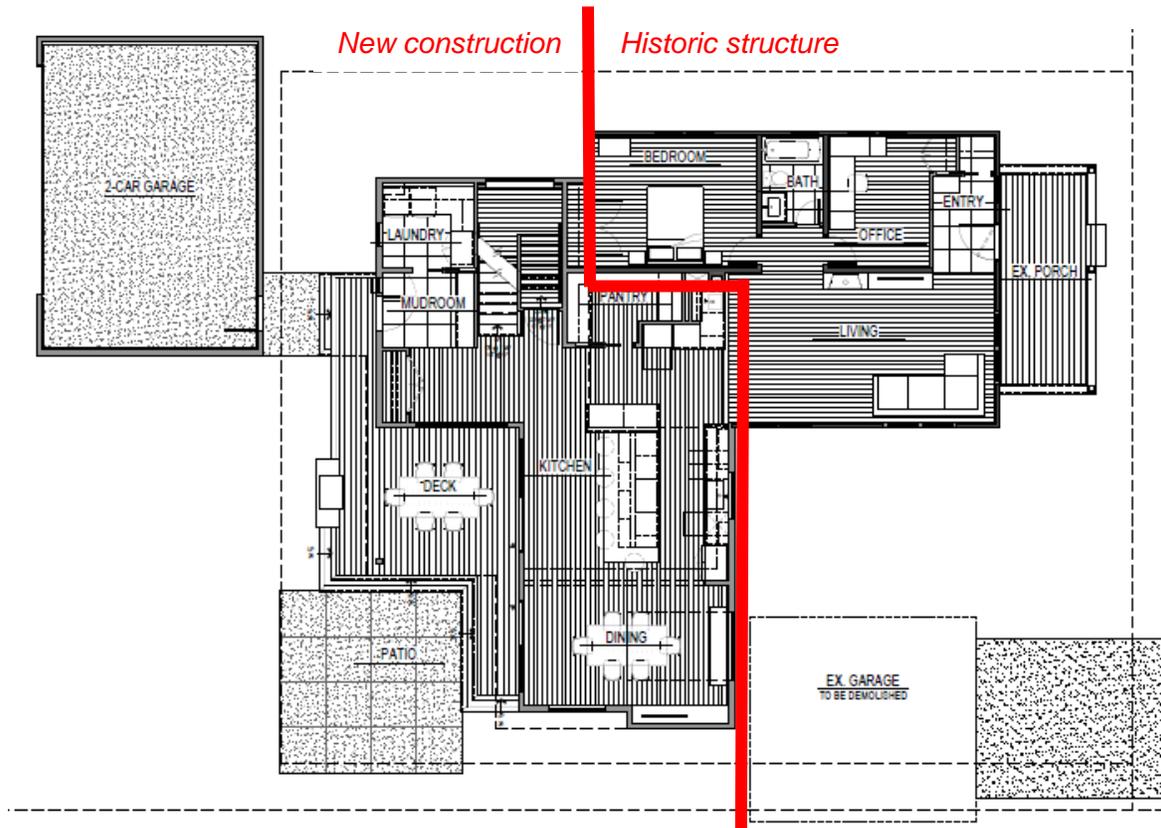
<p>7) <i>Pattern or grouping of elements representing at least one of the above criteria.</i></p> <p>8) <i>Significant historic remodel.</i></p>		
<p>1. b. <i>Social.</i></p> <p>1) <i>Site of historic event that had an effect upon society.</i></p> <p>2) <i>Exemplifies cultural, political, economic or social heritage of the community.</i></p> <p>3) <b>Association with a notable person or the work of a notable person.</b></p>	<p><b>Yes</b></p>	<p>The structure at 908 Rex Street has been owned by two families since being built. Located in Louisville's Frenchtown neighborhood, the property was originally owned by the Mancini Family who had ties to France and who retained ownership of the property until 2012. Margaret and Rita Mancini, long-time residents of the house, both worked in local Italian restaurants. Margaret worked at Colocci's and Rita was employed by the Blue Parrot.</p>
<p>1. c. <i>Geographic/environmental.</i></p> <p>1) <i>Enhances sense of identity of the community.</i></p> <p>2) <i>An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.</i></p>	<p><b>N/A</b></p>	
<p>3. <i>All properties will be evaluated for physical integrity and shall meet one or more of the following criteria:</i></p> <p><b>a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</b></p> <p><b>b. Retains original design features, materials and/or character.</b></p> <p><b>c. Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.</b></p> <p><b>d. Has been accurately reconstructed or restored based on historic documentation.</b></p>	<p><b>Yes</b></p>	<p>The property has integrity of location, design, materials, workmanship, setting and feeling. Integrity of association with the Hamilton family is lost, but association with Murphy Place subdivision is still intact.</p> <p>The structure retains its overall form and appearance from the street and exhibits a high level of physical integrity.</p>

**ALTERATION CERTIFICATE REQUEST:**

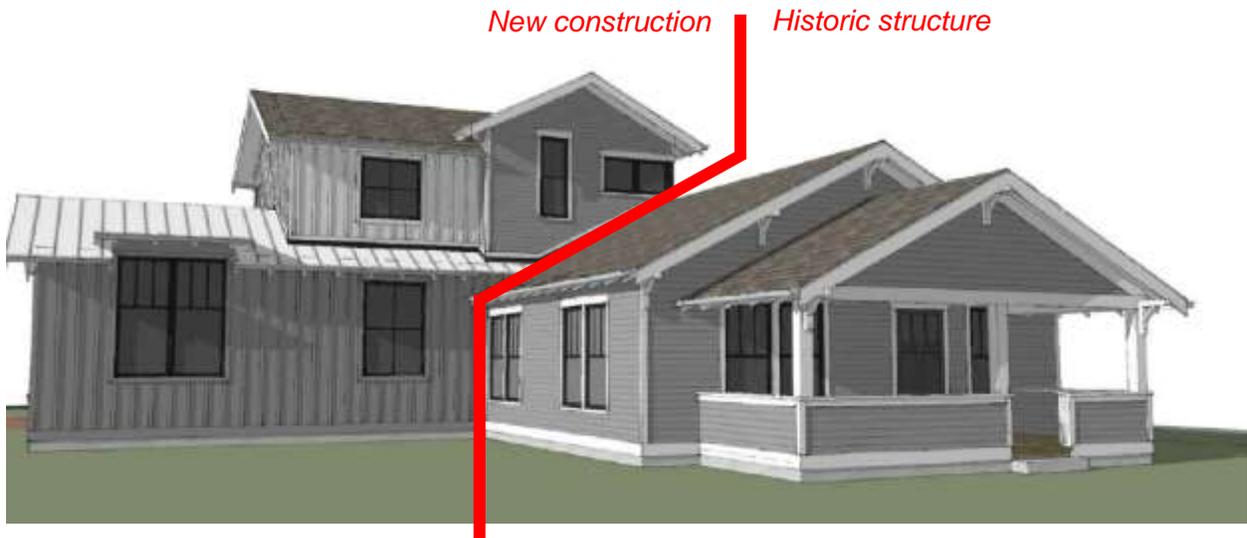
The applicant is also applying for an alteration certificate to allow for restoration and rehabilitation work to the historic house as well as a modern addition.



908 Rex Street - Existing



908 Rex Street - Proposed



*New construction*

*Historic structure*

*908 Rex Street, proposed*



*908 Rex Street – North Elevation, proposed*



*908 Rex Street – West Elevation, proposed*



*908 Rex Street – South (rear) Elevation, proposed*



*908 Rex Street – East Elevation, proposed*

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

- Evaluate and stabilize foundation as necessary
- Reinforce floor structure as necessary
- Remove vinyl and asbestos composite siding. Restore, refinish, and replace original wood siding. Restore and refinish wood brackets on front of house.
- Remove all windows and replace to match original.
- Refurbish front door.
- Replace front porch decking to match original. Remove front porch siding/wrapping and repair/replace as necessary to match original.
- Regrade site to allow for positive drainage.
- Remove modern gutters/downspouts and replace with period appropriate pieces.

**ALTERATION CERTIFICATE CRITERIA AND STANDARDS ANALYSIS:**

**Sec. 15.36.120. - Criteria to review an alteration certificate.**

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

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

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

Criteria and Standards	Meets Criteria?	Evaluation
<p>1. <i>The effect upon the general historical and architectural character of the structure and property.</i></p>	<p><b>Yes</b></p>	<p>The proposed work, including removing replacement windows and gutters and replacing with period appropriate pieces, refurbishing the front door, and repairing the original siding will enhance the historic architectural character of the structure.</p>
<p>2. <i>The architectural style, arrangement, texture, and material used on the existing and proposed structures and their relation and compatibility with other structures.</i></p>	<p><b>Yes</b></p>	<p>The addition is clearly distinguishable from the original structure due to changes in material, wall plane, and fenestration.</p>
<p>3. <i>The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structures and the site.</i></p>	<p><b>Yes</b></p>	<p>The addition will substantially add to the size of the house, however its proposed location is secondary to the original structure allowing the original structure to retain its historic form.</p>
<p>4. <i>The compatibility of accessory structures and fences with the main structure on the site, and with other structures.</i></p>	<p><b>Yes</b></p>	<p>The proposed accessory structure is located to the rear of the property. The proposed structure is a reasonable size and its location behind the historic house will minimize visibility from Rex Street.</p>
<p>5. <i>The effects of the proposed work in creating, changing, destroying, or otherwise impacting the exterior architectural features of the structure upon which such work is done.</i></p>	<p><b>Yes</b></p>	<p>The proposed work on the historic structure will retain and repair historic materials whenever possible. The proposed addition has minimal impact on the historic structure.</p>
<p>6. <i>The condition of existing improvements and whether they are a hazard to public health and safety.</i></p>	<p><b>Yes</b></p>	<p>The existing condition of the improvements on the property is currently not hazardous to public health and safety.</p>

<p>7. <i>The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property.</i></p>	<p><b>Yes</b></p>	<p>Proposed rehabilitation work (foundation, grading, floor and roof framing) will result in the preservation and continued used of the property.</p>
<p>8. a. <i>A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.</i></p>	<p><b>Yes</b></p>	<p>The structure at 908 Rex Street will continue to function as a single family home.</p>
<p>8. b. <i>The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.</i></p>	<p><b>Yes</b></p>	<p>The proposed work on the historic structure will retain and repair historic materials whenever possible.</p>
<p>8. c. <i>Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.</i></p>	<p><b>Yes</b></p>	<p>The proposed work includes restoration and rehabilitation work (siding and porch repair, window replacement) appropriate for this structure.</p>
<p>8. d. <i>Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</i></p>	<p><b>N/A</b></p>	
<p>8. e. <i>Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.</i></p>	<p><b>Yes</b></p>	<p>When possible, original woodwork will be repaired and retained. When not possible, like materials will be used.</p>
<p>8. f. <i>Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. In the replacement of missing features, every effort shall be made to substantiate the structure's historical features by documentary, physical, or pictorial evidence.</i></p>	<p><b>Yes</b></p>	<p>When possible, original woodwork will be repaired and retained. When not possible, like materials will be used.</p>
<p>8. g. <i>Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the</i></p>	<p><b>N/A</b></p>	<p>Damaging techniques are not proposed for use on this project.</p>

<i>gentlest means possible.</i>		
<i>8. 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>	<b>N/A</b>	Significant archeological resources have not been identified on this property.
<i>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.<sup>1</sup></i>	<b>Yes</b>	The proposed rear addition will result in the removal of a prior rear addition to the original house (date unknown, potentially historic but not original). The construction of the new addition will also remove a portion of the original house on the southeast corner. The proposed addition will be clearly distinguishable from the historic structure but still compatible.
<i>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.</i>	<b>Yes</b>	The proposed rear addition will result in the removal of a prior rear addition to the original house. The construction of the new addition will also remove a portion of the original house on the southeast corner. The essential form and integrity of the historic property will be retained.

Staff believes the proposed changes would result in the preservation, restoration and rehabilitation of the historic structure and that the proposed addition will not detract from this historic integrity of the property. Section 15.36.120 of the LMC gives the criteria for evaluating

<sup>1</sup> For reference, the Secretary of the Interior’s Standards for Rehabilitation recommend the following when designing an addition for a historic structure:

**Designing a New Exterior Addition to a Historic Building**

This guidance should be applied to help in designing a compatible new addition that that will meet the *Secretary of the Interior’s Standards for Rehabilitation*:

- A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old.
- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.
- The construction materials and the color of the new addition should be harmonious with the historic building materials.
- The new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building.

alteration certificates and based on the proposed design, staff finds that the proposed design meets the standards.

**GRANT REQUEST:**

The applicant is requesting approval of a Preservation and Restoration Grant for rehabilitation and restoration work on the structure 908 Rex Street. The total grant request is \$40,000. This grant would be in addition to the \$5,000 signing bonus for landmarking the structure and the \$4,000 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: foundation repairs when necessary; reinforced floor system; remove and repair siding; reinforced roof system; and porch repairs. The proposed total cost for all of the work on the historic structure is \$96,000.

Work proposed with total cost:

- Foundation/crawlspace: \$12,000
  - *Evaluate and repair as necessary*
  - *Install concrete footings, steel columns, LVL beams*
- Floor structure: \$10,000
  - *Reinforce center bearing wall*
  - *Shorten existing joists*
  - *Repair/replace studs*
- Roof Structure: \$3,500
  - *Install collar ties*
- Siding, Ornamentation, Trim, Soffit: \$32,000
  - *Remove existing vinyl and asbestos composite siding*
  - *Restore/replace historic siding, ornamentation, trim as necessary*
- Windows: \$18,000
  - *Replace existing windows (not historic) with period appropriate windows*
- Door: \$3,000
  - *Refurbish existing front door*
- Front porch: \$12,500
  - *Replace floor joists, wood posts, decking as necessary*
  - *Repair or replace existing original siding as necessary*
- Site Grading: \$15,000

**COST ESTIMATE OF PROPOSED WORK: \$96,000**

**MATCHING GRANT REQUESTED: \$40,000** (matching grant maximum \$40,000)

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 door
- Siding repair

**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
- Front porch decking
- Site 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

The applicant is requesting a matching grant amount of \$40,000 be considered under Resolution No. 17, Series 2019. The Resolution allows for grants up to the amount of \$40,000 “conditioned based on the applicant matching at least one hundred percent (100%) of the amount of the grant.”

#### **FISCAL IMPACT:**

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

#### **STAFF RECOMMENDATION:**

##### Landmarking

The structure at 908 Rex Street 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 notable members of the Louisville community. Staff finds that the property is eligible to be landmarked and for a \$5,000 landmark grant.

Staff recommends that the structure be landmarked by approving Resolution No. 04, Series 2020. Staff also recommends that the house be named for the Mancini Family who owned the property from 1923-2012.

##### Alteration Certificate

The proposed changes to the existing structure comply with the requirements of the LMC.

Staff recommends approval of Resolution No. 05, Series 2020 recommending approval of the alteration certificate for 908 Rex Street.

Grant

The grant request includes preserving and rehabilitating the existing structure. The proposed changes will facilitate the continued preservation of the structure, and are historically compatible.

Staff recommends the HPC recommend approval of a preservation fund grant of \$40,000 by approving Resolution No.06, Series 2020.

**ATTACHMENTS:**

1. Resolution No. 04, Series 2020
2. Resolution No. 05, Series 2020
3. Resolution No. 06, Series 2020
4. Historic Preservation Application
5. Historic Preservation Application Drawings
6. Historic Structure Assessment
7. Social History Report

**RESOLUTION NO. 04  
SERIES 2020**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING THE  
LANDMARK DESIGNATION FOR A HISTORICAL RESIDENTIAL STRUCTURE  
LOCATED AT 908 REX 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 908 Rex Street, on property legally described as Lots 3-5 of Block 8, Murphy Place, Town of Louisville, City of Louisville, State of Colorado; and

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

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

**WHEREAS**, 908 Rex Street (Mancini 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 Mancini House has architectural significance because it is a vernacular structure that is representative of the built environment in early 20<sup>th</sup> century Louisville; and

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

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

1. The application to landmark 908 Rex Street be approved for the following reasons:
  - a. Architectural integrity of the vernacular structure.
  - b. Association with Louisville's heritage.
2. The Historic Preservation Commission recommends the City Council approve the landmark incentive grant in the amount of \$5,000.
3. With the amendment that the structure be named the Mancini House.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Lynda Haley, Chairperson

**RESOLUTION NO. 05  
SERIES 2020**

**A RESOLUTION RECOMENDING APPROVAL OF AN ALTERATION CERTIFICATE  
FOR THE MANCINI HOUSE LOCATED AT 908 REX STREET 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 908 Rex Street, on property legally described as Lots 3-5 of Block 8, Murphy Place, 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 complies 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 May 11, 2020, where evidence and testimony were entered into the record, including findings in the Louisville Historic Preservation Commission Staff Report dated May 11, 2020.

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

Does hereby recommend approval of the application for an alteration certificate for the Mancini House as described in the staff report dated May 11, 2020.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Lynda Haley, Chairperson

**RESOLUTION NO. 06  
SERIES 2020**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A  
PRESERVATION AND RESTORATION GRANT FOR THE MANCINI HOUSE LOCATED  
AT 908 REX 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 908 Rex Street, on property legally described as Lots 3-5 of Block 8, Murphy Place, Town of Louisville, City of Louisville, State of Colorado; and

**WHEREAS**, the City Staff and the HPC have reviewed the application and found it to be in compliance with 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 Mancini 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 Mancini 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 Mancini House, in the amount of **\$40,000**.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
\_\_\_\_\_  
Lynda Haley, Chairperson



**Historic Preservation Fund  
Grant and Loan Application and Information**

(Revised June 2019)

## 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](mailto: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 is 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.

**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

### **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 notify 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.**

## 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

- |   |   |
|---|---|
| <input type="checkbox"/> Probable Cause Hearing/Historic Structure Assessment | <input type="checkbox"/> Historic Preservation Fund Loan            |
| <input checked="" type="checkbox"/> Landmark Designation                      | <input checked="" type="checkbox"/> Landmark Alteration Certificate |
| <input checked="" type="checkbox"/> Historic Preservation Fund Grant          | <input type="checkbox"/> Demolition Review                          |
|   | <input type="checkbox"/> Other: _____                               |

### 1. OWNER/APPLICANT INFORMATION

Owner or Organization

Name(s): Talbot Wilt & Diana Serpe  
Mailing Address: 348 S. Jefferson, Louisville, CO 80027  
Telephone: (303) 210-9806  
Email: talbotwilt@hotmail.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: 908 Rex Ave  
Legal Description: Lots 3, 4, & 5, Block 8, Murphy Place Subdivision, Louisville, CO  
Parcel Number: 157508457004 Year of construction (if known): Circa 1924  
Landmark Name and Resolution (if applicable): NA  
Primary Use of Property: Single-family Residential

### 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 rear and partial east side of the house.

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### 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 modifications to the existing structure restoring it back to its presumed 1924 character, a 856sf first floor addition, a 728sf second floor addition, addition of 249sf (total) new covered rear porches, and a 517sf 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 will be carried out by a General Contractor of the owner's choice, and will include the following historic house elements: existing foundation stabilization, repair/stabilizing existing floor joists, reinforcing N-S bearing walls in basement and main level, stabilization of existing roof framing, restoration of existing siding, restoration and/or recreation of existing ornamentation, trim, fascia and soffits, restoration of original front porch columns, repair existing front porch deck joists and decking, 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 be conducted. No additional community support is being provided outside the scope of the general contractor's work. The overall community benefit is the preservation of our historic architectural heritage in Louisville and specifically the preservation of the Murphy Place Block 8 neighborhood.

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

**Name of Architectural Feature:**

<p>Describe feature and its condition:  <b>FOUNDATION/CRAWLSPACE:</b> The original consists of poured concrete with large aggregate approximately 2'-0" tall with what appeared to be a small concrete footing. Concrete walls were later added inside the foundation walls to lower the elevation of the interior and allow for a basement below the main living area. These interior foundation walls 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.</p>	<p>Describe proposed work on feature:  The existing foundation is to be evaluated and stabilized as necessary. Concrete footings, adjustable steel columns, and LVL beams will be added to the crawlspace on either side of the main bearing wall to decrease the span of the existing floor joists.</p>
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**Name of Architectural Feature:**

<p>Describe feature and its condition:  <b>FLOOR STRUCTURE:</b> The existing floor framing consists of 2x8 joists at 16" o.c. The joists appear to be supported by an exterior foundation wall and one main beam line in the center of the building in the basement. This beam consists of a (2) 2x6 supported by studs and posts extending to the basement slab below. Each ply of the beam is spliced at random locations. Some of these studs appear to penetrate the slab and others bear directly on the slab. The stud spacing is approximately 24" o.c.</p>	<p>Describe proposed work on feature:  Reinforce center bearing wall with adequately sized structure and foundation supports.  1. Shorten span of existing joists, see above.  2. Replace any damaged or rotting studs supporting the interior beam &amp; bearing wall line.</p>
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**Name of Architectural Feature:**

<p>Describe feature and its condition:  <b>ROOF STRUCTURE:</b>  1. Rafters are 2x4s at 24" o.c. and 2x4 ceiling joists at 16" o.c. The ceiling joists were spliced on the center interior wall of the main space.  2. There was no joining ridge member or collar ties to support the rafters.  3. 1x diagonal struts were installed at approximately 48" o.c. to provide support for the rafters and transfer roof load to the center wall of the house.  4. 1x vertical struts were installed at approximately mid-span of the ceiling joists to help reduce ceiling deflection. These struts were also at 48" o.c.  5. Original roof sheathing consisted of 1x6 decking with large spaces between each member. Another layer of OSB sheathing was installed above the 1x sheathing.  6. The gable ends were framed with 2x4 studs, balloon-framed from the main level exterior wall below.</p>	<p>Describe proposed work on feature:  Add:  1. 2x4 collar ties @ 48" o.c.</p>
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**Name of Architectural Feature:**

<p>Describe feature and its condition:  The house has been clad in vinyl siding over asbestos composite siding over the existing wood shiplap siding. Siding, ornamentation, trim, and soffits are not visible. Existing wood brackets supporting the front barge rafter are in various states of disrepair.</p>	<p>Describe proposed work on feature:  Remove vinyl 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. Wood brackets on front of house are to be restored and refinished.</p>
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**5. DESCRIPTION OF REHABILITATION** *(Attach additional pages as necessary.)*

**Name of Architectural Feature:**

<p>Describe feature and its condition:  <b>WINDOWS:</b> The house has a mix of single-hung, double-hung, and center-meet glider white, vinyl windows on all elevations of the original structure. The windows are in fair condition and are not original to the house.</p>	<p>Describe proposed work on feature:  Remove all windows and reinstall windows matching the original windows documented in the historic photos of similar homes of similar age.</p>
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**Name of Architectural Feature:**

<p>Describe feature and its condition:  <b>DOORS:</b> The front door is a stained, multi-panel wood door, with a ½ lite and is likely original. There is an aluminum storm door at the front entrance that is not original and is in poor condition.</p>	<p>Describe proposed work on feature:  1. Refurbish and stain the front door.  2. Remove the aluminum storm door.</p>
--	---

**Name of Architectural Feature:**

<p>Describe feature and its condition:  <b>FRONT PORCH:</b> The covered front porch rests on a poured concrete foundation that is original and was poured at the same time as the original building foundation. The porch structure is likely wood construction and original. The decking is constructed of wood planks, possibly original, that are in poor condition, are not stained, and are popping-up or sagging in several locations, creating a tripping hazard. There is a half-wall surrounding the entire porch with an opening at the front entrance. This wall is wrapped on the exterior in vinyl siding matching the rest of the house. The inside of this wall is wrapped in wood-board that is not original and is in poor condition. The 2x10 wood cap on this wall has likely been replaced to match the original and is in poor condition. The roof of the front porch is supported by three painted wood-wrapped columns. The wood wrap has likely been replaced to match the original and is in fair condition. The porch ceiling is vaulted, not painted, and made of soffit board that is not original and is in fair condition.</p>	<p>Describe proposed work on feature:  1. Remove front porch decking, siding, and wrapping materials to further inspect the structural elements. Restore and/or replace any structural elements found to be failing.  2. Remove front porch decking and replace with a composite decking or thermally modified wood to match existing.  3. Remove all siding and wood-wrap to original siding material and restore, rehabilitate and/or replace with similar original materials.</p>
--	--

**Name of Architectural Feature:**

<p>Describe feature and its condition:  <b>GRADING:</b> This is fairly flat site with only inches of difference in height between the four corners of the property. The site drainage and slope away from the building could be improved, eliminating any negative slope to the house. There are some minor signs of water infiltration at the foundation walls, but less than most buildings of the type and age. Gutters are a painted, standard 4" K-style metal gutters. The downspouts are standard 2x3 metal downspouts. The downspouts appear to be adequate for the amount of roof area but do not drain far enough from the foundation. The gutters and downspouts are not original.</p>	<p>Describe proposed work on feature:  Re-grading the site to allow for positive drainage away from the building. Remove existing gutters and downspouts and install historically correct 6" half-round gutters and 3" round downspouts and downspout extensions.</p>
---	---

**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	\$ 6,000	\$ 6,000	\$ 12,000
B.	Floor Structure	\$ 5,000	\$ 5,000	\$ 10,000
C.	Roof Structure	\$ 1,500	\$ 2,000	\$ 3,500
D.	Siding, Ornamentation, Trim, Soffit	\$ 9,500	\$ 22,500	\$ 32,000
E.	Windows	\$ 9,000	\$ 9,000	\$ 18,000
F.	Doors	\$ 1,500	\$ 1,500	\$ 3,000
G.	Front Porch	\$ 6,000	\$ 6,500	\$ 12,500
H.	Grading	\$ 1,500	\$ 3,500	\$ 5,000
I.		\$	\$	\$
J.		\$	\$	\$
K.		\$	\$	\$
	Total Proposed Work	\$ 40,000	\$ 56,000	\$ 96,000

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=D&A Design, CN=Andy Johnson  
 Date: 2019.09.25 16:33:27-06'00'

---

Signature of Applicant/Owner

**3/2/2020**

---

Date

---

Signature of Applicant/Owner

---

Date

## 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](http://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.



**DAJ DESIGN**

922A MAIN STREET  
LOUISVILLE, CO 80027  
P. 303.527.1100

PROJECT  
908 REX STREET, LOUISVILLE, CO 80027

DRAWING TITLE  
EXISTING SITE PLAN



SCALE  
1/8" = 1'-0"





**DAJ DESIGN**

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LOUISVILLE, CO 80027  
P. 303.527.1100

PROJECT  
908 REX STREET, LOUISVILLE, CO 80027

DRAWING TITLE  
PERSPECTIVES

SCALE  
1/8" = 1'-0"



NORTH PERSPECTIVE VIEW



SOUTH PERSPECTIVE VIEW



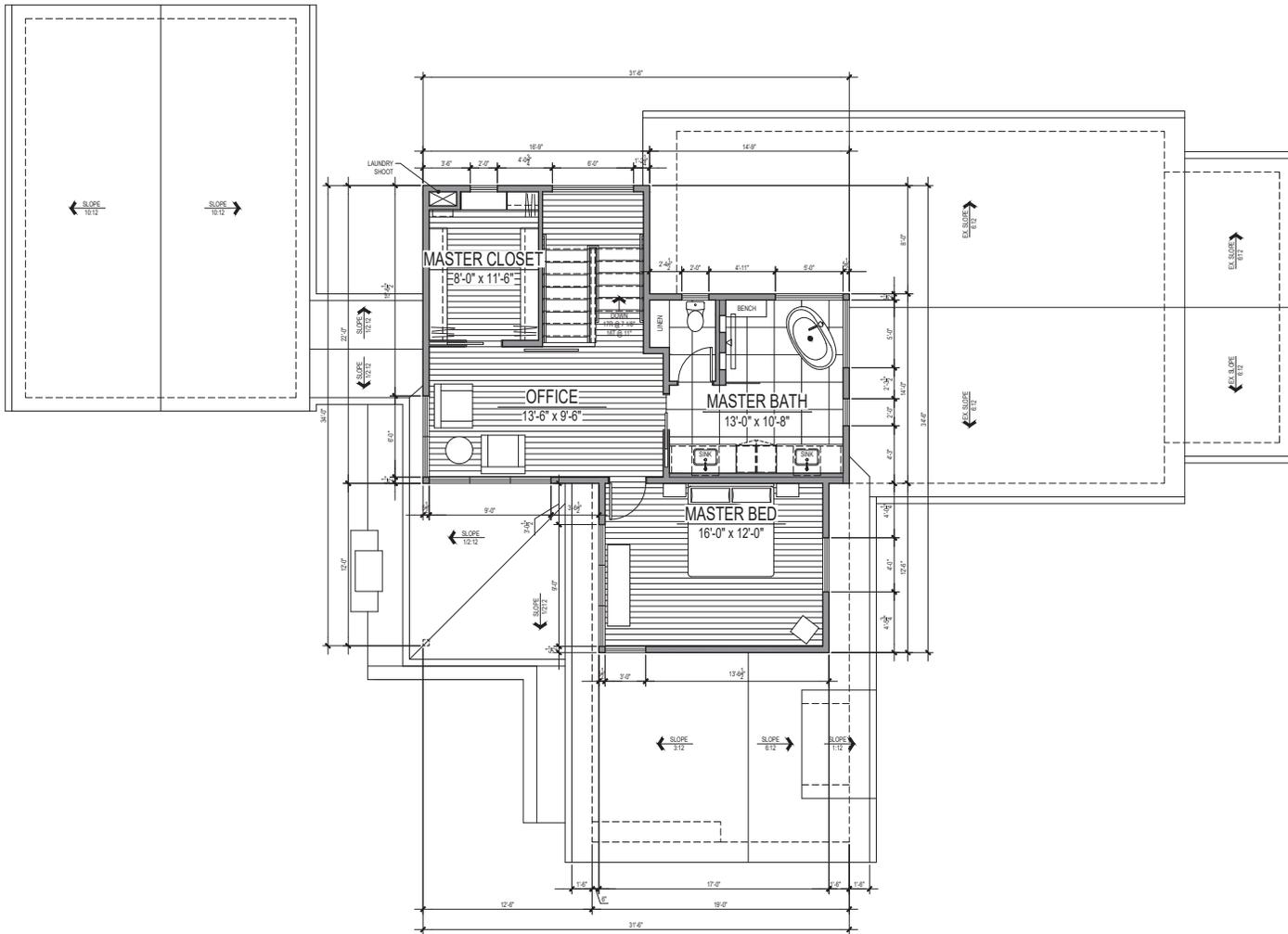
NORTHEAST PERSPECTIVE VIEW



SOUTHWEST PERSPECTIVE VIEW







1  
A1.3

UPPER LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

FLOOR AREA: 778 SF



**DAJ DESIGN**

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NOT FOR  
CONSTRUCTION

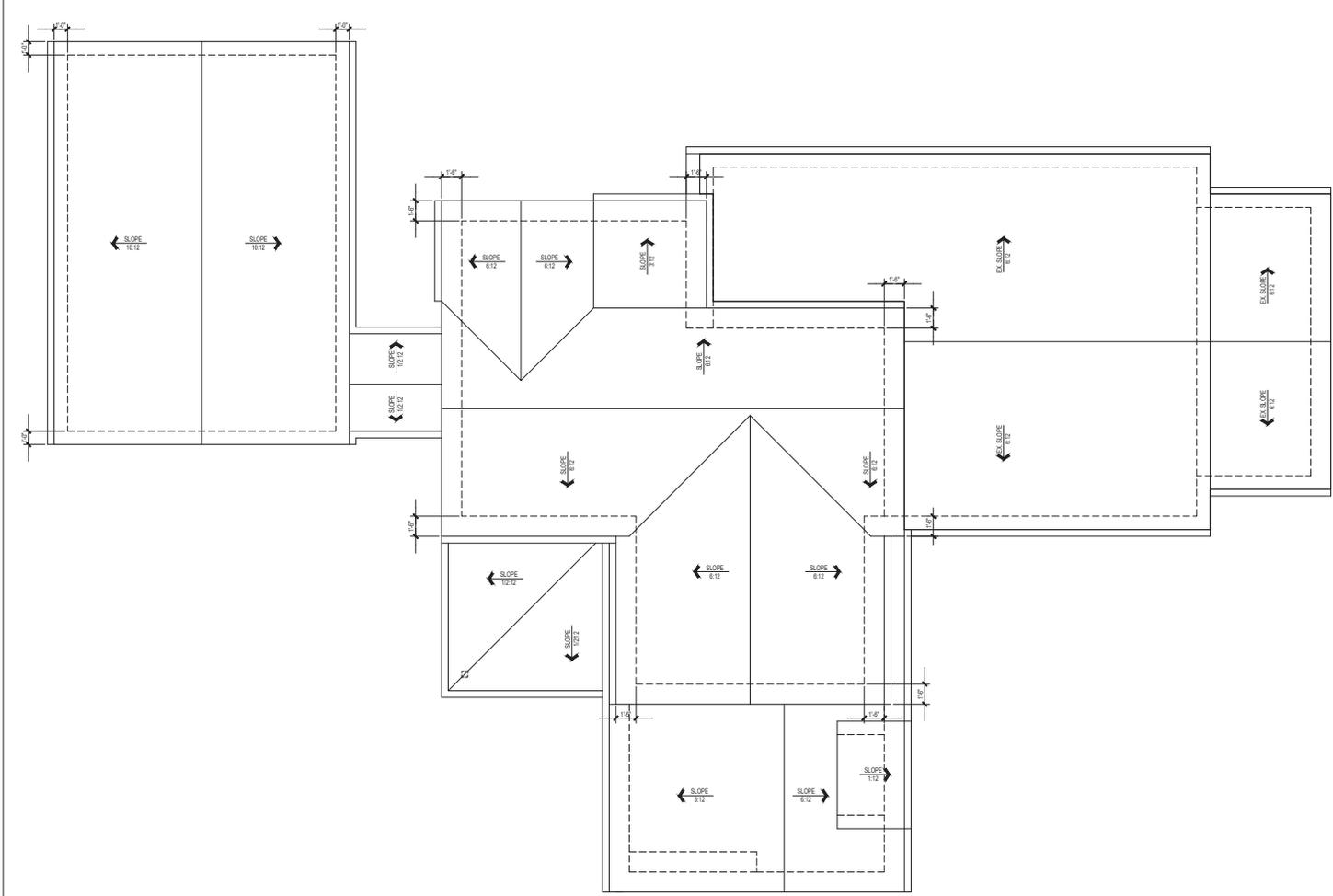
**WILT / SERPE RESIDENCE**  
908 REX STREET, LOUISVILLE, CO 80027

TANIS WILT & ANNA SERPE  
348 S. JEFFERSON AVE., LOUISVILLE, CO 80027  
303.210.9806

UPPER LEVEL  
FLOOR PLAN

DESIGN DEVELOPMENT  
03/03/2020

A1.3



1  
A1.4

ROOF PLAN  
SCALE: 1/8" = 1'-0"



**DAJ DESIGN**

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LOUISVILLE, CO 80027  
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NOT FOR  
CONSTRUCTION

**WILT / SERPE RESIDENCE**  
908 REX STREET, LOUISVILLE, CO 80027

TANCOFF AVE & PAVANA SERPE  
348 S. JEFFERSON AVE., LOUISVILLE, CO 80027  
303.210.9806

ROOF PLAN

DESIGN DEVELOPMENT  
03/03/2020

**A1.4**



1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



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LOUISVILLE, CO 80027  
P. 303.527.1100

PROJECT  
908 REX STREET, LOUISVILLE, CO 80027

DRAWING TITLE  
NEW HOUSE  
ELEVATIONS

SCALE  
1/8" = 1'-0"



1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



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PROJECT  
908 REX STREET, LOUISVILLE, CO 80027

DRAWING TITLE  
NEW HOUSE  
ELEVATIONS

SCALE  
1/8" = 1'-0"



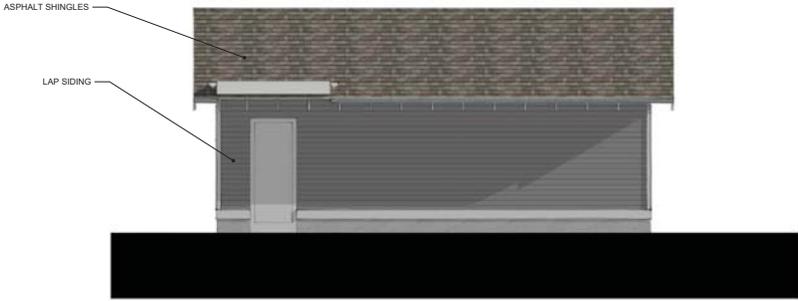
**DAJ DESIGN**

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PROJECT  
908 REX STREET, LOUISVILLE, CO 80027

DRAWING TITLE  
NEW GARAGE  
ELEVATIONS

SCALE  
1/8" = 1'-0"



1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

**HISTORIC STRUCTURAL ASSESSMENT**  
908 REX ST, LOUISVILLE, COLORADO

January 27, 2020



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Evaluated by:

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

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INTRODUCTION..... 3  
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ANALYSIS AND COMPLIANCE ..... 7  
STRUCTURE CONDITION ASSESSMENT AND RECOMMENDATIONS ..... 8  
LANDMARKING RECOMMENDATION ..... 18

ADDITIONAL DOCUMENTS:

EXISTING FLOOR PLAN AND ELEVATIONS  
ENGINEERING REPORT



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## INTRODUCTION

### Study Summary

DAJ Design conducted an Historical Structural Assessment (HSA) at 908 Rex St., 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 908 Rex St. visually to identify areas of necessary maintenance and repair. It is possible that complications exist that were not visible and therefore it is recommended that the property owner includes contingency funding in any repair budget.

DAJ Design inspected the property on the afternoon of January 9, 2020. The weather for the visit was clear with moderate to cool winter temperatures. There was adequate access to both the attic and basement to fully inspect the conditions of these spaces. Additionally, there is a garage on the property that was inspected. The property owner was not present during the site visit but has been available in follow-up visits to answer questions.

908 Rex St. has the potential to be restored to a high degree of architectural integrity when compared to historic photos dated 1948 and earlier. Overall, the home is well maintained but has a few items that require prioritization, as outlined in the analysis of this report. The home retains several original materials including the original shiplap siding in certain areas of inspection. Further investigative deconstruction has the potential to reveal a larger extent of original materials and framing clues to items such as original window openings.

### Sources

"Louisville Historic Preservation Commission Staff Report," January 13, 2020.  
Glenn Frank Engineering, Historic Assessment, January 9, 2020



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## HISTORY AND USE

*As part of the landmarking application for 917 LaFarge Ave, Bridget Bacon, the Louisville History Museum's Museum Coordinator, wrote the following history:*

### 908 Rex Street History

**Legal Description:** Lots 3, 4 & 5, Block 8, Murphy Place Subdivision, Louisville, Colorado

**Year of Construction:** 1924

#### **Siting Summary:**

This house is located in Louisville's Frenchtown neighborhood. As was the case for almost every house in Frenchtown, it was associated with a French family. The extended Gosselin family from France, which included family members with the last names of Mancini and Wisek, had the house at 908 Rex constructed in 1924 and owned it until 1997.

Peter F. Murphy platted the subdivision of Murphy Place in 1907. He did so as President of the Louisville Realty & Securities Company. It became the location of Louisville's Frenchtown neighborhood.

#### **Gosselin / Mancini / Wisek Ownership, 1913-1997; Date of Construction**

Raymon Gosselin (1872 – 1939) acquired Lots 3 and 4 from the Louisville Realty & Securities Company in 1914. He and his wife, Julia Caron Hermignies Gosselin (1872 – 1967), had come from France in 1903 and settled in Louisville and in the Frenchtown neighborhood in about 1908.

Their daughter, Margaret Gosselin (1894 – 1976), married Thomas Williams in 1914 and had two children, Jane and Harold with him. They also lived in Frenchtown. Records of what happened to Thomas Williams could not be located, but in July 1923, Margaret remarried to Tony Mancini (1884 – 1955). Tony Mancini had been born in Italy. At the time of his marriage to Margaret Gosselin Williams, which was his first marriage and her second marriage, he was 39 and Margaret was 29. According to his 1955 obituary, he came to Louisville in about 1901 and worked as a stationary engineer in area coal mines. A 1946 directory for Louisville lists him as having been a hoisting engineer at the Hi-Way Mine.

In September 1923, Raymond Gosselin conveyed ownership of Lots 3 and 4 to his daughter, Margaret, and her new husband, Tony Mancini. In October 1923, they granted a deed of trust to McAllister Lumber, secured by Lots 3 & 4. Often, for Louisville properties, the recording of such a document indicated house construction or remodeling.

The 1948 Boulder County Assessor Card for 908 Rex states that the house was constructed in 1924. The current Boulder County website also gives the date of 1924. Boulder County has sometimes been found to be in error with respect to the dates of construction of historic buildings in Louisville, so it is important to look at all of the evidence. In this case, the evidence supports the construction date of 1924. The sources of the information in 1948 would have in all likelihood been Margaret and Tony Mancini themselves, who had the house constructed when they were first married on property that came from her father. The fact that they granted a deed of trust to McAllister Lumber in 1923, with the property securing the loan, supports the date of construction of 1924.

For these reasons, and in the absence of other evidence, the 1924 date put forth by Boulder County is assumed to be the correct date of construction. The 1948 Boulder County Assessor Card also states that the house was remodeled in 1942.



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In 1927, Raymond Gosselin acquired Lot 5 and other lots in Murphy Place, and in 1939 conveyed ownership of Lot 5 to Margaret and Tony Mancini. Lot 5 is to the east of lots 3 & 4. Its acquisition appears to have made it possible for a garage to be constructed.

Tony and Margaret Mancini, besides raising her daughter and son from her first marriage, raised the daughter they had together, Rita Mancini (1924 – 1997). Tony and Margaret lived the rest of their lives at 908 Rex. At the time of the 1930 census, their household consisted of themselves plus daughter Jane Williams, age 14; son Harold Williams, age 10; and daughter Rita Mancini, age 5. By the time of the 1940 census, the household was reduced by one due to Jane Williams having married Joe Softich and moving elsewhere in Louisville. However, by 1943, the household expanded and was made up of Tony and Margaret Mancini; Harold Williams while he was in World War II service; Harold's wife, Mary Ann Kranker Williams; Margaret's niece, Juliette Dheux Hioco; and Juliette's husband, George Hioco.

*Louisville Times* issues from the 1940's and 1950's, accessible through the online Colorado Historic Newspaper Collection, show that Margaret Mancini was active in Louisville community groups, particularly women's groups. She was a regular participant in the Busy Bee Friendship Club. According to *The Louisville Times*, in 1948 Margaret hosted a "plastic party" at her home at 908 Rex, with 28 women in attendance. (Such gatherings, which promoted the advantages of plastic ware to housewives, were becoming common all over the United States at that time.)

In 1942, Rita Mancini married Herman Wisek. The 1949 directory for Louisville shows that the household included Tony and Margaret Mancini, plus Rita and Herman Wisek. Soon, though, Rita and Herman moved around the corner to 228 Main St. Other Gosselin, Mancini, and Wisek relatives lived close by to 908 Rex over the years.

When Tony Mancini died in 1955, his wife Margaret became the sole owner of 908 Rex. The same year, she conveyed ownership to herself and her daughter, Rita Mancini Wisek. Margaret continued to reside in the house. According to a 1958 directory for Louisville, she worked as a kitchen worker at Colacci's Restaurant at that time. She died in 1976, and at that point, Rita Wisek became the sole owner of 908 Rex.

According to the 1977 Polk Directory that included Louisville Residents, Joe and Jane Softich (Margaret's daughter) lived at 908 Rex in 1977.

Rita and Herman Wisek divorced in 1972. By the time of the 1979 Polk Directory, Rita had moved back to her childhood home of 908 Rex.

Rita Mancini Wisek died in 1997. Her obituary included the line, "She loved cats." Also according to her obituary, she had worked at the Blue Parrot Restaurant for 26 years, retiring in 1989. However, a *Louisville Times* article from Jan. 26, 1994 (accessed at the Colorado Historic Newspaper Collection website) stated that she worked at the Blue Parrot for almost 40 years. The article stated, "For Wisek, her years at the Blue Parrot were like 'a home away from home.'"

### **McManus / Silberblatt Ownership, 1997-2019**

Owner Rita Mancini Wisek died in 1997. Later in 1997, her personal representative, who was her niece, sold 908 Rex to Brendan McManus and Patricia Silberblatt. In 2000, the two conveyed ownership to Brendan McManus alone. In 2012, he founded Lucky Pie Pizza & Taphouse in Louisville.

### **Current Owner – Talbot & Diana Wilt**

In December 2019, 908 Rex was sold to Talbot and Diana Wilt, who are the current residents.

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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**REAL ESTATE APPRAISAL CARD--URBAN MASTER INDEX #19600**

LEGAL DESCRIPTION 3-4-5 SUB-DIVISION OR ADDITION SECTION 7M

LOT# 8 BLOCK 8 MURPHY PLACE

HOUSE NO. 908 STREET Rex CITY LOUISVILLE

OWNER'S NAME AND ADDRESS: TONY & MARGARET MANCINI, LOUISVILLE  
*and Rita Marie Mancini*

CHANGES IN OWNERSHIP:

NAME	ADDRESS	DATE	VOLUME	PAGE	TYPE INSTRUMENT	REM.

TAXING DISTRICTS: CITY, SCHOOL, FIRE, SANITARY, OTHER

**LOT OR ACREAGE DESCRIPTION**

ZONING: RESIDENTIAL, APARTMENT, COMMERCIAL, LIGHT INDUSTRIAL, HEAVY INDUSTRIAL

STREET OR ROAD IMPROVEMENTS: PAVED, SIDEWALK, CURB, HARD SURFACE, DRIVEWAY, GRAVEL OR STONE, CITY WATER, WELL, SPRING, UNIMPROVED CONDITION, GAS, ELECTRICITY, HILLY, ROCK, AVERAGE, PAVED ALLEY, POOR

TOPOGRAPHY: LEVEL, HIGH, STEEP, LOW, SLOPING, HILLY, ROCK

**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

**SUMMARY**

DESCRIPTION	DATE	AMOUNT	YEAR	% CHANGE	REASON	LAND	IMPROVEMENTS	TOTAL
BUILDING PERMIT			1956			\$ 150	\$ 2130	\$ 2280
ORIGINAL COST (IMPROVEMENTS)			19					
ADDITIONS AND BETTERMENTS			19					
OWNER'S ESTIMATE OF VALUE			19					
PRIVATE APPRAISAL			19					
INSURANCE			19					
MORTGAGE			19					
MONTHLY RENTAL			19					
ADVERTISED FOR SALE			19					
TRANSFERRED			19					

MEASURED BY: *R.W.* DATE: 9-11-48 CLASSIFIED BY: DATE: CHECKED BY: DATE:

1948 Boulder County Assessor Card - Front

**BUILDING DESCRIPTION AND VALUE CALCULATION**

CLASSIFICATION No. 2 MAIN BUILDING DESCRIPTION BLDG. No. GROUND PLAN SKETCH AREA-MAIN BUILDING

TYPE AND USE: 1-FAMILY DWELLING, 2-FAMILY DWELLING, ROW HOUSE, APARTMENT BUILDING

ROOFING: PREPARED ROLL, BUILD-UP ASPHALT, WOODS, ASPHALT, METAL, CEMENT, CLAY, TIN, COPPER, INSULATED

HEATING: Coal, WARM AIR, PIPELESS, PIPED, FORCED CIRCULATION, HOT WATER OR VAPOR, STEAM, GAS STEAM RADIATORS, GAS FLOOR FURNACES, AIR CONDITIONING, AUTOMATIC BURNER OR STOKER, OIL, GAS, COAL, PLUMBING, NONE, WATER ONLY

FOUNDATION: No FLOOR, PLASTERED CEILING, WALLS, KIND, FINISHED ROOMS, NO. OF FLOORS, SUBFLOOR 1ST, ED UP, NO SUBFLOOR 1ST, ED UP, CONSTRUCTION, WOOD JOISTS, CONCRETE ON GRADE, FINISH FLOORING, HARDWOOD, SOFTWOOD, TILE, SQ. FT., BRICK VENEER, COMB, FACE, STONE VENEER, CUT, MATIVE, BRICK SOLID, SOUL, FACE, CONCRETE BLOCK, ROOF, FITCHED, LOW, MEDIUM, STEEP, FRAMING, SIMPLE, LIGHTING, ELEC, GAS, NONE, FAIR, POOR

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

REPRODUCTION COST AND FINAL VALUE: MAIN BUILDING, ADDITIONS (PLUS), DEDUCTIONS (MINUS)

FINAL NET VALUE: MAIN BUILDING \$ 1817, TOTAL BUILDINGS AND IMPROVEMENTS \$ 2130

SPECIAL BUILDING: 17x18 workshop and floor for condition

COLORADO TAX COMMISSION (FORM NO. 70-R1A) (Boulder) OCT. 1947 P. 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20

1948 Boulder County Assessor Card - Back

## DESCRIPTION

The historic structure located at 908 Rex Street was constructed in 1924 and is a typical mid-1920's wood frame vernacular house of this area. The primary façade faces north to Rex Street with a large covered front porch dominating the front façade. The original structure has a rectangular plan. An enclosed addition at the rear (south) side of the house has access to interior stairs leading to the basement through a floor hatch. Primary changes occurred over time:

- Rear patio (pre-1948)
- Rear patio enclosed (pre-1948)
- Asbestos composite siding installed over existing 1x6 wood shiplap siding (pre-1948)
- Basement dug-out (pre-1948)
  - Addition of coal-burning furnace
  - Addition of chimney for coal-burning furnace
  - Addition of coal shoot for coal-burning furnace
- Vinyl siding installed over asbestos composite siding (post-1948)
- Enlarged original window openings (post-1948)
- Replacement of roofing & gutters (post-1948)
- Updated interior electrical and plumbing (unknown)



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



The footprint of the original house is shown in red as determined by observations made in the basement and attic. The yellow area is the original covered porch at the front of the house facing Rex Street. The blue area is a rear addition that was originally a patio and was later enclosed and made part of the living structure. The chimney and basement were likely added to accommodate a coal-fired heating system. All of these changes were complete at the time of the county assessor documentation in 1948.

## 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. 908 Rex Street 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>

## STRUCTURE CONDITION ASSESSMENT AND RECOMMENDATIONS

### Building Foundation/Crawlspace/Basement

The original existing foundation consists of either stone and concrete or only concrete with large aggregate. The original foundation was only approximately 2'-0" tall with what appeared to be a small concrete footing. After observing the footing, it would be reasonable to assume that the foundation wall was also concrete and not stone. At some time after the original construction, concrete walls were added inside the foundation walls to lower the elevation of the interior and allow for a basement below the main living area. These interior foundation walls 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 building site is fairly level, with a slight slope to the south. There is no significant slope away from the building on all sides and in some cases we observed negative drainage back towards the building. Our evaluation of the existing foundation walls was limited. We are unable to evaluate the interior concrete walls retaining the earth below the original foundation walls. Both the original and the concrete retaining walls show little to no signs of cracking where visible, but we do not know what type of footing is below the retaining walls if any and how they are restrained.

We could not observe the foundation below the rear addition and the front porch. We observed the very top of wall and it appeared to be concrete. The floor of the rear addition is sloped to the south, but that may be due to an original sloped slab-on-grade or could be due to settlement. The front porch foundation appears to have settled, mostly at the support posts for the roof above.

We would call the condition of the foundation of the main house satisfactory. It has performed adequately over the years, however has likely moved resulting in uneven floors, etc.

The site drainage and slope away from the building could be improved, eliminating any negative slope to the house. There are some minor signs of water infiltration at the foundation walls, but less than most buildings of the type and age.

### Recommendations:

We would recommend investigating the front porch and rear addition foundations with a licensed Structural Engineer. These foundations may need repair. Care should be taken not to undermine the existing crawl space foundation. We would also recommend re-grading the site to allow for positive drainage away from the building. This should also include better gutters and gutter extensions.

We have no other foundation recommendations at this time. There are no signs 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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## Floor Construction

The existing floor framing consists of 2x8 joists at 16" o.c. The joists appear to be supported by an exterior foundation wall and one main beam line in the center of the building in the basement. This beam consists of a (2) 2x6 supported by studs and posts extending to the basement slab below. Each ply of the beam is spliced at random locations. Some of these studs appear to penetrate the slab and others bear directly on the slab. The stud spacing is approximately 24" o.c. We were unable to verify the construction of the floor at the rear addition and at the front porch.

In the crawl space, the beam continued and was supported by blocks at regular spacing. In addition, there were several intermediate supports to the crawl space finished grade to help reduce deflection of the joists at approximately mid-span. Diagonal joist blocking was added at mid-span of the joists to help reduce joist rotation and increase overall performance. This blocking looked to be original or at least added early in the lifespan of the building.

Sheathing and flooring consists of 1x3 T & G, with no additional floor above. The 1x3 sheathing was finished to act as the final finished floor material. We suspect that the rear addition may be wood flooring over a concrete slab but were unable to verify this assumption.

The ceiling of the east coal-shoot was a suspended concrete slab. There was evidence of original railroad ties and wood between the ties to support the concrete during installation and it is likely that the concrete is dependent on these ties and wood for support.

It was interesting to note that the studs from the wall above were continued down to the sill plate of the foundation and adjacent to the floor joists. As a result, we were unable to determine if there was a continuous rim board. We did observe some blocking between joists at the sill plate. No anchor bolts between the sill plate and the foundation were observed.

The main level 2x8 joists were in good condition and the span and size of the joists are better than most buildings that we see of this type and age. The joists size and spacing meets minimum IRC code requirements. If we were to compare this construction to what was specified in the older UBC codes, it would have also exceeded minimum code requirements. We were unable to verify if the floor was level or sagging in areas.

The front porch framing was in poor to fair condition. There were several areas that were sagging and soft when we walked on the surface, particularly at the posts supporting the roof above.

### Recommendations:

It is our recommendation that the following floor repairs be completed:

1. A more thorough review of the suspended concrete slab should be completed to determine if it needs additional support for extended life.
2. Replace any damaged or rotting studs supporting the interior beam line.
3. The floor is bouncing and will likely feel soft or bouncy if there is a large gathering in the main living areas. Contact a licensed Structural Engineer for any additional floor recommendations to help stiffen the floor and for better overall performance.

All new repairs should be specified by a licensed Structural Engineer. We recommend that repair details be provided and submitted to the City of Louisville for review and be observed by the Engineer and City Inspectors during construction.



## Roof Construction

The roof framing above the main portion of the house consisted of the following:

1. Rafters are 2x4s at 24" o.c. and 2x4 ceiling joists at 16" o.c. The ceiling joists were spliced on the center interior wall of the main space.
2. There was no joining ridge member or collar ties to support the rafters.
3. 1x diagonal struts were installed at approximately 48" o.c. to provide support for the rafters and transfer roof load to the center wall of the house.
4. 1x vertical struts were installed at approximately mid-span of the ceiling joists to help reduce ceiling deflection. These struts were also at 48" o.c.
5. Original roof sheathing consisted of 1x6 decking with large spaces between each member. Another layer of OSB sheathing was installed above the 1x sheathing.
6. The gable ends were framed with 2x4 studs, balloon-framed from the main level exterior wall below.
7. We were unable to verify the rafters in the rear addition. This location was vaulted and it appears that drywall was installed directly to the underside of the rafters. These rafters may be original porch rafters, in which case probably 2x4 or 2x6 rafters at 24" o.c.
8. We were unable to verify the front porch construction. There was no access and it is at a slightly lower elevation than the main house. It is likely that it is similar construction to the framing we observed at the main house, however there are no interior walls to help support the framing.

The roof was in fair condition and very typical framing for a building of this age. There was evidence of significant water damage along the west side of the roof. This water infiltration resulted in damage to the 1x roof sheathing and ceiling drywall below. There was no evidence of damaged or poor performing rafter or ceiling joists. The ceiling cracks and roof performance were similar to other buildings we have observed of this type and age.

## Recommendations:

The owner and architect are to note that the assumed roof and ceiling structure is not to current code standards, however it has performed adequately and if it is not revised will likely perform in a similar manner to how it has for almost 100 years. Since Louisville did not likely have a building code at this time, we are unable to determine if it was built to a code or engineered at the time of construction. We can safely say that it was built to a similar standard of the other buildings we have observed from this time period.

We would recommend some of the following framing items from the prescriptive section of the IRC code:

1. 2x4 collar ties @ 48" o.c.
2. 2x diagonal struts to properly support rafters with a continuous beam if the struts are spaced more than 24" o.c.
3. Additional ceiling members or intermediate ceiling beams to reduce ceiling joist spans. The existing vertical struts only add additional load to an already over-stressed roof rafters.
4. We would not recommend adding additional roofing materials, such as an additional layer of shingles, (the code allows up to two layers), or solar panels without the additional structural support mentioned above. The owner/architect 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 without first completing structure reinforcement.
5. The front porch framing should be investigated to determine if it needs additional support.

All new repairs should be specified by a licensed Structural Engineer. We recommend that repair details be provided and submitted to the City of Louisville for review and be observed by the Engineer and City Inspectors during construction.



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## Exterior Wall Construction

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 addition at the rear of the building appears to be of similar construction and is likely 2x4 or 2x6 stud walls with studs at a regular spacing.

The front porch roof framing is supported by wood posts. These posts are boxed out and it is difficult to determine the structure inside.

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 8'-0" tall, which is reasonable for 2x4 construction, mainly due to our high wind loads. We saw no signs of interior finish material damage.

### Recommendations:

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 any remodels or additional load is to be added. 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.

## Exterior Siding

Most of the house is covered in vinyl lap-look panel siding. There is damage to the vinyl siding on the east side of the house that reveals composite siding beneath that likely contains asbestos. This composite siding matches the composite siding that covers the entire garage and likely covers the majority of the house. Investigations in the attic and the basement reveal shiplap siding in several areas attached directly to the wall framing. Additionally, there is shiplap siding exposed in the gable end underneath the covered front porch. The shiplap siding is likely original and likely covers the entire house. At some point, most likely prior to 1948 and possibly at the time that the garage was constructed, the composite siding was applied directly over the shiplap siding. At a later date that can not be identified, the vinyl siding was applied directly over the composite siding.

Historical photos show that the siding has been painted white over the years, but the type of siding that was exposed during these photographs cannot be determined.

The current vinyl siding is overall in relatively good shape but there are areas of deterioration and it is likely at the end of its expected lifespan.

### Recommendations:

1. Remove the vinyl siding that will likely expose the composite siding in all areas of the house.
2. The composite siding found should be inspected for asbestos and removed and disposed of accordingly to expose the wood shiplap siding underneath.
3. Restore, refinish, and/or replace exposed shiplap siding



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### Exterior Windows

The house has a mix of single-hung, double-hung, and center-meet glider white, vinyl windows on the north and east elevations of the original structure. These vinyl windows are in fair condition and are not original but the date that they were added could not be determined.

There are wood single-hung windows on the east, south, and west elevations of the structure addition at the rear of the house. These windows are in good condition and are likely the same size as, but not the original windows to this part of the house.

Additionally, there are wood single-hung windows with counter-weights on the west elevation of the original structure. These windows are likely original to the structure and are most likely what was originally used throughout the original structure. These windows are in poor condition. Also at these locations there are aluminum single-hung storm windows.

There is one painted, wood hopper window on the front elevation in the closet of the front bedroom. This window does not match any other window in the house. This window is old, but it is unclear if it is original or even if it is in an original window opening. There is not sufficient photographic evidence to determine the date of this window. Exposing the framing or original siding beneath the current siding and lathe and plaster might reveal more clues as to the originality of this window and window opening.

Most, if not all, of the windows throughout the house are likely in roughly the locations of the original windows but there are no clues as to the original window sizes other than the possibility that the windows on the west elevation could be original and could match what was used throughout the house. Removal of the siding down to the original shiplap siding as well as removal of the interior lathe and plaster down to the framing could reveal additional clues as to the sizes and locations of the original windows.

### 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 a stained, multi-panel wood door, with a ½ lite and is likely original. There is an aluminum storm door at the front entrance that is not original but is in poor condition.

There is back patio / yard access door on the south side of the structure. This door is a painted white, wood French inswing door with full-lites. This door is relatively new and is located on the south elevation of the addition to the original structure. Due to the floor sloping in this part of the house these rear doors cannot be opened entirely.

## Recommendations:

1. Refurbish and stain the front door.
2. Replace the aluminum storm door with a full-lite storm door.
3. Refer to structural recommendations for addressing the slope of the floor at the rear addition to make the door in this area fully operable.



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## Porches

The covered front porch rests on a poured concrete foundation that is original and was poured at the same time as the original building foundation. Other than the exposed foundation, the remainder of the porch structure could not be inspected as it is all wood-wrapped. The porch structure is likely wood construction and original. The condition of the porch structure could be further assessed by the removal of finishes and decking.

The decking is constructed of wood planks, possibly original, that are in poor condition, are not stained, and are popping-up or sagging in several locations, creating a tripping hazard. There is a half-wall surrounding the entire porch with an opening at the front entrance. This wall is wrapped on the exterior in vinyl siding matching the rest of the house. The inside of this wall is wrapped in wood-board that is not original and is in poor condition. The 2x10 wood cap on this wall has likely been replaced to match the original and is in poor condition. The roof of the front porch is supported by three painted wood-wrapped columns. The wood wrap has likely been replaced to match the original and is in fair condition. The porch ceiling is vaulted, not painted, and made of soffit board that is not original and is in fair condition.

At the rear of the house there is an uncovered deck that was added at some point after the rear addition was enclosed. The deck is of wood construction with a composite decking. This deck is in fair condition but constant southern exposure has brought these materials to near the end of their expected lifetime.

## Recommendations:

1. Remove front porch decking, siding, and wrapping materials to further inspect the structural elements.
  - a. Restore and/or replace any structural elements found to be failing.
2. Remove front porch decking and replace with a composite decking to match.
3. Remove all siding and wood-wrap and replace and paint with similar original materials.
4. Restore, refinish, and/or replace rear deck.



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## Exterior Trim and Ornamentation

### Ornamentation:

There is minimal ornamentation currently present on the house and no indication of any previous ornamentation that has been removed. At the gable ends of the original house there are painted wood brackets that were likely added at some point to support sagging barge rafters. These brackets are in poor condition with many of them missing bracing pieces. Further exploration such as removing the siding or discovering other historical photos could reveal evidence of historical ornamentation.

### Recommendations:

1. Remove siding to reveal existing wood shiplap siding, trim, and any ornamentation.
2. Remove gable end brackets that are not original.

### Window and Door Trim:

Exterior windows and doors were trimmed out in typical vinyl, J-style edge moulding when the vinyl siding was applied.

### Recommendations:

1. Remove siding to reveal original window and door trim.
2. Restore, refinish, and/or replace original window and door trim.

### Chimneys:

There is a brick chimney originating in the basement of the original structure that terminates above the center of the roof ridge. This chimney is not original and was added when the basement was dug-out to accommodate a coal-burning furnace with an associated coal-shoot being added to the east. The chimney is exposed in the basement and on the main level and currently accommodates the gas furnace exhaust. Where the chimney penetrates the ceiling it angles towards the roof ridge.

### Recommendations:

No recommendations at this time.



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### Soffits:

Most of the soffits are vinyl soffit panels that are in fair condition. The soffits on the rear gable end of the original structure is unpainted soffit board. There are areas of soffit transitions that are of poor construction that are failing and could lead to future problems. There is no evidence as to what the original soffits were. Removal of the vinyl soffits along with removal of the vinyl siding could lead to clues as to the original soffit construction.

### Recommendations:

Remove and replace all soffits.

### Fascia & Trim:

Vinyl fascia and trim of various sizes and conditions from fair to poor are found throughout the entire structure. There are no clues as to what the original fascia and trim might have been but removal of the vinyl and composite sidings would likely reveal what these were.

### Recommendations:

1. Remove vinyl and composite sidings to reveal original fascia and trim and restore, refinish, and/or replace as needed.

### Gutters & Downspouts:

Gutters are a painted, standard 4" K-style metal gutters. Overall, the gutters appear to be in decent shape. The downspouts are standard 2x3 metal downspouts. The downspouts appear to be adequate for the amount of roof area but do not drain far enough from the foundation. The gutters and downspouts are not original but are necessary to maintain adequate building performance and structural integrity.

### Recommendations:

Downspouts should be extended to terminate further from the building foundation.



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## Mechanical, Electrical, Plumbing

### Mechanical:

There is a gas-fired, forced-air heating system. The furnace is atmospherically vented through the chimney. While the unit is older, it appears to be in working order. Where the ductwork is visually exposed there are some areas of concern. Mechanical paper was found that likely contains asbestos. There are also areas of poor or missing connections and one area where the supply line is reduced to accommodated plumbing that likely results in poor airflow.

### Recommendations:

1. Replace the existing ductwork built to current building codes.
2. Consider replacing furnace in the future with high-efficiency unit with a sealed combustion intake/exhaust system.

### Electrical:

The electrical system is a 100 AMP panel with a full, 100 AMP breaker. The electrical service is delivered overhead at the rear of the house, at the back of the original structure and is coming from the south alley. The electrical wiring in the house is a mix between the original knob & tube wiring and updated romex wiring. The original knob and tube wiring is found to still be used in the basement while there is also some found in the basement and the attic that appears to have been abandoned. The main level wiring appears to be entirely updated to romex, but wiring in the walls could not be confirmed.

### Recommendations:

1. Replace the existing electrical service with an upgraded 200amp service in a new panel built to current building codes.
2. Replace the existing knob & tube wiring with romex wiring built to current building codes.

### Plumbing:

There is a standard 40 gallon gas-fired water heater that is atmospherically vented through the chimney. The base of the water heater is rusting and shows that the water heater is past it's expected lifespan. The water delivery system is a mix of primarily copper and galvanized piping. The galvanized piping is likely original and the copper was likely added at a later date to accommodate repairs and subsequent plumbing additions. The galvanized and copper plumbing is showing signs of deterioration and there is likely extensive unseen corrosion within the galvanized pipes due to their age and the corrosive nature of galvanized plumbing lines. Waste lines are a mix of ABS plastic, PVC plastic, and cast-iron. The routing of the waste lines is not suitable for continued use and will likely lead to failure. The sink drains to an ejector-pit in the basement which is subsequently routed to the opposite side of the house to flow into the main waste line. In doing so, the waste line from the ejector pit sags beneath mechanical equipment creating a low point that likely does not allow for clear passage of waste. A cast-iron waste line exits the building encased in the concrete foundation on the west side of the house. This waste line leads to an orangeburg sewer line leading to the south alley. This sewer line is in poor condition with minimal fall over its span to be effective.

### Recommendations:

The entire existing plumbing should be removed and replaced and built to current building codes.



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## LANDMARKING RECOMMENDATION

The structure at 908 Rex Street is a good example of a mid-1920's wood frame vernacular house typical to the City of Louisville and the Frenchtown neighborhood. The house's social history has past residents that were significant to Louisville's history and were owners and residents for 73 continuous years. The structure is a good example of accretive architecture that reflects how the needs of the residents have aligned with the generational changes of the community. Many of the historic aspects of the structure still remain and can be restored to their historic appearance.

In our professional opinion, the building's structure is adequate for its continued safe use. The construction does not meet all modern code standards; however, it has performed adequately up to this point. We recommend that a licensed Structural Engineer be retained to further evaluate the structure, provide the repairs recommended in each of the sections of this report and assist in any modifications to the structure proposed by the owner and an architect.

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, 908 Rex Street is in moderate condition given the age of the structure. There are elements that need to be addressed at a high priority.

#### High Priority:

1. Address plumbing issues as outlined above.
  - a. Replace water heater with a high-efficiency unit.
  - b. Remove most or all of the plumbing and rebuild according to current codes. The supply lines are likely at corrosion levels that if ignored will likely lead to further building damage due to water leaks. The waste lines and use of the ejector pit are not installed properly and will likely lead to failure, potentially causing damage to the building structure.
2. Evaluate the front porch foundation and framing with a licensed engineer to determine if any added support is necessary.
3. Remove existing vinyl siding, vinyl soffits, vinyl window trim, and composite asbestos siding to reveal the existing wood shiplap siding; restore, refinish, and/or replace the existing wood siding.
4. Replace windows with units consistent with the historic character of the house.

#### Medium Priority:

1. Determine historic decoration, trim, and soffits, and restore, refinish, and/or replace consistent with the historic character of the house.
2. Replace the knob & tube electrical wires. The electrical wiring is a fire hazard that should be removed and replaced according to current building codes.
3. Add structural support members to stiffen both the roof framing and the floor framing for better longterm performance.

#### 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.

Replace existing furnace with a high-efficiency unit.



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Northeast Corner looking Southwest



Southwest Corner looking Northeast

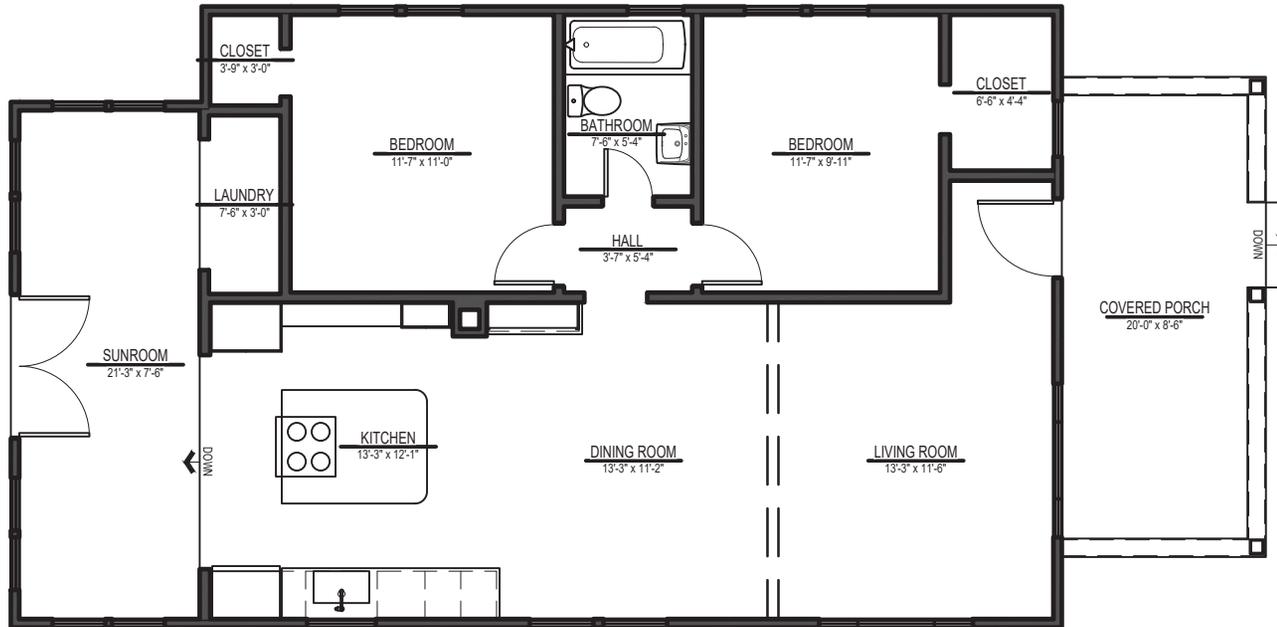


South (Rear) Elevation



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1  
A1.1

MAIN LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"



DRAWING TITLE  
**EXISTING FLOOR PLAN**  
DATE  
01/27/2020

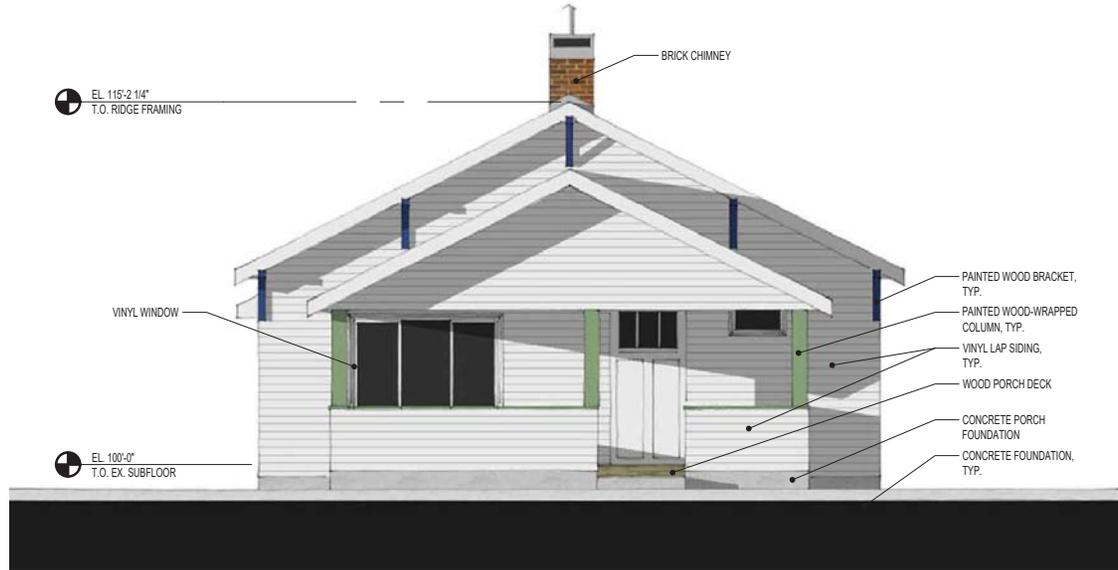
**A1.1**

SHEET

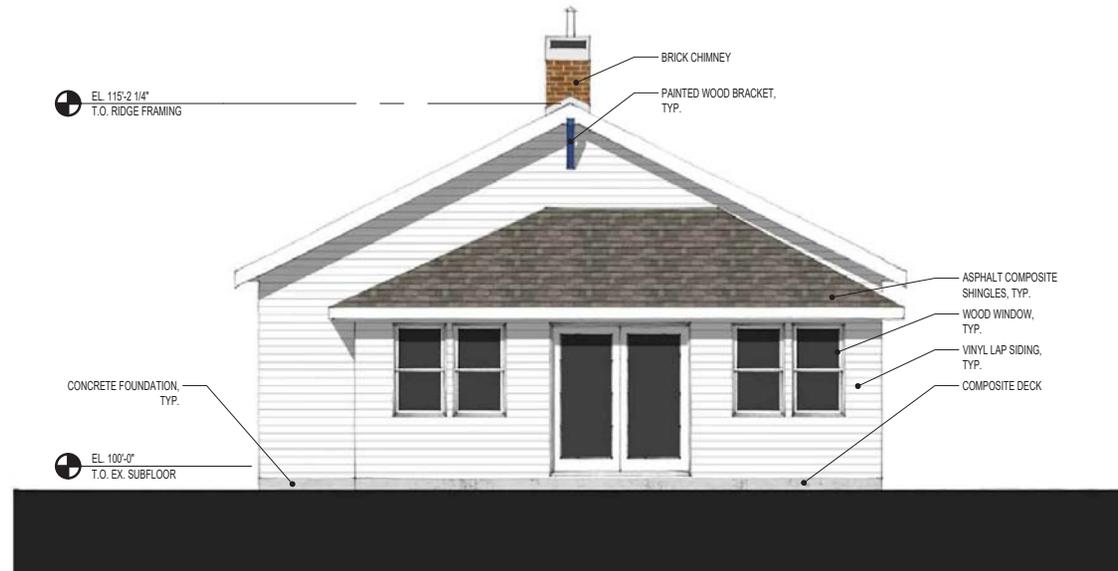


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1  
A2.1  
EXISTING NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



2  
A2.1  
EXISTING SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

DRAWING TITLE  
EXISTING ELEVATIONS

DATE  
01/27/2020

SHEET

A2.1



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1  
A2.2 EXISTING WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2  
A2.2 EXISTING EAST ELEVATION  
SCALE: 1/8" = 1'-0"

DRAWING TITLE  
**EXISTING ELEVATIONS**

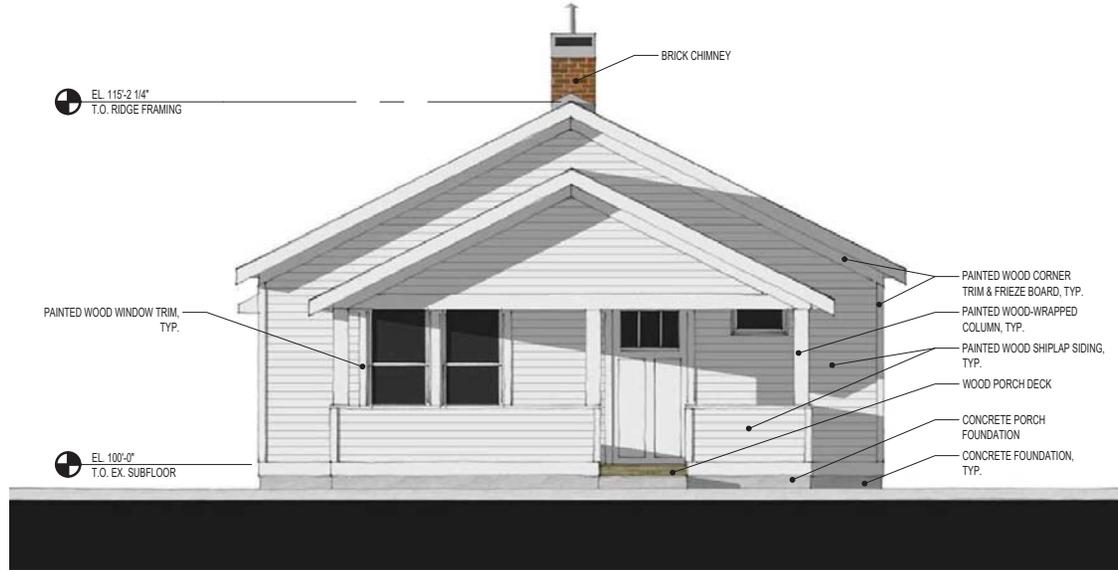
DATE  
01/27/2020

**A2.2**  
SHEET

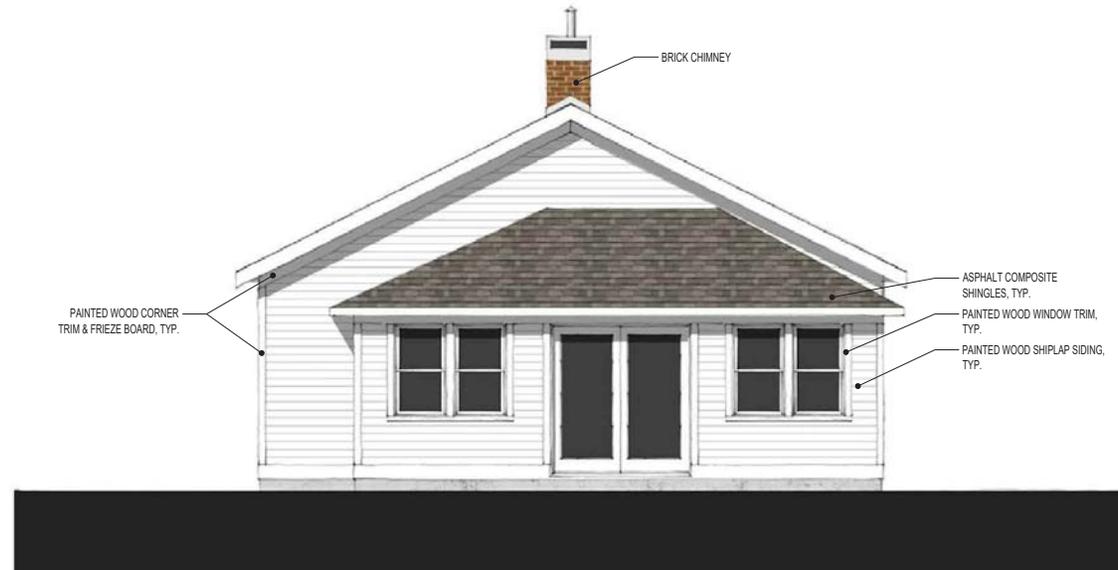


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1  
A2.3  
HISTORIC NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



2  
A2.3  
HISTORIC SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

DRAWING TITLE  
**HISTORIC ELEVATIONS**  
DATE  
01/27/2020

**A2.3**  
SHEET



**DAJDESIGN**

922A MAIN STREET  
LOUISVILLE, CO 80027  
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INFO@DAJDESIGN.COM



1  
A2.4 HISTORIC WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2  
A2.4 HISTORIC EAST ELEVATION  
SCALE: 1/8" = 1'-0"

DRAWING TITLE  
**HISTORIC ELEVATIONS**

DATE  
01/27/2020

**A2.4**

SHEET



January 16, 2020

Attn: Andy Johnson  
DAJ Design  
Louisville, CO

Dear Andy,

Below is a summary of our structural observation at the existing building located at 908 Rex Street . The summary also includes our structural assessment of the existing structure. Please feel free to contact us with any questions.

## **I. Building Description:**

The building was constructed in approximately the 1920s based on the county records, however, there appears to have been an addition on the south side of the building that was completed at a later date. This addition may have been an original porch that was converted because it also includes the cellar/basement access. 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. There were no dormers in the attic/roof construction. Below the rear half of the original building is a cellar/basement which is accessible from the rear addition. The front portion of the building is built above a crawl space. The deeper cellar/basement was not original and it appears that the entire original house was built above a crawl space and then later the crawl space was dug out for a deeper cellar/basement. On the east side of the building is a small basement room below exterior grade. This looks to have been an access for coal/heating.

The building is a wood-framed structure supported by either a poured concrete foundation with large aggregate or a stone foundation with concrete exterior and interior surface coating.. Roofing consists of asphalt shingles at all areas, including the front porch. Interior floor finishes are primarily wood flooring (the original 1x3 floor sheathing finished) and lath and plaster interior wall finish. The basement floor is concrete.

Also, on the property are the following additional structures:

1. A detached wood framed garage supported by a slab-on-grade on the east side of the building.
2. A small shed in the back yard.



## **II. Roof Framing:**

### **A. Description:**

The roof framing above the main portion of the house consisted of the following:

1. Rafters are 2x4s at 24" o.c. and 2x4 ceiling joists at 16" o.c. The ceiling joists were spliced on the center interior wall of the main space.
2. There was no joining ridge member or collar ties to support the rafters.
3. 1x diagonal struts were installed at approximately 48" o.c. to provide support for the rafters and transfer roof load to the center wall of the house.
4. 1x vertical struts were installed at approximately mid-span of the ceiling joists to help reduce ceiling deflection. These struts were also at 48" o.c.
5. Original roof sheathing consisted of 1x6 decking with large spaces between each member. Another layer of OSB sheathing was installed above the 1x sheathing.
6. The gable ends were framed with 2x4 studs, balloon-framed from the main level exterior wall below.
7. We were unable to verify the rafters in the rear addition. This location was vaulted and it appears that drywall was installed directly to the underside of the rafters. These rafters may be original porch rafters, in which case probably 2x4 or 2x6 rafters at 24" o.c.
8. We were unable to verify the front porch construction. There was no access and it is at a slightly lower elevation than the main house. It is likely that it is similar construction to the framing we observed at the main house, however there are no interior walls to help support the framing.

### **B. Condition/Evaluation:**

The roof was in fair condition and very typical framing for a building of this age. There was evidence of significant water damage along the west side of the roof. This water infiltration resulted in damage to the 1x roof sheathing and ceiling drywall below. There was no evidence of damaged or poor performing rafter or ceiling joists. The ceiling cracks and roof performance were similar to other buildings we have observed of this type and age.

### **C. Recommendations:**

The owner and architect are to note that the assumed roof and ceiling structure is not to current code standards, however it has performed adequately and if it is not revised will likely perform in a similar manner to how it has for almost 100 years. Since Louisville did not likely have a building code at this time, we are unable to determine if it was built to a code or engineered at the time of construction. We can safely say that it was built to a similar standard of the other buildings we have observed from this time period.

We would recommend some of the following framing items from the prescriptive section of the IRC code:

1. 2x4 collar ties @ 48" o.c.
2. 2x diagonal struts to properly support rafters with a continuous beam if the struts are spaced more than 24" o.c.



3. Additional ceiling members or intermediate ceiling beams to reduce ceiling joist spans. The existing vertical struts only add additional load to an already over-stressed roof rafters.
4. We would not recommend adding additional roofing materials, such as an additional layer of shingles, (the code allows up to two layers), or solar panels without the additional structural support mentioned above. The owner/architect 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 without first completing structure reinforcement.
5. The front porch framing should be investigated to determine if it needs additional support.

All new repairs should be specified by a licensed Structural Engineer. We recommend that repair details be provided and submitted to the City of Louisville for review and be observed by the Engineer and City Inspectors during construction.

### **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 addition at the rear of the building appears to be of similar construction and is likely 2x4 or 2x6 stud walls with studs at a regular spacing.

The front porch roof framing is supported by wood posts. These posts are boxed out and it is difficult to determine the structure inside.

#### **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 8'-0" tall, which is reasonable for 2x4 construction, mainly due to our high wind loads. 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 any remodels or additional load is to be added. 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.



## **IV. Floor Framing:**

### **A. Description:**

The existing floor framing consists of 2x8 joists at 16" o.c. The joists appear to be supported by an exterior foundation wall and one main beam line in the center of the building in the basement. This beam consists of a (2) 2x6 supported by studs and posts extending to the basement slab below. Each ply of the beam is spliced at random locations. Some of these studs appear to penetrate the slab and others bear directly on the slab. The stud spacing is approximately 24" o.c. We were unable to verify the construction of the floor at the rear addition and at the front porch.

In the crawl space, the beam continued and was supported by blocks at regular spacing. In addition, there were several intermediate supports to the crawl space finished grade to help reduce deflection of the joists at approximately mid-span. Diagonal joist blocking was added at mid-span of the joists to help reduce joist rotation and increase overall performance. This blocking looked to be original or at least added early in the lifespan of the building.

Sheathing and flooring consists of 1x3 T & G, with no additional floor above. The 1x3 sheathing was finished to act as the final finished floor material. We suspect that the rear addition may be wood flooring over a concrete slab but were unable to verify this assumption.

The ceiling of the east coal-shoot was a suspended concrete slab. There was evidence of original railroad ties and wood between the ties to support the concrete during installation and it is likely that the concrete is dependent on these ties and wood for support.

It was interesting to note that the studs from the wall above were continued down to the sill plate of the foundation and adjacent to the floor joists. As a result, we were unable to determine if there was a continuous rim board. We did observe some blocking between joists at the sill plate. No anchor bolts between the sill plate and the foundation were observed.

### **B. Condition/Evaluation:**

The main level 2x8 joists were in good condition and the span and size of the joists are better than most buildings that we see of this type and age. The joists size and spacing meets minimum IRC code requirements. If we were to compare this construction to what was specified in the older UBC codes, it would have also exceeded minimum code requirements. We were unable to verify if the floor was level or sagging in areas.

The front porch framing was in poor to fair condition. There were several areas that were sagging and soft when we walked on the surface, particularly at the posts supporting the roof above.



### **C. Recommendations:**

It is our recommendation that the following floor repairs be completed:

1. A more thorough review of the suspended concrete slab should be completed to determine if it needs additional support for extended life.
2. Replace any damaged or rotting studs supporting the interior beam line.
3. The floor is bouncing and will likely feel soft or bouncy if there is a large gathering in the main living areas. Contact a licensed Structural Engineer for any additional floor recommendations to help stiffen the floor and for better overall performance.

All new repairs should be specified by a licensed Structural Engineer. We recommend that repair details be provided and submitted to the City of Louisville for review and be observed by the Engineer and City Inspectors during construction.

### **V. Foundation:**

#### **A. Description:**

The original existing foundation consists of either stone and concrete or only concrete with large aggregate. The original foundation was only approximately 2'-0" tall with what appeared to be a small concrete footing. After observing the footing, it would be reasonable to assume that the foundation wall was also concrete and not stone. At some time after the original construction, concrete walls were added inside the foundation walls to lower the elevation of the interior and allow for a basement below the main living area. These interior foundation walls 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 building site is fairly level, with a slight slope to the south. There is no significant slope away from the building on all sides and in some cases we observed negative drainage back towards the building.

#### **B. Condition/Evaluation:**

Our evaluation of the existing foundation walls was limited. We are unable to evaluate the interior concrete walls retaining the earth below the original foundation walls. Both the original and the concrete retaining walls show little to no signs of cracking where visible, but we do not know what type of footing is below the retaining walls if any and how they are restrained.

We could not observe the foundation below the rear addition and the front porch. We observed the very top of wall and it appeared to be concrete. The floor of the rear addition is sloped to the south, but that may be due to an original sloped slab-on-grade or could be due to settlement. The front porch foundation appears to have settled, mostly at the support posts for the roof above.



We would call the condition of the foundation of the main house satisfactory. It has performed adequately over the years, however has likely moved resulting in uneven floors, etc.

The site drainage and slope away from the building could be improved, eliminating any negative slope to the house. There are some minor signs of water infiltration at the foundation walls, but less than most buildings of the type and age.

### **C. Recommendations:**

We would recommend investigating the front porch and rear addition foundations with a licensed Structural Engineer. These foundations may need repair. Care should be taken not to undermine the existing crawl space foundation. We would also recommend re-grading the site to allow for positive drainage away from the building. This should also include better gutters and gutter extensions.

We have no other foundation recommendations at this time. There are no signs 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.

## **VI. Structural Conclusions:**

A. In our professional opinion, the building's structure is adequate for its continued safe use. The construction does not meet all modern code standards; however, it has performed adequately up to this point. We recommend that a licensed Structural Engineer be retained to further evaluate the structure, provide the repairs recommended in each of the sections of this report and assist in any modifications to the structure proposed by the owner and an architect.

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. The garage structure is in need of repair. The roof structure is similar to the house and does not meet code. In addition, the garage door opening looks to have been adjusted in width multiple times. We would recommend repairing or re-installing the garage door header and supporting jamb studs.

DAJ Design and the owner expressed interest in raising the ceiling joist height. This is feasible with reinforcement to both the roof and ceiling framing.

A licensed Structural Engineer should be contacted to provide appropriate repairs once the owner has decided on a final ceiling elevation. We recommend that repair details be provided and submitted to the City of Louisville for review and be observed by the Engineer and City Inspectors during construction.

## **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 defects which are not discoverable at this time, without demolition of finish materials. That is true for most buildings, and an inherent limitation for this kind of report. Should additional information become available or additional movement is perceived, we recommend that our firm be contacted for further review.
2. The issuance of 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.
3. The report is also only preliminary to make note of areas that need to be addressed. A licensed Structural Engineer should be retained to provide a more thorough investigation and provide appropriate repair details for all necessary repairs.



**Glenn Frank Engineering**  
*Engineering Structures that Endure*

*Structural Engineering Consultants  
2400 Central Avenue  
Suite A-1 South  
Boulder, Colorado 80301  
303.554.9591*

Sincerely,

Jesse Sholinsky, P.E.





## **908 Rex St., Louisville, Colorado**

**Legal Description:** Lots 3, 4, & 5, Block 8, Murphy Place Subdivision

**Year of Construction:** 1924

**Summary:** This house is located in Louisville’s Frenchtown neighborhood. As was the case for almost every house in Frenchtown, it was associated with a French family. The extended Gosselin family from France, which included family members with the last names of Mancini and Wisek, had the house at 908 Rex constructed in 1924 and owned it until 1997.

### **History of Murphy Place Subdivision**

Peter F. Murphy platted the subdivision of Murphy Place in 1907. He did so as President of the Louisville Realty & Securities Company. It became the location of Louisville’s Frenchtown neighborhood, described in the lead article of the Spring 2016 issue of the Louisville Historian, “Being French in Louisville,” located here:

<https://www.louisvilleco.gov/Home/ShowDocument?id=9908> .

### **Gosselin/Mancini/Wisek Ownership, 1913-1997; Date of Construction**

Raymond Gosselin (1872-1939) acquired Lots 3 and 4 from the Louisville Realty & Securities Company in 1914. He and his wife, Julia Caron Hermignies Gosselin (1872-1967), had come from France in 1903 and settled in Louisville and in the Frenchtown neighborhood in about 1908.

Their daughter, Margaret Gosselin (1894-1976), married Thomas Williams in 1914 and had two children, Jane and Harold with him. They also lived in Frenchtown. Records of what happened to Thomas Williams could not be located, but in July 1923, Margaret remarried to Tony Mancini

(1884-1955). Tony Mancini had been born in Italy. At the time of his marriage to Margaret Gosselin Williams, which was his first marriage and her second marriage, he was 39 and Margaret was 29. According to his 1955 obituary, he came to Louisville in about 1901 and worked as a stationary engineer in area coal mines. A 1946 directory for Louisville lists him as having been a hoisting engineer at the Hi-Way Mine.

In September 1923, Raymond Gosselin conveyed ownership of Lots 3 and 4 to his daughter, Margaret, and her new husband, Tony Mancini. In October 1923, they granted a deed of trust to McAllister Lumber, secured by Lots 3 & 4. Often, for Louisville properties, the recording of such a document indicated house construction or remodeling.

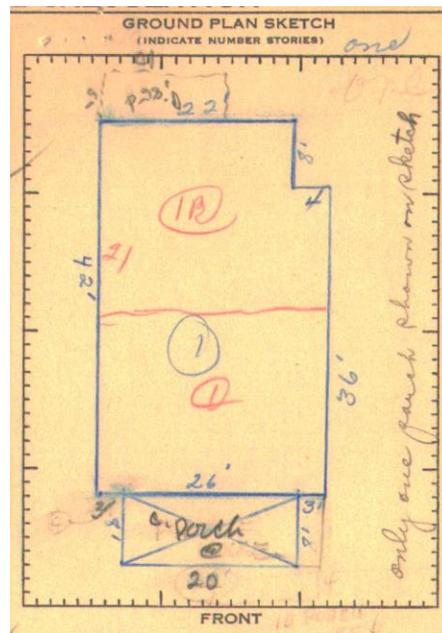
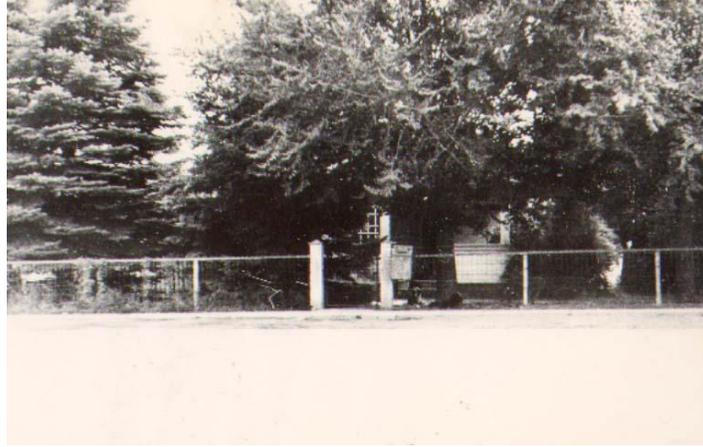
The 1948 Boulder County Assessor Card for 908 Rex states that the house was constructed in 1924. The current Boulder County website also gives the date of 1924. Boulder County has sometimes been found to be in error with respect to the dates of construction of historic buildings in Louisville, so it is important to look at all of the evidence. In this case, the evidence supports the construction date of 1924. The sources of the information in 1948 would have in all likelihood been Margaret and Tony Mancini themselves, who had the house constructed when they were first married on property that came from her father. The fact that they granted a deed of trust to McAllister Lumber in 1923, with the property securing the loan, supports the date of construction of 1924.

For these reasons, and in the absence of other evidence, the 1924 date put forth by Boulder County is assumed to be the correct date of construction. The 1948 Boulder County Assessor Card also states that the house was remodeled in 1942.

In 1927, Raymond Gosselin acquired Lot 5 and other lots in Murphy Place, and in 1939 conveyed ownership of Lot 5 to Margaret and Tony Mancini. Lot 5 is to the east of Lots 3 & 4. Its acquisition appears to have made it possible for a garage to be constructed.

Tony and Margaret Mancini, besides raising her daughter and son from her first marriage, raised the daughter they had together, Rita Mancini (1924-1997). Tony and Margaret lived the rest of their lives at 908 Rex. At the time of the 1930 census, their household consisted of themselves plus daughter Jane Williams, age 14; son Harold Williams, age 10; and daughter Rita Mancini, age 5. By the time of the 1940 census, the household was reduced by one due to Jane Williams having married Joe Softich and moving elsewhere in Louisville. However, by 1943, the household expanded and was made up of Tony and Margaret Mancini; Harold Williams while he was in World War II service; Harold's wife, Mary Ann Kranker Williams; Margaret's niece, Juliette Dhieux Hioco; and Juliette's husband, George Hioco.

The following photo and ground layout image are from the 1948 County Assessor card for 908 Rex:



*Louisville Times* issues from the 1940s and 1950s, accessible through the online Colorado Historic Newspaper Collection, show that Margaret Mancini was active in Louisville community groups, particularly women’s groups. She was a regular participant in the Busy Bee Friendship Club. According to *The Louisville Times*, in 1948 Margaret hosted a “plastic party” at her home at 908 Rex, with 28 women in attendance. (Such gatherings, which promoted the advantages of plastic ware to housewives, were becoming common all over the United States at that time.)

In 1942, Rita Mancini married Herman Wisek. The 1949 directory for Louisville shows that the household included Tony and Margaret Mancini, plus Rita and Herman Wisek. Soon, though, Rita and Herman moved around the corner to 338 Main St. Other Gosselin, Mancini, and Wisek relatives lived close by to 908 Rex over the years.

When Tony Mancini died in 1955, his wife Margaret became the sole owner of 908 Rex. The same year, she conveyed ownership to herself and her daughter, Rita Mancini Wisek. Margaret

continued to reside in the house. According to a 1958 directory for Louisville, she worked as a kitchen worker at Colacci's Restaurant at that time. She died in 1976, and at that point, Rita Wisek became the sole owner of 908 Rex.

According to the 1977 Polk Directory that included Louisville residents, Joe and Jane Softich (Margaret's daughter) lived at 908 Rex in 1977.

Rita and Herman Wisek divorced in 1972. By the time of the 1979 Polk Directory, Rita had moved back to her childhood home of 908 Rex.

Rita Mancini Wisek died in 1997. Her obituary included the line, "She loved cats." Also according to her obituary, she had worked at the Blue Parrot Restaurant for 26 years, retiring in 1989. However, a *Louisville Times* article from Jan. 26, 1994 (accessed at the Colorado Historic Newspaper Collection website) stated that she worked at the Blue Parrot for almost 40 years. The article stated, "For Wisek, her years at the Blue Parrot were like 'a home away from home.'" The following photo shows Rita Wisek with other Blue Parrot staff at the 1968 birthday party for Blue Parrot owner Mike Colacci, taken at the Blue Parrot. Rita is shown standing behind and a little to the right of Mike Colacci, who is seated. She is seen wearing a white shirt with buttons down the front.



### **Current Owner – Brendan McManus**

Owner Rita Mancini Wisek died in 1997. Later in 1997, her personal representative, who was her niece, sold 908 Rex to Brendan McManus and Patricia Silberblatt. In 2000, the two conveyed ownership to Brendan McManus alone. In 2012, he founded Lucky Pie Pizza & Taphouse in Louisville. He continues to be the current owner of record of 908 Rex St.

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.

**ITEM:** 541 Jefferson Avenue Probable Cause Determination

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

**OWNER:** Curtis McDonald  
541 Jefferson LLC  
541 Jefferson Avenue  
Louisville, Colorado 80027

**PROJECT INFORMATION:**

**ADDRESS:** 541 Jefferson Avenue  
**LEGAL DESCRIPTION:** S ¾ Lot 6 & N ½ Lot 7, Block 3, Acme Placce  
**DATE OF CONSTRUCTION:** 1905

**REQUEST:** A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 541 Jefferson Avenue.



## SUMMARY:

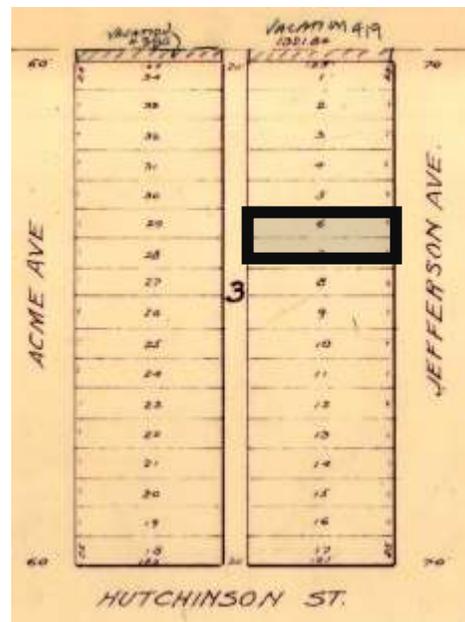
The applicant requests a finding of probable cause for landmark designation to allow for funding of a historic structure assessment for 541 Jefferson Avenue. Under Resolution No. 17, Series 2019, a property may be eligible for reimbursement for a historic structure assessment (HSA) from the Historic Preservation Fund (HPF) if the Historic Preservation Commission finds “probable cause to believe the building may be eligible for landmarking under the criteria in section 15.36.050 of the Louisville Municipal Code.” Further, “a finding of probable cause under this Section is solely for the purposes of action on the pre-landmarking building assessment grant request, and such finding shall not be binding upon the HPC, City Council or other party to a landmarking hearing.”

## HISTORICAL BACKGROUND:

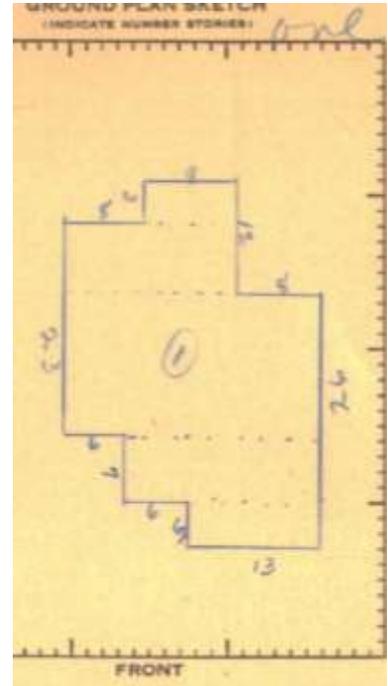
*Information from Bridget Bacon, Museum Coordinator*

In 1893, John Connell, who had helped to establish the Acme Mine, platted the subdivision of Acme Place. It covered the 500 blocks of Lincoln, Grant, Jefferson, and La Farge Avenues. The Acme Place subdivision was the fourth addition to Original Louisville and developed due to its proximity to the Acme Mine.

The lots where 541 Jefferson Avenue is now located changed hands multiple times prior to their purchase by Frank Scarpella in 1901. The house on the property was constructed circa 1905. Peter Gambucci, a Louisville coal miner, purchased the property in 1908 and lived there with his family until 1916. David and Emma Brimble, originally from Wales, owned the property from 1916-1919. Charles Piccone, his wife Anna Rose (both immigrants from Italy) and their four children lived in the house from 1919-1933. Charles was an area coal miner. According to the Longmont Daily Times in 1926, the house at 541 Jefferson was the site of a raid during Prohibition and Charles Piccone was arrested in a “beer raid”. Sarah Jane Hayes purchased the house in 1933 and owned it through 1990. She lived there with her son, Jack, and grandson, Clifford. The house remained in the Hayes family until 1990. It has since been owned by the Bork, Silverman, Asnicar, Briggs, and Parker families.



*Acme Place*



*541 Jefferson Avenue, Boulder County Assessor's Card, 1948*



*541 Jefferson Avenue, east view – Current Photo*



*541 Jefferson Avenue, northeast view – Current Photo*



*541 Jefferson Avenue, south view – Current Photo*



*541 Jefferson Avenue, west view – Current Photo*

**ARCHITECTURAL INTEGRITY:**

The historic structure located at 541 Jefferson Avenue was constructed circa 1905. It is an early twentieth century wood frame vernacular house. The primary façade faces east to Jefferson Avenue. The façade of the house was changed dramatically during a 1997 renovation. At the same time, the house was lifted to construct a full basement, relocated on the lot to meet setback requirements (per the Board of Adjustment), and an addition to the southeast corner of the house was added.

Primary changes occurred over time:

- Reroof (multiple);
- House raised, relocated on lot, and front addition added (1997);
- Windows replaced (unknown);
- Stucco added (unknown);
- Chimneys removed (unknown).

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

Under Resolution No. 17, Series 2019, a property may be eligible for reimbursement for a historic structure assessment (HSA) from the Historic Preservation Fund (HPF) if the Historic Preservation Commission finds “probable cause to believe the building may be eligible for landmarking under the criteria in [Louisville Municipal Code 15.36.050](#).” Further, “a finding of

probable cause under this Section is solely for the purposes of action on the pre-landmarking building assessment grant request, and such finding shall not be binding upon the HPC, City Council or other party to a landmarking hearing.”

Staff has found probable cause to believe this application complies with the following criteria:

**Sec. 15.36.050. - Criteria for Designation**

Criteria	Meets Criteria?	Evaluation
<p>A. <i>Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in this chapter.</i></p>	<b>Yes</b>	<p>The principal structure at 541 Jefferson Avenue was constructed circa 1905.</p>
<p>1. a. <i>Architectural.</i></p> <ol style="list-style-type: none"> <li>1) <i>Exemplifies specific elements of an architectural style or period.</i></li> <li>2) <i>Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.</i></li> <li>3) <i>Demonstrates superior craftsmanship or high artistic value.</i></li> <li>4) <i>Represents an innovation in construction, materials or design.</i></li> <li>5) <i>Style particularly associated with the Louisville area.</i></li> <li>6) <b>Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.</b></li> <li>7) <i>Pattern or grouping of elements representing at least one of the above criteria.</i></li> <li>8) <i>Significant historic remodel.</i></li> </ol>	<b>Partial</b>	<p>The house at 541 Jefferson Avenue is an early twentieth century wood frame vernacular house. This house is associated with the historic development of Louisville.</p> <p>The primary façade faces east to Jefferson Avenue The façade of the house has undergone significant renovations and retains minimal architectural integrity when viewed from the street.</p>
<p>1. b. <i>Social.</i></p> <ol style="list-style-type: none"> <li>1) <i>Site of historic event that had an effect upon society.</i></li> <li>2) <b>Exemplifies cultural, political, economic or social heritage of the community.</b></li> <li>3) <b>Association with a notable person or the work of a notable person.</b></li> </ol>	<b>Yes</b>	<p>The house at 541 Jefferson Avenue was owned by numerous Louisville families since its construction, several of who have ties to Louisville’s mining industry and immigrant heritage (specifically the Gambucci, Piccone, and Hayes families).</p>
<p>1. c. <i>Geographic/environmental.</i></p> <ol style="list-style-type: none"> <li>1) <i>Enhances sense of identity of the community.</i></li> </ol>	<b>N/A</b>	

<p>2) <i>An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.</i></p>		
<p>3. <i>All properties will be evaluated for physical integrity and shall meet one or more of the following criteria:</i></p> <p><b>a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</b></p> <p><i>b. Retains original design features, materials and/or character.</i></p> <p><b>c. Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.</b></p> <p><i>d. Has been accurately reconstructed or restored based on historic documentation.</i></p>	<p><b>Partial</b></p>	<p>This structure adds character and value to Old Town and remains on its original lot.</p> <p>The structure was relocated on the lot during renovations in 1997, however it is located on its original lot and retains the historic context.</p>

**FISCAL IMPACT:**

The finding of probable cause allows for a grant of up to \$4,000 for a Historic Structure Assessment from the Historic Preservation Fund.

**RECOMMENDATION:**

Staff recommends that the HPC finds there is probable cause for landmarking 541 Jefferson Avenue under the criteria in section 15.36.050 of the LMC, making the properties eligible for the cost of a historic structure assessment. While the structure is not able to be landmarked in its current form, staff believes that the structure could meet landmark criteria with appropriate alterations. The current maximum amount available for an HSA is \$4,000. Staff recommends the HPC approve a grant not to exceed \$4,000 to reimburse the costs of a historic structure assessment for 541 Jefferson Avenue.

**ATTACHMENTS:**

- 541 Jefferson Avenue Historic Preservation Application
- 541 Jefferson Avenue Social History Report





### **541 Jefferson Ave. History**

**Legal Description:** South  $\frac{3}{4}$  of Lot 6 and North  $\frac{1}{2}$  of Lot 7, Block 3, Acme Place, Louisville, Colorado

**Year of Construction:** 1905

**Summary:** The three families who had the longest association with this house in the Acme Place subdivision were the Gambucci family and the Piccone family, both of Italy, and the Hayes family, of Wales. The house was remodeled and had a basement added in more recent years.

#### **Development of the Acme Place Addition**

In 1893, John Connell, who had helped to establish the Acme Mine at what is now the corner of Roosevelt and Hutchinson, platted the subdivision of Acme Place. Boulder County Property records indicate that the land that Connell used to establish Acme Place had been acquired directly from the Acme Coal Mining Company. It covered what are now the 500 blocks of Lincoln, Grant, Jefferson, and La Farge Avenues. The Acme Place subdivision was only the fourth addition to Original Louisville and was developed due to its proximity to the Acme Mine that was started in 1888.

The 1909 Drumm's Wall Map of Louisville shows that the 500 blocks of Lincoln and Grant were well populated with houses by 1909. The 500 blocks of Jefferson and La Farge, which were located quite close to the Acme Mine and parts of which were within the mine's fenced enclosure, had few houses at that time. The house at 541 Jefferson, however, does appear to have been one of them.

#### **Earliest Owners of Property, 1894-1908; Discussion of Date of Construction**

In 1894, John Connell, who was the developer of the Acme Place subdivision, separately sold Lots 6 and 7 to two different buyers: Henri Dhieux and Victor Fassett. Henri Dhieux soon sold

Lot 6 to Francois Senechal. By 1897, Pascal Allart (sometimes spelled as Allard) (1859-1943) was the owner of both Lots 6 and 7.

In 1901, Pascal Allart sold both Lots 6 and 7 to Frank Scarpella (1867-1927) for \$150. Frank Scarpella and his wife had come from Italy and he was a coal miner living in Louisville.

In 1908, Frank Scarpella sold the parcel with the specific legal description that 541 Jefferson now has, which is the south  $\frac{3}{4}$  of Lot 6 and the north  $\frac{1}{2}$  of Lot 7. It sold for \$500 and was sold to Peter Gambucci.

The 1948 Boulder County Assessor Card for 541 Jefferson states that the house was constructed in 1905. The current Boulder County website also gives the date of 1905. Boulder County has sometimes been found to be in error with respect to the dates of construction of historic buildings in Louisville. For this reason, so it is important to look at all of the evidence of the construction year.

In this case, the evidence generally supports the construction date of 1905, or at least a date close in time to 1905. The difference in the sale prices in 1901 (\$150) and 1908 (\$500) suggests that improvements, such as the construction of a house, had been made to the property. Also, the house appears to be in the correct location on the 1909 Drumm's Wall Map of Louisville, so it had been constructed by 1909. Unfortunately, no specific evidence supporting the exact 1905 construction date could be located, however,

For these reasons, and in the absence of other evidence, the 1905 date put forth by Boulder County is assumed to be the correct date of construction.

### **Gambucci Ownership, 1908-1916**

From 1908 until 1916, 541 Jefferson was the home of Peter Gambucci (1879-1932) and Francesca Micheletti Gambucci (1883-1964) and their children. Peter purchased it in 1908 and conveyed his ownership by quit claim deed to Francesca in 1910. She sold the property to David Brimble in 1916.

Both Peter and Francesco were from Italy. He came to the United States in 1902, and she came in 1906. Based on information from the 1910 census and his naturalization records, five of their eight children were born in Louisville: Concetta "Jennie," born 1907; Mary, born 1909; Frank, born 1910; another Mary, born 1912; and Artemesia "Mayse," born 1915.

The 1910 census records show the Gambucci family to be living in the correct location for their home to be the house at 541 Jefferson. The records list Peter, Francesca, and their first two children, with Peter's occupation listed as coal miner.

They moved away from Louisville in 1915 or 1916.

### **Brimble Ownership, 1916-1919**

David Brimble (1882-1956), the owner from 1916-1919, was born in Wales and married Emma Gertrude Carey there in 1910. They came to the U.S. in 1911. Louisville directories for 1916 and 1918 indicate that their address was on Spruce Lane. It is not known whether they were using the house or if they were renting it out during their ownership.

In 1919, David Brimble sold the 541 Jefferson property to Charles Piccone.

### **Piccone Family Ownership, 1919-1933**

Charles “Carmen” Piccone (1883-1949) purchased the property in 1919 and lived in this location with his family. He was born in Italy and came to the U.S. in 1903. His wife, Anna Rose DiLuizio (1892-1979), also came from Italy, arriving in 1908.

Piccone is believed to have been related to other Louisville residents with the Piccone surname. However, research did not uncover what their exact relationship was. The following are photos of Charles and Anna Rose that appear on their gravestone in the Crown Hill Cemetery in Wheat Ridge; they were accessed at FindAGrave.com.



The 1920 census shows the Piccone family living on Jefferson in this exact location. Besides Charles and Anna, their four children were living with them: Rose, born 1911; Ida, born 1913; Daniel, born 1914; and Peter, born 1915.

According to the Longmont *Daily Times* on Oct. 30, 1926, the house at 541 Jefferson was the site of a raid during Prohibition. Under the headline “Another Beer Maker Released on Bond,” the article reads:

Charles Piccone, of Louisville, who was arrested a few days ago following a beer raid at his house by sheriff’s officers, was released last night on a \$500 bond. A specific date for

the return of the bond was not made as Piccone will be notified when he will be arraigned.

The man was the second person to be arrested on a charge of possessing beer within the last few days. Yesterday Tony Scarpilla, also of Louisville was fined \$100 on the same charge.

By the time of the 1930 census, the Piccone family had moved to Denver. The house at 541 Jefferson was likely being rented out.

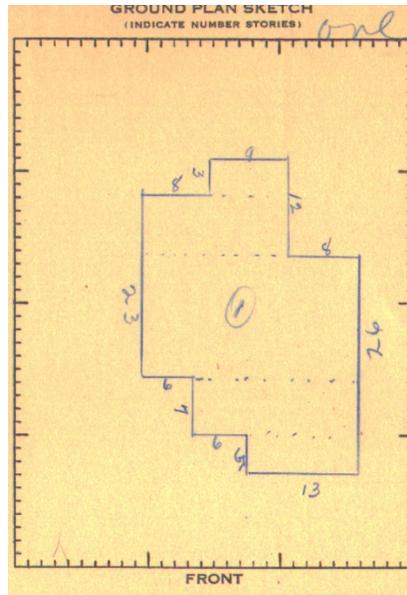
### **Hayes Family Ownership, 1933-1990**

In 1933, Charles Piccone sold 541 Jefferson to Sarah Jane "Jane" Hayes (1875-1970). At the time of her purchase of 541 Jefferson, her husband, John Thomas Hayes, had died three years earlier, in 1930. They had come from Wales to the U.S. and to Louisville in 1912 with their son, Jack, and John Thomas Hayes had worked as a coal miner.

Jane Hayes moved into 541 Jefferson with her grown son, John "Jack" Hayes, and her young grandson, Clifford. Jack Hayes (1905-1985) married Jewell Acton (1912-1982) in 1927 and they had a son, Clifford (1928-1983). Records indicate that they broke up in the 1930s. The 1940 census shows that Jack, his mother, Jane, and his son, Clifford were living together in the household at that time, and presumably Jane was helping to raise Clifford. John Hayes remarried to Thelma Lucas in 1948.

The following 1948 photo of the house and a ground layout sketch are from the Boulder County Assessor card:





John Hayes retired in 1968 after 48 years as a miner. When his mother, Jane, died in 1970, she had still recently been living at 541 Jefferson. He appears to have become the owner of 541 Jefferson upon her death. When he died in 1985, 541 Jefferson was his legal residence and he still owned it, but his son, Clifford, had passed away. Ownership of 541 Jefferson passed to John's grandsons, Mark Hayes and Steven Hayes.

In 1990, Mark Hayes conveyed his part of the ownership of the house to his brother, Steven Hayes. The same year, Steven Hayes sold the house to Edward Bork and Daniel Silverman.

### **Later Owners, 1991-present**

In 1991, Edward Bork and Daniel Silverman sold 541 Jefferson to Elizabeth Asnicar. She owned the house until 1997.

In 1997, Asnicar sold 541 Jefferson to Kristin Briggs, who owned the house until 2008. It is believed that during Briggs's ownership, the house was remodeled and the house was raised, then lowered, to allow for the creation of a basement.

Kristin Briggs sold 541 Jefferson in 2008 to Douglass & Emilie Parker. In early 2020, they conveyed ownership to 541 Jefferson LLC, which is the current owner of record.

### Sources

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.

## MEMORANDUM

**To:** Historic Preservation Commission Members  
**From:** Department of Planning and Building Safety  
**Subject:** Staff Updates  
**Date:** **May 11, 2020**

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### Alteration Certificate Updates

None

### Demolition Updates

1201 Lincoln Avenue, 5/6/2020

- Currently under review by subcommittee.

### Upcoming Schedule

May (Historic Preservation Month)

18<sup>th</sup> – Historic Preservation Commission, Virtual, 6:30 pm

June

15<sup>th</sup> – Historic Preservation Commission, Virtual or Council Chambers, 6:30 pm

July

19<sup>th</sup> – Historic Preservation Commission, Virtual or Council Chambers, 6:30 pm

August

16<sup>th</sup> – Historic Preservation Commission, Virtual or Council Chambers, 6:30 pm