

***Historic Preservation Commission
Agenda
May 18, 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

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes – May 11, 2020
- V. Public Comments on Items Not on the Agenda
- VI. **Public Hearing: Landmark, Grant, Alteration Certificate Request**
 - 833 Jefferson Avenue
- VII. Discussion
 - Subcommittee Updates
- VIII. Items from Staff
 - Upcoming Schedule
- IX. Updates from Commission Members
- X. Discussion Items for future meetings
- XI. Adjourn

Historic Preservation Commission
Meeting Minutes
May 11th, 2020
Virtual Meeting
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
Hannah Parris
Gary Dunlap
Andrea Klemme
Keith Keller

Commission Members Absent: None.

Staff Members Present: Felicity Selvoski, Historic Preservation Planner
Rob Zuccaro, Planning Director

APPROVAL OF AGENDA

Klemme made a motion to approve the May 11th, 2020 agenda. Parris seconded.
Agenda approved by voice vote.

APPROVAL OF MINUTES

Klemme made a motion to approve the February 24th, 2020 minutes. Keller seconded.
Agenda approved by voice vote.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

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

NEW BUSINESS – PUBLIC HEARING ITEMS

105 Roosevelt Avenue: Demolition and Probable Cause Hearing

Selvoski shared that this demolition application was reviewed by a subcommittee of the HPC and then forwarded to the full Commission for review due to the potential extent of the demolition.

Selvoski reminded the Commission that demolitions are reviewed on their age, significance, integrity, condition, and cost to repair. Because of the date of construction, the structure does not meet the age requirement for landmarking (more than 50 years old). Regarding the social significance of the property, the Rotar family purchased the property in 1947 and built the house currently in existence then sold the property in

1961 to the Williams family. They owned the family until 1997, and the property sold again in 2020 to the current owner. Selvoski shared that the architecture and style of this home is similar to other ranch structures that were built in Louisville during the post-war years. The structure has seen very few changes over time and retains a high degree of integrity. Property condition and the cost of necessary repairs are unknown. The applicant applied for demolition on January 29, 2020 and a full 180 stay would expire on July 27, 2020. Staff recommends a full 180 stay to allow time for the owners to have a Historic Structure Assessment completed.

The applicant also applied for a probable cause determination. The criteria for probable cause are very similar to the demolition review criteria. Selvoski reminded the Commissioners that the property meets the age, architectural significance, and integrity criteria. Based on that, staff recommended approval of an Historic Structure Assessment grant in the amount of \$4,000.

The applicant, Paul Rohr at 105 Roosevelt Avenue, stated that they are pursuing all options and are excited about the property.

Klemme states that the structure meets the criteria for probable cause.

Parris agreed and noted that we do not see many structures from this time period applying for probable cause or landmarking.

Chair Haley appreciates the story that goes along with the property, the change and renewal that we see between the Old Town area and the neighborhoods to the south.

Dunlap appreciates that they applicant is exploring all options and is interested in learning more about the property through the historic structure assessment. He would consider shortening the stay to what is needed to complete the assessment instead of the 27th of July.

Haley clarified that the length of the stay wasn't changed due to the delay in holding the hearing.

Staff confirmed that they stay was from the date of application.

Dunlap restated that he felt that length of the stay could be shortened.

Rohr responded saying that he felt his options would be increased if the 180 day stay could be shortened.

Haley asked if the applicant had coordinated with a professional to complete the HSA.

Rohr stated that they've had several conversations but hasn't settled on anyone to complete the assessment at this point in time.

Haley asked the applicant how he thought a shortened stay would benefit him and the process.

Rohr stated that he's looking forward to having the structural assessment done but wants to keep as much flexibility as possible regarding the timelines.

Director Zuccaro reminded everyone that the two processes are separate; the historic structure assessment can be completed while the demolition stay is in place or the assessment can also take place after the demolition expires.

Haley clarified that if the demolition expired and the HSA hasn't been completed the house could be demolished without the HSA being completed.

Haley stated that the Commission has agreed that they want to issue a demolition stay but need to determine a timeline, and the Commission needs to approve the finding of probable cause as well.

Klemme stated that this doesn't feel like a 180 day stay to her. Due to the delay in holding the hearing, it feels more like a 74 day stay and that doesn't seem excessive.

Chair Haley stated that she is inclined to agree. 74 days seems like an appropriate amount of time to complete the historic structure assessment and do any other research necessary regarding the property.

Keller stated that he agreed that this a great property for landmarking. The HSA allows the applicant to learn more about the property and the timeline seems appropriate in the current climate.

Dunlap stated that he would recommend shortening the stay by 30 days – applying a 150 day stay instead of 180 days.

Parris stated that she can see both sides. She wouldn't shorten the stay by more than 30 days. Past applicants have been able to complete HSA in a relatively short timeframe but the availability of people to complete the assessment may be different right now.

Rohr stated that he appreciates the discussion regarding the length of the stay and is curious regarding precedent around the length of the stay.

Chair Haley stated that it is really is on a case-by-case basis. Depending on the property and the intent of the homeowner the stay may be shortened. It isn't meant to be a punitive.

Rohr expressed concern that he may have through finding a contractor to work on the project in July.

Chair Haley restated that it isn't meant to be punitive but it is meant to be a time for exploration and we want to encourage that exploration.

Rohr stated that he isn't currently living in the property and therefore have no conflicts regarding people entering the house. He thinks a 30 reduction will allow for more flexibility

Chair Haley stated that she would be comfortable with a reduction in stay length.

Dunlap made a motion to approve the demolition with a 150 day stay. Parris seconded. Motion approved unanimously by voice vote.

Klemme made a motion to find probable cause to landmark 105 Roosevelt Avenue and approve a \$4,000 HSA grant. Parris seconded. Motion approved unanimously by voice vote.

908 Rex Street: Landmark, Grant, Alteration Certificate Request

Selvoski shared that the structure at 908 Rex Street was constructed in 1924 and was a classic example of early 20th century vernacular architecture with a rectangular footprint and wide front porch. It was owned by a single family from 1913 to 1997 - the Gosselin/Mancini/Wisik family. Members of the family were employed by local Louisville restaurant establishments. Staff found that the structure had maintained much of its physical integrity. The rear portion of the house may not be original but it was historic and that did not impact integrity. Staff finds that the structure met the landmarking criteria and suggested named it the Mancini House.

Selvoski also presented the alteration certificate request. She noted that the house did need work, which repairing the foundation and floor structure as well as repairing the original siding and replacing the non-historic windows.. The owners were also proposing a modern addition to the rear. She noted the differentiation between old and new felt the request met the criteria. Therefore, staff recommended approving the request for the alteration certificate.

Selvoski stated that the applicant requested a continuation of the grant hearing until June in order to update their application with the most recent quotes they had received.

Dunlap asked why the grant was being continued and if it was at the request of the applicant.

Selvoski replied that they had updated quotes and wanted to update their request.

Andy Johnson, DAJ Design, presented to the Commission regarding the application. He confirmed that the form of the house seems to have been retained but we don't have much to go on due to the photo on the Assessor's card. After removing the non-historic siding, it is possible to see where the windows were located and what the size would have been. Based on further review, it does appear that the sunroom is not original but

it was on the 1948 Assessor's card so it his historic. Regarding the alteration certificate, the sunroom is slated to be demolished along with the garage to the east. The addition will be built largely to the rear of the property, maintaining most of the historic structure. Based on feedback from the Historic Preservation Commission, the second story addition was scaled back to be less impactful.

Dunlap stated that he appreciated the changes to the second story.

Michael Talbot Wilt, applicant, 348 S. Jefferson Ave., told the Commission that they're excited about the project and preserving the existing house.

Klemme stated that she appreciated that the design does a great job taking direction from the standards from the Secretary of the Interior.

Parris stated that the addition doesn't detract from the historic nature of the house.

Dunlap appreciates the reuse of original materials on the project. It's an appropriate addition.

Keller states that the addition blends seamlessly with the new.

Klemme stated that it was an excellent candidate for landmarking based on our requirements.

Dunlap made a motion to approve the landmark request for 908 Rex Street and name it the Mancini House. Klemme seconded the motion. Motion approved unanimously by voice vote.

Parris made a motion to approve the updated alteration certificate request presented at the meeting on 5/11/2020. Klemme seconded the motion. Motion approved unanimously by voice vote.

541 Jefferson Avenue: Probable Cause Determination

Selvoski presented the case for probable cause. The house was constructed in 1905 and meets the criteria for age. The house was typical of other homes built at the time in Louisville but has undergone significant changes over time, particularly the addition to the southeast corner of the house, and partially meets the criterial for architectural significance. Selvoski stated that the major renovations to the home were done in 1997 and at that time, the home was relocated on the lot. Due to that, staff feels that the physical integrity of the property is partially met as well.

Dunlap questioned if the owner would want to make the additional alterations to the property beyond those recommended by the Historic Structure Assessment. Selvoski clarified that approval of the HSA does not automatically qualify a home for landmarking.

Klemme stated that the HSA allows the homeowner to dig into the property and learn more about it and determine what would need to be done by a future alteration certificate.

Andy Johnson, DAJ Design, discussed the state of the property and possible intent of the homeowner. Andy discussed possible changes that occurred to the property over time and what may be discovered during the HSA process.

Klemme stated that, in looking at the photos, it appears that the historic roofline is still intact behind the front addition.

Parris stated that it looks like there was historically a side entrance to the house.

Parris stated that she thinks this is an interesting request but one with no downsides to the HSA. Even if it cannot ultimately be landmarked in its current form, the structural assessment allows us to gather additional information about it.

Haley agreed and stated that she has no issues moving forward with approval of the HSA.

Dunlap stated that we may have additional discussion if this comes back to us with a landmark request since it is a unique case but the HSA is a great first step.

Haley noted that the context on this street has been lost in many cases and anything we can do to preserve the remaining context would be a good thing.

Keller agreed and stated that he has a particular affinity for houses on this street.

Klemme made a motion to approve the probable cause finding for 541 Jefferson Avenue. Parris seconded the motion. Motion approved unanimously by voice vote.

ITEMS FROM STAFF.

Alteration Certificate & Demolition Updates

There were no alteration certificate updates. A subcommittee referred a demolition review for 1201 Lincoln to the June HPC meeting.

Upcoming Schedule

May (Historic Preservation Month)

18th – Historic Preservation Commission, Virtual, 6:30 pm

June

15th – Historic Preservation Commission, Virtual or Council Chambers, 6:30 pm

July

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

August

16th – Historic Preservation Commission, Virtual or Council Chambers, 6:30 pm

Selvoski asked the Commission to consider adding an additional meeting on June 8th.

UPDATES FROM COMMISSION

Parris updated the Commission on the outreach plans and requested feedback from the Commission on those plans. Thoughts included a virtual landmarking ceremony, possibly building a presence on social media, signage designating landmarks.

Hayley stated that we do want to reprint coasters this year.

Klemme stated that she thought it would be great to identify all landmarks with a yard sign not just the most recent landmarks.

DISCUSSION ITEMS FOR NEXT MEETINGS

Adjourn:

Klemme moved to adjourn. Dunlap seconded. The meeting was adjourned at 8:44 PM.

ITEM: 833 Jefferson Avenue Landmark/ Historic Preservation Fund Grant/Alteration Certificate Request

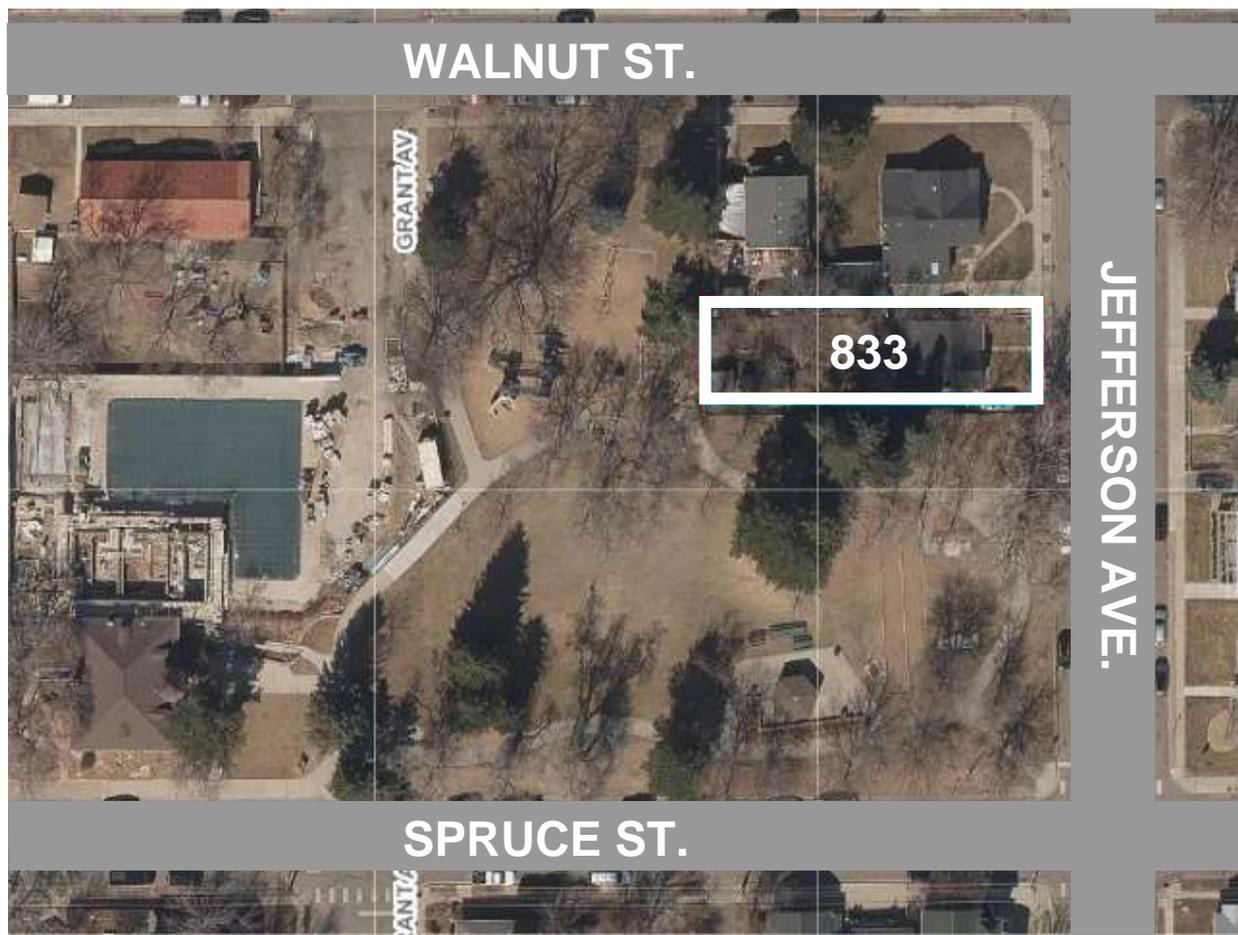
APPLICANT: Keith Keller and Karin Medina-Keller
833 Jefferson Avenue
Louisville, Colorado 80027

OWNER: Same

PROJECT INFORMATION:

ADDRESS: 833 Jefferson Avenue
LEGAL DESCRIPTION: Lots 7-8, Block 10, Jefferson Place
DATE OF CONSTRUCTION: circa 1895

REQUEST: The applicant requests to Landmark the structure at 833 Jefferson Avenue and a request for a Preservation and Restoration Grant and Alteration Certificate at 833 Jefferson Avenue.



SUMMARY:

The applicant is requesting:

- Landmark designation for 833 Jefferson Avenue and \$5,000 Landmark Grant.
- An alteration certificate allowing changes related to restoration and rehabilitation work to the existing structure as well as a modern rear addition.
- A Preservation and Restoration Grant in the amount of \$17,433.50 and a New Construction Grant of \$15,000. With the \$5,000 incentive grant for landmark designation, the total grant award would be \$37,433.50.

Staff recommendations:

- Staff recommends approval of the landmark request including a \$5,000 Landmark Grant. The property meets the requirements for age, significance, and integrity.
- Staff recommends approval of the alteration certificate contingent on a change in siding material on the new addition in order to differentiate it from the historic portion of the structure. The proposed changes to the historic structure result in minimal loss of historic materials and includes the removal of non-historic materials.
- Staff recommend approval of the applicant's grant request. The applicant requests a matching grant of \$17,433.50 for preservation and restoration work to the historic structure and a \$15,000 New Construction Grant.

HISTORICAL BACKGROUND:

Information from Jefferson Place Survey

This house is associated with the historic development of Louisville as one of the early homes in Louisville's first residential subdivision, Jefferson Place. Although Jefferson Place was platted in 1880, few homes were actually built here before 1900. The property at 833 Jefferson was historically located directly beside the Louisville grade school for many decades, from when it was constructed until the school was demolished in the early 1960s.

The lot where 833 Jefferson is located was originally owned by Jane Carlton who also owned the lot at 841 Jefferson. She sold the property to her son-in-law, Fred Marriott, in 1895 and records suggest that the home was constructed that year. Marriott sold the property to Harry Hamilton in 1904 and various members of that family owned the property until 1931. Pearl Conley purchased the house in 1931 and used the house as a rental. In 1937 she sold it to the La Salle family who owned it for 54 years. They were coal miners who later ran the LaSalle Pool Hall and the Wagon Wheel Inn.



833 Jefferson Avenue (1948 Assessor's Photo)



833 Jefferson Avenue, southeast view – Current Photo



833 Jefferson Avenue, northeast view – Current Photo

ARCHITECTURAL INTEGRITY:

833 Jefferson is a one-story, wood framed house, L-shaped in plan, with its primary façade facing east to Jefferson Avenue. The foundation is concrete. The exterior is clad with horizontal composition siding painted yellow. The roof is a cross gable covered with red-brown asphalt shingles. Eaves are boxed. There is a parged brick chimney exposed on the center of the south wall. The front entrance faces north to a recessed porch at the north half of the front façade. The porch roof is supported on two turned wood posts. The porch has wood board flooring and two painted concrete steps leading to the concrete sidewalk. The entrance door is non-historic with a 6-light glass panel and a white aluminum security door. There is a large non-historic “picture window” at the south end of the east façade. A pair of single-hung wood sash windows facing the front porch could be historic.

There is a shed/garage at the west end of the lot constructed of painted concrete masonry with a gable roof covered with red/brown asphalt shingles.

The house was built circa 1895. Since 1950, the wood shingle roofing has been replaced with asphalt shingles, the original wood siding has been replaced with composition siding, some windows have been replaced and an enlarged “picture” window added on the south end of the front façade. The dates of these modifications are unknown.

HISTORICAL SIGNIFICANCE ANALYSIS AND CRITERIA FOR LISTING AS LOCAL LANDMARK:

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

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

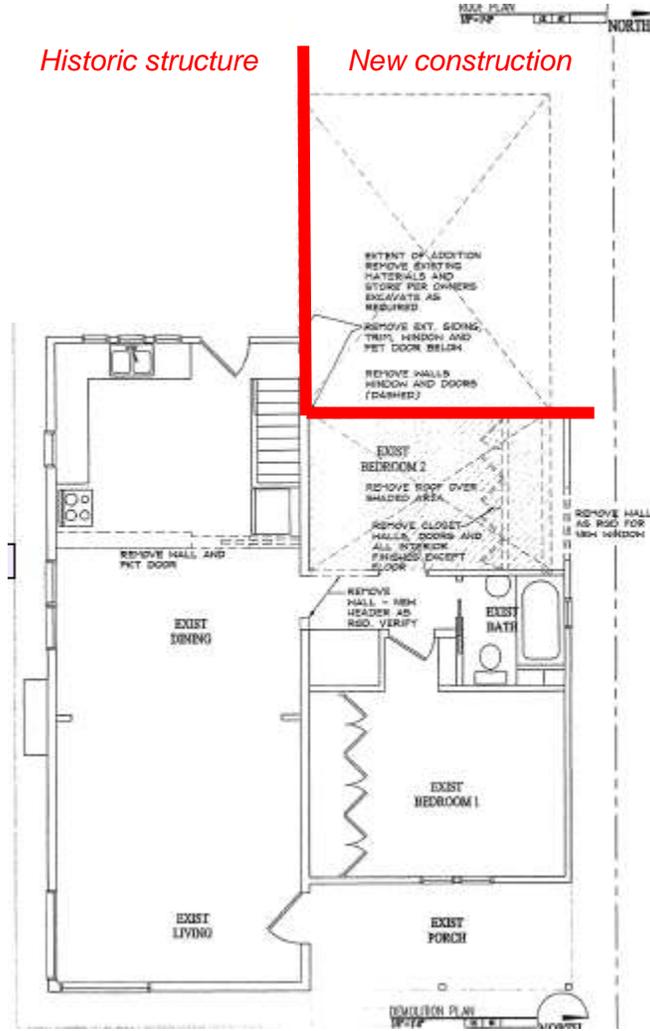
Sec. 15.36.050. - Criteria for Designation

Criteria	Meets Criteria?	Evaluation
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.	Yes	The principal structure at 833 Jefferson Avenue was constructed circa 1895 and meets this criteria.
1. a. Architectural. 1) Exemplifies specific elements of an architectural style or period. 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>	Yes	This house is associated with the historic development of Louisville. The structure at 833 Jefferson Avenue is a late 19 th century wood frame residential structure. It has L-shaped floorplan with a cross gable roof. There is a porch attached to the front façade as well. The door placement appears to be original.

<p>5) <i>Style particularly associated with the Louisville area.</i></p> <p>6) <i>Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.</i></p> <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) Association with a notable person or the work of a notable person.</p>	<p>Yes</p>	<p>The home is associated with the Souply family, a Belgian family who worked as miners and operated the Forte's grocery store in Jefferson Place. It is also associated with the LaSalle family who owned the house for 52 years. They were coal miners who later ran the locally well-known LaSalle Pool Hall and the Wagon Wheel Inn.</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>N/A</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>a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</p> <p><i>b. Retains original design features, materials and/or character.</i></p> <p>c. Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.</p> <p><i>d. Has been accurately reconstructed or restored based on historic documentation.</i></p>	<p>Yes</p>	<p>The property has integrity of location and design. Integrity of association with the previous owners is lost, but association with Jefferson Place subdivision is still intact.</p> <p>The structure retains its overall form and appearance from the street and exhibits a moderate level of physical integrity. The picture windows on the southeast corner of the house are not original.</p>

ALTERATION CERTIFICATE REQUEST:

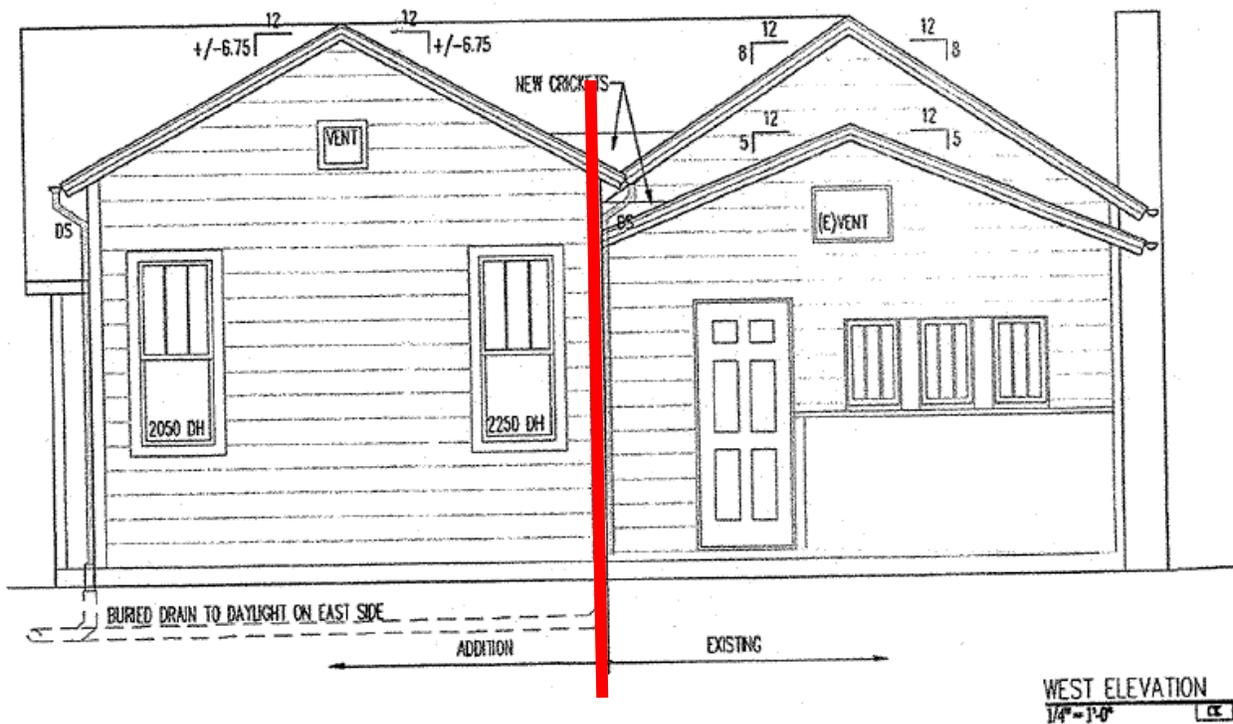
The applicant is also applying for an alteration certificate to allow for restoration and rehabilitation work to the historic house as well as a modern addition.



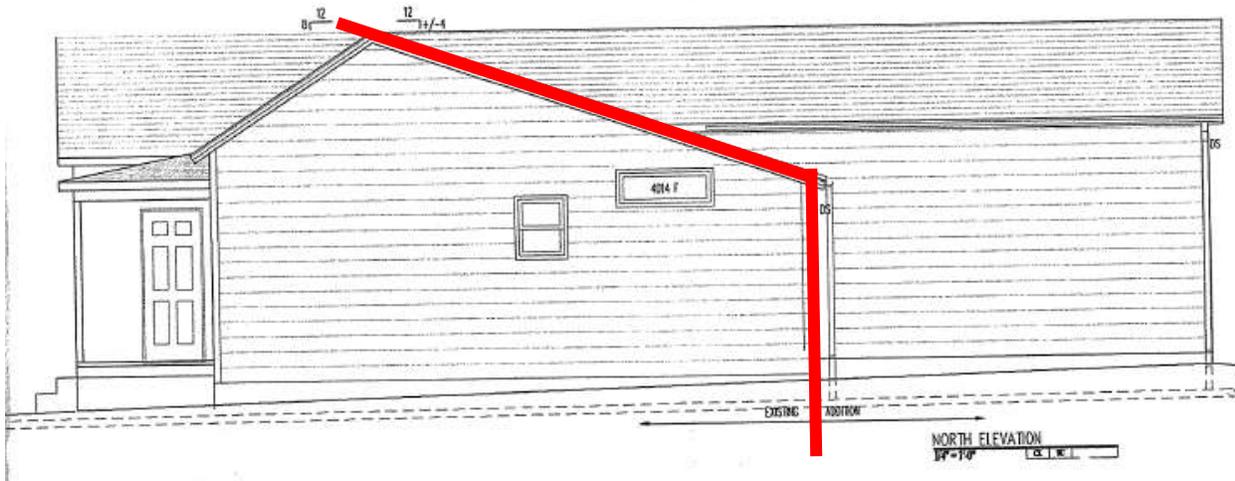
833 Jefferson Avenue – Site Plan



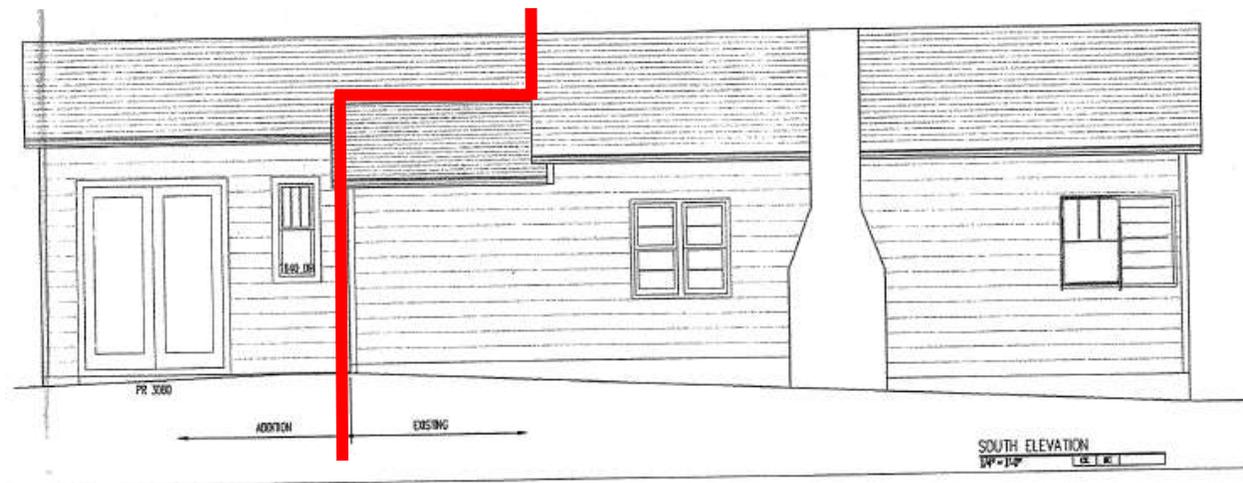
833 Jefferson Avenue – East Elevation, proposed



833 Jefferson Avenue – West Elevation, proposed



833 Jefferson Avenue – North Elevation, proposed



833 Jefferson Avenue – South Elevation, proposed

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

- Replace knob and tube wiring as necessary to bring the house up to code;
- Reinforce foundation walls as necessary;
- Remove existing, non-original siding and replace with historically appropriate siding;
- Remove replacement windows and replace with historically appropriate window;
- Regrade site to allow for positive drainage.

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
1. <i>The effect upon the general historical and architectural character of the structure and property.</i>	Yes	The proposed work, including removing replacement windows and siding and replacing with period appropriate pieces will enhance the historic architectural character of the structure.
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>	Partial	The change in wall plane distinguishes the new addition from the historic structure. Staff recommends a change in siding material on the new addition to further distinguish it from the historic portion of the building.
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>	Yes	The addition is modest and in scale with the historic portion of the structure; its proposed location is secondary to the original structure allowing the original structure to retain its historic form.
4. <i>The compatibility of accessory structures and fences with the main structure on the site, and with other structures.</i>	N/A	
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>	Yes	The proposed work on the historic structure will not result in the removal of historic materials. The proposed addition has minimal impact on the historic structure.
6. <i>The condition of existing improvements and whether they are a hazard to public health and safety.</i>	Yes	The existing condition of the improvements on the property is currently not hazardous to public health and safety.

<p>7. <i>The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property.</i></p>	<p>Yes</p>	<p>Proposed rehabilitation work (foundation, grading, floor 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>Yes</p>	<p>The structure at 833 Jefferson Avenue 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>Yes</p>	<p>The proposed work on the historic structure will not result in the loss of historic materials or character.</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>Yes</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>N/A</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>N/A</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>Yes</p>	<p>The proposed work does not call for the loss of historic materials or features.</p> <p>The proposed windows are similar to those found on other historic structures in the Jefferson Place subdivision and are appropriate for a home of this age and style.</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>N/A</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>	N/A	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.¹</i>	Partial	The proposed rear addition will result in the removal of a portion of the rear wall on the original house. Staff recommends a change in siding material on the new addition to further distinguish it from the historic portion of the building.
<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>	Yes	The proposed rear addition will result in the removal of a portion of the rear wall on the original house. The essential form and integrity of the historic property when viewed from Jefferson Avenue will be retained.

Staff believes the proposed changes would result in the preservation, restoration and rehabilitation of the historic structure. Section 15.36.120 of the LMC gives the criteria for evaluating alteration certificates and based on the proposed design, staff finds that the proposed design partially meets the standards. Staff is concerned about the continuation of the horizontal siding from the historic house onto the new addition and the inability to distinguish the between the two. Because of that, staff recommends approval of the alteration certificate contingent on a change in siding material on the new addition.

¹ 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.

GRANT REQUEST:

The applicant is requesting approval of a Preservation and Restoration Grant for rehabilitation and restoration work on the structure 833 Jefferson Avenue. The total grant request for preservation work is \$17,433. This grant would be in addition to the \$5,000 signing bonus for landmarking the structure and the \$900 grant for the Historic Structure Assessment previously approved for the property. In addition, the applicant is requesting a \$15,000 new construction grant. The total amount of grant money sought by the applicant is \$37,433.50.

A Historic Structure Assessment was previously done for the property in 2015 and paid for by the Historic Preservation Fund. The assessment (attached) makes several recommendations including: foundation repairs where necessary; reinforced floor system; remove and repair siding; and site regrading. The proposed total cost for all of the work on the historic structure is \$34,867.

Work proposed with total cost:

- Siding: \$7,298
 - *Remove existing vinyl composite siding*
 - *Replace with period appropriate siding*
- Windows: \$4,099
 - *Replace existing windows (not historic) with period appropriate windows*
- Foundation/crawlspace: \$10,930
 - *Evaluate and repair as necessary*
 - *Replace failing foundation wall*
- Floor structure: \$4,040
 - *Repair/replace existing joists and support beam*
- Electrical wiring: \$4,500
 - *Remove existing knob and tube wiring (code required)*
- Site Grading: \$4,000

COST ESTIMATE OF PROPOSED WORK: \$34,867

MATCHING GRANT REQUESTED: \$17,433 (matching grant maximum \$40,000)

Preservation Grant:

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. Owners are also eligible for up to \$40,000 in preservation grant funds conditioned 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.

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
- Site grading
- Electrical upgrade

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
- Siding replacement

The applicant is requesting a matching grant amount of \$17,433 be considered under Resolution No. 17, Series 2019. The Resolution allows for matching 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.”

New Construction Grant:

In addition, the applicant is also requesting a \$15,000 new construction grant under Resolution No. 17, Series 2019. “Owners of landmarked property on which additions to existing residential structures are proposed are eligible for matching grants of up to \$15,000 for new residential construction that, beyond mandatory requirements, substantially limits mass, scale, and number of stories, preserves setbacks, and protects the historic integrity of the property and its environment by differentiating new work from the old. Qualifying new construction must maintain the existing height of the historic structure over the first 1/3 of the overall structure and have a floor area ratio (FAR) 10% below what is allowed by zoning.”

Staff finds that the proposed design does limit the mass and scale of the proposed addition, does not include a second story, and preserves the existing front and side setbacks. Staff is concerned about the continuation of the horizontal siding from the historic house onto the new addition and the inability to distinguish the between the two. The proposed new construction proposes no changes to the height of the structure. The maximum floor area ratio (FAR) for this property is 0.55 following landmarking or 2,577 SF. Ten percent below that would be an FAR of 0.495 or 2,320 SF. The FAR for the property following the addition proposed by the applicants is 1,340 SF. Based on that, staff recommends approval of the new construction grant in the amount of \$15,000 contingent on a change in siding material on the new addition in order to differentiate the new work from the old.

FISCAL IMPACT:

Approval of this grant request allows for a total grant of up to \$37,433.50 from the Historic Preservation Fund: a \$5,000 landmark incentive grant (unmatched), a \$17,433 matching grant, and a \$15,000 new construction grant.

STAFF RECOMMENDATION:

Landmarking

The structure at 833 Jefferson Avenue has maintained its style and form since at least 1948, giving it architectural significance and integrity. 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. 06, Series 2020. Staff also recommends that the house be named for the Marriot Family who owned the property when the home was constructed.

Alteration Certificate

Staff believes the proposed changes to 833 Jefferson would result in the preservation, restoration and rehabilitation of the historic structure.

Staff recommends approval of Resolution No. 07, Series 2020 recommending approval of the alteration certificate for 833 Jefferson Avenue, contingent on a change in siding material on the new addition.

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. The proposed addition to the structure is sensitive to the historic structure, limiting mass and scale.

Staff recommends the HPC recommend approval of a preservation fund grant of \$37,433.50 by approving Resolution No.08, Series 2020.

ATTACHMENTS:

1. Resolution No. 06, Series 2020
2. Resolution No. 07, Series 2020
3. Resolution No. 08, Series 2020
4. Historic Preservation Application
5. Historic Preservation Application Drawings
6. Historic Structure Assessment
7. Jefferson Place Survey Report

**RESOLUTION NO. 06
SERIES 2020**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING THE
LANDMARK DESIGNATION FOR A HISTORICAL RESIDENTIAL STRUCTURE
LOCATED AT 833 JEFFERSON AVENUE**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a landmark eligibility determination for a historical residential structure located on 833 Jefferson Avenue, on property legally described as the north 17 feet of lot 7 and all of lot 8, and the vacated alley adjacent to the west, Block 10, Jefferson 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, 833 Jefferson Avenue (Marriott 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 Marriott House has architectural significance because it is a vernacular structure that is representative of the built environment in late 19th century Louisville; and

WHEREAS, the HPC finds that these and other characteristics specific to the Marriott 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 833 Jefferson Avenue 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 Marriott House.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson

**RESOLUTION NO. 07
SERIES 2020**

**A RESOLUTION RECOMMENDING APPROVAL OF AN ALTERATION CERTIFICATE
FOR THE MARRIOTT HOUSE LOCATED AT 833 JEFFERSON AVENUE FOR
EXTERIOR ALTERATIONS.**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting an alteration certificate for a historic residential structure located on 833 Jefferson Avenue, on property legally described as the north 17 feet of lot 7 and all of lot 8, and the vacated alley adjacent to the west, Block 10, Jefferson 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 18, 2020, where evidence and testimony were entered into the record, including findings in the Louisville Historic Preservation Commission Staff Report dated May 18, 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 Marriott House as described in the staff report dated May 18, 2020 contingent on the following:

- The siding material on the new addition will be differentiated from the material on the historic portion of the house.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson

**RESOLUTION NO. 07
SERIES 2020**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A
PRESERVATION AND RESTORATION GRANT AND NEW CONSTRUCTION GRANT
FOR THE MARRIOTT HOUSE LOCATED AT 833 JEFFERSON AVENUE**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration grant for the Marriott House, a historic residential structure located at 833 Jefferson Avenue, on property legally described as the north 17 feet of lot 7 and all of lot 8, and the vacated alley adjacent to the west, Block 10, Jefferson 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 new construction grant; and

WHEREAS, the preservation and restoration work being requested for the Marriott 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 Marriott 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 Marriott House, in the amount of **\$32,433.50**.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson



Historic Preservation Fund
Grant and Loan Application and Information

(Revised June 2019)

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 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): Keith Keller and Karin Medina-Keller
Mailing Address: 833 Jefferson Avenue
Telephone: 303-829-9840
Email: keller1378@gmail.com

Applicant/Contact Person (if different than owner)

Name: _____
Company: _____
Mailing Address: _____
Telephone: _____
Email: _____

2. PROPERTY INFORMATION

Address: 833 Jefferson Avenue
Legal Description: N 17 FT LOT 7 & ALL LOT 8 BLK 10 JEFFERSON PLACE
Parcel Number: 157508413002 Year of construction (if known): 1905
Landmark Name and Resolution (if applicable): _____
Primary Use of Property: Residence

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

Name of Architectural Feature:

Describe feature and its condition:	<p>Describe proposed work on feature:</p> <p>Replace the outdated knob and tube electrical wiring that is still active in the west spare bedroom section of the house. New electrical wiring is required to bring the electrical wiring up to modern building code standards and reduce the risk of fire.</p>
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Name of Architectural Feature:

Describe feature and its condition:	<p>Describe proposed work on feature:</p> <p>Replace failing foundation wall, floor joists, and support beam located beneath spare bedroom on the west side (back-side) of home and replace spare bedroom which was built as an addition to the original structure by a previous owner (date unknown).</p>
-------------------------------------	--

Name of Architectural Feature:

Describe feature and its condition:	<p>Describe proposed work on feature:</p> <p>Replace windows with new energy efficient, historically appropriate, windows. Remove the two large picture windows, which were installed by a previous owner during the 1950's and are historically inaccurate.</p>
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Name of Architectural Feature:

Describe feature and its condition:	<p>Describe proposed work on feature:</p> <p>Replace exterior siding with new, and historically appropriate, siding.</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.	New siding and vapor barrier	\$	\$	\$ 7,298
B.	New windows	\$	\$	\$ 4,099
C.	Replace failing concrete foundation wall	\$	\$	\$ 10,930
D.	Replace damaged floor joists and support beams	\$	\$	\$ 4,040
E.	Replace electrical wiring	\$	\$	\$ 4,500
F.	Grading lot for proper water drainage	\$	\$	\$ 4,000
G.	Install siding and shingles on new bedroom to match main house	\$	\$	\$ 3,500
H.	Insulation, and interior drywalls for new bedroom	\$	\$	\$ 4,500
I.	new bedroom framing and engineered roof trusses	\$	\$	\$ 22,500
J.		\$	\$	\$
K.		\$	\$	\$
	Total Proposed Work	\$	\$	\$ 65,367

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.

Signature of Applicant/Owner

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

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.



Scott Coburn
Associates
Architectural Design

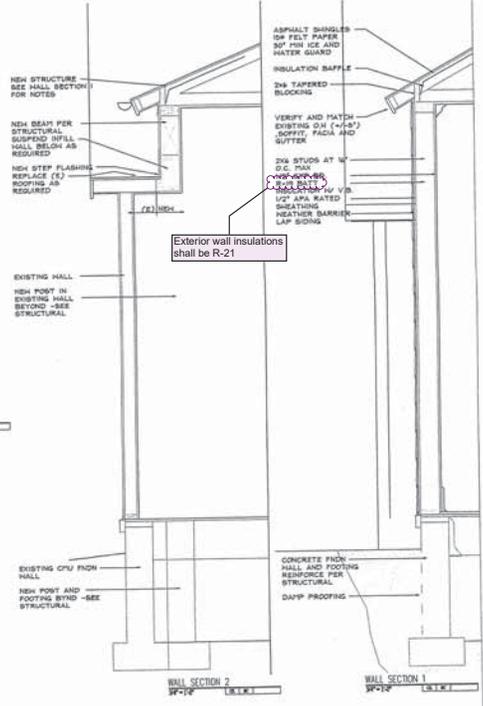
845 Wade Road
Louisville, Colorado
303-459-0619

Keller Residence
Addition & Remodel
836 Jefferson
Louisville, Colorado

NOTICE: DUTY OF COOPERATION
The undersigned hereby certifies that the drawings and specifications herein were prepared by the undersigned or under the direct supervision and seal of the undersigned, a duly licensed professional architect in the State of Colorado. The undersigned hereby certifies that the drawings and specifications herein were prepared by the undersigned or under the direct supervision and seal of the undersigned, a duly licensed professional architect in the State of Colorado. The undersigned hereby certifies that the drawings and specifications herein were prepared by the undersigned or under the direct supervision and seal of the undersigned, a duly licensed professional architect in the State of Colorado.

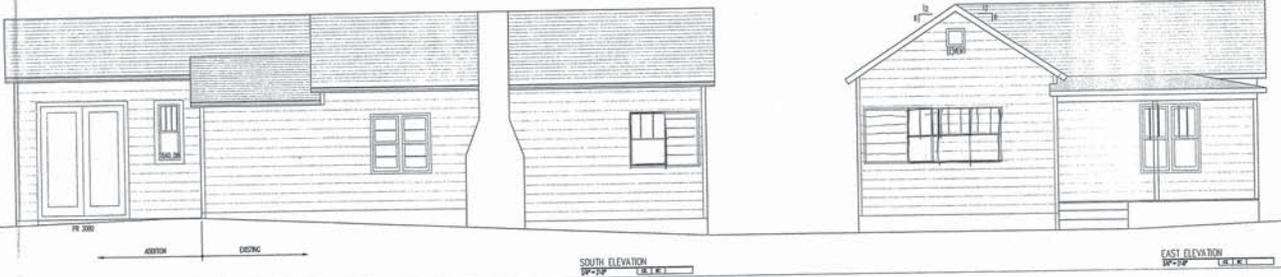
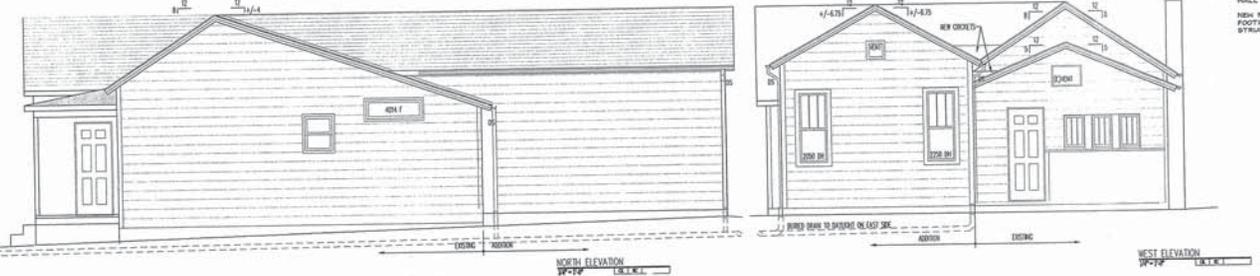
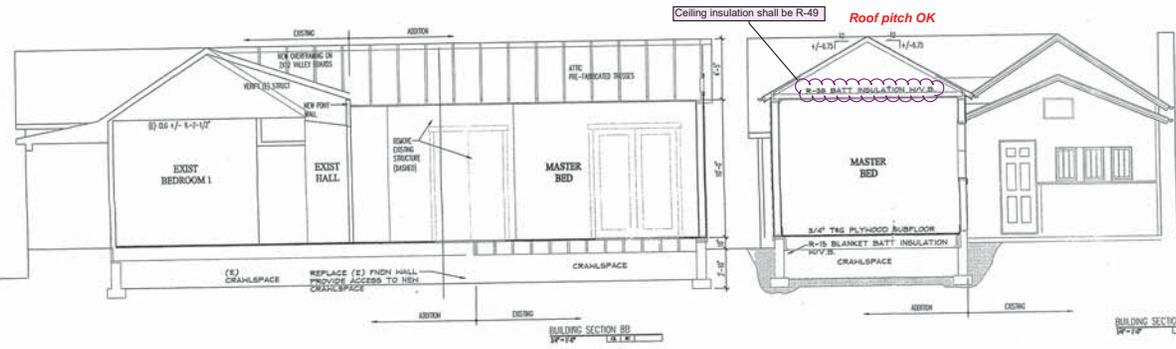
Issue Date	Purpose
7/20/2015	Owner Review
8/10/2015	BA/Permit

Prepared by: ck
Checked by: sc
Sheet Content



- New roof shall have the required roof ventilation in compliance with 2018 IRC 806.1
- Exterior walls shall be insulated to R-21
- Ceiling shall be insulated to R-49
- New glazing shall have a U-Factor of 0.30 or better

Smoke alarms are required per the 2018 IRC R314 Carbon monoxide alarms are required per the 2018 IRC R315



GENERAL NOTES

- LIVE LOADS USED IN DESIGN:**
- A. ROOF DEAD LIVE 15 30 PSF PSF
 - B. TYPICAL FLOOR DEAD LIVE 15 40 PSF PSF
 - C. NOT USED
 - D. NOT USED
 - E. WIND 1. BASIC WIND SPEED 125 MPH 2. EXPOSURE B
 - F. EARTHQUAKE SEISMIC DESIGN CATEGORY: B
 - G. LIVE LOADS ARE REDUCED PER CODE IF APPLICABLE.

- FOUNDATIONS:**
- A. THE FOUNDATION DESIGN IS BASED ON ASSUMED BEARING PRESSURE, OWNER/CONTRACTOR TO VERIFY.
 - B. ASSUMED ALLOWABLE BEARING PRESSURE 1000 PSF (NON-EXPANSIVE)
 - C. PROVIDE 6" CLEAR FROM GRADE TO TOP OF FOUNDATION WALL. EXACT BEARING ELEVATIONS SHALL BE VERIFIED IN THE FIELD WITH ACTUAL CONDITIONS BY CONTRACTOR WITH APPROVAL OF SOILS ENGINEER AND ALL BOTTOM OF FOUNDATION ELEMENTS SHALL BE A MINIMUM OF 36" BELOW EXTERIOR GRADE.
 - D. SLAB ON GRADE TO BE PLACED ON FIRM, UNDISTURBED, NATURAL SOIL OR PROPERLY COMPACTED BACKFILL, APPROVED BY THE SOILS ENGINEER. BACKFILL SHALL BE COMPACTED TO 95% (MINIMUM) MODIFIED PROCTOR DENSITY PER ASTM D1557 UNLESS OTHERWISE RECOMMENDED IN THE SOILS REPORT. IF SOFT SPOTS ARE ENCOUNTERED, REMOVE SOIL AND RECOMPACT WITH APPROVED FILL. (RE. SOILS REPORT FOR DESCRIPTION OF BEARING SOIL.)
 - E. CONTRACTOR SHALL BACKFILL EQUALLY ON EACH SIDE OF FOUNDATION WALLS IN 12-INCH MAXIMUM VERTICAL LIFTS OR AS RECOMMENDED IN THE SOILS REPORT. REFER TO SOILS REPORT FOR BACKFILL MATERIAL.
 - F. NO BACKFILL SHALL BE PLACED AGAINST BASEMENT WALLS UNTIL THE LOWER LEVEL FLOOR AND MAIN LEVEL FLOOR ARE IN PLACE AND PROPERLY ANCHORED. CONCRETE SLABS SHALL BE PROPERLY CURED.
 - G. CENTER ALL FOOTINGS UNDER WALLS, COLUMNS OR GRID LINES UNLESS OTHERWISE NOTED ON PLANS.
 - H. CONTRACTOR TO PROVIDE, AT HIS EXPENSE, FIELD DENSITY TESTS ON COMPACTED FILL UNDER FOOTINGS AND INTERIOR SLABS ON GRADE.
 - I. NOTIFY SOILS ENGINEER WHEN EXCAVATION IS COMPLETED SO THAT CONDITIONS MAY BE INSPECTED PRIOR TO PLACEMENT OF ANY FILL OR CONCRETE.

- CONCRETE:**
- A. ALL CAST-IN-PLACE CONCRETE SHALL BE MADE WITH TYPE I/II PORTLAND CEMENT, STONE AGGREGATE AND SHALL SATISFY THE FOLLOWING REQUIREMENTS:
- | CONCRETE ITEM | f _c STRENGTH | MAX W/C RATIO* | % AIR RED. |
|---|-------------------------|----------------|------------------|
| FOOTINGS (DRILLED PIERS) | 3000 PSI | --- | --- |
| FOUNDATION WALLS | 4000 PSI | --- | --- |
| SLABS ON GRADE | 4000 PSI | 0.50 | --- |
| INTERIOR STRUCTURAL SLABS, BEAMS, WALLS & COLUMNS | 4000 PSI | 0.45 | --- |
| ALL EXT CONCRETE | 3000 PSI | 0.40 | 6) (1/2 - 1 1/2) |
- * FOR ALL CONCRETE SUBJECT TO SULFATE ATTACK, OR POSSIBLE CONTACT WITH ROAD SALTS, W/C RATIO SHALL NOT EXCEED 0.40.
- B. IF CONCRETE SUPPLIER PROPOSES USE OF FLYASH HE SHALL PROVIDE OWNER WITH LETTER INDICATING COST REDUCTION AT THE COST OF THE MODULUS OF ELASTICITY OF ALL CONCRETE SHALL EXCEED W/C 1.5 33 F²C²S (OR 57,000 F²C²S NORMAL WEIGHT CONCRETE).
 - C. CONTRACTOR SHALL SAWCUT OR FORM IN CONTROL JOINTS IN SLABS ON GRADE. JOINTS SHALL BE SPACED 12 FEET O.C. MAX JOINTS SHALL BE 1/4 OF SLAB DEPTH X 3/8" WIDE. IF SAWN DO SO WITHIN 12 HOURS OF POURING. CARRY ALL SLAB REINFORCEMENT THROUGH JOINT.
 - D. SLABS, TOPPING, FOOTINGS, BEAMS AND WALLS SHALL NOT HAVE JOINTS IN A HORIZONTAL PLANE. ANY STOP IN CONCRETE WORK MUST BE MADE AT THIRD POINT OF SPAN WITH VERTICAL BULKHEADS AND HORIZONTAL SHEAR KEYS UNLESS OTHERWISE SHOWN. ALL CONSTRUCTION JOINTS SHALL BE AS DETAIL OR AS RECOMMENDED BY THE ENGINEER.
 - E. ALL CONCRETE WORK AND REINFORCEMENT DETAILING SHALL BE IN ACCORDANCE WITH ACI BUILDING CODE 318 LATEST EDITION, UNLESS OTHERWISE NOTED. USE STANDARD HOOKS FOR DOVELS UNLESS OTHERWISE NOTED. ALL EXPOSED EDGES OF CONCRETE WORK SHALL HAVE 3/4" INCH CHAMFER.

- REINFORCEMENT:**
- A. ALL REINFORCING SHALL BE HIGH-STRENGTH DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60 EXCEPT TIES, STIRRUPS AND PLATE ANCHORS WHICH SHALL BE DEFORMED BARS, ASTM DESIGNATION A615, GRADE 40 OR ASTM A705 GRADE 60.
 - B. ALL REINFORCING TO BE WELDED SHALL BE HIGH-STRENGTH DEFORMED BARS CONFORMING TO ASTM A706, GRADE 60.
 - C. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 GRADE 65 AND SHALL BE LAPPED ONE FULL WAVE AT SIDE AND END SPICES AND WIRE TOGETHER.
 - D. POLYPROPYLENE FIBER REINFORCING SHALL HAVE FIBER LENGTH COORDINATED WITH AGGREGATE SIZE AS PER MANUFACTURER'S RECOMMENDATIONS. AMOUNT OF FIBERS SHALL BE A MINIMUM OF 1.5 LBS/PROG OF CONCRETE OR THE AMOUNT RECOMMENDED BY THE MANUFACTURER, WHICHEVER IS GREATER.
 - E. REINFORCEMENT PROTECTION:
 - 1. CONCRETE AGAINST EARTH 3"
 - 2. CONCRETE IN FORMS (EXPOSED TO EARTH OR WEATHER) 2"
 - 3. COLUMNS AND BEAMS 1-1/2"
 - 4. SLABS AND WALLS (NOT EXPOSED TO WEATHER) 3/4"
 - 5. PRECAST TIE LEG 1-1/2"
 - F. REINFORCEMENT PLACEMENT AND TOLERANCES SHALL BE IN ACCORDANCE WITH SECTIONS 7.5, 7.6 AND 7.7 OF ACI 318, LATEST EDITION.
 - G. NO SPICES OF REINFORCEMENT SHALL BE MADE EXCEPT AS DETAILED OR AUTHORIZED BY THE STRUCTURAL ENGINEER. LAP SPICES, WHERE PERMITTED, SHALL BE A MINIMUM OF 48 BAR DIAMETERS FOR #6 BARS AND SMALLER AND SHALL BE A MINIMUM OF 80 BAR DIAMETERS FOR #7 AND #8 BARS UNLESS OTHERWISE NOTED. MAKE ALL BARS CONTINUOUS AROUND CORNERS.
 - H. PLACE TWO #5 (PER 8" THICKNESS) WITH 2"-6" PROJECTION AROUND ALL OPENINGS IN CONCRETE WALLS, SLABS AND BEAMS. ALSO PROVIDE ONE #4 X 3'-0" DIAGONALLY AT EACH CORNER.
 - I. CONTINUOUS TOP AND BOTTOM BARS IN WALLS AND BEAMS SHALL BE SPICED AS FOLLOWS: TOP BARS AT MIDSPAN, BOTTOM BARS OVER SUPPORTS.

- NON-SHRINK GROUT:**
- A. NON-SHRINK GROUT SHALL BE PROVIDED:
 - 1. BETWEEN COLUMN BASE PLATES AND CONCRETE OR MASONRY SUPPORTS.
 - 2. BETWEEN BEAMS OR BEAM BEARING PLATES AND CONCRETE OR MASONRY SUPPORTS.
 - B. GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 8000 PSI IN 28 DAYS.
 - C. GROUT SHALL BE CURED FOR 72 HOURS PRIOR TO SUPERIMPOSING ANY BUILDING LOADS.

- WOOD:**
- A. UNLESS OTHERWISE NOTED, ALL LIGHT WOOD FRAMING, INCLUDING BRACED WALL LINES, SHALL CONFORM TO THE "CONVENTIONAL LIGHT-FRAME PROVISIONS" OF THE LATEST EDITION OF THE 2012 INTERNATIONAL BUILDING CODE.
 - B. ALL FRAMING MEMBERS SHALL BE DOUGLAS FIR-LARCH GRADED BY THE WESTERN WOOD PRODUCTS ASSOCIATION AND CONFORMING TO THE 2012 INTERNATIONAL BUILDING CODE, LATEST EDITION, AS FOLLOWS:
 - 2" THICK - 4" TO 6" WIDE (WALL STUDS ONLY) STUD F_b = 875 PSI, E = 1,400,000 PSI
 - 2" TO 4" THICK - 6" & WIDER NO. 2 F_b = 875 PSI, E = 1,600,000 PSI
 - 5" THICK - 5" & WIDER (BEAMS ONLY) NO. 1 F_b = 1350 PSI, E = 1,600,000 PSI
 - 5" THICK - 5" & WIDER (POSTS ONLY) NO. 1 F_b = 1200 PSI, E = 1,600,000 PSI

- NOTED ALLOWABLE STRESSES ARE MINIMUMS AND FOR NON-REPETITIVE USES PRIOR TO ADJUSTMENT FACTORS.
- C. PROVIDE CROSS BRIDGING NOT OVER 8'-0" ON CENTER FOR ALL 2X WOOD JOISTS AND 2X SOLD BLOCKING BETWEEN JOISTS AT ALL SUPPORTS AND ENDS OF CANTILEVERS.
- D. FASTEN ALL WOOD MEMBERS WITH COMMON NAILS ACCORDING TO THE USC HAULING SCHEDULE TABLE 23-B-1 UNLESS OTHERWISE NOTED.
- E. GLULAM BEAMS (GLB) MEMBERS SHALL HAVE THE FOLLOWING STRESS CAPACITIES: F_b = 2400 PSI, F_v = 190 PSI, F_c-_{perp} = 650 PSI, E = 1,800,000 PSI.
- F. LAMINATED VENEER LUMBER (LVL) MEMBERS SHALL HAVE THE FOLLOWING STRESS CAPACITIES: F_b = 2800 PSI, F_v = 285 PSI, F_c-_{perp} = 750 PSI, E = 1,900,000 PSI.
- G. PLYWOOD AND/OR ORIENTED STRAND BOARD (OSB) SHEATHING:
 - 1. PANEL THICKNESS SHALL BE AS SHOWN ON THE DRAWINGS. APPLICATION SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION (APA).
 - 2. FLOOR AND ROOF SHEATHING SHALL BE INSTALLED WITH THE FACE GRAIN PERPENDICULAR TO SUPPORTS WITH END JOINTS STAGGERED.
 - 3. INSTALL SUITABLE EDGE SUPPORT BY USE OF PLYCLIPS, TONGUE AND GROOVE PANELS OR SOLID WOOD BLOCKING BETWEEN SUPPORTS.
 - 4. #2 STAPLES ARE USED. REFERENCE NATIONAL EVALUATION REPORT 272 FOR FASTENING SHEATHING. ALL STAPLE CROWNS MUST RUN PARALLEL TO STUDS. ALL JOINTS MUST HAVE ONE STAPLE EA SIDE OF JOINT.

- H. PREFABRICATED WOOD MEMBERS SHALL BE OF THE TYPE NOTED ON THE DRAWINGS AND SHALL BE "J-GOIST" AS MANUFACTURED BY TRUSS JOIST MACMILLAN CORPORATION. ALTERNATES SHALL BE REVIEWED BY THE ENGINEER. TO BE CONSIDERED, ALTERNATES SHALL HAVE A LOAD CAPACITY IN BENDING, SHEAR, AND DEFLECTION EQUAL TO OR GREATER THAN THE SIZE SHOWN ON THE DRAWINGS. WEB BLOCKING AND BRIDGING SHALL BE AS REQUIRED BY THE JOIST MANUFACTURER.
- I. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED TO FULFILL STRESS REQUIREMENTS AND/OR LOADS NOTED ON DRAWINGS. SHOP DRAWINGS SHALL INCLUDE CALCULATIONS AND BEAR THE STAMP OF A REGISTERED PROFESSIONAL ENGINEER. PROVIDE BRIDGING AND BLOCKING PER MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE NOTED. PROVIDE CONSTRUCTION BRACING AS REQUIRED.

- NON-STRUCTURAL ELEMENTS:**
- A. ELEMENTS SUCH AS NON-LOAD BEARING PARTITIONS, ETC. ATTACHED TO AND/OR SUPPORTED BY THE STRUCTURE SHALL BE DESIGNED TO ACCOUNT FOR DEFLECTIONS AND OTHER STRUCTURAL MOVEMENTS.
 - B. FIRE PROTECTION FOR ALL STRUCTURAL PARTS SHALL BE PROVIDED AND SHALL MEET ALL CODE REQUIREMENTS FOR THE TYPE OF CONSTRUCTION SPECIFIED BY THE ARCHITECTURAL DRAWINGS. STRUCTURAL STEEL MEMBERS SHALL BE CONSIDERED UNRESTRAINED UNLESS OTHERWISE NOTED.
- GENERAL:**
- A. ENGINEER'S ACCEPTANCE MUST BE SECURED FOR ALL STRUCTURAL INSTITUTIONS.
 - B. VERIFY ALL OPENINGS THROUGH FLOORS, ROOF AND WALLS WITH MECHANICAL AND ELECTRICAL CONTRACTORS. VERIFICATION OF LOCATIONS, SIZES, LINTELS, AND REQUIRED CONNECTIONS ARE CONTRACTORS COMPLETE RESPONSIBILITY.
 - C. PRIOR TO INSTALLATION OF MECHANICAL AND ELECTRICAL EQUIPMENT OR OTHER ITEMS TO BE ATTACHED TO THE STRUCTURE, ENGINEER'S APPROVAL OF CONNECTIONS AND SUPPORTS SHALL BE OBTAINED. UNLESS SPECIFICALLY DETAILED ON ARCHITECTURAL AND STRUCTURAL DRAWINGS, RESPECTIVE SUBCONTRACTOR SHALL FURNISH ALL HANGERS, CONNECTIONS, ETC. REQUIRED FOR INSTALLATION OF HIS ITEMS.
 - D. PROVIDE ALL EMBEDDED ITEMS IN STRUCTURE AS NOTED ON ARCHITECTURAL, MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS. MISCELLANEOUS EMBEDDED ITEMS AND ANCHOR BOLTS SHALL BE FURNISHED BY STEEL SUPPLIER AND INSTALLED BY CONCRETE CONTRACTOR. STEEL SHALL FULFILL ASTM A36, UNLESS OTHERWISE NOTED.
 - E. PROVIDE ASPHALTIC MASTIC-COATING ON ALL STEEL AND WOOD EXPOSED TO THE EARTH.
 - F. SUGGEST SHOP AND ERECTION DRAWINGS TO ENGINEER FOR REVIEW OF ALL STRUCTURAL STEEL LOG FRAMING MEMBERS AND TRUSSES. THE MANUFACTURING OR FABRICATION OF ANY ITEMS PRIOR TO WRITTEN REVIEW OF SHOP DRAWINGS WILL BE ENTIRELY AT THE RISK OF THE CONTRACTOR.

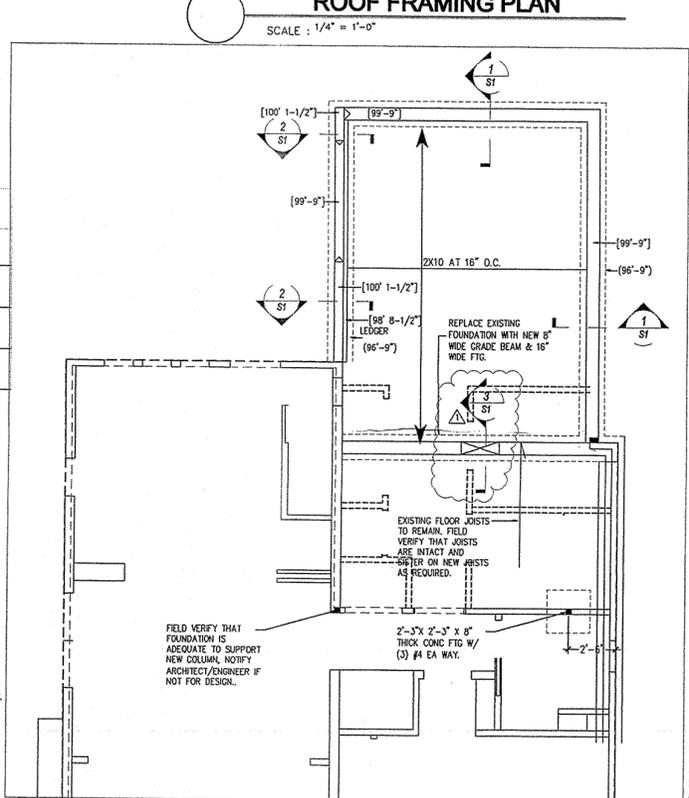
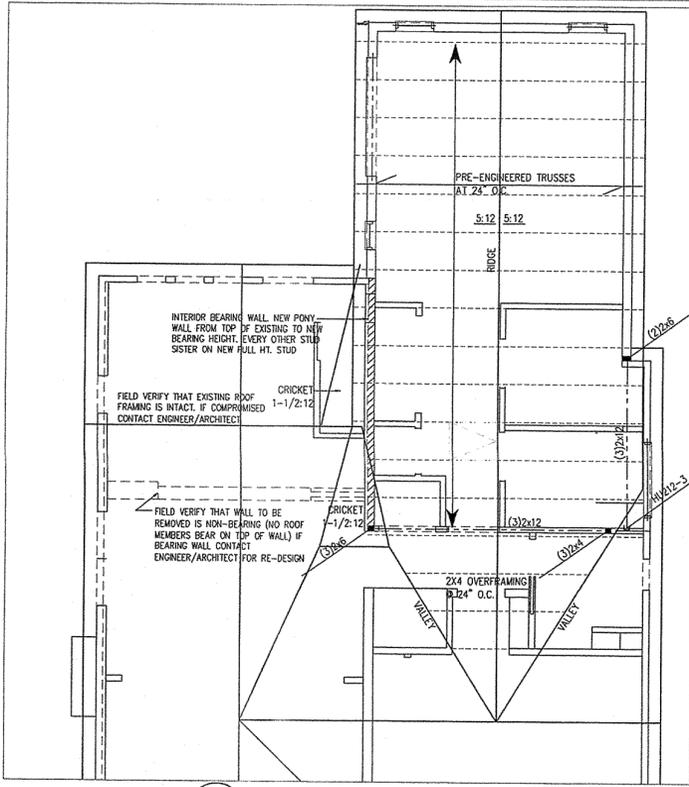
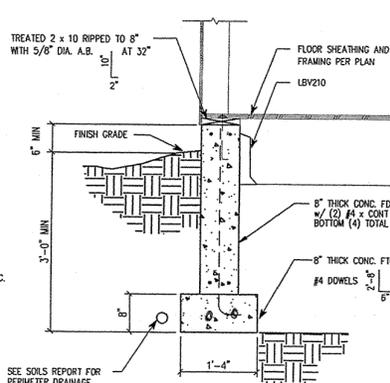
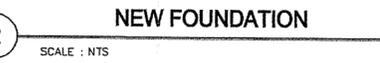
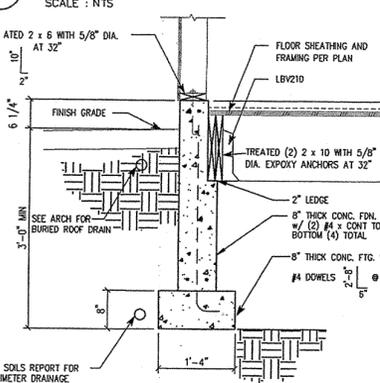
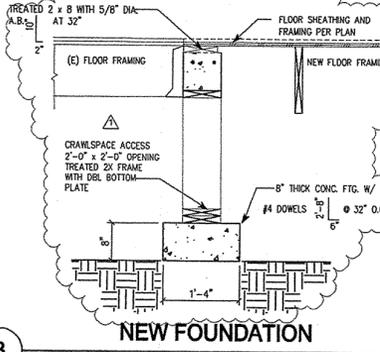
- G. WATERPROOFING, VAPOR BARRIERS, WATERSTOP, ETC. SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS AND AS INDICATED IN THE SPECIFICATIONS.
- H. NOT USED
- I. ALL DIMENSIONS ON STRUCTURAL DRAWINGS SHALL BE CHECKED AGAINST ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- J. CONTRACTOR SHALL PROVIDE SHORING AS REQUIRED TO TEMPORARY SUPPORT STRUCTURE UNTIL FINAL STRUCTURAL FRAMING IS IN PLACE. SHORING DESIGN IS NOT INCLUDED IN THE SCOPE OF STRUCTURAL SERVICES PROVIDED. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE SHORING.

KING STUD SCHEDULE (FOR 2x6 WALL ONLY)

OPENING SIZE	# OF KING STUDS EACH END OF EACH OPENING, U.N.O.	
	FOR WALLS 9' IN HEIGHT OR LESS	FOR WALLS 9' TO 13' IN HEIGHT
3'-6"	1	2
6'-1"	2	3
11'-0"	3	4

WALL, FLOOR AND ROOF DIAPHRAGM SCHEDULE (UNLESS NOTED OTHERWISE)

DIAPHRAGM	SHEATHING (ALL SIDES ONE SIDE)	EDGE NAILING	FIELD NAILING
EXTERIOR WALLS (110 #/1)	15/32" APA RATED SHEATHING (ONE SIDE)	10d COMMON'S @ 6" O.C. BLOCK ALL EDGES	10d COMMON'S @ 12" O.C.
FLOOR (215 #/1)	23/32" T&G APA RATED STURD-I-FLOOR	10d COMMON'S @ 6" O.C.	10d COMMON'S @ 12" O.C.
ROOF (190 #/1)	15/32" APA RATED SHEATHING	10d COMMON'S @ 6" O.C.	10d COMMON'S @ 12" O.C.



Lattimer
STRUCTURAL ENGINEER
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Scott Coburn Associates
 Architectural Design
 845 Wade Road
 Longmont, Colorado
 303-469-0619

Keller Residence
 Addition & Remodel
 838 Jefferson
 Louisville, Colorado

Smoke alarms are required per the 2018 IRC R314 Carbon monoxide alarms are required per the 2018 IRC R315

NOTICE: DUTY OF COOPERATION
 Review of these documents constitutes further cooperation and coordination with the contractor and the architect. The contractor shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

Issue Date	Purpose
7/20/2015	Owner Review
8/05/2015	Bid/Permit
8/26/2015	PLAN CHECK

Prepared by: ck
 Checked by: sc /al
 Sheet Content

Sheet Number
S1

Rapid Visual Screening
Existing Condition Assessment

City: Louisville
Building: 833 Jefferson St.
Single Family home of Keith and Karin Keller
with single detached garage and shed

A - New
B - Good
C - Fair
D - Poor

Date _____

Item	Building Component	Reviewer	Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)		Recommendations*	Approximate Cost*	
					A	B	C	D	No w	5-10	20-25	Code	Repa r/ Maint.			Other
A SUBSTRUCTURE																
A1	Foundations/ Basement	Scott Coburn, Architect	unable to observe footings, if any. Basement walls 8"x16" standard grouted CMU, painted. 7' ceiling ht. perimeter of partial full basement. Also partial partition walls 4" CMU. Floor in this area is slab on grade. S.E. and N.E. section of basement is just 18" crawl space with dry stack brick foundation, dirt floor.	Part of the brick foundation on west side has fallen in due to settling, probably from surface water seepage in area. There is occasional water coming into crawl space and basement from this area. Owner also reports minor occasional seepage to basement along south wall. Probably fixed with better exterior drainage.		X					X				"Missing" foundation wall along west perimeter should be replaced, along with rim joist, support beam and 2 floor joists.	\$2,500
A2	Floor Construction		Finish floors are 1x3 oak, on joists. No underlay. 2x8 floor joists @ 24" o.c. supported by steel railroad rail "beams", varying spans of 4' to 8'. Beams supported by 4x4 wood posts, spaing varies. Appears to be friction fit and shimmed with no nails/bolts/plates. (see photo)	1. Unusual and non-code construction but appears to be solid and stable, with no sagging, cracking, damage. WEST perimeter section has missing/rotting/failing of rim joist, support beam, floor joist.		X						X			Replace rim joist, support beam, floor joist. (cost included in foundation work above)	incl.
B SHELL																
B1	Roof Construction		2x6 and 2x4 wood stick-built rafter/beam and truss, original construction. No sagging, cracking or failure visible. Garage/studio and shed have 2x4 rafters nailed together			X					X		xx	xx		
B2	Roofing		Asphalt-composition lap shingle, 20 year. Underlayment not visible.	At end of life.					X						Replace roofing, underlayment, flashing. (house, garage/studio, shed)	\$5,000
B3	Exterior Walls		1st Floor 2nd floor Components (Description) "Modern era" 8" light gauge white vinyl lap siding, with vinyl corner/window/soffit trim. Garage/studio has 'stone pattern' tar paper. Shed has plywood & wafer board. none	Not historic, nor attractive		X					X		X		Recommend replacing with painted 3"-4" wood ship-lap siding	\$6,000
B4	Exterior Windows		Basement 1st Floor 2nd floor Trim Components (Description) one small awning window, original. Original wood double hungs, painted. Single pane glass. Some storm windows attached on exterior. Three fixed tri-pane at back none Vinyl at corners, window/door edges, soffit. Wood (painted) at fascia, porch columns, porch rail, porch belly board. Vinyl gutters and downspouts. Outbuildings have painted wood trim, poor condition.	Front of house, S.E. corner appears to have 1950s picture window added which is not traditional, nor attractive with the style of house.		X				X				X	Replace front picture window with new façade centered double double-hung, wood painted.	\$2,500
B5	Exterior Doors		1st Floor Trim Components (Description) (2) painted wood, not original. 1x wood painted, 5-pc., original/historic	Consider replacing for better historic look		X				X						
B6	Roof Openings		(Skylights, Chimneys & Access Hatches) none: old painted brick chimney penetrates soffit			X				X						
B7	Porches		Covered front porch, approx. 6x10 rect. Porch has unpainted wood floor boards on wood frame joists.	Porch boards, rim trim, and joists are partially rotted/sagging/failing and need replacing.			X			X			X	X	Level and replace floor boards and framed floor structure below.	\$1,800

Rapid Visual Screening
Existing Condition Assessment

City: Louisville A - New C - Fair Date _____
 Building: 833 Jefferson St. B - Good D - Poor
 Single Family home of Keith and Karin Keller
 with single detached garage and shed

Item	Building Component	Reviewer	Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)		Recommendations*	Approximate Cost*
					A	B	C	D	No w	5- 10	20- 25	Code	Repai r/ Maint.		

B8	Exterior Trim/Ornamentation		Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)		Recommendations*	Approximate Cost*	
			Two wood round tooled columns, painted, at front porch, support roof porch beam. Some standard wood trim around doors/windows with vinyl applied edges.	none		X						X			replace vinyl trim with painted wood	incl. in siding est.

C Site																
C1	Site Drainage		Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)		Recommendations	Approximate Cost*	
			Vinyl-modern gutters and downspouts. Site drains from north to south and west to east. Lot is 37.5x145=5438sf	Site drains poorly, and into basement, at NW corner area. Also in side south yard. Sections of gutter overflowing to grade/foundation		X									Repair or create new sub-surface area drain in yard @ NW corner of house. Replace all gutters and downspouts for better drainage and historic appearance.	\$3,500

D1 Professional Fees Architect, engineer, general contractor 1000
 *Notes:
 - Estimated costs assume no lead or asbestos present
 - Lead testing is noted for every area that includes a potential source of lead paint. A series of 3 tests, one for each of the sources of old paint (windows, doors, siding), would likely provide all the testing needed for the entire project.
 SEWER line is partially "orangeberg" and should be replaced as it puts house at structural risk if back-up flooding 2000
 CHAIN LINK fence at north front should be removed 500
 ELECTRICAL: Old unsafe wiring in hall area should be replaced wire romex to code 200
 Architecture/onsulting for above items 1000

PRIORITY LIST: Roof, sewer line, exterior siding/trim, gutters, porch, front window, fence, electrical Total estimate 26000

Resource Number: 5BL 11305
Temporary Resource Number: 157508413002

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination (OAHP use only)

Date _____ Initials _____
 Determined Eligible- NR
 Determined Not Eligible- NR
 Determined Eligible- SR
 Determined Not Eligible- SR
 Need Data
 Contributes to eligible NR District
 Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL 11305
2. Temporary resource number: 157508413002
3. County: Boulder
4. City: Louisville
5. Historic building name:
Mariott/Hamilton/Souply/LaSalle House
6. Current building name: Sholders House
7. Building address: 833 Jefferson Avenue, Louisville, CO 80027. Alternate addresses: 318, 335, and 835 Jefferson. Louisville addresses were changed in the 1930s.
8. Owner name and address: Melissa Sholders, 300 Spruce St. Louisville, CO 80027-1942.



II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
SW ¼ of NE ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference NAD 83
Zone 13; 488485 mE 4425360 mN
11. USGS quad name: Louisville, Colorado
Year: 1965 revised 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 7, 8 Block: 10
Addition: Jefferson Place Year of Addition: 1880
13. Boundary Description and Justification: The surveyed area is bounded by Jefferson Avenue on the east, an alley on the west, and property lines on the north and south.

III. Architectural Description

14. Building plan (footprint, shape): L-shaped plan
15. Dimensions in feet: Length 36 x Width 28
16. Number of stories: One
17. Primary external wall material(s): Plywood/particle board
18. Roof configuration: Cross gable
19. Primary external roof material: Asphalt composition roof

20. Special features: Porch, chimney, fence
21. General architectural description: 833 Jefferson is a one-story, wood framed house, L-shaped in plan, with its primary façade facing east to Jefferson Avenue. The foundation is concrete. The exterior is clad with horizontal composition siding painted yellow. The roof is a cross gable covered with red-brown asphalt shingles. Eaves are boxed. There is a parged brick chimney exposed on the center of the south wall. The front entrance faces north to a recessed porch at the north half of the front façade. The porch roof is supported on two turned wood posts. The porch has wood board flooring and two painted concrete steps leading to the concrete sidewalk. The entrance door is non-historic with a 6-light glass panel and a white aluminum security door. There is a large non-historic "picture window" at the south end of the east façade. A pair of single-hung wood sash windows facing the front porch could be historic. Dense vegetation conceals the north elevation from view. Privacy fencing conceals the west and south elevations from view.
22. Architectural style/building type: Gabled ell
23. Landscaping or special setting features: Jefferson Place Subdivision is a historic residential neighborhood adjacent to downtown Louisville. The subdivision is laid out on a standard urban grid of narrow, deep lots with rear alleys. Houses are built to a fairly consistent setback line along the streets with small front lawns, deep rear yards and mature landscaping. Small, carefully maintained single-family residences predominate. Most of the houses are wood framed, one or one and one-half stories in height, featuring white or light-colored horizontal wood or steel siding, gabled or hipped asphalt shingled roofs and front porches. While many of the houses have been modified over the years, most of the historic character-defining features have been preserved. 833 Jefferson Avenue is consistent with these patterns and blends well with the scale and character of the neighborhood. The house faces east to Jefferson Avenue. Memorial Park is to the south, separated from this property by a cedar privacy fence. The front yard is grassy and open to the street, with some planted shrubs and a concrete walk to the front porch. There are brick pavers between the City sidewalk and the curb along Jefferson. To the north and south are narrow grassy side yards. The west end of the property abuts a public alley that dead-ends at Memorial Park. 833 Jefferson has a garage opening onto that alley. The entire back yard is enclosed with a cedar privacy fence and was not observed.
24. Associated buildings, features, or objects: There is a shed/garage at the west end of the lot constructed of painted concrete masonry with a gable roof covered with red/brown asphalt shingles.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1895 Actual: _____
Source of information: Boulder County deed of trust
26. Architect: Unknown
Source of information: NA
27. Builder/Contractor: Unknown
Source of information: NA
28. Original owner: Fred Marriott
Source of information: Boulder County property records
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The house was probably built in 1895. Since 1950, the wood shingle roofing has been replaced with asphalt shingles, the original wood siding has been replaced with composition siding, some windows have been replaced and an enlarged "picture" window added on the south end of the front façade. The dates of these modifications are unknown.
30. Original location Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic, Single Dwelling

Resource Number: 5BL 11305
Temporary Resource Number: 157508413002

- 32. Intermediate use(s): N/A
- 33. Current use(s): Domestic, Single Dwelling
- 34. Site type(s): Urban residence
- 35. Historical background:

This building is part of Jefferson Place, the first residential subdivision in Louisville.

The property at 833 Jefferson was associated with several people who were key to Louisville's development, and a number of its owners had connections with other properties in Jefferson Place. Historically, it was located directly beside the Louisville grade school for many decades, from when it was constructed until the school was demolished in the early 1960s.

833 Jefferson has a connected history with that of 841 Jefferson (5BL11307), the next parcel to the north. Jane Carlton was a common owner of both properties in the 1890s. She owned the property next door at 841 Jefferson by 1893 and the property at 833 Jefferson by 1895, when she conveyed it to her son-in-law, Fred Marriott. She may have acquired the property at 833 Jefferson at the same time that she acquired 841 Jefferson in 1893, but this is not completely clear from the online property records and the legal descriptions of the properties. Jane Carlton appears to have acquired this property from R.S. Vanolinda, who acquired it from Jefferson Place developer Charles Welch.

Jane Trimble Carlton (1849-1942) was the daughter-in-law of Thomas Carlton, who was the major force behind the founding of the Methodist Church nearby at 741 Jefferson (5BL924). She was born in Carlisle, Cumberland, England and married David Carlton in 1868. He died in 1892. More information about the Carlton family is available in the architectural inventory forms for 741 Jefferson and 841 Jefferson.

Fred Marriott (1871-1965) and Jane "Jennie" Carlton (1870-1960), the daughter of Jane and David Carlton, married in 1893. Records indicate that Fred Marriott acquired 833 Jefferson from his mother-in-law in 1895 and that he owned it until 1904. He was a miner who lived in Louisville as early as 1892, and possibly earlier. Their children were Vernie, Emily, Joseph, Enid, Frederick, and Raymond. Unfortunately, they cannot be located in the 1900 census and it is not known whether this family resided in the house in 1900.

The County gives 1905 as an estimated date of construction for this house, but the house is believed to have been constructed earlier. Boulder County has sometimes been found to be in error with respect to the dates of construction of historic buildings in Louisville. Fred Marriott granted a deed of trust to McAllister Lumber with this property as security for the mortgage in 1895, which could be evidence of the construction of a building on the property. Also, the Marriotts did not own any other property in Boulder County to use as their residence during their period of ownership. Finally, as explained below, owner Harry Hamilton and his family resided in this location in 1904, according to the Louisville residential directory for that year.

The house at 833 Jefferson appears in the correct location on the 1909 Drumm's Wall Map of Louisville and on the Methodist Church Map of Louisville that was made in circa 1923-25.

In 1904, Harry Hamilton acquired 833 Jefferson from Fred Marriott. Harry Hamilton was the son of longtime Louisville teacher Virginia Hamilton, who resided in Jefferson Place at 925 Jefferson (5BL923). He and his wife, Lena Jones, had two children, Donald and Asenath. (Lena Jones Hamilton was the sister of George Jones who lived at 720 Jefferson, 5BL11296, in Jefferson Place.) The 1904 directory states that they live on Jefferson between Spruce and Walnut, which is an accurate description of this property. The 1910 census records list the Harry and Lena Hamilton family as living in a location that could be 833 Jefferson. Louisville directories show this family to be living at 833 Jefferson.

Harry Hamilton (1874-1918) worked in both mining and business. In 1904, he was a miner, but by 1906, he had a bowling alley, and the 1906-07 directory shows him to have a confectionery. The 1910 census records state that he had become a mining engineer.

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Records indicate that the house at 833 Jefferson was owned by different members of the Hamilton family between 1904 and 1931. Harry Hamilton owned it from 1904 to 1906; Harry's mother, Virginia Hamilton, owned it from 1906 to 1925; and Harry's brother, Frank Hamilton, owned it from 1925 to 1931.

Harry Hamilton died in 1918 of tuberculosis. Lena Hamilton went to work as a clerk in the store of her brother-in-law, Owen Thirlaway. The 1920 census records show that Lena, Donald, and Asenath Hamilton were still living at 833 Jefferson. Lena was 41 and her children were 13 and 11. Directories show that they were still living at this location through the 1920s. Donald died in 1926 of tuberculosis and valvular heart disease.

It is worth noting that Asenath Hamilton was one of the five Chinook Camp Fire Girls who collected books and started Louisville's first public library, the Chinook Library, in 1924 while they were Louisville students. Asenath was about 16 at the time. The library that they started evolved into the Louisville Public Library of today. Asenath Hamilton Edmond died in 1989.

From 1931 to 1935, this house was owned by Pearl Conley (1877-1939). She had been the editor of *The Louisville Times* since 1917, as described in the Spring 2011 issue of *The Louisville Historian*. It is not believed, however, that she lived in the home during her ownership. In 1932, Nestor and Alice Souply are listed as living in this house, and records indicate that they would become the legal owners of the house in 1935.

Nestor Souply was born in Belgium in 1889 and came to the US in 1902 and to Louisville in 1923. He died in 1973. He and his wife, Alice Merciez (1892-1988) had several children, including Florence, Evelyn, Nestor Jr., Lorene, and Betty. He worked as a miner. The Merciez family was also associated with 729 La Farge (5BL7981) and 728 La Farge (5BL919). In addition, Nestor and Alice Souply helped operate Forte's grocery store at 804 Walnut (5BL11308) in Jefferson Place and lived behind that store for a time in 1936. Alice's parents were Jules and Marie Merciez, who had been born in France, and it is believed that in at least 1936, Jules and Marie had their residence at 833 Jefferson. It has also been remembered that Jules Merciez used to live in a small house behind the main house at 833 Jefferson.

In 1937, relatives of Alice Merciez Souply purchased 833 Jefferson. They were Anthony "Boney" and Amelia Merciez La Salle. They and their children (Barbara, Mary Anne [Patete], and Jeffrey) would own it for at least 52 years, until 1989. Looking at the combined ownership by members of the Merciez family, it was owned by the same family for about 54 years. Alice Merciez Souply of 833 Jefferson, Amelia Merciez La Salle of 833 Jefferson, Edith Merciez Chiolino of 729 La Farge, and Alex Merciez of 728 La Farge were all siblings.

Anthony La Salle (1906-1986) was born in Louisville as the son of William and Katherine Scran La Salle. He worked as a miner in Louisville and played a role in the rescue operations at the Monarch Mine in 1936 following the explosion that killed eight local miners. He also was an enterprising businessman. Following the death of his brother, William "Buck" La Salle, Anthony began to rent his brother's pool hall from William's widow. This building later became Colacci's Restaurant and is now the building of the Empire Restaurant at 816 Main Street (5BL8012). According to William's daughters, the La Salle Pool Hall served ice cream, soft drinks, and apples. There were also card tables for playing cards. Some recall that barbut, a dice game, was played in the basement.

Former Louisville resident Harry Mayor has compared the three major pool halls of his childhood in Louisville and has written that "Boney's was the younger, boisterous crowd. It was always involved with the baseball teams and the volunteer hose teams."

Anthony and Amelia La Salle purchased the original Catholic Church one block away at 833 La Farge (5BL7994) in Jefferson Place in 1945 from the St. Louis Catholic Church congregation and resold the property to Mark Baughman for the construction of an Apostolic Church in 1946.

In 1947, Anthony La Salle and his partners moved two buildings from the Monarch Mine camp to become the Wagon Wheel Inn at 1160 South Boulder Road. This building is now Union Jack Liquor. It was a popular bar and restaurant

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that attracted University of Colorado students and other out-of-towners as well as local residents. Evidence suggests that La Salle stayed very involved in its operation.

Anthony La Salle died in 1986. Death records for Amelia La Salle could not be located. 833 Jefferson finally passed out of the Merciez and La Salle families in 1989.

Later owners were Randolph Cummings, John Seibert and Elizabeth Salkind, Heather and Jerome McGarey, and Melissa and Chad Sholders. The current owner is Melissa Sholders.

Other addresses found for 833 Jefferson, under Louisville's old address system, were 318 Jefferson and 335 Jefferson. The address was known as 835 Jefferson in 1940, when addresses were in transition.

36. Sources of information:

Boulder County "Real Estate Appraisal Card – Urban Master," on file at the Carnegie Branch Library for Local History in Boulder, Colorado.

Boulder County Clerk & Recorder's Office and Assessor's Office public records, accessed through <http://recorder.bouldercounty.org>.

Directories of Louisville residents and businesses on file at the Louisville Historical Museum.

Census records and other records accessed through www.ancestry.com

Drumm's Wall Map of Louisville, Colorado, 1909.

Methodist Church Parish Map of Louisville, Colorado, circa 1923-25.

Sanborn Insurance Maps for Louisville, Colorado, 1893, 1900, and 1908.

Green Mountain Cemetery Index to Interment Books, 1904-1925, Boulder Genealogical Society, 2006.

Columbia Cemetery (Boulder) records, accessed at Boulder Genealogical Society website, <http://www.rootsweb.ancestry.com/~bgs/>

Louisville, Colorado cemetery records, accessed at <http://files.usgwarchives.org/co/boulder/cemeteries/louisville.txt>

Bacon, Bridget. "Pearl Conley, Louisville Newspaperwoman." *The Louisville Historian*. Louisville Historical Museum and Commission, Louisville, Colorado, Spring 2011.

Cohen, William M. "Blast: The 1936 Monarch Mine Explosion" written for the Louisville Historical Museum, accessed at <http://library.louisvilleco.gov/Portals/1/Museum/monarchminenarrative.pdf> .

Archival materials on file at the Louisville Historical Museum, including a narrative by Harry Mayor dated May 1999.

Interviews conducted by Museum Coordinator Bridget Bacon: Hannah La Salle Harper and Catherine La Salle, July 2007; Lois Chiolino Tesone, June 2009; and Ed Domenico, 2009.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: NA

Designating authority: NA

37A. Applicable Local Landmark Criteria for Historic Landmarks:

A. Architectural.

(1) Exemplifies specific elements of an architectural style or period.

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

B. Social.

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

C. Geographic/environmental

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

Does not meet any of the above local criteria.

Local Field Eligibility Assessment: The property is worthy of nomination as a local Louisville Landmark for its association with the Souply family, a Belgian family who worked as miners and operated the Forte's grocery store in Jefferson Place. It is also associated with the LaSalle family who owned the house for 52 years. They were coal miners who later ran the locally well-known LaSalle Pool Hall and the Wagon Wheel Inn.

37B. Applicable State Register of Historic Properties Criteria:

- A. The property is associated with events that have made a significant contribution to history.
- B. The property is connected with persons significant in history.
- C. The property has distinctive characteristics of a type, period, method of construction or artisan.
- D. The property has geographic importance.
- E. The property contains the possibility of important discoveries related to prehistory or history.
- Does not meet any of the above State Register criteria.

State Register Field Eligibility Assessment: Not eligible

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

- D. Has yielded, or may be likely to yield, information important in history or prehistory.
 Qualifies under Criteria Considerations A through G (see Manual)
 Does not meet any of the above National Register criteria

39. Area(s) of significance (National Register): NA

40. Period of significance: NA

41. Level of significance: NA National State Local

42. Statement of significance: This house is associated with the historic development of Louisville as one of the early homes in Louisville's first residential subdivision, Jefferson Place. Although Jefferson Place was platted in 1880, few homes were actually built here before 1900. The property is locally significant for its long association with the Souply and LaSalle families, who were coal mining families and locally prominent business owners.

43. Assessment of historic physical integrity related to significance: The property has integrity of location. It lacks integrity of setting due to the loss of the historic school to the south that was demolished in the 1960s and the non-historic house adjacent to the north. Integrity of design is compromised but not entirely lost due to the modified window openings and the prominent "picture window" on the front façade. Integrity of materials is compromised by replacement siding and windows. The dates of these window and siding modifications are unknown, and may fall within the period of significance. The property has integrity of workmanship, feeling and association.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

45. Is there National Register district potential? Yes No

Historic District Potential: Jefferson Place is eligible as a State Register and local historic district. There is potential for a National Register historic district. The dates of window and siding modifications to this house are unknown, so its contributing status is "Needs Data."

Discuss: This building is being recorded as part of a 2010-2011 intensive-level historical and architectural survey of Jefferson Place, Louisville's first residential subdivision, platted in 1880. The purpose of the survey is to determine if there is potential for National Register, State Register or local historic districts. Jefferson Place is eligible as a State Register historic district under Criterion A, Ethnic Heritage, European, for its association with European immigrants who first lived here and whose descendants continued to live here for over fifty years. The period of significance for the State Register historic district is 1881 – 1980. Jefferson Place is potentially eligible as a National Register historic district under Criterion A, Ethnic Heritage, European. However it needs data to determine dates of some modifications, and to more definitely establish the significant impacts of various European ethnic groups on the local culture of Louisville. The period of significance of a National Register district is 1881 – 1963. Jefferson Place is eligible as a local Louisville historic district under local Criterion B, Social, as it exemplifies the cultural and social heritage of the community.

European immigrant families flocked to Colorado coal mining communities, including Louisville, in the late nineteenth and early twentieth centuries in search of economic opportunities they could not find in their own countries. Louisville's Welch Coal Mine, along with other mines in the area, recruited skilled workers from western Europe. In the early years before 1900, most of the miners who lived in Jefferson Place came from English-speaking countries.

Immigrants from England brought a strong tradition and expertise in coal mining. The English are widely credited with developing the techniques of coal mining that were used locally, and they taught these techniques to other miners. The British mining culture was instilled in the early Colorado coal mines. English immigrants also brought expertise in other necessary skills such as blacksmithing and chain forging.

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Later Jefferson Place residents arrived from Italy, France, Austria, Germany, Hungary, Slovakia, and Slovenia, among other places. The Italians eventually became the largest single ethnic group in Jefferson Place and in Louisville as a whole. About one-third of the houses in Jefferson Place were owned and occupied by Italian immigrants. Italian immigrants left their mark on Louisville in the food and beverage industries. To the present day, downtown Louisville is known throughout the Front Range for its tradition of Italian restaurants. The impacts of the heritage and customs of the other European ethnic groups could be significant, but are not well documented and need further investigation.

If there is National Register district potential, is this building: Needs Data Contributing ____
Noncontributing ____

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing ____
The property is not within an existing National Register district.

VIII. RECORDING INFORMATION

47. Photograph numbers: 5BL11305_833Jefferson_01 through 5BL11305_833Jefferson_04.
Digital images filed at: City of Louisville, Planning Department
48. Report title: Historical and Architectural Survey of Jefferson Place Subdivision, Louisville, Colorado
49. Date(s): 2013
50. Recorder(s): Kathy and Leonard Lingo, Avenue L Architects, and Bridget Bacon, City of Louisville
51. Organization: Avenue L Architects
52. Address: 3457 Ringsby Court Suite 317, Denver, CO 80216
53. Phone number(s): (303) 290-9930

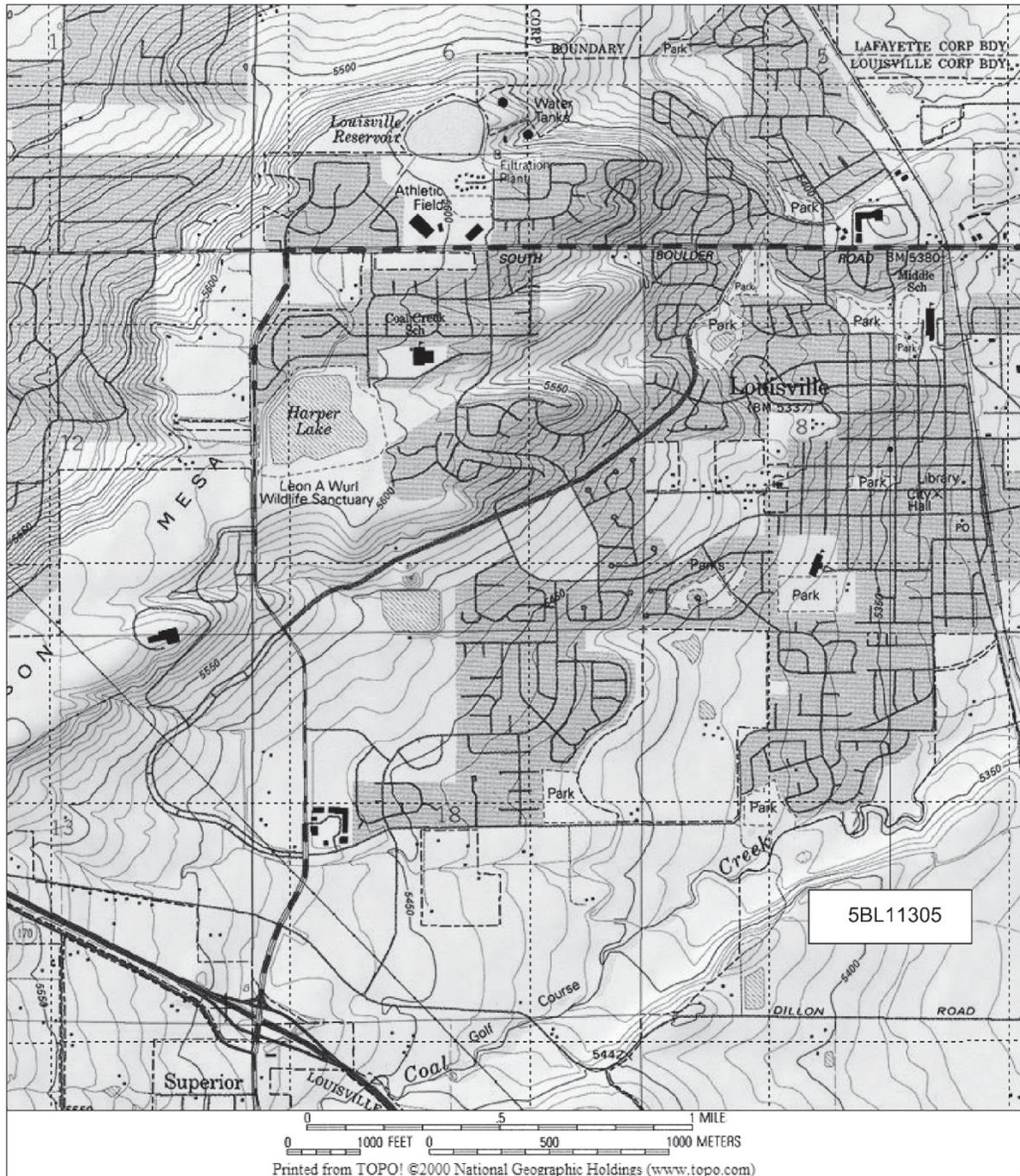
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5BL 11305
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Resource Number: 5BL11305

Architectural Inventory Form
USGS Location Map



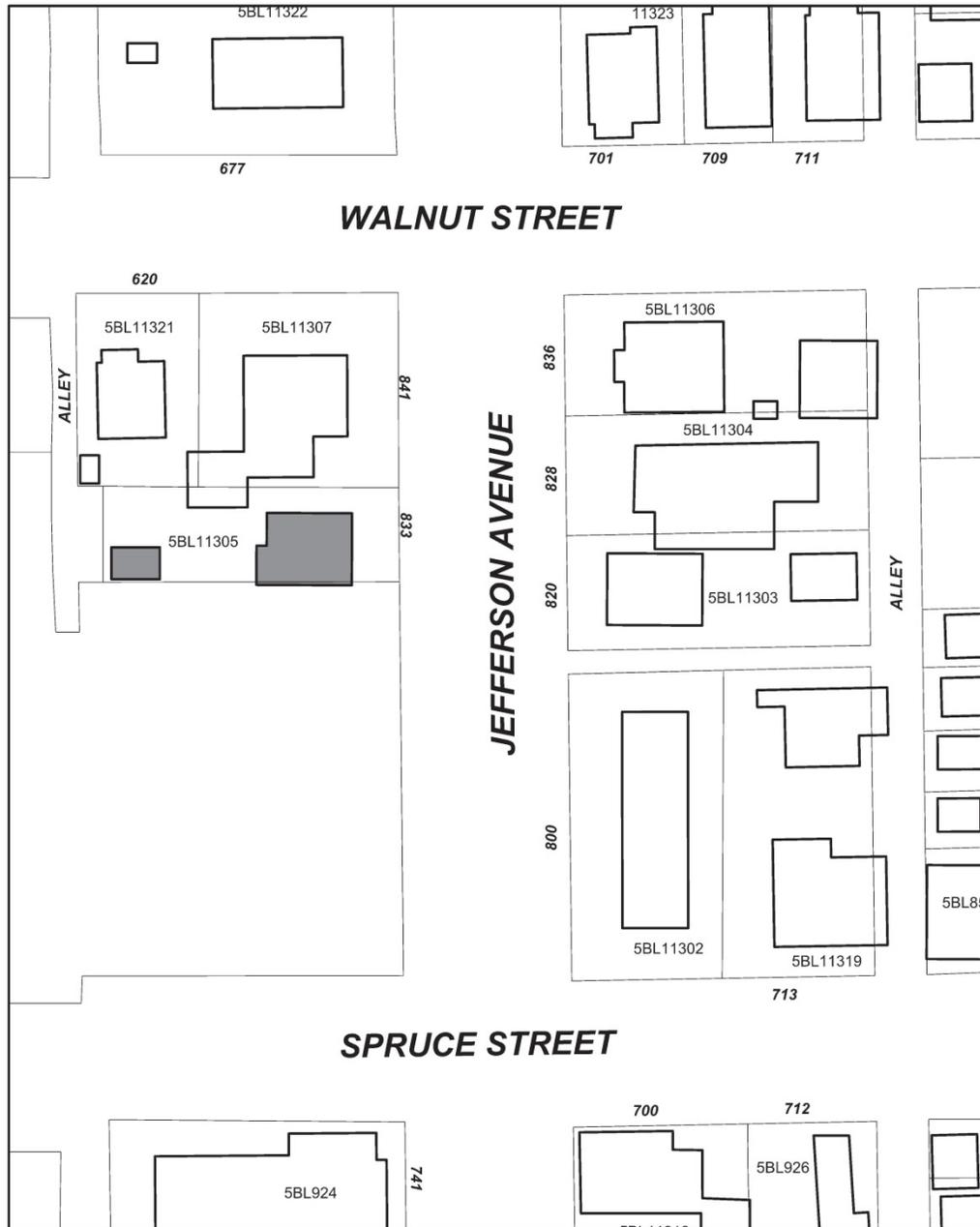
833 Jefferson Avenue, Louisville, Colorado

SOURCE: Extract of Louisville, Colorado
USGS map, 1994.



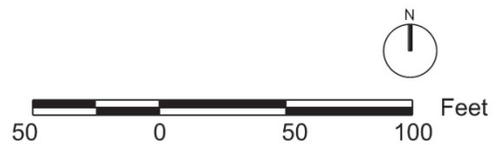
Resource Number: 5BL11305

Architectural Inventory Form
Site Location Map



833 Jefferson Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado
GIS Files.



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5BL11305_833Jefferson_01 east



5BL11305_833Jefferson_02 southeast

Resource Number: 5BL 11305
Temporary Resource Number: 157508413002



5BL11305_833Jefferson_03 northeast



5BL11305_833Jefferson_04 outbuilding southwest

Resource Number: 5BL 11305
Temporary Resource Number: 157508413002



833 Jefferson. Boulder County Real Estate Appraisal card, 1950.

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: Subcommittee Updates
Date: **May 18, 2020**

Commissioners will provide updates and discuss the progress each subcommittee is making as well questions they have for the larger Commission to consider:

Education: Realtors, Professionals (builders, contractors, etc), Homeowners, Sustainability, School involvement, Neighborhood education

- *Hannah, Andrea*

Potential Program Updates: Review Old Town Overlay, Review submitted HSAs, Reevaluate HSA requirements

- *Gary*

Publications: Walking tour update, Photograph latest landmarks, Brochures, Handouts & booklets, News articles/outreach, DBA

- *Lynda*

Outreach/Events: Historic home tour, Landmarking Ceremony (May), Historic Preservation Month (May), Collaboration with other City boards

- *Lynda, Hannah*

Property Research: Scrapes/demos, Potentially eligible properties, Access to info on HPC website

- *Andrea, Keith, Gary*

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: Staff Updates
Date: **May 18, 2020**

Alteration Certificate Updates

None

Demolition Updates

None

Upcoming Schedule

May (Historic Preservation Month)

18th – Historic Preservation Commission, Virtual, 6:30 pm

June

8th – Historic Preservation Commission, Virtual, 6:30 pm

15th – Historic Preservation Commission, Virtual or Council Chambers, 6:30 pm

July

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

August

16th – Historic Preservation Commission, Virtual or Council Chambers, 6:30 pm