

**Historic Preservation Commission
Agenda
June 15, 2020
6:30 pm**

ELECTRONIC MEETING

This meeting will be held electronically. Residents interested in listening to the meeting or making public comments can join in one of two ways:

1. *You can call in to 1-669-900-9128, Webinar ID # 860 9651 7532.*
2. *You can log in via your computer. Please visit the City website here to link to the meeting: <https://www.louisvilleco.gov/residents/departments/planning-building-safety/historic-preservation>*

The Historic Preservation Commission will accommodate public comments during the meeting. Anyone may also email comments to the commission prior to the meeting at planning@LouisvilleCO.gov.

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes – June 8, 2020
5. Public Comments on Items Not on the Agenda
6. **Public Hearing: Landmark, Grant, Alteration Certificate Request**
 - a. 925 Jefferson Avenue
7. **Public Hearing: Landmark, Grant, Alteration Certificate Request**
 - a. 1016 Grant Avenue
8. **Public Hearing: Landmark, Grant, Alteration Certificate Request**
 - a. 1200 Jefferson Avenue
9. Items from Staff
 - a. Upcoming Schedule
10. Updates from Commission Members
11. Discussion Items for future meetings
12. Adjourn

maximum) as well as a new construction grant. Necessary preservation work identified in the Historic Structure Assessment includes siding repair, window replacement, foundation repair, floor and roof structure repair, front porch repair, wall structure repair, chimney work, and site grading for a total of \$151,099. Because this is a matching grant the request is for \$61,775. To be approved, work must fall into preservation, rehabilitation and restoration and staff stated that the work falls into those categories. Staff reviewed the wording of the new construction grant, Res. No. 17, Series 2019. The proposed addition meets the requirements including FAR below what is required, setback and height limitations. Staff recommends approval of Resolution 09, Series 2020, recommending approval of the following grants:

Preservation Grant: \$61,775

New Construction Grant: \$15,000

Klemme asked for clarification regarding the work that was being identified as “extraordinary”. Selvoski responded that it was related to the foundation work but that impacts much of the structural work required on the house – the grant request breaks it down into categories.

Andy Johnson, DAJ Designs, presented for the owners and outlined the work to be done on the house.

Klemme stated that she understood the need to revise the amount of grant money requested for this project based on the destructive testing and supports the extraordinary circumstances grant request. She mentioned the HPC may want to consider offering structural grants and is something to discuss at a future meeting.

Dunlap stated that he agreed that this request seemed appropriate. He questioned the inclusion on drywall as a component of the wall system grant request.

Selvoski stated that interior finishes aren’t usually included but if removal is required to complete necessary repairs, then the repair work could potentially be included in the grant request. This is evaluated on a case-by-case basis.

Keller pointed out the asbestos work was already completed by the applicant and not included as part of the request.

Parris stated that the cost breakdown seems very reasonable. The new construction grant seems to clearly meet all of the requirements. She appreciated the documentation related to the addition funding request.

Chair Haley appreciated the clear separation between the new construction work and the preservation work. The grant request is extraordinary but reasonable.

Klemme moved to approve the extraordinary circumstances preservation and restoration grant in the amount of \$61,775. Keller seconded. Passed unanimously by voice vote.

Parris moved to approve the new construction grant in the amount of \$15,000. Klemme seconded. Passed unanimously by voice vote.

1201 Lincoln Avenue: Demolition Request

Staff presented the following the research and information on 908 Rex Street:

The request to demolish the structures at 1201 Lincoln Ave. was reviewed by a subcommittee of the HPC and then referred to the full Commission. 1201 Lincoln Avenue was built in 1908 by George W. Admire. The Koci family purchased the house in 1921 and lived there for 80 years. The house is a single story residential structure built in the Craftsman-style. The front porch was modified over time. The property does meet the criteria for landmarking, one of the ways that demolitions are evaluated. The house is not located in a historic district and the costs and condition of the property are unknown. Selvoski stated that she has been in contact with the applicants frequently and that they are aware of the incentives offered through the preservation program. For that reason, staff recommends a 60 day stay on demolition, calculated from the date of application (May 4, 2020). That stay would expire on July 3, 2020.

The applicant, Marty Beauchamp, architect for the project, discussed the decision-making process that resulted in the demolition request. The landmark bonus related to FAR and lot coverage wasn't necessary. Also, the required setback in order to landmark the project would decrease the space available for the yard – something the applicants prioritize. The applicants hope to reuse as much material from the historic structure as they can during the renovation. The proposed design is intended to meet the needs of the applicant but also fit in with the architecture of Old Town.

Klemme clarified that the applicants had explored utilizing the preservation bonus.

The owners of the property, Dan Berlau and Elise ter Harr, stated that they were very excited to relocate to the Old Town area. They are familiar with the financial and zoning incentives, but ultimately want to have a larger range of options when designing the house.

Dunlap asked about the requirements related to second story setbacks.

Selvoski responded that, as designed, the applicants are not planning a second story setback.

Public Comments:

John Obremski, 248 Centennial Dr., Louisville, CO 80027, stated that he was opposed to the demolition. The stonework is beautiful and so is the architecture of the original structure. The neo-craftsman design proposed by the applicant is popular right now. Perhaps the house could be moved toward the street to create a larger yard. Gable additions would be preferable to demolition.

Tessa Greene, 1300 Lincoln Avenue, Louisville, CO 80027 expressed sadness over the demolition of the house. She was glad to hear the materials would be reused when possible.

Christine Nimmo expressed sadness at losing the connection to our agricultural history.

Helly Duncan, 912 Garfield Avenue, Louisville, CO 80027, expressed understanding at needing to expand the existing house but saddened at the loss of the house in its entirety.

Discussion:

Chair Haley stated that she sees so much architectural integrity in this house and it is a good example of Louisville's architectural history but understands the needs of the applicants to expand.

Parris clarified that the Commission is not anti-additions. The original house would be a prime candidate for landmarking and the HPC would love to work the applicants but any stay is not meant to be punitive.

Dunlap appreciated all the comments tonight and letters that were received. He noted the historic photo of the house. He expressed interest in saving the front portion of the house including the stone front porch. He also reminded everyone that this is a voluntary program as opposed to mandatory.

Klemme noted the difference between historic and structures with a false sense of history. The focus is on preservation as opposed to recreating it.

The owners restated that they are still considering all options, although it's unlikely they will preserve. They have been exploring all options since closing on the house in March. Their preference would be for a 60 day stay as they have already pursued possible options.

Public Comment:

John Obremski, 248 Centennial Dr., Louisville, CO 80027, commented to propose design changes to the exterior,

Chair Haley clarified that that is beyond the purview of the Commission and that best practice in preservation is to distinguish old from new.

Haley stated that she would be in favor of a sixty day stay.

Klemme, Dunlap, Parris expressed agreement.

Keller stated that the applicants seem to have made up their mind. While he would prefer preservation, he would be fine with no stay.

Parris stated that they are continuing to pursue possible preservation, something they can consider during the stay.

Parris moved to recommend approval of the demolition with a 60 day stay expiring on July 3, 2020. Passed unanimously by voice vote.

822 La Farge Avenue: Probable Cause

Staff presented the following the research and information on 822 La Farge Avenue:

This is a request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 822 La Farge Avenue. Under Resolution No. 17, Series 2019, a property may be eligible for reimbursement for a historic structure assessment (HSA) from the Historic Preservation Fund (HPF) if the Historic Preservation Commission finds "probable cause to believe the building may be eligible for landmarking. The principal structure at 822 La Farge Avenue was constructed prior to 1904. The house is a late 19th/early 20th century wood frame

vernacular house. This house is associated with the historic development of Louisville and the Jefferson Place subdivision. The façade of the house has undergone minor changes over time (window and siding replacement, changes to front porch posts) but retains significant architectural integrity when viewed from the street. The house was owned by several Louisville families since its construction. The original owners, the Bottinelli family, had ties to Louisville's mining industry and immigrant heritage. The Bottinelli family owned the property through 1953. The house was later owned by Paul Weissmann, a Colorado State Senator. This structure adds character and value to Old Town and remains on its original lot. Staff recommends that the HPC finds there is probable cause for landmarking 822 La Farge Avenue under the criteria in the LMC, making the properties eligible for the cost of a historic structure assessment (\$4000 maximum).

Chair Haley stated that this seems like an obvious decision.

Klemme and Parris stated that they didn't see the need for a discussion – this application meets the probable cause criteria.

Dunlap stated that this was bit of good news after the last hearing.

Haley reiterated this this project meets integrity, age, and significance criteria.

Klemme moved to approve the probable cause determinate. Parris seconded. Passed unanimously by voice vote.

Referral: 931 Main Street PUD Amendment

Lisa Ritchie presented for the Planning Department.

This application is in front of the HPC for review because it is located in the historic Old Town area. The property is located along Main Street near South Street. Pitter Patter is currently located in this building. The existing structure was built in 1900. A PUD was approved for the property in 2014 and amended in 2017 to allow for the construction of a two-story addition to the rear. The current application seeks to reduce the addition from two stories to one.

Klemme clarified that this building is not currently landmarked.

Peter Stewart, Stewart Architecture, confirmed that they are not pursuing the landmark incentives at this time but have approached the project in a way that would not preclude landmarking in the future.

Dunlap stated that this is the first PUD review he's been a part of and he was unsure of the reason for review.

Ritchie clarified that this is because of the close ties between development in downtown and the historic preservation goals.

Parris stated that this was a great project, particularly the one story addition that isn't visible from the street.

Haley agreed that this really is what they like to see and wouldn't want to recommend any changes.

Dunlap made a motion to recommend approval of the PUD application as presented for 931 Main Street. Klemme seconded. Passed unanimously by voice vote.

Items from Staff:

Staff gave an update for future meeting, June 15th.

- 925 Jefferson (Landmark, Grant, Alteration Certificate)
- 1016 Grant (Landmark, Grant, Alteration Certificate)
- 1200 Jefferson (Landmark, Grant, Alteration Certificate)

Updates from Commission Members: None

Discussion Items for Future Meetings: None

Adjourn:

Parris motioned to adjourn and Keller seconded. Voice motion passed, 5-0. Meeting adjourned at 8:50 pm.

ITEM: 925 Jefferson Avenue Landmark/Alteration
Certificate/Historic Preservation Fund Grant Request

APPLICANT: James Hopperstad
Longs Peak CAD
1015 Confidence Drive
Longmont, Colorado 80504

NER: Christina Dickinson
838 14th Street
Boulder, Colorado 80302

PROJECT INFORMATION:
ADDRESS: 925 Jefferson Avenue
LEGAL DESCRIPTION: Lots 6-7, Block 11, Jefferson Place
DATE OF CONSTRUCTION: 1891

REQUEST: A request to Landmark 925 Jefferson Avenue and a request for an Alteration Certificate and Preservation and Restoration Grant at 925 Jefferson Avenue.



SUMMARY:

The applicant is requesting:

- Landmark designation for the property at 925 Jefferson Avenue.
- An alteration certificate allowing changes related to restoration and rehabilitation work to the existing structure as well as a modern addition.
- A Preservation and Restoration Grant in the amount of \$117,937, which is \$72,937 above the program maximum grant amount. With the \$5,000 incentive grant for landmarking, the total grant award would be \$122,937.

Staff recommendations:

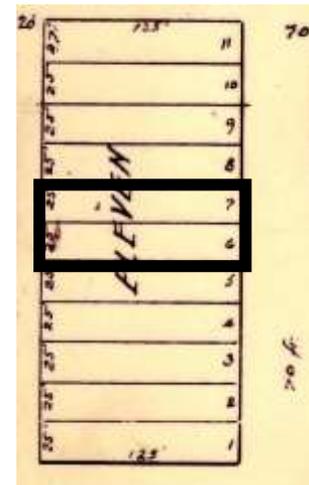
- Staff recommends approval of the landmark request. The property meets the requirements for age, significance, and integrity.
- Staff recommends approval of the alteration certificate with conditions. The proposed changes to the window openings on the façade and relocating the front door will change the historic character and integrity of the property and should be eliminated prior to approval.
- Staff recommend denial of the applicant’s grant request. The applicant requests an “extraordinary circumstances” matching grant \$117,937. Staff recommends approval of an “extraordinary circumstances” matching grant of \$58,000 for the foundation work only and a \$40,000 matching grant for the remainder of the eligible preservation and rehabilitation work, for a total matching grant of \$98,000.

HISTORICAL BACKGROUND:

Information from Bridget Bacon, Louisville Historical Museum

This property was originally purchased by Virginia Hamilton in 1891. The exact date of construction for the house is unknown, but it seems likely that the house was constructed around that date. Virginia Hamilton was born in Missouri and moved to Erie, Colorado with her husband Thomas. After he was struck by lightning and killed, Virginia moved to Louisville with her five children. Virginia Hamilton was a school teacher in Louisville, and the 925 Jefferson Avenue home was conveniently located near the school for first and second grade students at 801 Grant (now the Louisville Center for the Arts). Virginia taught in Louisville for 32 years.

In 1898, Virginia Hamilton was one of the four founding members of Louisville’s Saturday Study Club, which was a women’s club that sought to culturally enrich its members and the town. The Saturday Study Club operated the Louisville Public Library for 35 years. Following Virginia’s death in 1925, her son Frank Hamilton lived in the house with his wife Sadie and her brother Samuel Hilton. Frank was a coal miner and operated a saloon in Superior, and later became a deputy County Clerk and a County road overseer. Following Frank’s death in 1956, his granddaughter sold the property.



*Jefferson Place
Subdivision*



Boulder County Assessor records, 1950



925 Jefferson Avenue, east view – Current Photo



925 Jefferson Avenue, south view – Current Photo



925 Jefferson Avenue, west view – Current Photo

ARCHITECTURAL INTEGRITY:

925 Jefferson is a one-story wood frame structure with a rectangular plan, with its primary facade facing east to Jefferson Avenue. The foundation is brick. The exterior is clad with horizontal wood lap siding painted white. The main roof is hipped with two red brick central chimneys. A wraparound porch stretches across the full width of the front facade and along the south side. The porch has a hip roof with a frieze and dentils. The porch roof is supported on turned wood posts with decorative brackets. A concrete walk leads to four wooden steps at the corner of the porch. The stairs have a newer turned wood posts and railings. The porch floor is wooden boards painted blue, and the soffit is bead board painted white. The front door is clear finished wood with a nearly full-height oval glass light. A crawl space below the porch is enclosed with painted wood latticework. The west end of the house is a 1957 addition. This extends the full width of the house and has similar wood lap siding, a shed roof, three 9-light wood windows and a side door leading to the back yard.

Primary changes over time:

- Rear addition (1957);
- Porch stairs replaced and railing added (unknown)
- Window replacement (2014, approved by HPC)

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:

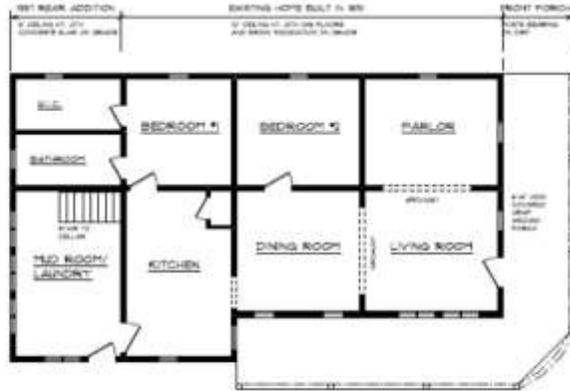
Sec. 15.36.050. - Criteria for Designation

Criteria	Meets Criteria?	Evaluation
A. <i>Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in this chapter.</i>	Yes	The principal structure at 925 Jefferson Avenue was constructed circa 1891, making it 128 years old.
1. a. <i>Architectural.</i> 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.	Yes	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 significant for architecture as an example of a Hipped-Roof Box form house.

<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>	Yes	<p>Virginia Hamilton was a well-known Louisville teacher and founding member of the Saturday Study Club. Frank Hamilton was a coal miner, saloon operator, deputy County Clerk and a leading citizen in the community.</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>	N/A	
<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>b. Retains original design features, materials and/or character.</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>d. <i>Has been accurately reconstructed or restored based on historic documentation.</i></p>	Yes	<p>The property has integrity of location, design, materials, workmanship and feeling. Integrity of setting is compromised by the construction of adjacent homes that reduce the once substantial size of the property. Integrity of association with the Hamilton family is lost, but association with Jefferson Place subdivision is still intact. There is a 1957 addition, but the addition is small, on the rear, and not readily visible from the street.</p> <p>The structure retains its overall form and appearance from the street and exhibits a high level of physical integrity.</p>

ALTERATION CERTIFICATE REQUEST:

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

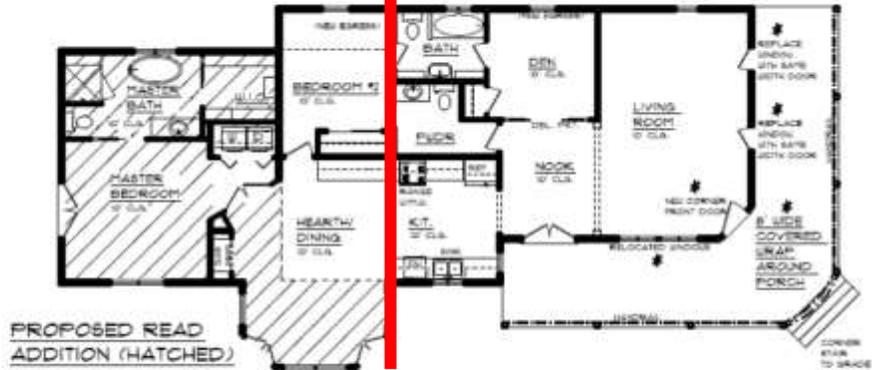


925 JEFFERSON AVENUE
HISTORIC RESIDENCE

New construction | *Historic structure*



PROPOSED GARAGE/
STUDIO (HATCHED)



925 JEFFERSON AVENUE
PROPOSED ADDITIONS

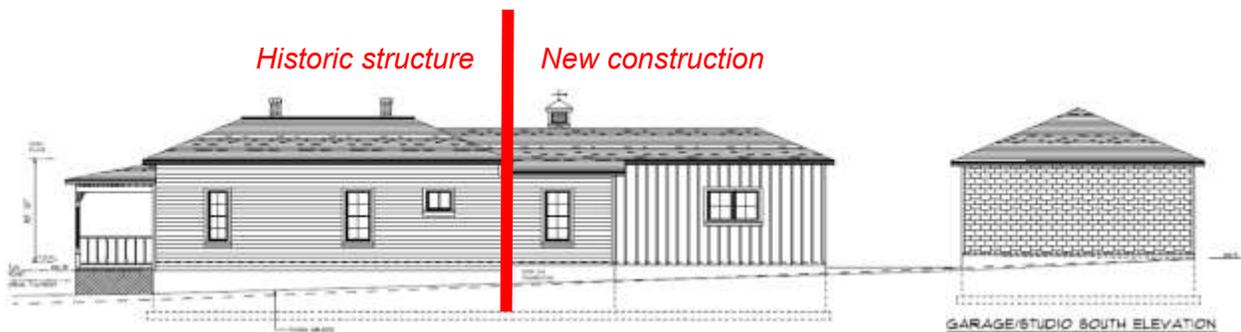


925 Jefferson Avenue – East Elevation, current

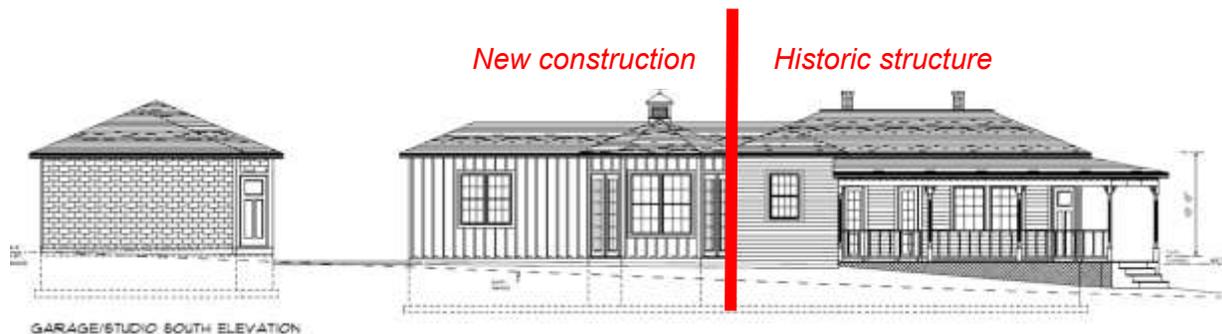


Current window size and location and door location will be retained.

925 Jefferson Avenue – East Elevation, proposed



925 Jefferson Avenue – North Elevation, proposed



925 Jefferson Avenue – South Elevation, proposed

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

- Raise the house in place and install a new foundation and crawl space;
- Reinforce and support the existing floor and roof framing;
- Deconstruct and rehabilitate the wraparound front porch (save and reuse existing posts and ornamental trim);
- Mechanical and electrical demolition and re-installation of new systems per current codes;
- Re-grading for proper drainage;
- On the front façade:
 - Remove and relocate the existing front door to the southeast corner of the house (match design of existing non-conforming front door);
 - Remove the replacement windows and replace with doors;
 - Rebuild and expand the width of the front porch;
- Remove the rear addition to the house (circa 1957) and replace with a modern addition with a larger footprint.

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 applicants have revised their plans and the current window and door placement will be retained. The window size will also be maintained. These changes will aid in maintaining the existing architectural character of the structure and property.
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>	Yes	The addition is clearly distinguishable from the original structure due to changes in material, wall plane, and fenestration.
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 subordinate to the original structure in both size and placement.
4. <i>The compatibility of accessory structures and fences with the main structure on the site, and with other structures.</i>	Yes	The proposed accessory structure is located to the rear of the property. The proposed structure is a reasonable size and its location behind the historic house will minimize visibility from Jefferson Avenue.
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 applicants have revised their plans and the current window and door placement will be retained. The window size will also be maintained. These changes will aid in maintaining the existing architectural features of the structure and property.
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.
7. <i>The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property.</i>	Yes	Proposed rehabilitation work (foundation, grading, floor and roof framing) will result in the preservation and continued used of the property.
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>	Yes	The structure at 925 Jefferson Avenue will continue to function as a single family home.

<p><i>8. b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.</i></p>	<p>Yes</p>	<p>The applicants have revised their plans and the current window and door placement will be retained. The window size will also be maintained. These changes will aid in maintaining the existing architectural integrity of the structure and property.</p>
<p><i>8. c. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.</i></p>	<p>Yes</p>	<p>The proposed rear addition is compatible with the historic portion of the structure but also distinguishable due to material changes and location to the side and rear. The proposed gazebo on the south side of the addition extends beyond the footprint of the original house/porch, therefore increasing its visibility.</p>
<p><i>8. d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</i></p>	<p>Yes</p>	<p>The proposed changes to the rear addition (removal and replacement) result in the removal of historic materials but were added to the property after the end of the Period of Significance in Louisville (1955).</p>
<p><i>8. e. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.</i></p>	<p>Yes</p>	<p>When possible, original woodwork (particularly on the porch) will be repaired and retained. When not possible, like materials will be used.</p>
<p><i>8. f. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. In the replacement of missing features, every effort shall be made to substantiate the structure's historical features by documentary, physical, or pictorial evidence.</i></p>	<p>Yes</p>	<p>When possible, original woodwork (particularly on the porch) will be repaired and retained. When not possible, like materials will be used.</p>
<p><i>8. g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</i></p>	<p>N/A</p>	<p>Damaging techniques are not proposed for use on this project.</p>
<p><i>8. h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be</i></p>	<p>N/A</p>	<p>Significant archeological resources have not been identified on this property.</p>

<i>disturbed, mitigation measures shall be undertaken.</i>		
<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>	Yes	The applicants have revised their plans and the current window and door placement will be retained. Using the current window openings will minimize necessary exterior alterations and result in the loss of minimal historic materials. The siding on the new addition make it clearly differentiated from the historic portion of the structure while still being compatible in terms of mass, size, scale, and architectural features.
<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 takes the place of a prior addition to the original house built in 1957. The construction of the new addition does not result in the loss of any additional material on the historic structure.

Staff believes the proposed changes, specifically the changes to the front façade, would result in the loss of the historic character of the historic building. Section 15.36.120 of the LMC gives the criteria for evaluating alteration certificates and based on the proposed design, staff finds that the proposed design fails to meet the standards.

GRANT REQUEST:

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.

The applicant is requesting approval of a Preservation and Restoration Grant for rehabilitation and restoration work on the structure at 925 Jefferson Avenue. The total grant request is \$117,937. This grant would be in addition to the \$5,000 signing bonus for landmarking the structure and the \$4,000 grant for the Historic Structure Assessment previously approved for the property.

A Historic Structure Assessment was previously done for the property, completed by Longs Peak CAD and paid for by the Historic Preservation Fund. The assessment (attached) makes several recommendations including: new foundation walls and crawl space; reinforced floor system; repair damaged walls; reinforced roof system; and porch repairs. The applicants received a cost estimate from Petra Custom Builders. The proposed total cost for all of the work on the historic structure is \$273,375.

Work proposed with total cost:

- Foundation/crawlspace: \$116,000
 - *Field Coordination and Supervision (\$22,500)*
 - *Carpentry work to shore, stiffen, disconnect, demo and reconnect the house (\$15,000)*
 - *Lift house, Excavate, New Foundation (\$78,500)*
- Floor structure: \$8,500
 - *Provide additional joists for support*
 - *Modify beams to meet code*
- Front porch: \$21,550
 - *Install concrete post footings*
 - *Replace floor joists, wood posts, decking*
- Roof Structure: \$8,100
- Chimney: \$7,000
 - *Stabilize and support*
- Site Grading: \$15,000
- Mechanical and Electrical: \$33,925
 - *Reinstallation of furnace and ductwork*
 - *Replace wiring, breakers, panels*
- Site Utilities: \$15,300
 - *Demolition of existing site utilities prior to lifting the house, reconnection*
- Environmental Hazards: \$48,000
 - *Lead and asbestos abatement*

COST ESTIMATE OF PROPOSED WORK: \$273,375

MATCHING GRANT REQUESTED: \$117,937 (matching grant maximum \$40,000)

Grants:

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

Preservation is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property as they now exist. Approved

work focuses upon the repair of exterior historic materials and features rather than extensive replacement and new construction.

- Chimney

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

- Foundation/crawlspace
- Floor structure
- Roof structure
- Front porch
- Site grading
- Mechanical/electrical work

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.

The applicant is requesting a matching grant amount of \$117,937 be considered under Resolution No. 17, Series 2019, Section 12(c) which allows for grant amounts to exceed the \$40,000 limitation on matching grants when there is a “*showing of extraordinary circumstances relating to building size, condition, architectural details, or other unique condition compared to similar Louisville properties*” and applicant matches “*at least one hundred percent (100%) of the amount of the grant*”.

Three extraordinary circumstances grants have been approved by the Historic Preservation Commission in the past. The initial grant request and the amount ultimately awarded are summarized in the table below:

	Date Approved	Max. Standard Preservation Grant	Total Cost – Eligible Work	Preservation Grant Awarded
721 Grant Ave.	12/6/2016	\$20,000	\$160,160	\$73,436.50
1021 Main St.	11/5/2018	\$20,000	\$85,858	\$49,929
908 Rex St.	6/8/2020	\$40,000	\$151,000	\$61,775
925 Jefferson		\$40,000	\$225,375	

Staff agrees that the scope and cost of the foundation work qualifies as extraordinary circumstances. However the remaining scope of work for 925 Jefferson Avenue is similar to those of past projects that received the maximum grant amount and do not meet the “extraordinary circumstances” grant criterion. In addition, staff does not feel that the work related to environmental hazards falls under the categories of preservation, restoration, or rehabilitation and has therefore been excluded from calculations. For these reasons, staff recommends that the matching grant be limited to \$98,000 (the standard \$40,000 grant maximum plus \$58,000

match for foundation work). The remaining portions of the project may be eligible for loan funding and a new construction grant. Staff would encourage the applicant to explore those options if additional funds are needed to complete the project.

FISCAL IMPACT:

Approval of the applicant's grant request allows for a total grant of up to \$122,937 from the Historic Preservation Fund: a \$5,000 landmark incentive grant (unmatched), and a \$117,937 matching grant. Approval of staff's grant recommendation would result in a total grant amount of \$103,000: a \$5,000 landmark incentive grant (unmatched), and a \$98,000 matching grant.

STAFF RECOMMENDATION:

Landmarking

The structure at 925 Jefferson Avenue has maintained its style and form since at least 1950, giving it architectural significance. It is also has social significance due to its association with notable members of the Louisville community. Staff finds that the property is eligible to be landmarked and for a \$5,000 Landmark Grant.

Staff recommends that the structure be landmarked by approving Resolution No. 10, Series 2020. Staff also recommends that the house be named for the Hamilton Family who owned the property from approximately 1891-1956.

Alteration Certificate

Staff believes the proposed changes to 925 Jefferson would result in the preservation, restoration and rehabilitation of the historic structure.

Staff recommends approval of Resolution No. 11, Series 2020 recommending approval of the alteration certificate for 925 Jefferson Avenue.

Grant

The grant request includes rehabilitating the existing structure. The proposed changes will facilitate the continued preservation of the structure, and are historically compatible. Staff finds that the proposed foundation work meets the extraordinary circumstances criterion while the remainder of the proposed work is typical of a preservation project.

Staff recommends the HPC recommend approval of a Preservation Grant (matching) in the amount of \$98,000 by approving Resolution No. 12, Series 2020.

ATTACHMENTS:

1. Resolution No. 10, Series 2020
2. Resolution No. 11, Series 2020
3. Resolution No. 12, Series 2020
4. Historic Preservation Application
5. Historic Survey Report
6. Historic Structure Assessment

**RESOLUTION NO. 10
SERIES 2020**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING THE
LANDMARK DESIGNATION FOR A HISTORICAL RESIDENTIAL STRUCTURE
LOCATED AT 925 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 925 Jefferson Avenue, on property legally described as Lots 6-7 of Block 11, 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, 925 Jefferson Avenue (Hamilton 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 Hamilton 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 Hamilton 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 925 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 Hamilton House.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson

**RESOLUTION NO. 11
SERIES 2020**

**A RESOLUTION RECOMMENDING APPROVAL OF AN ALTERATION CERTIFICATE
FOR THE HAMILTON HOUSE LOCATED AT 925 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 at 925 Jefferson Avenue, on property legally described as Lots 6-7 of Block 11, 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 June 15, 2020, where evidence and testimony were entered into the record, including findings in the Louisville Historic Preservation Commission Staff Report dated June 15, 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 Hamilton House as described in the staff report dated June 15, 2020.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson

**RESOLUTION NO. 12
SERIES 2020**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A
PRESERVATION AND RESTORATION GRANT FOR THE HAMILTON HOUSE
LOCATED AT 925 JEFFERSON AVENUE**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration grant for the Hamilton House, a historic residential structure located at 925 Jefferson Avenue, on property legally described as Lots 6-7 of Block 11, 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

WHEREAS, the preservation and restoration work being requested for the Hamilton 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 Hamilton 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 Hamilton House, in the amount of **\$98,000**.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson



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

(Revised June 2019)

Guidelines

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

Staff contact

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

Deadlines

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

Eligible Applicants

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

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

Historic Structure Assessments

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

Landmarking Grants

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

Eligible Costs and Improvements:

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

Repair and stabilization of historic materials:

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

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

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

Energy upgrades:

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

Reconstruction of missing elements or features:

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

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

Ineligible Costs and Improvements:

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

Application Review Process

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

Project Review and Completion

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

Disbursement of Funds

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

Grant/Loan Process Outline

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

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

Historic Preservation Application

The following information must be provided to ensure adequate review of your proposal. Please type or print answers to each question. Please keep your responses brief but thorough. If you have any questions about the application or application process, please reach out to the Historic Preservation Planner.

TYPE(S) OF APPLICATION

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

1. OWNER/APPLICANT INFORMATION

Owner or Organization

Name(s): Christina Dickenson

Mailing Address: 838 14th Street, Boulder CO 80302

Telephone: (303) 868-6482

Email: christina.d@earthlink.net

Applicant/Contact Person (if different than owner)

Name: James Hopperstad

Company: Longs Peak CAD

Mailing Address: 1015 Confidence Drive, Longmont CO 80504

Telephone: (303) 885-6176

Email: jrhopper@me.com

2. PROPERTY INFORMATION

Address: 925 Jefferson Avenue

Legal Description: Lots 6-7 Block 11 Jefferson Place

Parcel Number: _____ Year of construction (if known): 1891

Landmark Name and Resolution (if applicable): _____

Primary Use of Property: Single Family Residence

3. REQUEST SUMMARY

-
1. Request for Landmark status with the City of Louisville
 - ~~2. Request approval for Historic Preservation Grant funding.~~
 3. Approval of Alteration Certificate to include changes to front of house and additions to rear of house.
-

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

- a. Provide a brief description of the proposed scope of work.
 1. Requesting Landmark status of home.
 2. Requesting Historic Preservation Grant funding (see detailed breakdown)
 3. Requesting Alteration Certificate to include:
 - a. Demolition of rear part (west end) of house that was the 1957 addition.
 - b. Three items at front of house (wider front porch, period conforming corner front door, two tall doors in place of two tall windows).
 - c. New Addition to rear of existing house (adding 534 sq. ft. total)
 - d. New Detached garage and studio at alley (656 sq. ft.)
- b. Describe how the work will be carried out and by whom. Include a description of elements to be rehabilitated or replaced and describe preservation work techniques that will be used.

The historic preservation and rehabilitation work will be carried out by Petra Custom Builders, a local experienced company in the City of Louisville. It will include the new foundation and crawl space (physically raise house in place), reinforcing and re-supporting the floor and roof framing (per engineer), deconstruction and rehabilitating the wrap around front porch (save and reuse existing posts and ornamental trim), mechanical and electrical demolition and re-installation of new systems (per current codes), re-grading for proper drainage (per engineer), re-framing of period conforming corner front door (match design of existing non-conforming front door).

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

The overall cost to conduct historic preservation is substantially greater than scraping and rebuilding a new home. In this case, the house does not have a suitable foundation extending below frost depth. Utilizing historic preservation funds will allow the house to be physically raised in place (approx. 24") for a new foundation and crawl space be installed. It also is imperative to repair wood rot components of the house and porch; provide proper drainage away from the house; and reinforce, re-support and repair structural elements. The overall community benefit will be historic preservation of one of the earliest and most appealing homes built in City of Louisville.

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

Name of Architectural Feature:

<p>Describe feature and its condition: Foundation/crawl space: The current foundation is stacked bricks bearing on grade. There is a small cellar made of unreinforced CMU walls. There is not a crawl space.</p>	<p>Describe proposed work on feature:</p> <ul style="list-style-type: none"> - Brace and repair existing floor joists. - Shore existing house on steel beams and raise approx. 24" above existing brick foundation. - Disconnect and safe off existing utilities. - Excavate for new concrete foundation walls. - Install 4' high foundation walls with top of walls 12" high than existing foundation for proper drainage.
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Name of Architectural Feature:

<p>Describe feature and its condition: Site Utilites: The property has overhead electric service from the alley power pole, natural gas and water supply from Jefferson Street, and a sewer line to the alley.</p>	<p>Describe proposed work on feature: Gas, electric and water services will require demolition back to the street and alley by public utility companies for safety reasons. Sewer will be disconnected away from the house and capped. Upon completion of the new foundation, the utility services will be reconnected to the house.</p>
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Name of Architectural Feature:

<p>Describe feature and its condition: Front Porch structure: The porch construction consists of 2x8 floor joists, 6x6 turned wood posts and 1x4 decking. All of these items are in poor condition from weather and wood rot.</p>	<p>Describe proposed work on feature: The front porch should be replaced with new materials properly suited for exterior conditions to include concrete post footings below frost depth (per the Engineer).</p>
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Name of Architectural Feature:

<p>Describe feature and its condition: Floor framing: The floor consists of wood 2x8 floor joists with random supports in varying directions. The condition is fair, though the design would not be used under current codes.</p>	<p>Describe proposed work on feature: The floor joists should be reinforced and re-supported with an organized beam and foundation system. Notched joists should be replaced. The ends of the joists should be protected from moisture (per the Engineer).</p>
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Name of Architectural Feature:

<p>Describe feature and its condition: Roof Framing: The roof framing consists of 2x roof joists and an integrated ceiling diaphragm. The condition is fair.</p>	<p>Describe proposed work on feature: Coordinate additional roof reinforcing with floor reinforcements. (per the Engineer)</p>
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Name of Architectural Feature:

<p>Describe feature and its condition: Site Grading: The existing grade slopes from the rear alley to Jefferson Street, with approximately 5' of drop. The grading condition at the house is poor. The existing house is not high enough above grade for proper drainage.</p>	<p>Describe proposed work on feature: Provide positive drainage away from the house. This can be accomplished by the top of new foundation being installed 12" above existing conditions. Site re-grading and dirt work will be completed to provide proper drainage and slope away from the house.</p>
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Name of Architectural Feature:

<p>Describe feature and its condition: Mechanical and Electrical Systems: A gas fired furnace and metal ductwork are used to heat the home. The condition is fair. The house has Cloth wrapped electrical wiring. The electrical wiring appears to be satisfactory.</p>	<p>Describe proposed work on feature: The HVAC system and under floor wiring will be removed during crawl space wall excavation and floor system rehabilitation. An energy efficient furnace and new ductwork will be necessary upon completion of the new crawl space and floor system improvements. Due to the age of the wiring and safety hazards, it is recommended all wiring, breakers and panels be replaced.</p>
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Name of Architectural Feature:

<p>Describe feature and its condition: Chimneys: The roof has two "non-functioning" brick chimneys. Their condition is fair.</p>	<p>Describe proposed work on feature: The two chimneys contribute to the historic relevance and character of the home, and shall be maintained. The GC shall stabilize and support the chimneys during shoring of the house.</p>
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Name of Architectural Feature:

<p>Describe feature and its condition: Environmental Hazard: Lead Paint Condition: Lead Paint Detected per Weecycle Assigned Job #19-16918</p>	<p>Describe proposed work on feature: Lead paint was detected on window and door components, and the front porch. For renovation activities that disturb these sites, a Certified contractor is required to follow the applicable HUD, EPA, and OSHA Lead-in-Construction standards and final clearance.</p>
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Name of Architectural Feature:

<p>Describe feature and its condition: Environmental Hazard: Asbestos Condition: Asbestos Detected per Weecycle Assigned Job #19-16918</p>	<p>Describe proposed work on feature: Materials found with asbestos include: Furnace pipe to roof, joint compound throughout house, wall paper adhesive, drywall and drywall texture. Prior to demolition or renovation activities, these asbestos containing building materials must be removed by a licensed asbestos abatement contractor.</p>
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Name of Architectural Feature:

<p>Describe feature and its condition:</p>	<p>Describe proposed work on feature:</p>
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Name of Architectural Feature:

<p>Describe feature and its condition:</p>	<p>Describe proposed work on feature:</p>
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6. COST ESTIMATE OF PROPOSED WORK

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. When possible, include quotes for the proposed work.

Type of Incentive: GRANT LOAN BOTH

Feature	Proposed Work to be Funded	Fund Request	Match (M)	Total
A.	Lift House/Foundation/crawl space	\$	\$	\$ 116,000
B.	Site Utilites	\$ 7,650	\$ 7,650	\$ 15,300
C.	Front Porch structure	\$ 10,775	\$ 10,775	\$ 21,550
D.	Floor framing	\$ 4,250	\$ 4,250	\$ 8,500
E.	Roof Framing	\$ 4,050	\$ 4,050	\$ 8,100
F.	Site Grading	\$ 7,500	\$ 7,500	\$ 15,000
G.	Mech. & Elec. Systems	\$ 16,962	\$ 16,963	\$ 33,925
H.	Chimneys	\$ 3,500	\$ 3,500	\$ 7,000
I.	Environmental Hazards	\$ 24,000	\$ 24,000	\$ 48,000
J.		\$	\$	\$
K.	Contingency (10%)	\$	\$ (24,937)	\$
	Total Proposed Work	\$ 117,937	\$ 117,938	\$ 273,375

For loan requests, indicate total loan request here:	\$ 0
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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.

Ryberg Construction Co. Inc.
17843 W.C.R. 6
Brighton, Co. 80603
Office 303 659 5943
Fax 303 659 8495
Email jlr2260@hotmail.com

April 24, 2020

To-Petra Custom Builders

Subject- Estimated cost for house lift, excavation, and new foundation replacement on the house located at 925 Jefferson, Louisville Co

Ryberg Construction would like to provide the following estimate for below listed work-

1. Lift house hold in place for new foundation and set on new foundation after it is completed
2. Excavate under house and remove existing foundation, excavate for new foundation.
3. Supply and install the following-
 - Up to 156 lineal feet of 8" tall x 16" wide concrete footing
 - Up to 156 lineal feet of 8" wide x 4' tall concrete foundation
 - Up to 3 concrete pads for center beam posts
 - Up to 8 concrete piers for porch

Foundation estimate includes- Rough backfill of foundation, export and disposal of existing foundation debris and excess dirt only.

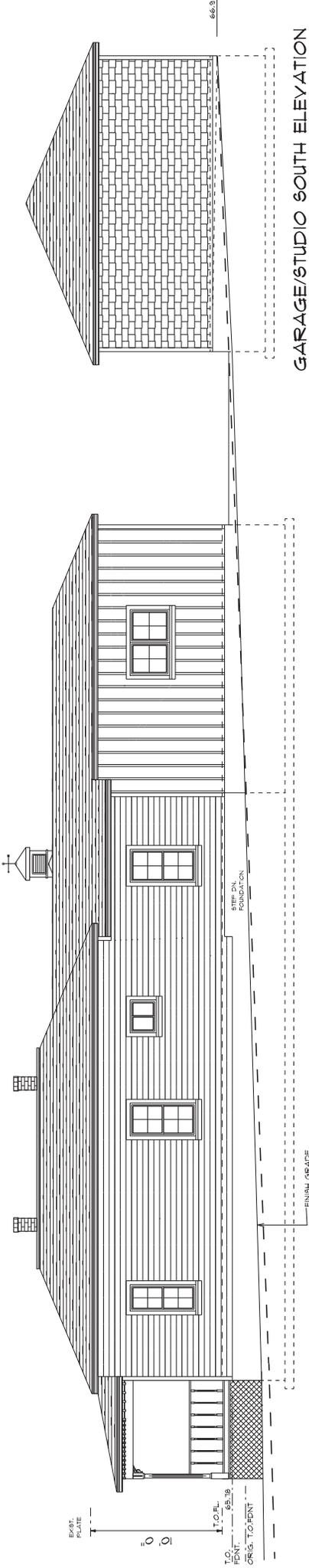
Estimated cost for this work-house lift-\$35,000.00

Excavation, Foundation, and backfill-\$61,000.00

Estimated prices exclude-Permits, Engineering, soil testing, inspection costs, any plumbing, heating, and electrical work, center beams and posts, concrete floor in basement, any addition concrete work, any additional excavation work, any additional concrete removal, any additional work to house, drain systems, import and export of additional dirt and concrete, any additional concrete work, earth shoring, any landscaping removal/replacement/or repair, site fencing and erosion control, or the replacement, and repair off, any asbestos or lead paint abatement, removal, testing and permitting.

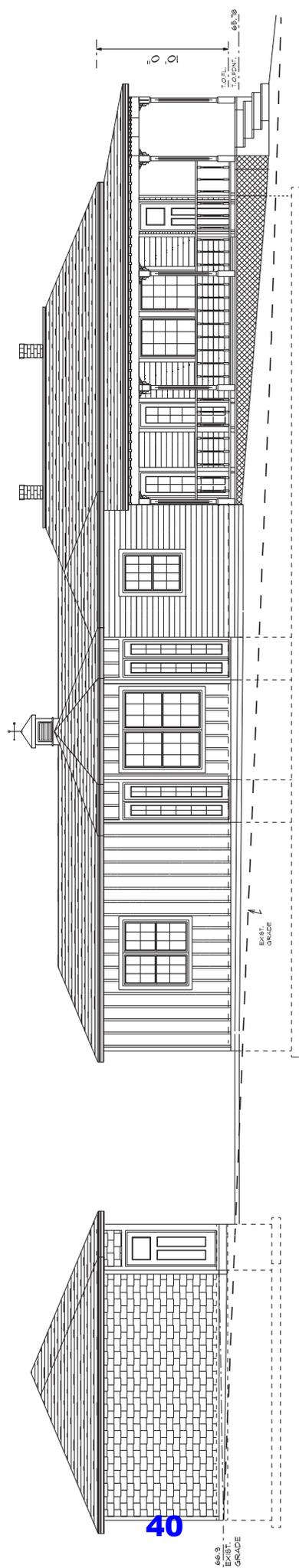
Owner/Contractor will be responsible for removal and disconnect of the heat and plumbing systems and the utilities. Owner/Contractor to remove brick chimneys.

All estimated prices will be subject to final engineering design, final site conditions, permit conditions and final project scope of work.



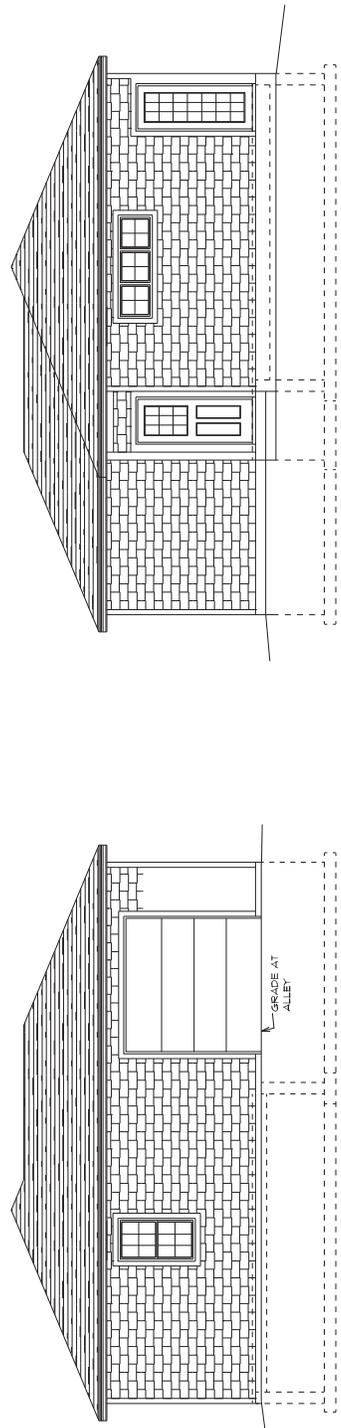
RIGHT (NORTH) ELEVATION

GARAGE/STUDIO SOUTH ELEVATION

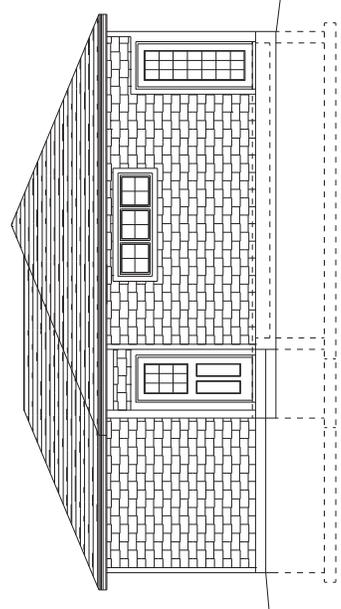


LEFT (SOUTH) ELEVATION

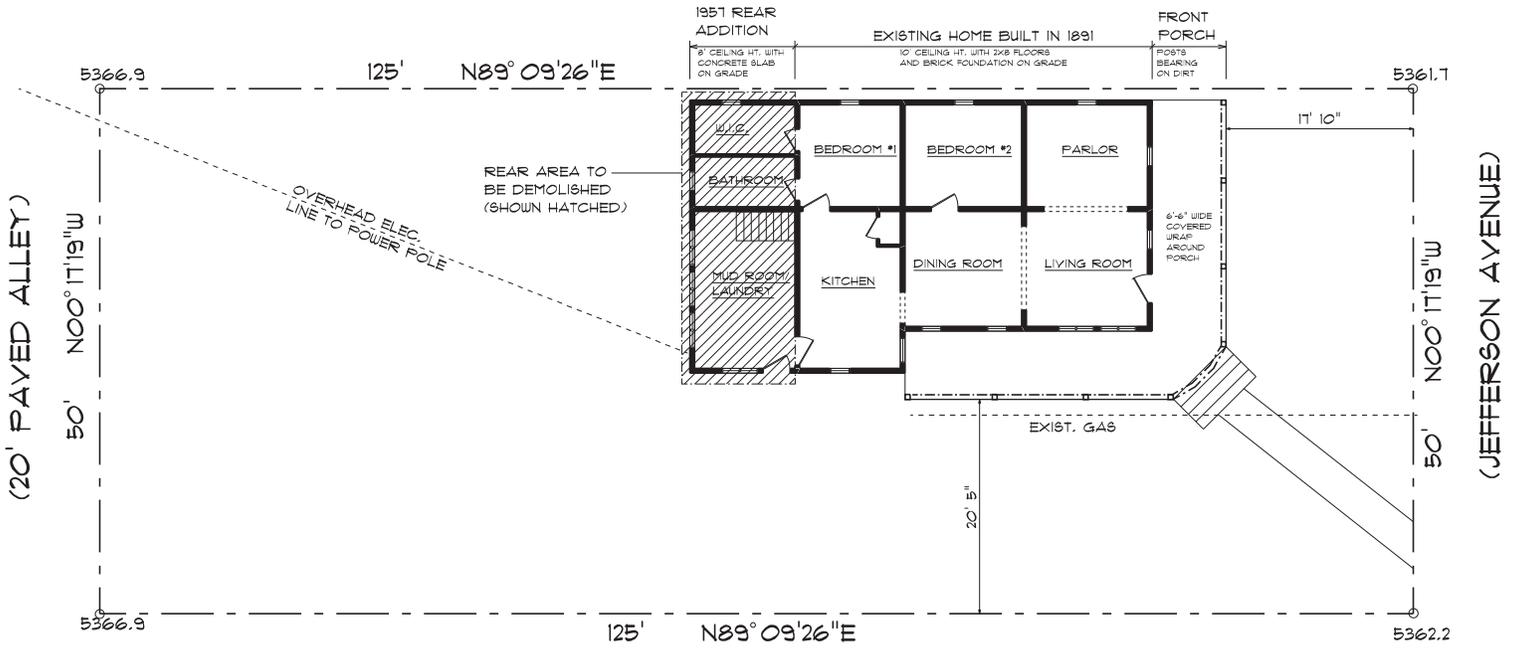
GARAGE/STUDIO SOUTH ELEVATION



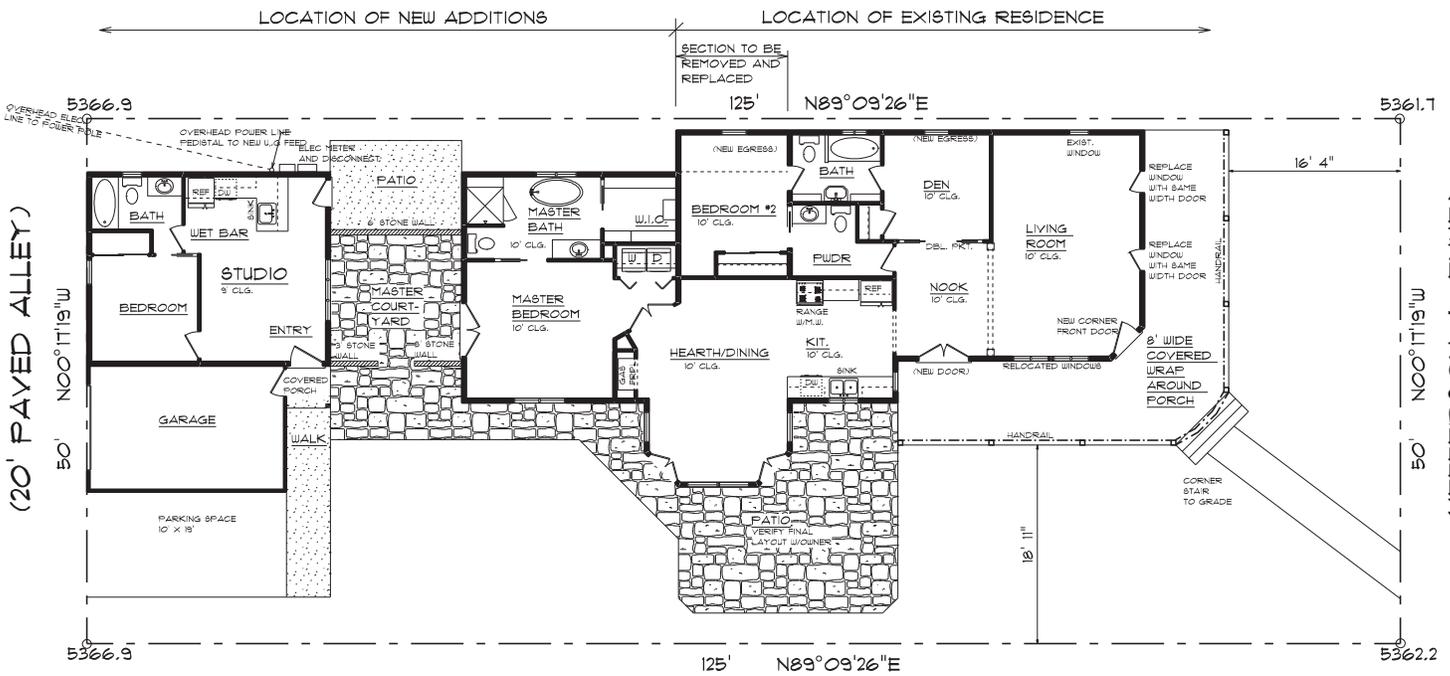
GARAGE/STUDIO WEST ELEVATION
FACES TO ALLEY



GARAGE/STUDIO EAST ELEVATION
FACES TO MASTER BEDROOM COURTYARD



925 JEFFERSON AVENUE
EXISTING SITE PLAN



925 JEFFERSON AVENUE
PROPOSED SITE PLAN



Resource Number: 5BL 923
Temporary Resource Number: 157508406003

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 923
2. Temporary resource number: 157508406003
3. County: Boulder
4. City: Louisville
5. Historic building name: Hamilton House
6. Current building name: Schulte House
7. Building address: 925 Jefferson Avenue, Louisville, CO 80027. Alternate address: 424 Jefferson. Louisville addresses were changed in the 1930s.
8. Owner name and address: Schulte, 925 Jefferson Ave Louisville, CO 80027-1815.



II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
NW ¼ of NE ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference NAD 83
Zone 13; 488484 mE 4425457 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): 6, 7 Block: 11
Addition: Jefferson Place Year of Addition: 1880
13. Boundary Description and Justification: The surveyed property 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): Rectangular plan
15. Dimensions in feet: Length 44 x Width 26
16. Number of stories: One
17. Primary external wall material(s): Wood horizontal siding
18. Roof configuration: Hip
19. Primary external roof material: Asphalt

20. Special features: Porch, chimney, fence
21. General architectural description: 925 Jefferson is a one-story wood frame structure, rectangular in plan, with its primary façade facing east to Jefferson Avenue. The foundation is brick. The exterior is clad with horizontal wood lap siding painted white. The main roof is hipped, with gray/green asphalt shingles. There are two red brick central chimneys. A prominent wraparound porch graces the full width of the front façade and 24 feet of the south side. The porch has a hip roof with a frieze and dentils. The porch roof is supported on turned wood posts with decorative brackets. Harkening to the days when this house was in the center of a large land parcel, the approach to the house is at an angle, with a concrete walk leading to four wooden steps at the corner of the porch. The stairs have a newer turned wood posts and railings. The porch floor is wooden boards painted blue, and the soffit is bead board painted white. The front door is clear finished wood with a nearly full-height oval glass light. A crawl space below the porch is enclosed with painted wood latticework. Windows on the original part of the house are regularly spaced, historic wood 4/4 divided light double hung sash. The west end of the house is a 1957 addition. This extends the full width of the house and has similar wood lap siding, a shed roof with gray asphalt roll roofing, three 9-light wood windows facing west and a side door leading to the back yard.
22. Architectural style/building type: Hipped-Roof Box
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. 925 Jefferson Avenue is consistent with these patterns and blends well with the scale and character of the neighborhood. This small house is set in the center of the block, flanked by neighboring small houses, although it once anchored the center of a six-lot estate. The house is set close to the street with a shallow, unfenced lawn at the front and sides. Somewhat uniquely for Jefferson Place, the front concrete walk approaches the house at an angle, leading to four wooden steps at the southeast corner of the wraparound front porch. There is a very large cottonwood tree in front and large juniper shrubs at the front and sides of the house. The rear yard contains a lawn and planted areas. It is enclosed with a combination of wire fencing and wood picket fencing.
24. Associated buildings, features, or objects: NA

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: ca. 1891 Actual: _____
Source of information: Boulder County property records for lot purchase and 1900 Federal census
26. Architect: Unknown
Source of information: NA
27. Builder/Contractor: Unknown
Source of information: NA
28. Original owner: Virginia Hamilton
Source of information: Boulder County property records
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The house was built at an unknown date between 1891 and 1905, most likely in 1891. For many years, the house had very generous side yards as it occupied the center of a six-lot property, lots 4 through 9. The two southernmost lots were sold in 1936 and the two northern lots were sold in 1952, leaving the property in its current two-lot configuration. A 10x26 rear addition was constructed in 1957. The original wood shingle roof was replaced at an

Resource Number: 5BL 923

Temporary Resource Number: 157508406003

unknown date with asphalt shingles. Turned wood posts at the front porch stair railing are more recently added. No other exterior modifications were noted.

30. Original location Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

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

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.

Virginia Hamilton and her family owned this property for over 65 years, and this was their residence. Virginia Hamilton was a school teacher in Louisville for many years, and this home was conveniently located near her place of work, which was the school for first and second grade students at 801 Grant (5BL7974). Virginia Hamilton was also one of the four charter members of Louisville's Saturday Study Club, a women's organization credited with bringing culture to the coal mining town of Louisville. The Hamilton family was also associated with 833 Jefferson (5BL8433) in Jefferson Place. 925 Jefferson has a connected history with 913 Jefferson (5BL8434) and 933 Jefferson.

Marybeth Chambers originally purchased the lots for this property in 1885 from Jefferson Place developer Charles Welch. She was involved in buying and selling a great deal of property in Louisville, as was her husband, John S. Chambers. John and Marybeth Chambers, along with Lyman and Helen Andrews, operated the businesses Andrews & Chambers, located on Front Street, then the Louisville Mercantile Company, located in the brick building that used to stand at 701 Main. All were from New York State, as was Welch. Marybeth and John Chambers were a prominent and influential couple in Louisville until John Chambers died, which appears to have occurred in the 1890s. Marybeth Chambers then moved to Denver to live with a relative, according to census records.

County property records show that Asenath Virginia Hamilton, nicknamed Jennie, purchased the lots for 925 Jefferson by 1891, when the deed was recorded.

Virginia Hamilton was from Missouri (born in 1851, it is believed) and her maiden name was Clemens. (Long after her death, it was believed by some in Louisville that she had been the sister of Samuel Clemens (Mark Twain), but they had been only distant cousins.)

Virginia Hamilton and her husband, Thomas, were living in Erie with their five children when he was struck by lightning and killed at the age of 30 in 1878. He was principal of Erie schools and postmaster in Erie.

The widowed Virginia and her children, who at that time ranged in age from 1 to 9, ended up living in Boulder in the early 1880s, then moved to Louisville. In the 1885 Colorado State Census, the family is shown as living on Main Street in Louisville and Virginia was already working as a school teacher to support her family.

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. The inventory record completed for 925 Jefferson in 1985 estimated that it was constructed in 1880-1890. The 1904 directory for Louisville has the Hamilton family, the owners of 925 Jefferson, as living on Jefferson Avenue north of Walnut, which is an accurate description of this property. Also, although the 1900 federal census does not indicate streets for Louisville, it does list the family as living very close to other families who resided on Jefferson, and states that the Hamiltons owned their house free of a mortgage. It seems likely that the house would have been constructed at around the time that Virginia Hamilton purchased the property in 1891.

The house at 925 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.

Resource Number: 5BL 923

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The Hamilton property originally included what are now 913 Jefferson (lots 4&5) and 933 Jefferson (lots 8&9). These may have originally been used as side yards for the house. Frank Hamilton sold the property that became 913 Jefferson in 1936 and sold the property that became 933 Jefferson in 1952.

Virginia Hamilton's children who lived to adulthood and stayed in Louisville were her son Harry (1874-1918), who lived with his family at 833 Jefferson, and her son Frank (1877-1956), who was to live with his family at 925 Jefferson.

It is definitely known that Virginia Hamilton taught young children in Louisville for many years. Exactly which range of years is not known. Her obituary in *The Lafayette Leader* states that she taught in Louisville for 32 years.

In 1898, Virginia Hamilton was one of the four founding members of Louisville's Saturday Study Club, which was a women's club that sought to culturally enrich its members and the town. A primary reason why the Saturday Study Club is remembered today is because of its operation of the Louisville Public Library for a period of about thirty-five years. In fact, Virginia Hamilton's granddaughter, Asenath Hamilton, was one of the Camp Fire Girls who started the Louisville Library in 1924.



According to a 1904 *Denver Post* article, Virginia Hamilton became involved in local politics in 1904 by running for office as Superintendent of Schools on the Boulder County Prohibitionists' ticket. Information about the outcome of the election could not be located, but she apparently did not win.

In the photo at left from circa 1908, Virginia Hamilton has been identified as the teacher. She appears with her class in front of the brick school house at 801 Grant that was used for first and second grade classes and which is now the Louisville Center for the Arts. The photo is from the Louisville Historical Museum.



In this undated photo, Virginia Hamilton is again shown with a class by the same brick school. This photo is also in the Louisville Historical Museum.

Resource Number: 5BL 923

Temporary Resource Number: 157508406003

In the next photo, which is from the Carnegie Branch Library for Local History in Boulder and is dated 1900, Virginia Hamilton is shown in the center front with the teaching staff and board of the Louisville school:



Virginia Hamilton died in 1925 at the age of 74. According to her obituary, "Hundreds of the residents of [Louisville] and hundreds more who are scattered to the four corners of the earth were pupils of Mrs. Hamilton.... As a token of respect the schools were closed as were the business houses and the funeral was one of the largest ever held in Louisville."

Virginia's son, Frank Hamilton (1877-1956), then owned and lived at 925 Jefferson with his wife, Sarah "Sade" or "Sadie" Hilton Hamilton (1877-1942). Sadie was herself a member of a pioneer Boulder County family from England. Earlier in his life, Frank was a coal miner and operated a saloon in Superior, and he later became a deputy County Clerk and a County road overseer. His obituary in the Daily Camera stated that he was "one of the community's leading citizens." Sarah's Daily Camera obituary, according to Columbia Cemetery records, stated that "she was one of the most popular residents of Louisville."

At the time of the 1930 census, Sarah Hamilton's brother, Samuel Hilton, also resided with them at 925 Jefferson.

Members of the extended Clemens/Hamilton family, including the parents of Virginia Clemens Hamilton who are believed to have brought the family out to Colorado, are buried in the Columbia Cemetery in Boulder.

Following the death of Frank Hamilton in 1956, his granddaughter, Norma Lou Kuempel, sold the property.

The additional owners since the property left the Hamilton family in 1957 have been: Everette Burd; Carl & Allegra Collister; Delbert & Leona Jones and Peggy Frank; James Goudelock & Jo Ann Feigenheimer; Richard Jackson; Philip & Louisa Prescott; and the current owner, Elizabeth Schulte, who has owned the house since 1979.

Another addresses found for 925 Jefferson, under Louisville's old address system, was 424 Jefferson.

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.

Resource Number: 5BL 923

Temporary Resource Number: 157508406003

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.

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

"Boulder Prohibits Name Full Ticket." *Denver Post*, September 30, 1904. Accessed at www.genealogybank.com .

Archival materials on file at the Louisville Historical Museum.

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 Louisville Historic Landmark as a good example of a Hipped-Roof Box form house in Louisville. It is also worth of nomination for its long association with the Hamilton family for over 60 years. Virginia Hamilton was a well-known teacher who taught in Louisville for 32 years and was one of four founding members of Louisville's Saturday Study Club. Frank

Hamilton was a coal miner, saloon operator and deputy County Clerk who was identified as one of the community's leading citizens.

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: The property is eligible for the State Register under Criterion C for architecture as a good example of a Hipped-Roof Box form house, with the period of significance of 1891, and 1957 for the addition.

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): Architecture

40. Period of significance: 1891 and 1957 (addition)

41. Level of significance: 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 significant for architecture as a good example of a Hipped-Roof Box form house. It is locally significant for its 60+-year association with Louisville's prominent Hamilton family. Virginia Hamilton was a well-known Louisville teacher and founding member of the Saturday Study Club. Frank Hamilton was a coal miner, saloon operator, deputy County Clerk and a leading citizen in the community.

43. Assessment of historic physical integrity related to significance: The property has integrity of location, design, materials, workmanship and feeling. Integrity of setting is compromised by the construction of adjacent homes that reduce the once-substantial size of the property. Integrity of association with the Hamilton family is lost, but association with Jefferson Place subdivision is still intact. There is a 1957 addition, but it is within the period of significance. The addition is small, on the rear, and not readily visible from the street.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes X No ___

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.

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: Contributing X 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: 5BL923_Jefferson_01 through 5BL923_Jefferson_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

Resource Number: 5BL 923

Temporary Resource Number: 157508406003

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



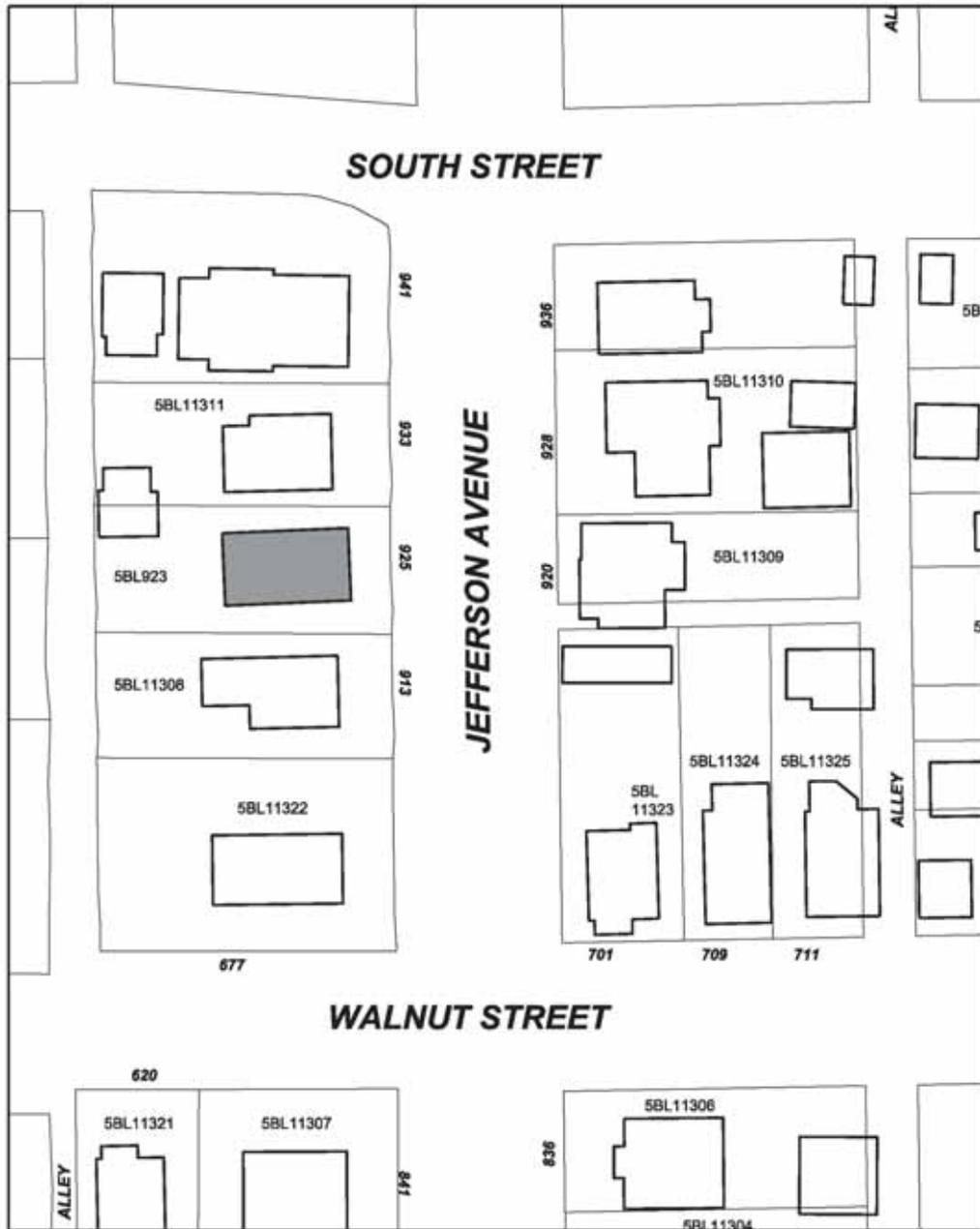
925 Jefferson Avenue, Louisville, Colorado

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



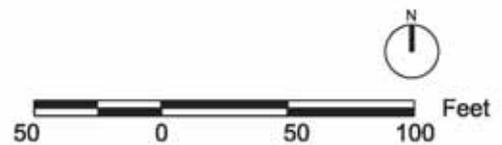
Resource Number: 5BL923

Architectural Inventory Form
Site Location Map



925 Jefferson Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado
GIS Files.



Resource Number: 5BL 923
Temporary Resource Number: 157508406003



5BL923_925Jefferson_01 east



5BL923_925Jefferson_02 south

Resource Number: 5BL 923
Temporary Resource Number: 157508406003



5BL923_925Jefferson_03 north



5BL923_925Jefferson_04 west

Resource Number: 5BL 923

Temporary Resource Number: 157508406003



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

HISTORICAL STRUCTURAL ASSESSMENT
925 JEFFERSON AVE, LOUISVILLE, COLORADO
December 01, 2019



925 Jefferson Avenue
Street View



925 Jefferson Avenue

Table Of Contents

Introduction
Consultants / Sources
Building Location and Site Plan
History and Use
Structure Condition Analysis
Photos

INTRODUCTION

This document is an Historic Structural Assessment for 925 Jefferson Avenue, Louisville, Colorado, for purposes of determining its viability as a candidate for a Historic Landmark designation under the Historic Preservation program with the City of Louisville. The principle structure is a single family residence constructed in 1891. The Louisville Historic Preservation Commission has found the home to be a viable candidate for landmarking, and has approved the HAS, to be paid for by the Louisville Preservation Fund grant.

The primary purpose of the HAS is to determine the current condition of the home, and to identify preservation priorities for the best use of rehabilitation funds. The property has been inspected by The Ascent Group Structural Engineers, Longs Peak Cad Architectural Consulting and Design, and the owner is Christina Dickinson.

925 Jefferson Avenue is significant as one of the early historic homes in Louisville, and exemplifies the cultural, social and historical heritage of its development.

CONSULTANTS

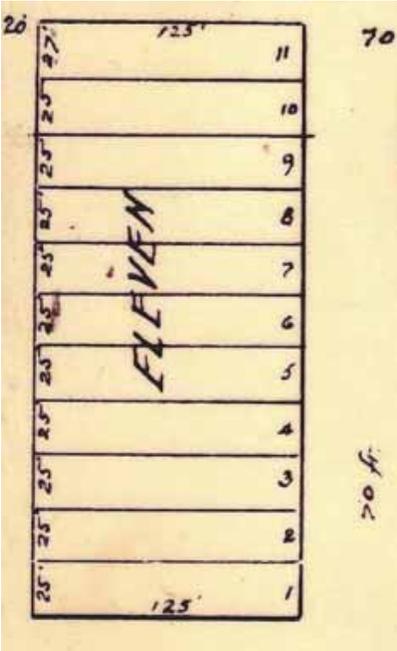
Licensed Structural Engineer
THE ASCENT GROUP
Matt Berry
6707 Winchester Circle #100
Boulder, Colorado 80301
m.berry@ascentgrp.com

Architectural Consulting & Design
LONGS PEAK CAD
James Hopperstad
1015 Confidence Drive
Longmont, CO 80504
jrhopper@me.com

SOURCES

“Louisville Preservation Commission Staff Report” September 16, 2019
925 Jefferson Avenue, Louisville Historic Museum
BUILDING LOCATION AND SITE MAP

Legal Description: Lots 6 & 7, Block 11 Jefferson Place



Boulder County Assessor records, 1950

HISTORY AND USE

This house is associated with the historic development of Louisville as one of the early homes in Louisville's first residential subdivisions, Jefferson Place. Jefferson Place was platted in 1880. Only a few homes were built there prior to 1900. This home is architecturally stylistic as an example of a simple Hip Roofed Box form house. It also has nice architectural features from early Folk Victorian design, such as the wrap around front porch with ornate spindle work, decorative posts and jigsaw cut trim detailing.

HISTORICAL BACKGROUND:

This property was originally purchased by Virginia Hamilton in 1891. The exact date of construction for the house is unknown, but it seems likely that the house was constructed around that date. Virginia Hamilton was born in Missouri and moved to Erie, Colorado with her husband Thomas. After he was struck by lightning and killed, Virginia moved to Louisville with her five children. Virginia Hamilton was a school teacher in Louisville, and the 925 Jefferson Avenue home was conveniently located near the school for first and second grade students at 801 Grant (now the Louisville Center for the Arts). Virginia taught in Louisville for 32 years.

In 1898, Virginia Hamilton was one of the four founding members of Louisville's Saturday Study Club, which was a women's club that sought to culturally enrich its members and the town. The Saturday Study Club operated the Louisville Public Library for 35 years.

Following Virginia's death in 1925, her son Frank Hamilton lived in the house with his wife Sadie and her brother Samuel Hilton. Frank was a coal miner and operated a saloon in Superior, and later became a deputy County Clerk and a County road overseer. Following Frank's death in 1956, his granddaughter sold the property.



Mrs. Hamilton with her students in front of the brick school house at 801 Grant Street from circa 1908. She and her family owned this property for over 65 years.

ARCHITECTURAL INTEGRITY

925 Jefferson is a one-story wood frame structure with a rectangular plan, with its primary facade facing east to Jefferson Avenue. The foundation is brick. The exterior is clad with horizontal wood lap siding painted white. The main roof is hipped with two red brick central chimneys. A wraparound porch stretches across the full width of the front facade and along the south side. The porch has a hip roof with a frieze and dentils. The porch roof is supported on turned wood posts with decorative brackets. A concrete walk leads to four wooden steps at the corner of the porch. The stairs have a newer turned wood posts and railings. The porch floor is wooden boards painted blue, and the soffit is bead board painted white. The front door is clear finished wood with a nearly full - height oval glass light. A crawl space below the porch is enclosed with painted wood latticework. The west end of the house is a 1957 addition. This extends the full width of the house and has similar wood lap siding, a shed roof, three 9-light wood windows and a side door leading to the back yard

Primary Changes over time:

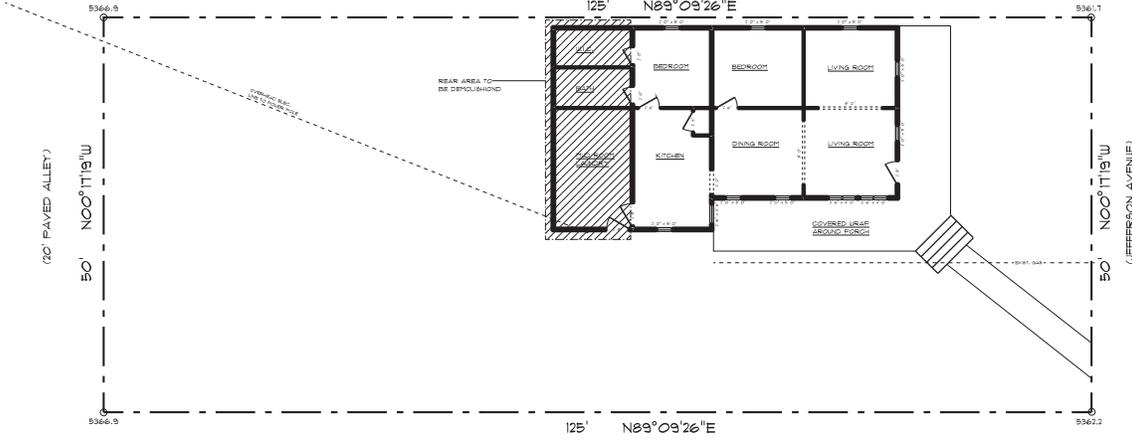
The Boulder County Assessor shows the House to be 1048 square feet, and the Wraparound Front Porch at 312 square feet.

A Rear Addition was completed in 1957. This addition functioned as a Mud Room with a washer, dryer and large sink. It also includes a steep stair with access to a small underground cellar. This cellar currently holds a gas fired furnace and water shut off valve. The addition is a slab-on-grade, and does not have a foundation.



Full width rear addition with vertical trim connection and wider profile siding, low back wall and shed roof.





The original footprint of the house as observed. Rear addition in 1957 shown hatched.

The Roofing was replaced in 2008.

A window replacement project was completed in 2014 (approved by HPC).

There are no additional structures on the property.

A detailed social history and timeline has been provided by the Louisville Historic Museum. The building has always been used as a single family residence. Overall, the “original” structure has been maintained with a high level of architectural integrity.

STRUCTURE CONDITION ANALYSIS

The “Original Home” is planned for Preservation and Rehabilitation. The 1957 Rear Addition does not compliment the original design, and is not in view from Jefferson Street.

Historic Rehabilitation Priorities include:

- 1. Provide all necessary structural improvements as recommended by the structural engineer for the integrity of the home to include:
 - New foundation walls and crawl space to frost depth
 - Reinforce the floor system
 - Repair damaged walls
 - Reinforce the roof system

The requirement for a new foundation to adequate frost depth will impact all utilities to the home. These need to be safed-off by the appropriate utility companies and sub-contractors back to the street and alley to include water, sewer, gas and electric services. The existing furnace and ductwork, plumbing system, and electrical wiring will need to be removed to allow for shoring up of the house to add a new foundation, to access floor joists, and to dig a new crawl space. The scope of these demolition items is to be determined by the construction contractor.

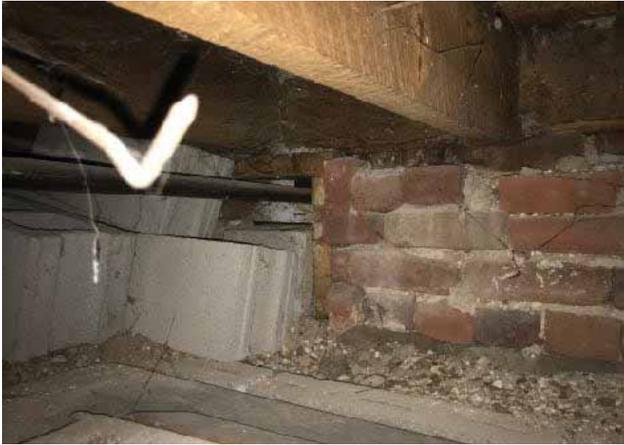
2. Repair wrap around front porch. Deconstruct and reconstruct the entire porch, to include the floor system, decking, ceiling, posts, railings, and roof structure. Reuse existing posts, decorative spindles, brackets etc. where viable. Install matching ornamental trim, post and spindles as necessary.
3. Maintain both chimneys on the roof. Provided necessary repairs to the brickwork and roof for proper weather seal. Neither chimney are currently viable, but will be kept for their architectural appearance.

Foundation:

Description: The foundation system consists of primarily a brick foundation bearing on grade. The North side of the foundation appeared to have a concrete sister wall placed against the brick. The cellar space consists of CMU block that did not appear to be reinforced. The foundation for the front porch was not accessible and could not be verified. Several locations under the floor and front porch consisted of wood posts bearing directly on grade.

Condition: The condition of the visible brick foundation is fair. Some cracks are visible and some daylight is visible in the crawl-space and should be expected in construction of this type and age. It should be assumed that little or no reinforcement is present. The foundation for the front porch was not accessible and could not be verified. The CMU block supporting the earth for the cellar space is in fair condition and shows signs of movement.

Recommendations: The Engineer recommends the foundation be replaced with a reinforced concrete foundation extending at least to the frost depth. Repair and repointing of the existing masonry will not reduce the possibility of future movement due to frost heave and expansive soils. Evidence of past foundation repairs (Such as the new concrete wall on the north side of the house indicate foundation problems have occurred in the history of the structure.



Floor Framing:

Description: The floor consists of wood 2x8 floor joists with random supports in varying directions. The framing for the front porch floor is similar. Several locations under the porch and main level floor were supported by wood posts bearing on grade. The crawl-space toward the front of the house was small and not accessible.

Condition: The condition of the existing floor framing is fair. A floor system of this type would not be used under current codes. There are some areas in the home where floor movement can be felt. Some deflection is evident in the joists and there is little room to make any repairs. Some joists have been notched for plumbing or electrical lines. The framing for the front porch showed some signs of rot and a repair of the floor decking had occurred in the past already. The deck framing and floor boards are in poor condition.

Recommendations: The Engineer recommends the floor joists should be reinforced and re-supported with an organized beam and foundation system. Severely notched

joists should be reinforced or replaced. The ends of the joists bearing directly on the foundation should be observed and protected from moisture. The framing for the front porch should be replaced with properly designed joists suitable for exterior conditions.



Roof Framing

Description: The roof framing consists of 2x roof joists and an integrated ceiling diaphragm. The roof under the covered front porch was covered in a ceiling and not visible but is assumed to be wood rafters. The porch beams were wrapped in trim and they bear on turned wood columns.

Condition: The condition of the roof framing is fair. There are signs of some water infiltration, but rot was not evident. A roof system of this type would not be used under current codes. The front porch roof framing was not visible but the bottom of the turned wood columns shows some rot and are therefore in poor condition.

Recommendations: The Engineer recommends that Consideration should be given to reinforce the roof framing to resist current loads, and supports may extend to interior bearing walls (Coordinated with the floor reinforcement). The front porch roof framing was not visible but the bottom of the turned wood columns should be repaired.

Wall Framing

Description: The walls were covered so the studs were not visible, but it can be assumed that the walls are framed with wood studs that bear directly on the brick foundation wall.

Condition: Wall studs that bear directly on the brick foundation wall should be exposed to observe for rot, and will be assumed to be in fair condition.

Recommendations: Wall studs that bear directly on the brick foundation wall should be exposed to observe for rot, and will be assumed to be in fair condition.

Roofing/Front Porch

Description: New Asphalt shingle roofing was installed in 2008

Condition: satisfactory Condition.

Recommendations: The existing front porch will need to be deconstructed and reconstructed due to the poor condition of the porch structure (per Engineer). New Asphalt shingle roofing will need to be installed on the porch roof.



Exterior Windows

Description: A window replacement project was completed in 2014

Condition: Good condition

Recommendations: The new windows will be kept in place unless a larger window is required by code for egress. In such case a matching window will be used.

Site Grading and Drainage

Description: The site grade slopes from the rear alley to the front street with approximately 5' of fall.

Condition: Poor drainage away from the house and porch is one cause for the foundation movement and structural damage.

Recommendations: Regrade site to provide positive drainage away from the new foundation walls. Install new gutters and downspouts.



Site Utilities

Description: Overhead electric service from the alley; water and gas from the front street, sanitary sewer from the alley.

Condition: The condition of sewer piping is uncertain, and will be checked with a camera. Gas, water and electric services appear to be in good condition.

Recommendations: Remove underground gas piping and water piping back to the street during new foundation wall construction for site safety. Install new water meter and meter pit as required per City standards. Replace the Sanitary Sewer line if required upon further investigation.

Electrical System:

Description: Cloth wrapped electrical wiring.

Condition: The electrical wiring appears to be satisfactory.

Recommendations: Due to the age of the wiring and safety hazards, it is recommended all wiring, breakers and panels be replaced. Remove all internal wiring that is fed through the floor system to allow for new foundation construction.

Plumbing system:

Description: The Bathroom and Kitchen sink plumbing were added with the completion of the Rear Addition completed in 1957.

Condition: Water and sewer lines are located directly under the existing floors. Due to a slab on grade, and lack of a crawl space, these lines are not accessible to inspect.

Recommendations: These systems will need to be removed during crawl space and wall excavation for the new foundation. New water piping and drain piping will be necessary upon completion of the new foundation walls and floor system improvements.

HVAC system:

Description: A gas fired furnace and metal ductwork are used to heat the home.

Condition: Fair

Recommendations: This system will need to be removed during crawl space wall excavation and floor system rehabilitation. An energy efficient furnace and new ductwork will be necessary upon completion of the new crawl space and floor system improvements.



Existing furnace located in small cellar.



Stair to existing cellar.



Boulder
Carbondale
Winter Park

December 17, 2019

Christina Dickenson
925 Jefferson
Louisville, CO 80027

Reference: Ascent Job# 2019-0433: 925 Jefferson Historic Assessment

Dear Ms. Dickenson,

At your request our firm visited the building at the address referenced above to conduct a visual assessment of the structure.

Description:

General Structural System: This is a single story wood framed house with a framed front porch that wraps around the side. The floor is over a crawlspace with a dug-out cellar at the back of the house.

Foundation: The foundation system consists of primarily a brick foundation bearing on grade. The North side of the foundation appeared to have a shallow concrete sister wall placed against the brick above grade. The cellar space consists of CMU block wall built of a combination of 4", 6" and 8" CMU blocks that did not appear to be reinforced. To the west of this is a mud-room that was added to the house consisting of a slab-on-grade. The foundation for the front porch was not accessible and could not be verified. Several locations under the floor and front porch consisted of wood posts bearing directly on grade or on a piece of flag-stone.

Floor framing: The floor of the front four primary rooms consists of wood 2x8 floor joists spaced at 16" centers spanning in the north/south direction with random supports in varying directions. The rear two rooms of the house where the plumbing resides has a random layup of 2x6 joists spaced at 24" centers with occasional posts and beams. The framing for the front porch floor consists of wood 2x8 floor joists spaced at 24" centers with two layers of wood flooring making up the walking surface above. Several locations under the porch and main level floor were supported by wood posts bearing on grade. The crawl-space toward the front of the house was small and not accessible.

Roof Framing: The roof framing consists of 2x roof joists and an integrated ceiling diaphragm. The roof under the covered front porch was covered in a ceiling and not visible but is assumed to be wood rafters. The porch beams were wrapped in trim and they bear on turned wood columns.

Wall framing: The walls were covered so the studs were not visible, but it can be assumed that the walls are framed with wood studs that may bear directly on the brick foundation wall. The interior walls are likely lath and plaster with an overlayment gyp board applied at a later date.

Condition:

Foundation: The condition of the visible brick foundation is poor. Some cracks are visible and some daylight is visible in the crawl-space and should be expected in construction of this type and age. It should be assumed that little or no reinforcement is present. The foundation for the front porch was not accessible and could not be

verified. Signs of foundation movement are evident throughout the house. The cmu block supporting the earth for the cellar space is in fair condition and shows signs of movement. The mud-roof floor/foundation is cracked and shows signs of movement.

Floor Framing: The condition of the existing floor framing is fair. A floor system of this type would not be used under current codes. There are some areas in the home where floor movement can be felt. Some deflection is evident in the joists and there is little room to make any repairs. Some joists have been notched for plumbing or electrical lines. The framing for the front porch showed some signs of rot and a repair of the floor decking had occurred in the past already. The deck framing and floor boards are in poor condition.

Roof Framing: The condition of the roof framing is fair. There are signs of some water infiltration, but rot was not evident in the framing members, only a small area under the flat top portion of the roof. A roof system of this type would not be used under current codes. The front porch roof framing was not visible but the deck floor under the bottom of the turned wood columns shows some rot and are therefore in poor condition.

Wall framing: Wall studs that bear directly on the brick foundation wall should be exposed to observe for rot, and will be assumed to be in fair condition. The exterior walls have cracks indicating signs of foundation movement.

Recommendations:

Foundation: Our firm recommends the foundation be replaced with a reinforced concrete foundation extending at least to the frost depth. Repair and repointing of the existing masonry will not reduce the possibility of future movement due to frost heave and expansive soils. Evidence of past foundation repairs (Such as the new concrete wall on the north side of the house, and the gyp-board overlay of the lath and plaster) indicate foundation problems have occurred throughout the history of the structure.

Floor Framing: The floor joists should be reinforced and re-supported with an organized beam and foundation system. Severely notched joists should be reinforced or replaced. The ends of the joists bearing directly on the foundation should be observed and protected from moisture. The framing for the front porch should be replaced with properly designed joists suitable for exterior conditions.

Roof Framing: Consideration should be given to reinforce the roof framing to resist current loads and supports may extend to interior bearing walls (Coordinated with the floor reinforcement). The front porch roof framing was not visible but the bottom of the turned wood columns should be repaired.

Wall framing: Wall studs that bear directly on the brick foundation wall should be exposed to observe for rot, and repaired or reinforced as required. Interior wall sheathing will need to be repaired.

For all structural components, regular maintenance and monitoring of existing conditions shall occur. Any changes in the condition of the structure or structural elements (Cracks, shifting, doors sticking) should be noted and investigated. Any future construction work shall include the opportunity to reinforce the existing structure to meet current design codes. Site drainage away from the foundation should be maintained at all times.

It is a pleasure to work with you on this project and we look forward to its successful completion. Please feel free to contact our office if you have any questions or if we may be of any further assistance regarding these matters.

Sincerely,

Matthew K. Berry, PE
Principal



ITEM: 1016 Grant Avenue Landmark/Historic Preservation Fund Grant/Alteration Certificate Request

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

OWNER: Thomas and Jenna Van Horn
1016 Grant Avenue
Louisville, Colorado 80027

PROJECT INFORMATION:
ADDRESS: 1016 Grant Avenue
LEGAL DESCRIPTION: Lots 19-20, Block 2, Capitol Hill
DATE OF CONSTRUCTION: 1908

REQUEST: The applicant requests to Landmark the structure at 1016 Grant Avenue and a request for a Preservation and Restoration Grant and Alteration Certificate at 1200 Jefferson Avenue.

LOCATION:



SUMMARY:

The applicant is requesting:

- Landmark designation for 1016 Grant 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 \$40,000 and a New Construction Grant of \$15,000.

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 \$40,000 for preservation and restoration work to the historic structure and a \$15,000 New Construction Grant.

HISTORICAL BACKGROUND:

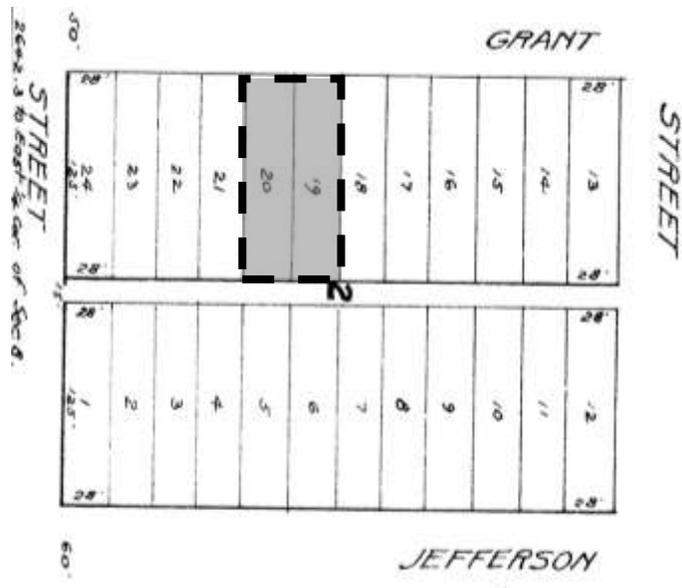
Information from Bridget Bacon, Louisville Historical Museum

The house at 1016 Grant Avenue was built in 1906-1907 by George Sirokman, a local miner. He lived there with his wife, Mary, and five children. The Sirokmans sold the house in 1913 to Andy Teague.

Andy Teague was a local blacksmith and wagon maker. He and his wife Caroline owned the property until 1920. The property changed hands several times between 1920-1921, and in 1922 was purchased by Angelo Berardi.

Angelo and his wife, Angelina, were both Italian immigrants. They had five children: Frank; Rico; Mary; Charles; and Helen. Angelo died in a mining accident at the Black Diamond Mine in 1939. Helen, the youngest daughter of Angelo and Angelina, married Lawrence Caranci in 1948. Angelina, Helen, and Lawrence lived together at 1016 Grant until Angelina’s death in 1952.

The house conveyed to Helen following her mother’s death. Helen worked for the Louisville town administration. Lawrence served in the Navy and, in Louisville, served as Mayor and on City Council for a total of 16 years. He was also a past chief of the Louisville Fire Dept. In 1956, Helen and Lawrence Caranci remodeled 1016 Grant. Helen would continue to live in the house until her death in 2014. Her daughter, Paula, took ownership of the house until 2019 when it was sold to the current owners.





1016 Grant Avenue, west view – Current Photo



1016 Grant Avenue, south view – Current Photo



1016 Grant Avenue, north view – Current Photo



1016 Grant Avenue, east view – Current Photo

ARCHITECTURAL INTEGRITY:

1016 Grant Avenue is a one story, wood-framed house with a rectangular plan and a rear addition. Its primary façade facing west to Grant Avenue. The exterior is clad with horizontal steel siding painted white and green. The roof is a cross gable, covered with gray asphalt shingles. The eaves are boxed. The front (west) façade has a recessed porch on the south half, covered by a roof extension supported by wood posts. The front door opens onto the porch and includes a non-historic aluminum storm/screen door. The porch has metal railing and a concrete floor. A large window faces west onto the porch. The center portion of the window is fixed with sliding windows on either side. The northern half of the front façade has a non-historic horizontal sliding window. Windows on the north, east, and south sides of the house are non-historic sliding windows. The south side of the house has a shed-roofed carport. Based on the 1948 Boulder County Assessor’s Card, the southeast corner of the house may be a 1956 addition that replaced a covered porch in the same location. The east side of the house has an addition connected to a covered concrete patio, both of which were added in 1989.

Primary changes occurred over time:

- Porch railing added (post-1948)
- Windows replaced (post-1948)
- Siding replaced (1981)
- Carport addition (1968)
- Rear addition (1989)
- Covered patio (1989)

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. <i>Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in this chapter.</i>	Yes	The principal structure at 1016 Grant Avenue was constructed circa 1906-1907, making it approximately 112 years old and meets this criteria.
1. a. <i>Architectural.</i> 1) <i>Exemplifies specific elements of an architectural style or period.</i> 2) <i>Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.</i>	Yes	This house is associated with the historic development of Louisville. The structure at 1016 Grant is an early twentieth century one story, wood-framed house. It has a rectangular plan with a cross gable roof. The front (west) façade has a recessed porch on the south half, covered by a shed roof. A

<ul style="list-style-type: none"> 3) <i>Demonstrates superior craftsmanship or high artistic value.</i> 4) <i>Represents an innovation in construction, materials or design.</i> 5) <i>Style particularly associated with the Louisville area.</i> 6) <i>Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.</i> 7) <i>Pattern or grouping of elements representing at least one of the above criteria.</i> 8) <i>Significant historic remodel.</i> 		<p>rear addition and covered porch have been added.</p>
<p>1. b. <i>Social.</i></p> <ul style="list-style-type: none"> 1) <i>Site of historic event that had an effect upon society.</i> 2) <i>Exemplifies cultural, political, economic or social heritage of the community.</i> 3) <i>Association with a notable person or the work of a notable person.</i> 	<p>Yes</p>	<p>Multiple owners of 1016 Jefferson were associated with coal mining in the Louisville area, including Angelo Berardi who was killed at the Black Diamond Mine.</p> <p>The property was associated with Helen Berardi Caranci for 90 years. She and her husband Lawrence were active in the Louisville community. Lawrence Caranci at various times served as Mayor, Fire Chief, and City Council member.</p>
<p>1. c. <i>Geographic/environmental.</i></p> <ul style="list-style-type: none"> 1) <i>Enhances sense of identity of the community.</i> 2) <i>An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.</i> 	<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> <ul style="list-style-type: none"> a. <i>Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</i> b. <i>Retains original design features, materials and/or character.</i> c. <i>Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.</i> 	<p>Yes</p>	<p>The subdivision in which 1016 Jefferson Avenue is located is Capitol Hill. The Capitol Hill subdivision was platted and recorded with Boulder County in 1904. The majority of Capitol Hill's houses were constructed between 1900 and 1912. Located on "the hill" overlooking the town to the southeast and the mountains to the west, this subdivision was attractive to people of high economic standing.</p> <p>The houses to the north (1024 Grant, built in 1913), south (1008 Grant, built in 1906), east (1021 Jefferson, built in</p>

<p>d. <i>Has been accurately reconstructed or restored based on historic documentation.</i></p>		<p>1906), and west (1017 Grant, 1909) are historic and retain the setting and feeling of the property.</p> <p>The house has retained its original form when viewed from Grant Avenue. The siding and windows have changed, as has the footprint of the house due to additions in 1956 and 1989.</p>
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ALTERATION CERTIFICATE REQUEST:

The applicant is applying for an alteration certificate to allow for restoration and rehabilitation work to the historic house as well as a modern addition. The applicant is requesting to modify the following on the existing structure:

- Window replacements;
- Siding restoration;
- Front porch restoration;
- Structural stabilization to restore original historic character.



1016 Grant Avenue – Site Plan



1016 Grant Avenue – Southwest (proposed)



1016 Grant Avenue – South (proposed)



1016 Grant Avenue – East (proposed)



1016 Grant Avenue – North (proposed)

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 front porch restoration 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>	Yes	The change in wall plane distinguishes the new addition from the historic structure. The change in siding material on the new addition will 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 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</i>	Yes	The existing condition of the

<i>and whether they are a hazard to public health and safety.</i>		improvements on the property is currently not hazardous to public health and safety.
<i>7. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property.</i>	Yes	Proposed rehabilitation work including structural stabilization will result in the preservation and continued used of the property.
<i>8. a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.</i>	Yes	The structure at 1016 Grant Avenue will continue to function as a single family home.
<i>8. b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.</i>	Yes	The proposed work on the historic structure will not result in the loss of historic materials or character.
<i>8. c. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.</i>	Yes	The proposed work includes restoration and rehabilitation work (siding and porch repair, window replacement) appropriate for this structure.
<i>8. d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</i>	N/A	
<i>8. e. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.</i>	N/A	
<i>8. f. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. In the replacement of missing features, every effort shall be made to substantiate the structure's historical features by documentary, physical, or pictorial evidence.</i>	Yes	The proposed work does not call for the loss of historic materials or features. The proposed windows are similar to those found on other historic structures in the neighborhood and are appropriate for a home of this age and style.
<i>8. g. Chemical or physical treatments,</i>	N/A	Damaging techniques are not

<p><i>such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</i></p>		<p>proposed for use on this project.</p>
<p><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></p>	<p>N/A</p>	<p>Significant archeological resources have not been identified on this property.</p>
<p><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></p>	<p>Yes</p>	<p>The proposed rear addition will result in the removal of a portion of the rear wall on the original house however it does not include the removal of any character-defining features.</p>
<p><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></p>	<p>Yes</p>	<p>The proposed rear addition will result in the removal of a portion of the rear wall on the original house however it does not include the removal of any character-defining features. The essential form and integrity of the historic property when viewed from Grant Avenue will be retained.</p>

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

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.

evaluating alteration certificates and based on the proposed design, staff finds that the proposed design meets the standards. Because of that, staff recommends approval of the alteration certificate for 1016 Grant Avenue.

GRANT REQUEST:

The applicant is requesting approval of a Preservation and Restoration Grant for rehabilitation and restoration work on the structure at 1016 Grant Avenue. The total grant request for preservation work is \$40,000. This grant would be in addition to the \$5,000 signing bonus for landmarking the structure. In addition, the applicant is requesting a \$15,000 new construction grant.

A Historic Structure Assessment was previously completed for the property in 2020 and paid for by the Historic Preservation Fund. The assessment (attached) makes several recommendations including: structural repairs where necessary; replace non-historic windows; remove and repair siding; and porch restoration. 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.

- Siding repair

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

- Foundation/structural repairs

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 (where necessary)
- Trim/ornamentation replacement

The proposed total cost for eligible work on the historic structure is \$86,000.

Work proposed with total cost:

- Structural elements: \$6,000
 - Repair steel beams, posts
 - Foundation repair, where necessary
- Siding, trim, and ornamentation: \$45,000
 - Remove non-historic siding
 - Repair/replace historic siding
 - Restoration/replacement of historic trim and ornamentation

- Windows and doors: \$35,000
 - *Remove replacement windows and reinstall windows matching the original*

COST ESTIMATE OF PROPOSED WORK: \$86,000

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

Preservation Grant:

The applicant is requesting a matching grant amount of \$40,000 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.*”

Staff agrees that the proposed work for 1016 Grant Avenue will result in the preservation of the historic property and that the work falls under the categories of preservation, restoration, and rehabilitation. Staff recommends approval of the grant in the requested amount of \$40,000.

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 on the historic structure. The proposed new construction proposes no changes to the height of the structure. The maximum floor area ratio (FAR) for this property is 0.50 following landmarking or 3,125 SF. Ten percent below that would be an FAR of 0.45 or 2,812 SF. The FAR for the property following the addition proposed by the applicants is .29 or 1,831 SF. Based on that, staff recommends approval of the new construction grant in the amount of \$15,000.

FISCAL IMPACT:

Approval of this grant request allows for a grant total of up to \$60,000 from the Historic Preservation Fund: a \$5,000 Landmark Incentive Grant (unmatched), a \$40,000 Preservation Grant (matching), and a \$15,000 New Construction Grant (matching).

STAFF RECOMMENDATION:

Landmarking

The structure at 1016 Grant 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. 13, Series 2020. Staff also recommends that the house be named for the Berardi Family.

Alteration Certificate

Staff believes the proposed changes to 1016 Grant Avenue would result in the preservation, restoration and rehabilitation of the historic structure.

Staff recommends approval of Resolution No. 14, Series 2020 recommending approval of the alteration certificate for 1016 Grant 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.15, Series 2020.

ATTACHMENTS:

1. Resolution No. 13, Series 2020
2. Resolution No. 14, Series 2020
3. Resolution No. 15, Series 2020
4. Historic Preservation Application
5. Historic Preservation Application Drawings
6. Historic Structure Assessment
7. Jefferson Place Survey Report

**RESOLUTION NO. 13
SERIES 2020**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING THE
LANDMARK DESIGNATION FOR A HISTORICAL RESIDENTIAL STRUCTURE
LOCATED AT 1016 GRANT AVENUE**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a landmark eligibility determination for a historical residential structure located on 1016 Grant Avenue, on property legally described as Lots 19-20 of Block 2, Capitol Hill, Town of Louisville, City of Louisville, State of Colorado; and

WHEREAS, the City Staff and the HPC have reviewed the application and found it to be in compliance with 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, 1016 Grant Avenue (Berardi 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 Berardi House has architectural significance because it is a vernacular structure that is representative of the built environment in early 20th century Louisville; and

WHEREAS, the HPC finds that these and other characteristics specific to the Berardi 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 1016 Grant 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 Berardi House.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson

**RESOLUTION NO. 14
SERIES 2020**

**A RESOLUTION RECOMENDING APPROVAL OF AN ALTERATION CERTIFICATE
FOR THE HAMILTON HOUSE LOCATED AT 1016 GRANT AVENUE FOR EXTERIOR
ALTERATIONS.**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting an alteration certificate for a historic residential structure located at 925 Jefferson Avenue, on property legally described as Lots 19-20 of Block 2, Capitol Hill, 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 June 15, 2020, where evidence and testimony were entered into the record, including findings in the Louisville Historic Preservation Commission Staff Report dated June 15, 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 Berardi House as described in the staff report dated June 15, 2020.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson

**RESOLUTION NO. 15
SERIES 2020**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A
PRESERVATION AND RESTORATION GRANT FOR THE BERARDI HOUSE LOCATED
AT 1016 GRANT AVENUE**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration grant for the Berardi House, a historic residential structure located at 1016 Grant Avenue, on property legally described as Lots 19-20 of Block 2, Capitol Hill, Town of Louisville, City of Louisville, State of Colorado; and

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

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

WHEREAS, the preservation and restoration work being requested for the Berardi 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 Berardi 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 Berardi House, in the amount of **\$40,000**.
2. The Historic Preservation Commission recommends the City Council approve the proposed New Construction Grant application for the Berardi House, in the amount of **\$15,000**.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson



Historic Preservation Fund
Grant and Loan Application and Information

(Revised June 2019)

Guidelines

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

Staff contact

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

Deadlines

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

Eligible Applicants

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

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

Historic Structure Assessments

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

Landmarking Grants

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

Eligible Costs and Improvements:

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

Repair and stabilization of historic materials:

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

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

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

Energy upgrades:

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

Reconstruction of missing elements or features:

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

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

Ineligible Costs and Improvements:

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

Application Review Process

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

Project Review and Completion

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

Disbursement of Funds

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

Grant/Loan Process Outline

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

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

Historic Preservation Application

The following information must be provided to ensure adequate review of your proposal. Please type or print answers to each question. Please keep your responses brief but thorough. If you have any questions about the application or application process, please reach out to the Historic Preservation Planner.

TYPE(S) OF APPLICATION

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

1. OWNER/APPLICANT INFORMATION

Owner or Organization

Name(s): Thomas Joseph & Jenna Van Horn
 Mailing Address: 1016 Grant Ave, Louisville, CO 80027
 Telephone: (720) 771-1334
 Email: jennavanhorn@gmail.com, tom.j.vanhorn@gmail.com

Applicant/Contact Person (if different than owner)

Name: Andy Johnson
 Company: DAJ Design
 Mailing Address: 922A Main Street, Louisville, CO 80027
 Telephone: 303-527-1100
 Email: andy@dajdesign.com

2. PROPERTY INFORMATION

Address: 1016 Grant Ave
 Legal Description: LOTS 19-20 BLK 2 CAPITOL HILL
 Parcel Number: 157508133007 Year of construction (if known): Circa 1908
 Landmark Name and Resolution (if applicable): NA
 Primary Use of Property: Single-family Residential

3. REQUEST SUMMARY

Request for Landmark status with the City of Louisville, and request approval of historic preservation grant funding and approval of an alteration certificate.

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

- a. Provide a brief description of the proposed scope of work.
 1. Requesting landmark request for the house.
 2. Requesting Historic Preservation Grant Funding (see detailed breakdown)
 3. Requesting Alteration Certificate to include window replacements, siding restoration, front porch restoration, structural stabilization to restore original historic character. The alteration certificate request also includes a one-story addition to the south side of the existing house.

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

The historic preservation work will be carried out by a General Contractor of the owner's choice, and will include the following historic house elements: asbestos removal and restoration of historic siding, ornamentation, and trim; replace the existing windows with new modern windows utilizing the existing rough-openings, and will maintain the historic configuration and operation, and the windows will be updated of construction with insulated, Low-e glazing and a durable exterior (fiberglass or aluminum clad); restore front porch columns to their original character; construct a one-story addition to the existing house including a back deck and parapet wall built on top of the newer historic portion of the exist. house.

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

The overall cost to stabilize the house with a new concrete foundation, rehabilitate the siding, replace the doors and windows, and regrade around the house is substantial. The scope of work above is essential for the existing house to be historically preserved. Utilizing historic preservation funds allows the project to be financially feasible, and simply allows the preservation work to be conducted. No additional community support is being provided outside the scope of the general contractor's work. The overall community benefit is the preservation of our historic architectural heritage in Louisville and specifically the preservation of the Nicolas Di Giacomo Addition neighborhood.

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

Name of Architectural Feature:

<p>Describe feature and its condition:</p> <p>Structural Elements: The existing floor framing consists of (2) 2x6 joists at 24" o.c. The joists appear to be supported by an exterior foundation wall and several beam lines in the center of the building in the basement. The beams consist of a (3) 2x8s supported by studs and posts extending into the slab below. The floor in the crawl space is supported in a similar manner, at least what was visible from the basement access. This consisted of a dropped (3) 2x8 wood beam and wood supports that bear on concrete at the crawl space grade. Some of the wood supports are not continuous and consist of multiple pieces of lumber. In some locations the dropped wood beams supporting the wood framing above are not spliced above posts, which weakens the strength of the beams.</p>	<p>Describe proposed work on feature:</p> <p>Where there is no attachment between the top plate of the adjustable steel posts and the bottom of the beams, provide a connection. Repair any beams which are not spliced directly above steel posts. Provide connection between wood joists and flush headers above basement windows for proper connection and support. Repair areas of the foundation, where necessary.</p>
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Name of Architectural Feature:

<p>Describe feature and its condition:</p> <p>Exterior Siding, Trim, Ornamentation: Most of the house is covered in painted aluminum lap siding. At the rear of the house, the lowest part of the siding is a composite board run vertically. The historical photos show that in 1956 the entire house was covered in a composite siding that likely contained asbestos and in 1948 the house is shown to have a shiplap siding throughout with Victorian-style shingles in the gable end on the west façade. Based on similar houses of this time period, the existing aluminum siding is likely applied directly over the composite siding shown in 1956, which in turn was also likely applied directly over the shiplap and shingle siding shown in 1948.</p>	<p>Describe proposed work on feature:</p> <ol style="list-style-type: none"> 1. Determine if composite siding, shiplap siding, and shingle siding remain beneath the current aluminum siding. <ul style="list-style-type: none"> o If composite siding is found beneath the aluminum siding, it should be inspected for asbestos and removed and disposed of accordingly. o If shiplap and shingle siding are found beneath existing aluminum or composite siding, restore, refinish, and/or replace exposed siding. 2. If the original siding does not exist beneath the existing aluminum siding, replace with a similar shiplap siding and Victorian-style shingle siding to match the original, as shown in the 1948 Boulder County Assessor photo. Examples of these can be found at the neighboring properties to the north and the south of 1016 Grant Ave. 3. Scope includes restoration or replacement of trim, ornamentation, front porch columns, soffits, and fascia.
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Name of Architectural Feature:

<p>Describe feature and its condition:</p> <p>Windows & Doors: The house has a variety of sizes of glider white, vinyl windows throughout. All of the windows are replacements and appear to be replaced around the same time. The date of replacement is unknown but occurred after 1956. The windows at the front of the house are likely in original locations but match the sizes found in 1956, which are shorter and wider than the original tall and narrow windows seen on the photo from 1948. The taller, narrower windows shown in the 1948 photo are likely double hung based on similar houses in the area. These windows from this time period were likely original and likely found at all the window openings that were present in the original structure.</p>	<p>Describe proposed work on feature:</p> <p>Remove siding to reveal the original window sizes. Remove replacement windows and reinstall windows matching the original windows documented in the historic photos.</p>
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Name of Architectural Feature:

<p>Describe feature and its condition:</p>	<p>Describe proposed work on feature:</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.	Structural Elements	\$ 0	\$ 6,000	\$ 6,000
B.	Exterior Siding, Trim & Ornamentation (including asbestos removal)	\$ 22,500	\$ 22,500	\$ 45,000
C.	Window & Door Replacement (12 openings, 15 units), \$2,000/unit for furnish & install	\$ 17,500	\$ 17,500	\$ 35,000
D.		\$	\$	\$
E.		\$	\$	\$
F.		\$	\$	\$
G.		\$	\$	\$
H.		\$	\$	\$
I.		\$	\$	\$
J.		\$	\$	\$
K.		\$	\$	\$
	Total Proposed Work	\$ 40,000	\$ 46,000	\$ 6,000

For loan requests, indicate total loan request here:	\$
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If partial incentive funding were awarded, would you complete your project? YES NO

7. ADDITIONAL MATERIALS REQUIRED

The following items must be submitted along with this application:

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

8. ASSURANCES

The Applicant hereby agrees and acknowledges that:

- A. Funds received as a result of this application will be expended solely on described projects, and must be completed within established timelines.
- B. Awards from the Historic Preservation Fund may differ in type and amount from those requested on an application.
- C. Recipients must submit their project for any required design review by the Historic Preservation Commission and acquire any required building permits before work has started.
- D. All work approved for grant funding must be completed even if only partially funded through this incentives program.
- E. Unless the conditions of approval otherwise provide, disbursement of grant or rebate funds will occur after completion of the project.
- F. The incentive funds may be considered taxable income and Applicant should consult a tax professional if he or she has questions.
- G. If this has not already occurred, Applicant will submit an application to landmark the property to the Historic Preservation Commission. If landmarking is not possible for whatever reason, Applicant will enter into a preservation easement agreement with the City of Louisville. Any destruction or obscuring of the visibility of projects funded by this grant program may result in the City seeking reimbursement.
- H. The Historic Preservation Fund was approved by the voters and City Council of Louisville for the purpose of retaining the city's historic character, so all work completed with these funds should remain visible to the public.

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

 Signature of Applicant/Owner

5/26/2020

 Date

 Signature of Applicant/Owner

 Date

APPENDIX A: HELPFUL TERMS & DEFINITIONS

BASIC PRESERVATION

The Concept of Significance

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

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

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

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

BUILDING RATING SYSTEM

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

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

Supporting category

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

Non-contributing building category

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

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

PRESERVATION APPROACHES

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

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

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

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.



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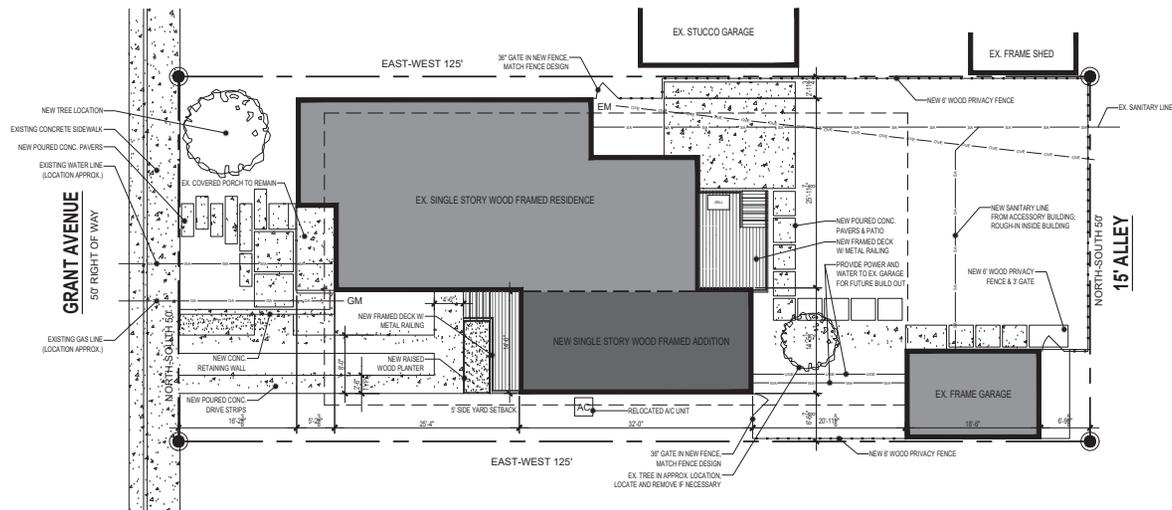
VAN HORN RESIDENCE
1016 GRANT AVENUE, LOUISVILLE, CO 80027

TRAVIS & JENNA VAN HORN
1016 GRANT AVENUE, LOUISVILLE, CO 80027

**COVER SHEET +
SITE PLAN**

DATE: 05/29/2020
PRICE: \$0.00

G0.1



1
G0.1 SITE PLAN
SCALE: 1/8" = 1'-0"

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



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TRAVIS & JENNA VAN HORN
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PERSPECTIVE
VIEWS

PRICING SET
05/29/2020

A0.1



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PERSPECTIVE
VIEWS

PRICING SET
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A0.1



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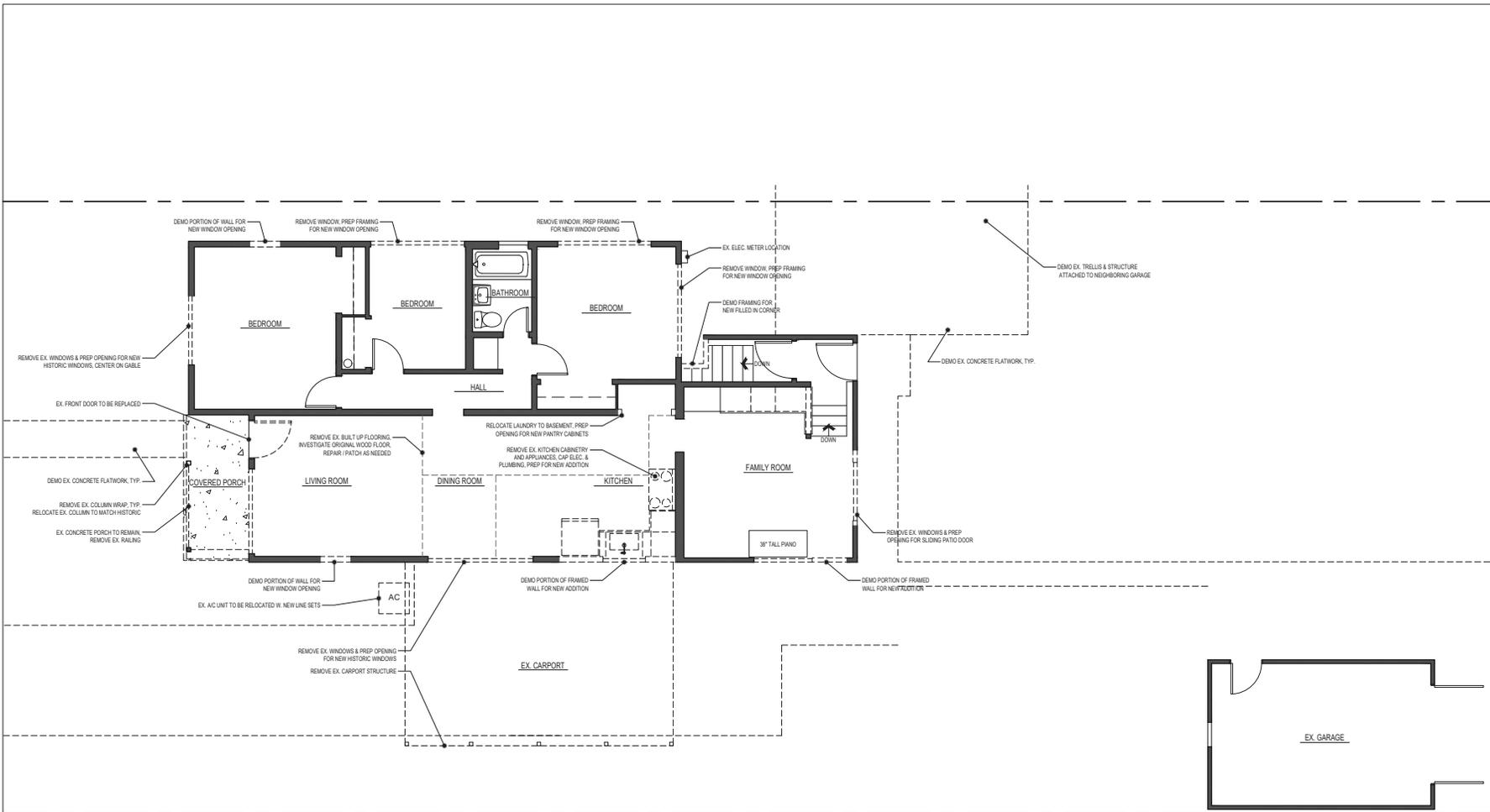
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MAIN LEVEL DEMO PLAN

DATE: 05/29/2020
PRICING SET

A1.0

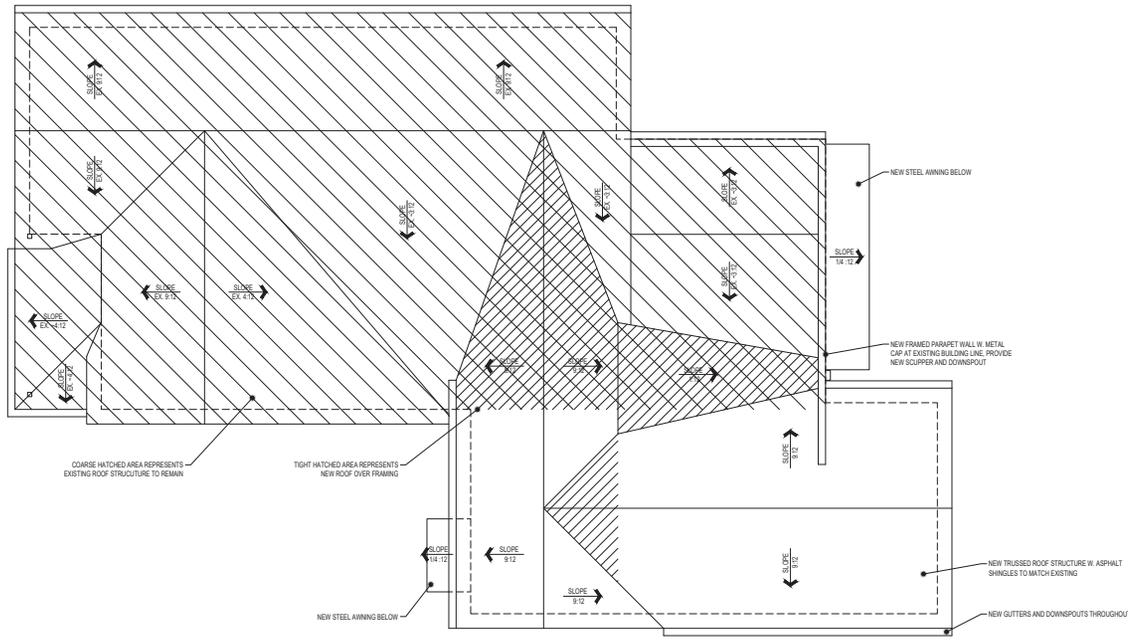


1
A1.0

DEMOLITION PLAN
SCALE 1/4" = 1'-0"

WALL LEGEND
EXISTING WALL TO REMAIN





COARSE HATCHED AREA REPRESENTS EXISTING ROOF STRUCTURE TO REMAIN

TIGHT HATCHED AREA REPRESENTS NEW ROOF OVER FRAMING

1
A1.2
NEW ROOF PLAN
SCALE: 1/4" = 1'-0"



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TRAVIS & JENNA VAN HORN
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NEW ROOF PLAN

PRICING SET
DATE: 05/29/2020

A1.2



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



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



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BUILDING
ELEVATIONS

PRICING SET
05/29/2020

A2.1



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

- NEW ADDITION, BOARD AND BATTEN SIDING W/ 4 PIECE WINDOW TRIM
- NEW SLIDING DOOR IN EXISTING WINDOW OPENING
- EX. BUILDING W/ NEW FRAMED PARAPET WALL & METAL CAP, NEW VERTICAL WOOD SIDING
- NEW FRAMED DECK W/ COVERED ENTRY NEW PAINTED STEEL RAILING



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

- EXISTING GARAGE SIDING, WINDOWS & DOORS TO BE RESTORED
- NEW FRAMED DECK W/ COVERED ENTRY, NEW PAINTED STEEL RAILING
- EX. BUILDING W/ NEW FRAMED PARAPET WALL & METAL CAP, NEW VERTICAL WOOD SIDING
- NEW GUTTERS AND DOWNSPOUTS
- EXISTING BUILDING W/ UPDATED EXTERIOR TO MATCH HISTORIC PHOTOS, NEW WINDOWS TO MATCH HISTORIC W/ 5 PIECE TRIM, NEW CAP LAP SIDING & TRIM



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BUILDING
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A2.2

HISTORIC STRUCTURAL ASSESSMENT
1016 GRANT AVE, LOUISVILLE, COLORADO

January 30, 2020



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

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ADDITIONAL DOCUMENTS:

EXISTING FLOOR PLAN AND ELEVATIONS
ENGINEERING REPORT



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INTRODUCTION

Study Summary

DAJ Design conducted an Historical Structural Assessment (HSA) at 1016 Grant Ave., Louisville, Colorado to determine its viability as a candidate for a historic landmark designation as defined under the Historic Preservation program of the City of Louisville. The structure is a residential property. The City of Louisville Historic Preservation Commission found probable cause that the building may be eligible for landmarking under criteria in section 15.36.050 of the Louisville Municipal Code, and therefore the Commission approved the Historic Structural Assessment to be paid for by the Louisville Preservation Fund grant.

The primary purpose of the HSA is to determine the property's current condition and to identify preservation priorities for the best use of rehabilitation funds. DAJ Design inspected 1016 Grant Avenue visually to identify areas of necessary maintenance and repair. It is possible that complications exist that were not visible and therefore it is recommended that the property owner includes contingency funding in any repair budget.

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

1016 Grant Ave. has the potential to be restored to a high degree of architectural integrity when compared to the historic photo of the house dated 1948. Overall the home is well maintained. There are a few items that require prioritization, as outlined in the summary of this report, in order to restore the historical character of the house. The house retains several original materials as found in the basement and attic and there is a possibility that several unseen original materials are still present that were not accessible during this investigation. Further destructive investigation could reveal original materials beneath the current siding.

Sources

"Louisville Historic Preservation Commission Staff Report," December 16, 2019.
"Cultural Resource Re-evaluation Form," September 1998, Louisville Historic Museum.
Glenn Frank Engineering, Historic Assessment, January 31, 2020



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HISTORY AND USE

As part of the landmarking application for 1016 Grant Ave, Bridget Bacon, the Louisville History Museum's Museum Coordinator, wrote the following history and provided the following historical photographs and County Assessor Cards:

1016 Grant Avenue History

Legal Description: Lots 19 & 20, Block 2, Capitol Hill Addition, Louisville, Colorado

Year of Construction: 1906 - 1907

Summary:

This house is remembered for having been the home of Helen Berardi Caranci, who lived to be 90 and who lived in the house for her entire life. It is believed that George Sirokman originally built the house in 1906 or 1907.

History of the Capitol Hill Addition

J.C. Williams, who was a mine superintendent with the Rocky Mountain Fuel Company, and Irving Elberson, who was a banker, were the developers of the Capitol Hill Addition. The plat for this addition was filed with the County in 1904.

Sirokman Ownership, 1906-1913; Discussion of Date of Construction

Online County property records show that John Sirokman (1862 – 1921) purchased eight lots from the developers in 1906 (the spelling of Sirokman's name on the deed is "Siroukman"). The same year, Sirokman conveyed ownership of the two lots that make up 1016 Grant Ave. to his brother, George Sirokman (1865 – 1943). The Sirokman family was from Zaluzice, Michalovce, Kosice, Slovakia. Members of the Sirokman family are believed to have come to the United States in the 1880's and then to Louisville.

George Sirokman and his wife, Mary Prouz (sometimes spelled as Protz) Sirokman (1871-1961), then lived at 1016 Grant. In particular, the 1910 federal census shows them to be living in this location in the 1000 block of Grant with their children, Annie (age 15), George (age 13), Veronica (age 11), Rose (age 9), and Michael (age 6). Their oldest child, Mary, had married Joe Kasenga and lived at 1008 Grant next door. George Sirokman worked as a coal miner and the census records indicated that he was the owner of the house.

With respect to the date of construction of the house at 1016 Grant, the 1948 Boulder County Assessor card for this property stated that the house was built "before 1908." The Boulder County Assessor's Office website then simplified this to "1908" as the date of construction of this house without indicating that the indicated date was before 1908. Boulder County has sometimes been found to be in error with respect to the date of construction of Louisville buildings, so it is important to look to other evidence of the construction year. In this case, George Sirokman acquired the lots from his brother in 1906 and needed a house for his family. There is no indication that a house was already on the property. For these reasons, the date of construction is presumed to be 1906 – 1907, which is "before 1908."

In 1913, George Sirokman sold 1016 Grant to Andy Teague.



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Teague Family Ownership and Other Owners, 1913-1922

In 1913, Andy Teague (1874 – 1947) purchased the parcel now known as 1016 Grant. In 1914, he conveyed ownership of the property to his wife, Caroline Teague (1875 – 1934).

Andy Teague was a local blacksmith and wagon maker. Their children were Mildred, born 1903; Andy, born 1905; Edyth, born 1905; and Dorothy, born 1911. However, specific evidence as to whether the Teague family lived at 1016 Grant couldn't be located.

In 1920, Caroline Teague sold 1016 Grant to George Longmore, who sold it to Nora Clark in 1921. In 1922, Nora Clark sold the property to the Berardi family.

Berardi / Caranci Family Ownership, 1922-2019

In 1922, Angelo Berardi (spelled in the Boulder County property records as "Belardi") purchased 1016 Grant. His family would end up owning the house for 97 years.

Angelo Berardi (1881 – 1939) and his wife, Angelina Santilli Berardi (1886 – 1952) were Italian immigrants. They both came from the small village of Taranta Peligna, Chieti, Abruzzo, in Italy. They were among a group of people who emigrated from Taranta Peligna and came to Louisville in the late 1800's and early 1900's. Some of the surnames of those who came from that village to Louisville, besides Berardi and Santilli, were Del Pizzo, Demarco, DiDonato, Lippis, Madonna, Merlino, and Natale.

Angelo and Angelina each came to the U.S. as young people, married in 1907, and then came to Louisville. Their children were Frank (1908 – 1976); Rico (1909 – 1978); Mary (1911 – 1972); Charles "Jiggs" (1913 – 2001); and Helen (1924 – 2014). Charles is known regionally as having been a restaurant owner in the Louisville and Boulder area.

Angelo Berardi died in a mining accident at the Black Diamond Mine in 1939.

Helen married Lawrence "Longjack" Caranci (1924 – 2011) in 1948. They and Helen's mother, Angelina, all lived together at 1016 Grant for a few years until Angelina died in 1952. Upon her death, Helen took ownership of 1016 Grant. She and her husband, Lawrence Caranci, then lived in the house for several more decades.

Helen worked at Remington Arms during World War II and for the Louisville town administration. Lawrence served in the Navy during World War II and, in Louisville, served as Mayor and on the City Council for a total of 16 years. He was also a past chief of the Louisville Fire Department. The two were very involved in organizations in the Louisville community. Their children were Paula and Dale.

Helen and Lawrence Caranci remodeled 1016 Grant in 1956.

Helen passed away in 2014 at age 90 after having lived in the house for her entire life. During the residency by members of the Berardi and Caranci families, the house was the site of many Italian holiday gatherings and other family gatherings.

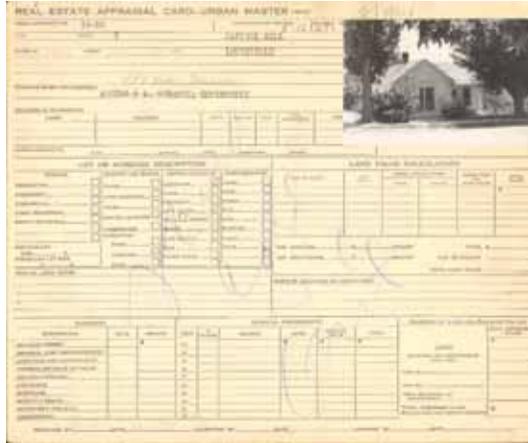
Later Owners

In 2012, Helen Berardi Caranci transferred ownership of 1016 Grant to her daughter, Paula. In 2019, Paula Caranci sold the house to Thomas & Jenna Van Horn, who are the current owners of record.

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



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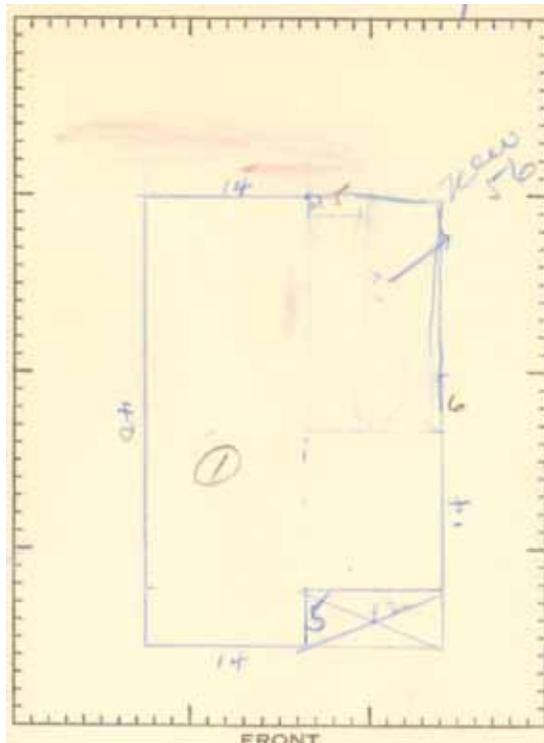
1948 Boulder County Assessor Card, Front & Back
Courtesy of the Louisville Historical Museum



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Image attached to the front of the
1948 Boulder County Assessor Card
showing the front (west) elevation
Courtesy of the Louisville Historical Museum



Ground Plan Sketch on the back of
1948 Boulder County Assessor Card
Courtesy of the Louisville Historical Museum



Helen & Lawrence Caranci
Wedding Photo 1948
Courtesy of the Louisville Historical Museum



CLASS OF BUILDING	ASSESSOR	OWNER	RENTAL	EXEMPTION
1-1				
1-2				
1-3				
1-4				
1-5				
1-6				
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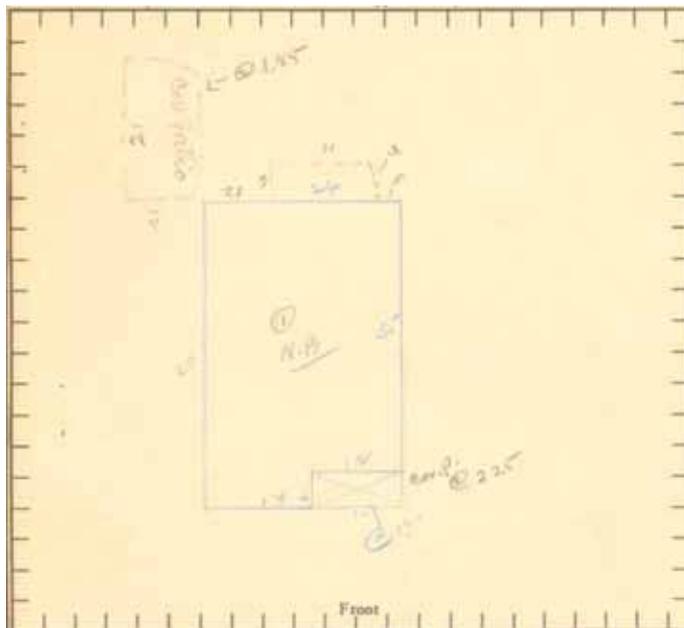
1956 Boulder County Assessor Card, Front & Back
Courtesy of the Louisville Historical Museum



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Image attached to the front of the
1956 Boulder County Assessor Card
showing the house from the southwest
Courtesy of the
Louisville Historical Museum



Ground Plan Sketch on front of
1956 Boulder County Assessor Card
Courtesy of the Louisville Historical Museum



Helen & Lawrence Caranci
50th Wedding Anniversary Photo 1998
Courtesy of the
Louisville Historical Museum

DESCRIPTION

The historic structure located at 1016 Grant Avenue was constructed in 1906-07. The house is an early 20th century wood frame vernacular house with a covered front porch. The primary façade faces west to Grant Avenue. Additions to the south and east sides of the house have occurred over time starting at some point prior to 1948. Other exterior changes occurring over time include new windows with different sizes than those that were original; changes in siding and roofing materials; addition and later removal of a chimney; and the addition of a carport on the south side of the house. Interior changes that have occurred over time include updates to mechanical, electrical, and plumbing equipment and a dug-out basement with reinforcement to the existing foundation.

The original structure is an L-shape plan with a covered porch facing west. An uncovered porch was added to the south side that was later enclosed with a larger addition filling in the entire southeast corner. The last enclosed addition was added to the east of the house and an attached carport was added to the south.



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Primary changes occurred over time:

- First south addition, uncovered deck (est. pre-1948)
- Basement dug-out (est. pre-1948)
 - New coal-burning furnace
 - New chimney
- South addition expansion and enclosure with kitchen (1948-1956)
- New concrete front porch raised with new concrete foundation (1948-1956)
 - New wood columns
 - New hipped roof
- Rear uncovered porch addition (1948-1956)
- New & enlarged windows (1948-1956)
- Composite siding added (1948-1956)
- Chimney removed (1948-1956)
- Rear uncovered porch removed and replaced with east addition (post-1956)
- South carport addition (post-1956)
- New aluminum siding (post-1956)
- Updated forced-air mechanical (unknown)
- Updated copper & ABS plumbing (unknown)
- New roof insulation (unknown)
- New asphalt shingle roof (unknown)

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



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The footprint of the original house is shown in red as determined by observations made in the basement. The front covered porch (shown in yellow) was also original but was rebuilt between 1948 and 1956 at the same size to the original footprint, but with a concrete foundation and deck. The other shaded regions are subsequent additions. The green area was originally an uncovered deck that was later enclosed, along with the blue area, sometime between 1948 and 1956. The purple area was added at some point after 1956 as well as the carport to the south, shown in orange.

ANALYSIS AND COMPLIANCE

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

1016 Grant Avenue is not listed on the National, State or local registers. If the home is to be landmarked, the homeowners are encouraged to follow the Secretary of the Interior's Standards for the Treatment of Historic Properties which can be found here: <https://www.nps.gov/tps/standards.htm>. Please also see the Guidelines for Rehabilitation for photos and examples: <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>

STRUCTURE CONDITION ASSESSMENT AND RECOMMENDATIONS

Building Foundation/Crawlspace/Basement

The existing foundation consists of CMU and Brick with poured concrete directly below. The concrete was used to extend the depth of an original crawl space and allow for a basement/cellar. This is not typical of foundation extensions which usually occur inside the original perimeter foundation. In addition, the CMU and Brick are also not original to the house. Typically houses of this type and age were supported by Brick or Stone shallow foundations.

We were unable to verify the rear and a portion of the east addition foundations, but also assume that they are a mixture of CMU and Concrete. We were also unable to verify the connection between the CMU portion of the foundation wall and the concrete portion. However, there is little to no evidence of damage or water infiltration.

The building site slopes from the north to the south with a grade drop of a few feet. There is no significant slope away from the building on the north side due to the slope of the site and street.

Our evaluation of the existing foundation walls was limited. We are unable to evaluate the concrete walls retaining the earth and supporting the CMU/Brick walls. Both the masonry and the concrete walls show little to no signs of cracking where visible. We were also unable to observe below the foundation walls to determine if there is a concrete footing.

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

The site drainage and slope away from the building could be improved, eliminating any negative slope to the house. However, there is little to no evidence of damage or water infiltration.

Recommendations:

We would recommend investigating the rear addition foundations with a licensed Structural Engineer to determine their construction and condition. These foundations may need repair. We would also recommend re-grading the site to allow for positive drainage away from the building. This should also include better gutters and gutter extensions.

We would also recommend monitoring any locations where there is a mixture of brick and concrete masonry at the upper portions of the foundation. This also occurs at beam pockets supporting wood beams. These areas should be monitored for movement or need of re-tuck pointing. Also, these areas are typically where wood members show signs of decay.

We have no other foundation recommendations at this time. There are no signs of major foundation distress. The owner may continue to monitor the building and contact us with any future problems. The owner is to note that the current foundation is not suitable for a second story and significant structural modifications to the foundation would be required to support additional loading from a remodel or addition. When monitoring the foundation, the owner is to check for foundation distress at the joint between masonry and concrete. This change in type of foundation wall material is a common location of damage or poor performance.



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Floor Construction

The existing floor framing consists of (2) 2x6 joists at 24" o.c. The joists appear to be supported by an exterior foundation wall and several beam lines in the center of the building in the basement. The beams consist of a (3) 2x8s supported by studs and posts extending into the slab below. The beam lines are at every six to seven feet on center and steel posts are approximately ten feet on center. The floor in the crawl space is supported in a similar manner, at least what was visible from the basement access. This consisted of a dropped (3) 2x8 wood beam and wood supports that bear on concrete at the crawl space grade. Some of the wood supports are not continuous and consist of multiple pieces of lumber.

We noted both plywood floor sheathing and 1x3 decking above the joists. It appears that at some time original decking was removed at some locations and revised to plywood sheathing.

The main level 2x6 joists were in good condition and the span and size of the joists are better than most buildings that we see of this type and age. The joists size and spacing meets and exceeds IRC code requirements. If we were to compare this construction to what was specified in the older UBC codes, it would have also exceeded minimum code requirements. We were unable to verify if the floor was level or sagging in areas. The front porch floor is likely a slab and shows little to no signs of damage.

In some locations the dropped wood beams supporting the wood framing above are not spliced above posts. This weakens the strength of the beams.

Recommendations:

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

1. A more thorough review of the support of the existing interior steel posts should be conducted but is likely not an immediate priority. This would only be to determine if there are footing supports below.
2. Replacement or repair of interior posts in the crawl space should occur at some time. They are not attached to the beams and consist of multiple pieces.
3. Observation and investigation of the rear crawl space should be conducted by a licensed structural engineer.
4. Where there is no attachment between the top plate of the adjustable steel posts and the bottom of the beams, provide a connection.
5. Monitor/repair any beams which are not spliced directly above steel posts.
6. Verify the connection between wood joists and flush headers above basement windows for proper connection and support.

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



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Roof Construction

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

1. Rafters are 2x6s at 24" o.c. and 2x4 ceiling joists at 16" o.c. The ceiling joists are likely spliced on the center interior wall of the main space.
2. There was no joining ridge member or collar ties to support the rafters.
3. Diagonal struts exist to help support the rafters in random locations and presumably bear on interior walls below. These struts are not consistent and do not provide primary support.
4. Original roof sheathing consisted of 1x12 decking and another layer of OSB sheathing was installed above the 1x sheathing.
5. The gable ends were framed with 2x4 studs, either balloon-framed from the main level exterior wall below or extend from main level top plates.
6. The addition to the south and east resulted in new 2x6 rafters at a shallower pitch. These rafters meet at the ridge of the existing roof construction and are sistered to the existing roof rafters without any vertical support. We were unable to verify the rafters in the rear addition. However, we would assume that the same construction continues to the east edge of the building.
7. We were unable to verify the front porch construction. There was no access and it is at a slightly lower elevation than the main house. It is likely that it is similar construction to the framing we observed at the main house, however there are no interior walls to help support the framing.

The roof was in fair condition and very typical framing for a building of this age. There was evidence of water damage at the location of the access. There was also no evidence of damaged or poor performing rafter or ceiling joists. The ceiling cracks and roof performance were similar to other buildings we have observed of this type and age.

Recommendations:

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

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

1. 2x4 collar ties @ 48" o.c.
2. 2x diagonal struts to properly support rafters with a continuous beam if the struts are spaced more than 24" o.c.
3. Additional ceiling members or intermediate ceiling beams to reduce ceiling joist spans. Any existing vertical struts to ceiling joists only add additional load to an already over-stressed roof rafters, if the struts are not directly above interior walls.
4. We would not recommend adding additional roofing materials, such as an additional layer of shingles, (the code allows up to two layers), or solar panels without the additional structural support mentioned above. The owner/architect should also keep in mind that any energy upgrades, such as increased insulation to the attic, could result in prolonged snow retention on the roof and could ultimately affect roof performance without first completing structure reinforcement.
5. The front porch framing could be investigated further to determine if it needs additional support, however it is relatively small and appeared to have been performing adequately.

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

Roofing

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

Recommendations: No recommendations at this time.



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Exterior Wall Construction

The wall framing was not exposed at the main level for our review. It is likely a 2x4 stud wall with studs at regular spacing. The addition at the east and rear of the building appears to be of similar construction and is likely 2x4 or 2x6 stud walls with studs at a regular spacing.

Since we were unable to observe any exposed structure in the walls, we are unable to evaluate the walls or determine if there is any structural damage. The wall heights were likely 8'-0" tall, which is reasonable for 2x4 construction, mainly due to our high wind loads. We saw no signs of interior finish material damage.

Recommendations:

At this time, we do not have any recommendations for repairs to the exterior walls at the main level. The owner is to note that they will need to be evaluated if any remodels or additional load is to be added. It is likely that additional studs may need to be added for the increased loads above in combination with the wind load on the building.

Exterior Siding

Most of the house is covered in painted aluminum lap siding. At the rear of the house, the lowest part of the siding is a composite board run vertically. The historical photos show that in 1956 the entire house was covered in a composite siding that likely contained asbestos and in 1948 the house is shown to have a shiplap siding throughout with Victorian-style shingles in the gable end on the west façade. Based on similar houses of this time period, the existing aluminum siding is likely applied directly over the composite siding shown in 1956, which in turn was also likely applied directly over the shiplap and shingle siding shown in 1948. There were no revealed areas to confirm this assumption, but it fits the trend of what has been seen in this area of houses and could be determined by further destructive analysis. If there is still shiplap siding below the current siding, it is likely original to the structure. The paint on the existing aluminum siding is peeling in several locations, especially on the south and west facades where it is exposed to the harshest sun. There are also a couple of areas where the siding has been peeled away but in locations that do not reveal anything about possible siding underneath.

Recommendations:

1. Determine if composite siding, shiplap siding, and shingle siding remain beneath the current aluminum siding.
 - o If composite siding is found beneath the aluminum siding, it should be inspected for asbestos and removed and disposed of accordingly.
 - o If shiplap and shingle siding are found beneath existing aluminum or composite siding, restore, refinish, and/or replace exposed siding.
2. If the original siding does not exist beneath the existing aluminum siding, replace with a similar shiplap siding and Victorian-style shingle siding to match the original, as shown in the 1948 Boulder County Assessor photo. Examples of these can be found at the neighboring properties to the north and the south of 1016 Grant Ave.



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Exterior Windows

The house has a variety of sizes of glider white, vinyl windows throughout. All of the windows are replacements and appear to be replaced around the same time. The date of replacement is unknown but occurred after 1956. The windows at the front of the house are likely in original locations but match the sizes found in 1956, which are shorter and wider than the original tall and narrow windows seen on the photo from 1948. The taller, narrower windows shown in the 1948 photo are likely double hung based on similar houses in the area. These windows from this time period were likely original and likely found at all the window openings that were present in the original structure.

The windows on the south elevation match the sizes shown in 1956 and these are likely original sizes as that area was an addition that occurred between 1948 and 1956. There is insufficient evidence as to the original window sizes at the rear of the house. Destructive investigation will likely reveal the original window openings. Additionally, the 1948 photo shows a window on the north elevation towards the front of the house. There is no window in this location currently, but destructive investigation will likely reveal the original window opening at this location.

Recommendations:

1. Remove siding to reveal the original window sizes.
2. Remove replacement windows and reinstall windows matching the original windows documented in the historic photos.



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Exterior Doors

The front door is a black painted, multi-panel wood door, with a center-lite and is relatively new. There is an aluminum and glass full-lite storm door installed over the front door. At the rear of the house there is a white painted, multi-panel wood door with a ½ lite and is relatively new. There is also an aluminum and glass full-lite storm door installed over the rear door.

Photos do not reveal what the original doors looked like but there are examples of front doors that can be found on historic homes throughout Louisville.

Recommendations:

1. Replace the front door with a door in keeping with the original period of the home. There are many existing examples of original front doors in historic homes around Louisville from the time period that 1016 Grant was built that would serve as a guideline for a door selection.
2. The rear door is in good condition and should remain as there is no evidence as to what the original door in this location was.
3. The aluminum and glass storm doors at both locations are in good condition and should remain.



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Porches

The covered front porch rests on a raised, poured concrete deck on top of a concrete foundation. The concrete is not original and was added between 1948 and 1956. Prior to 1956, there was a lower wood porch that can be seen in the 1948 Boulder County Assessor photo.

The porch roof is supported by two 4x4 columns wrapped in aluminum. The wood columns were added at the time that the concrete porch was poured between 1948 and 1956. The aluminum wrap was likely added at the same time that the aluminum siding was added to the rest of the house. Prior to 1956, the covered porch was supported by a turned wood column in the southwest corner and attached columns in the other four corners. These columns had decorative wood Victorian brackets, examples of which can be found at the property to the north of 1016 Grant as well as throughout historical houses in Louisville.

The front porch roof is hipped and likely original as it matches the photos of 1948 and 1956. The ceiling is a vinyl soffit panel that is in good shape.

At the rear of the house there is a covered patio that was added at an unknown time after 1956. This porch is a poured concrete slab with a wood framed roof with asphalt shingles. This roof structure is attached to a building that is located on and owned by the property to the north.

Recommendations:

1. Replace columns with turned wood columns and wood Victorian brackets in keeping with the historic photo. There are many examples of original columns in historic homes around Louisville from the time period that 1016 Grant was built that would serve as a guideline for a column and bracket selection.
2. Consider replacing the concrete porch with a new wood framed or composite wood-look deck in keeping with the historic character of the home but constructed using modern building methods.
3. Remove the roof structure on the rear covered patio. Repair areas where it is attached to the building on the neighboring property.



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Exterior Trim and Ornamentation

Ornamentation:

There is minimal ornamentation currently present on the house and no indication of any previous ornamentation that has been removed. At the front of the original house there are painted window shutters on one window. Further exploration such as removing the siding or discovering other historical photos could reveal evidence of historical ornamentation.

Recommendations:

Remove window shutters if siding is removed and windows are restored to the original sizes.

Window and Door Trim:

Exterior windows and doors are trimmed out in typical vinyl, J-style edge molding. This window trim was added when the vinyl siding was applied. The original tall and narrow windows were trimmed in a typical 5-piece painted wood window trim as seen in the 1948 photo. When the composite siding was added the windows were trimmed in a typical painted wood picture-frame trim as seen in the 1956 photo. Destructive investigation could reveal the original trim sizes used. Additionally, there are several examples of similar historic window trim used throughout Louisville.

Recommendations:

If the windows are restored to the original sizes with the restoration/replacement of the original wood shiplap siding, the window trim should be restored/replaced to match the original 5-piece painted wood window trim.

Chimneys:

There is currently no chimney on the house. The 1948 photo shows a brick chimney, but the 1956 photo does not. Inside the house there is evidence of where the chimney was in the basement, in the main level ceiling, and in the attic but none of the chimney remains. The chimney was likely added when the basement was dug-out to likely accommodate a coal-burning furnace. The furnace was likely updated to a forced-air unit after 1948 at which point the chimney was removed.

Recommendations:

No recommendations at this time.



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Soffits:

Most of the soffits are in good condition. The house eaves are vinyl with built-in vents. These were likely added when the aluminum siding was applied. There is no visible evidence as to the original soffits used but they were likely painted wood board.

The soffit at the carport is painted wood board that is starting to pull apart at the seams.

Recommendations:

Restore, refinish, and/or replace the soffit board at the carport.

Fascia, Frieze Board, & Trim:

Painted white aluminum fascia and corner trim is found throughout the house. There is no frieze board. The historical trim appears to be 1x4 painted wood. Removal of the current aluminum siding could confirm what the historic trim was.

Recommendations:

Remove existing siding on original structure to reveal original corner trim and restore, refinish, and/or replace as needed.

Gutters & Downspouts:

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

Recommendations:

No recommendations at this time.



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Mechanical, Electrical, Plumbing

Mechanical:

There is a gas-fired, forced-air heating system. The furnace is atmospherically vented through the roof. While the unit is older, it appears to be in working order. Where the ductwork is visually exposed, it appears to be installed adequately and in working order.

Recommendations:

No recommendations at this time. However, consider replacing furnace in the future with a high-efficiency unit with a sealed combustion intake/exhaust system.

Electrical:

The electrical system is a 100 AMP panel with a full, 100 AMP breaker. The electrical wiring has been updated to romex throughout the house.

The electrical service is delivered overhead at the rear of the house and is coming from the east alley.

Recommendations:

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

Plumbing:

There is a standard 40-gallon gas-fired water heater that is atmospherically vented through the roof. The water delivery system is a mix of primarily copper and galvanized piping. The galvanized piping is likely original, and the copper was likely added at a later date to accommodate repairs and subsequent plumbing additions. The galvanized and copper plumbing is showing signs of deterioration and there is likely extensive unseen corrosion within the galvanized pipes due to their age and the corrosive nature of galvanized plumbing lines. Waste lines are a mix of ABS plastic, galvanized, and cast-iron.

Recommendations:

Replace the existing galvanized delivery and waste lines with copper delivery and ABS or PVC plastic waste lines.



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LANDMARKING RECOMMENDATION

The structure at 1016 Grant Avenue is a good example of an early twentieth century wood frame vernacular house typical to the City of Louisville. The house's social history has past residents that were significant to Louisville's history including one active resident who lived her entire life in the house. The structure is a good example of accretive architecture that reflects how the needs of the residents have aligned with the generational changes of the community. Many of the historic aspects of the structure still remain and can be restored to their historic appearance.

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

It is our recommendation that the building be landmarked under the City of Louisville Historic Preservation Program. In addition, the building is a very strong candidate for historic preservation grant funding through the City's same program.

Preservation Priorities

Overall, 1016 Grant Avenue is in good condition given the age of the structure. There are preservation elements that should be addressed at varying priorities.

High Priority:

1. Remove existing siding and restore or replace original shiplap and gable end shake siding to original shiplap and shake look as shown in attached elevation drawings.
2. Replace existing windows with units consistent with the historic character of the house.
3. Replace existing wrapped wood front porch columns with recreated wood columns with details consistent with site observations and historic photos.

Medium Priority:

1. Replace existing front door with a unit consistent with the historic character of the house.
2. Determine historic decoration, trim, and soffits, and restore, refinish, and/or replace consistent with the historic character of the house.
3. Remove existing wrought-iron porch guardrail. If a guardrail is required or desired for safety purposes, replace with a unit consistent with the historic character of the house.

Low Priority:

1. Perform an energy audit to identify how energy efficient the home is. An audit can determine areas of air infiltration and where efficiency upgrades will be most valuable.
2. Regrade the site to create positive drainage away from the building foundation.
3. Address floor framing connection concerns as outlined above to reinforce existing floor structure.
4. Add roof bracing members as specified above to reinforce existing roof structure.



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Southwest Corner Looking Northeast



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East Elevation



Northwest Corner Looking Southeast



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Garage East Elevation – Alley Facing



Garage North Elevation – Yard Facing



Garage West Elevation – Yard Facing



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PROJECT

1016 GRANT AVENUE
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HISTORIC
STRUCTURAL
ASSESSMENT

DRAWING TITLE

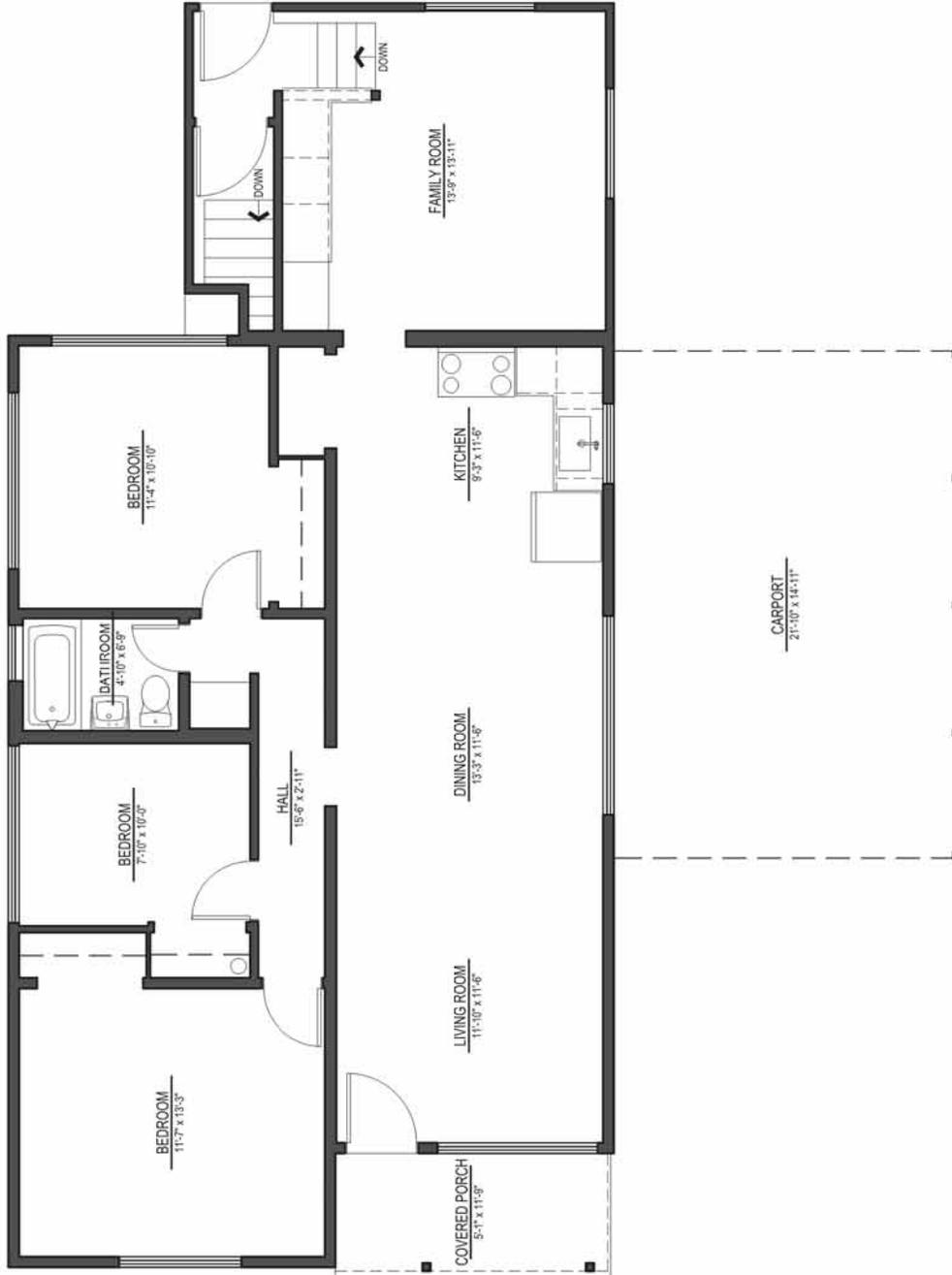
EXISTING FLOOR PLAN

DATE

01/30/2020

SHEET

A1.1



1
A1.1
EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"



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PROJECT

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HISTORIC
STRUCTURAL
ASSESSMENT

DRAWING TITLE

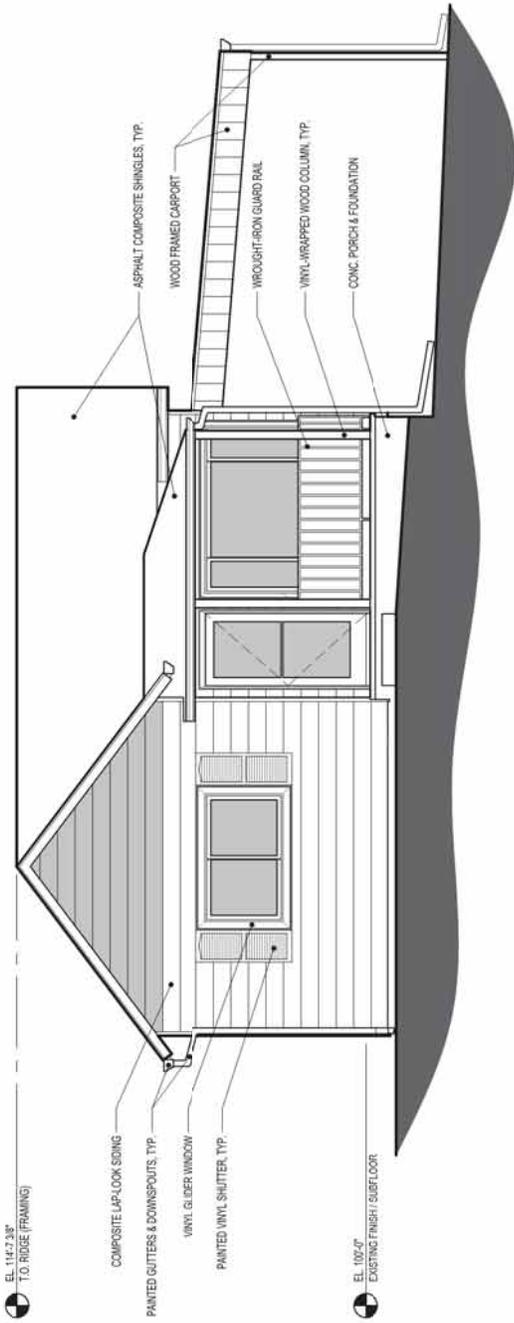
WEST ELEVATIONS

DATE

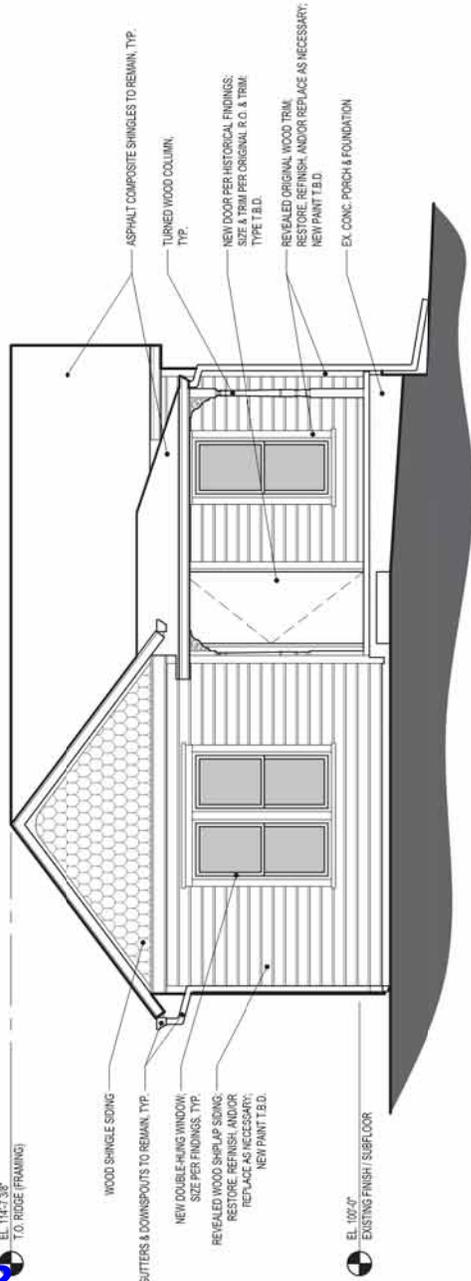
01/30/2020

SHEET

A2.1



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



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



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PROJECT

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HISTORIC
STRUCTURAL
ASSESSMENT

DRAWING TITLE

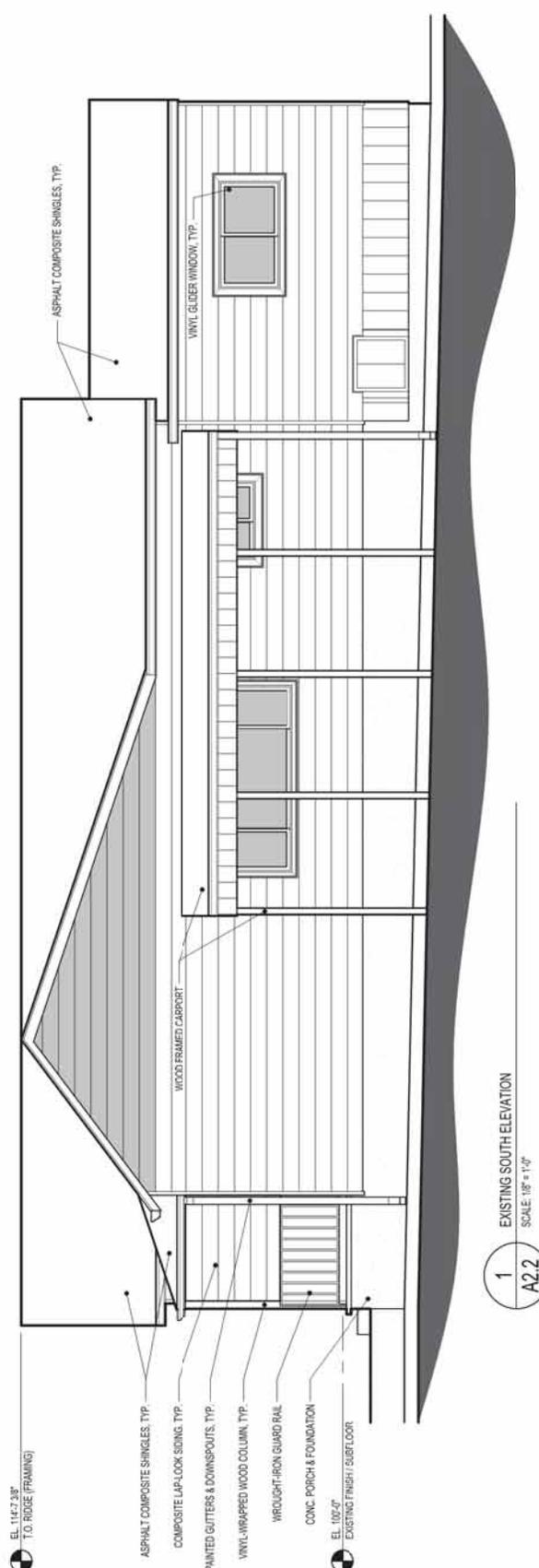
SOUTH ELEVATIONS

DATE

01/30/2020

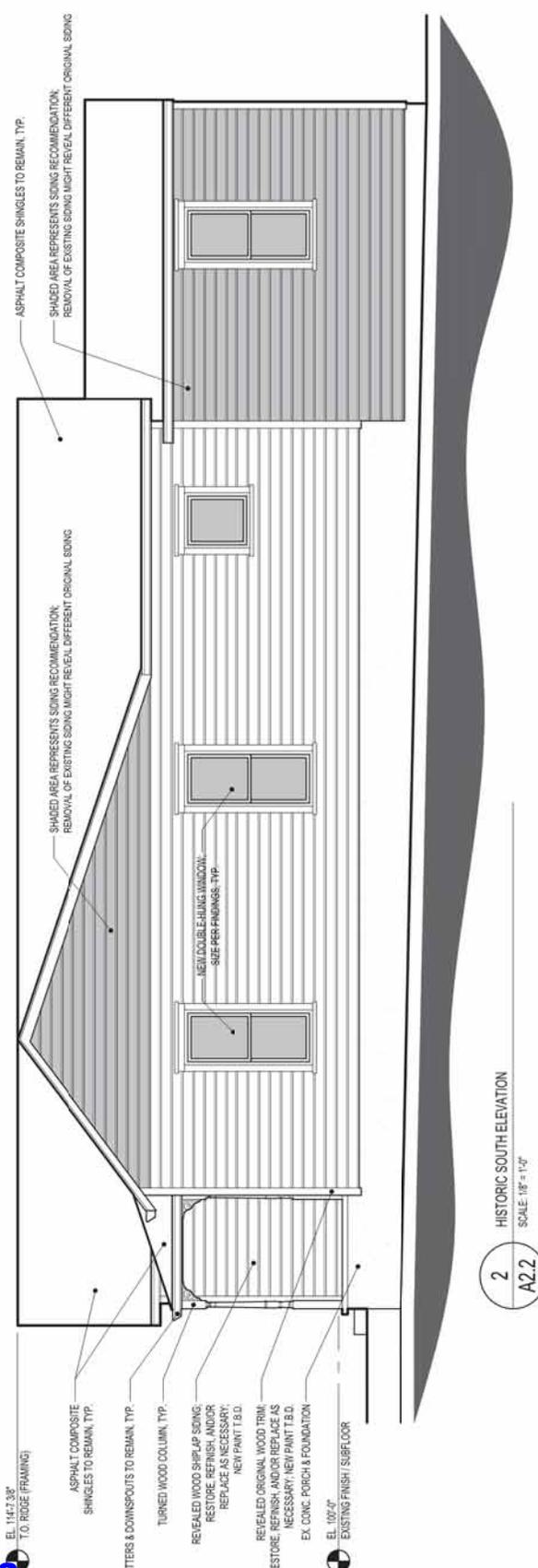
SHEET

A2.2



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

133



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



January 31, 2020

Attn: Andy Johnson
DAJ Design
Louisville, CO

Dear Andy,

Below is a summary of our structural observation at the existing building located at 1016 Grant Street . The summary also includes our structural assessment of the existing structure. Please feel free to contact us with any questions.

I. Building Description:

The building was constructed in approximately the early 1900s based on the county records, however, there appears to have been an addition on the east side of the building that was completed at a later date. The time period for the addition is information we were not able to determine. The building is currently being used as a single-family residence.

The building is a one-story structure with an attic above the entire main floor. There were no dormers in the attic/roof construction. Below the original building is a cellar/basement which is accessible from the rear of the building. The addition discussed above is above a crawl space with grade at a higher elevation from the cellar/basement. The deeper cellar/basement was not original, and it appears that the entire original house was built above a crawl space and then later the crawl space was dug out for a deeper cellar/basement. At the rear of the house, in the center of the building footprint is what appears to have been the original cellar access. As a result the very rear, east edge of the house is likely an addition as well.

The building is a wood-framed structure supported by a CMU, Brick and Concrete foundation. Roofing consists of asphalt shingles at all areas, including the front porch. Interior floor finishes are primarily wood flooring and lath and plaster interior wall finish. The basement floor is concrete.

Also, on the property are the following additional structures:

1. A detached wood framed garage supported by a CMU foundation.
2. Wood Framed exterior roof covering an exterior patio. This is also attached to an adjacent property.



II. Roof Framing:

A. Description:

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

1. Rafters are 2x6s at 24" o.c. and 2x4 ceiling joists at 16" o.c. The ceiling joists are likely spliced on the center interior wall of the main space.
2. There was no joining ridge member or collar ties to support the rafters.
3. Diagonal struts exist to help support the rafters in random locations and presumably bear on interior walls below. These struts are not consistent and do not provide primary support.
4. Original roof sheathing consisted of 1x12 decking and another layer of OSB sheathing was installed above the 1x sheathing.
5. The gable ends were framed with 2x4 studs, either balloon-framed from the main level exterior wall below or extend from main level top plates.
6. The addition to the south and east resulted in new 2x6 rafters at a shallower pitch. These rafters meet at the ridge of the existing roof construction and are sistered to the existing roof rafters without any vertical support. We were unable to verify the rafters in the rear addition. However, we would assume that the same construction continues to the east edge of the building.
7. We were unable to verify the front porch construction. There was no access and it is at a slightly lower elevation than the main house. It is likely that it is similar construction to the framing we observed at the main house, however there are no interior walls to help support the framing.

B. Condition/Evaluation:

The roof was in fair condition and very typical framing for a building of this age. There was evidence of water damage at the location of the access. There was also no evidence of damaged or poor performing rafter or ceiling joists. The ceiling cracks and roof performance were similar to other buildings we have observed of this type and age.

C. Recommendations:

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

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

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



3. Additional ceiling members or intermediate ceiling beams to reduce ceiling joist spans. Any existing vertical struts to ceiling joists only add additional load to an already overstressed roof rafters, if the struts are not directly above interior walls.
4. We would not recommend adding additional roofing materials, such as an additional layer of shingles, (the code allows up to two layers), or solar panels without the additional structural support mentioned above. The owner/architect should also keep in mind that any energy upgrades, such as increased insulation to the attic, could result in prolonged snow retention on the roof and could ultimately affect roof performance without first completing structure reinforcement.
5. The front porch framing could be investigated further to determine if it needs additional support, however it is relatively small and appeared to have been performing adequately.

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

III. Main Level Exterior Wall Framing:

A. Description:

The wall framing was not exposed at the main level for our review. It is likely a 2x4 stud wall with studs at regular spacing. The addition at the east and rear of the building appears to be of similar construction and is likely 2x4 or 2x6 stud walls with studs at a regular spacing.

The front porch roof framing is supported by what appears to be wrapped 4x4 wood posts.

B. Condition/Evaluation:

Since we were unable to observe any exposed structure in the walls, we are unable to evaluate the walls or determine if there is any structural damage. The wall heights were likely 8'-0" tall, which is reasonable for 2x4 construction, mainly due to our high wind loads. We saw no signs of interior finish material damage.

C. Recommendation:

At this time, we do not have any recommendations for repairs to the exterior walls at the main level. The owner is to note that they will need to be evaluated if any remodels or additional load is to be added. It is likely that additional studs may need to be added for the increased loads above in combination with the wind load on the building.



IV. Floor Framing:

A. Description:

The existing floor framing consists of (2) 2x6 joists at 24" o.c. The joists appear to be supported by an exterior foundation wall and several beam lines in the center of the building in the basement. The beams consist of a (3) 2x8s supported by studs and posts extending into the slab below. The beam lines are at every six to seven feet on center and steel posts are approximately ten feet on center. The floor in the crawl space is supported in a similar manner, at least what was visible from the basement access. This consisted of a dropped (3) 2x8 wood beam and wood supports that bear on concrete at the crawl space grade. Some of the wood supports are not continuous and consist of multiple pieces of lumber.

We noted both plywood floor sheathing and 1x3 decking above the joists. It appears that at some time original decking was removed at some locations and revised to plywood sheathing.

B. Condition/Evaluation:

The main level 2x6 joists were in good condition and the span and size of the joists are better than most buildings that we see of this type and age. The joists size and spacing meets and exceeds IRC code requirements. If we were to compare this construction to what was specified in the older UBC codes, it would have also exceeded minimum code requirements. We were unable to verify if the floor was level or sagging in areas. The front porch floor is a likely a slab and shows little to no signs of damage.

In some locations the dropped wood beams supporting the wood framing above are not spliced above posts. This weakens the strength of the beams.

C. Recommendations:

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

1. A more thorough review of the support of the existing interior steel posts should be conducted but is likely not an immediate priority. This would only be to determine if there are footing supports below.
2. Replacement or repair of interior posts in the crawl space should occur at some time. They are not attached to the beams and consist of multiple pieces.
3. Observation and investigation of the rear crawl space should be conducted by a licensed structural engineer.
4. Where there is no attachment between the cap plate of the adjustable steel posts and the bottom of the beams, provide a connection.
5. Monitor/repair any beams which are not splice directly above steel posts.



6. Verify the connection between wood joists and flush headers above basement windows for proper connection and support.

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

V. Foundation:

A. Description:

The existing foundation consists of CMU and Brick with pour concrete directly below. The concrete was used to extend the depth of an original crawl space and allow for a basement/cellar. This is not typical of foundation extensions which usually occur inside the original perimeter foundation. In addition, we are in agreement with DAJ Design that the CMU and Brick are also not original to the house. Typically houses of this type and age were supported by Brick or Stone shallow foundations.

We were unable to verify the rear and a portion of the east addition foundations, but also assume that they are a mixture of CMU and Concrete. We were also unable to verify the connection between the CMU portion of the foundation wall and the Concrete portion. However, there is little to no evidence of damage or water infiltration.

The building site slopes from the north to the south with a grade drop of a few feet. There is no significant slope away from the building on the north side due to the slope of the site and street.

B. Condition/Evaluation:

Our evaluation of the existing foundation walls was limited. We are unable to evaluate the concrete walls retaining the earth and supporting the CMU/Brick walls. Both the masonry and the concrete walls show little to no signs of cracking where visible. We were also unable to observe below the foundation walls to determine if there is a continuous concrete footing.

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

The site drainage and slope away from the building could be improved, eliminating any negative slope to the house. However, there is little to no evidence of damage or water infiltration.

Recommendations:

We would recommend investigating the rear addition foundations with a licensed Structural Engineer to determine their construction and condition. These foundations may need repair. We would also recommend re-grading the site to allow for positive drainage away from the building. This should also include better gutters and gutter extensions.



We would also recommend monitoring any locations where there is a mixture of brick and concrete masonry at the upper portions of the foundation. This also occurs at beam pockets supporting wood beams. These areas should be monitored for movement or need or re-tuck pointing. Also, these areas are typically where wood members show signs of decay.

We have no other foundation recommendations at this time. There are no signs of major foundation distress. The owner may continue to monitor the building and contact us with any future problems. The owner is to note that the current foundation is not suitable for a second story and significant structural modifications to the foundation would be required to support additional loading from a remodel or addition. When monitoring the foundation, the owner is to check for foundation distress at the joint between masonry and concrete. This change in type of foundation wall material is a common location damage or poor performance.

VI. Structural Conclusions:

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

It is also important to note that a significant portion of the building's structure was not exposed for our review. There may be damaged structure that we were not able to observe due to finish materials. Also, additional cosmetic imperfections could arise, which is normal for an old structure.

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

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

D. The garage structure is in need of repair. The roof structure is similar to the house and does not meet code. In addition, the grade is much higher on the north side of the garage and may have and will likely continue to result in water infiltration and ultimately damage to the existing wood structure.

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



VI. Summary and Limitations:

A. Summary:

1. The goal of this report was to provide an overview of the building's structure and foundation and identify areas where remedial work in the near future is prudent.
2. The recommended remedial measures are intended to promote the building's continued safe use and are not intended to eliminate all existing and potential future cosmetic defects.

B. Limitations:

1. The information contained in this report is the author's professional opinion based on visual evidence readily available at the site, without the removal of existing finish materials. Of course, this means there could be hidden defects which are not discoverable at this time, without demolition of finish materials. That is true for most buildings, and an inherent limitation for this kind of report. Should additional information become available or additional movement is perceived, we recommend that our firm be contacted for further review.
2. The issuance of this report does not provide the building's current or future owners with a guarantee, certification or warranty of future performance. Acceptance and use of this report do not transfer financial liability for the building or the property to the author or this engineering firm.
3. The report is also only preliminary to make note of areas that need to be addressed. A licensed Structural Engineer should be retained to provide a more thorough investigation and provide appropriate repair details for all necessary repairs.

Sincerely,

Jesse Sholinsky, P.E.





1016 Grant Ave. History

Legal Description: Lots 19 & 20, Block 2, Capitol Hill Addition

Year of Construction: 1906-1907

Summary: This house is remembered for having been the home of Helen Berardi Caranci, who lived to be 90 and who lived in the house for her entire life. It is believed that George Sirokman originally built it in 1906 or 1907.

History of the Capitol Hill Addition

J.C. Williams, who was a mine superintendent with the Rocky Mountain Fuel Company, and Irving Elberson, who was a banker, were the developers of the Capitol Hill Addition. The plat for this addition was filed with the County in 1904.

Sirokman Ownership, 1906-1913; Discussion of Date of Construction

Online County property records show that John Sirokman (1862-1921) purchased eight lots from the developers in 1906 (the spelling of Sirokman's name on the deed is "Siroukman"). The same year, he conveyed ownership of the two lots that make up 1016 Grant to his brother, George Sirokman (1865-1943). The Sirokman family was from Zaluzice, Michalovce, Kosice, Slovakia. Members of the Sirokman family are believed to have come to the United States in the 1880s and then to Louisville.

George Sirokman and his wife, Mary Prouz (sometimes spelled as Protz) Sirokman (1871-1961), then lived at 1016 Grant. In particular, the 1910 federal census shows them to be living in this location in the 1000 block of Grant with their children, Annie (age 15), George (age 13), Veronica (age 11), Rose (age 9) and Michael (age 6). Their oldest child, Mary, had married Joe Kasenga and lived at 1008 Grant next door. George

Sirokman worked as a coal miner and the census records indicated that he was the owner of the house.

With respect to the date of construction of the house at 1016 Grant, the 1948 Boulder County Assessor card for this property stated that the house was built “before 1908.” The Boulder County Assessor’s Office website then simplified this to “1908” as the date of construction of this house without indicating that the indicated date was before 1908. Boulder County has sometimes been found to be in error with respect to the date of construction of Louisville buildings, so it is important to look to other evidence of the construction year. In this case, George Sirokman acquired the lots from his brother in 1906 and needed a house for his family. There is no indication that a house was already on the property. For these reasons, the date of construction is presumed to be 1906-1907, which is “before 1908.”

In 1913, George Sirokman sold 1016 Grant to Andy Teague.

Teague Family Ownership and Other Owners, 1913-1922

In 1913, Andy Teague (1874-1947) purchased the parcel now known as 1016 Grant. In 1914, he conveyed ownership of the property to his wife, Caroline Teague (1875-1934).

Andy Teague was a local blacksmith and wagon maker. Their children were Mildred, born 1903; Andy, born 1905; Edythe, born 1905; and Dorothy, born 1911. However, specific evidence as to whether the Teague family lived at 1016 Grant couldn’t be located.

In 1920, Caroline Teague sold 1016 Grant to George Longmore, who sold it to Nora Clark in 1921. In 1922, Nora Clark sold the property to the Berardi family.

Berardi/Caranci Family Ownership, 1922-2019

In 1922, Angelo Berardi (spelled in the Boulder County property records as “Belardi”) purchased 1016 Grant. His family would end up owning it for 97 years.

Angelo Berardi (1881-1939) and his wife, Angelina Santilli Berardi (1886-1952) were Italian immigrants. They both came from the small village of Taranta Peligna, Chieti, Abruzzo, in Italy. They were among a group of people who emigrated from Taranta Peligna and came to Louisville in the late 1800s and early 1900s. Some of the surnames of those who came from that village to Louisville, besides Berardi and Santilli, were Del Pizzo, Demarco, DiDonato, Lippis, Madonna, Merlino, and Natale.

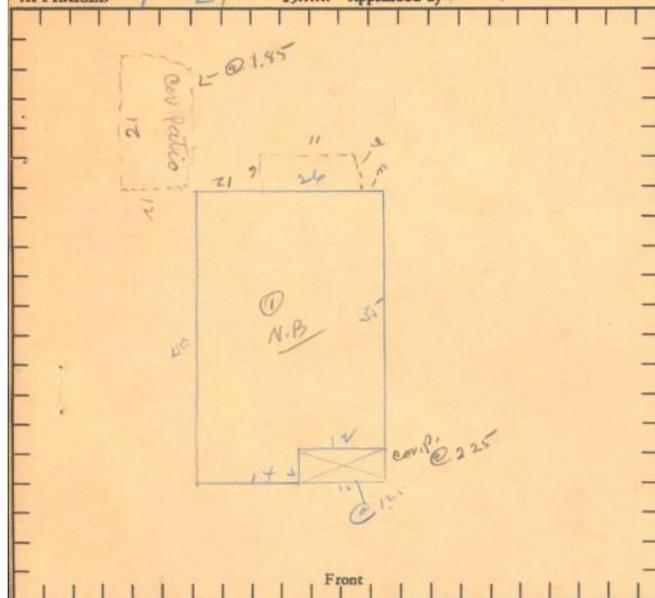
Angela and Angelina each came to the U.S. as young people, married in 1907, and then came to Louisville. Their children were Frank (1908-1976); Rico (1909-1978); Mary



Helen worked at Remington Arms during World War II and for the Louisville town administration. Lawrence served in the Navy during World War II and, in Louisville, served as Mayor and on City Council for a total of 16 years. He was also a past chief of the Louisville Fire Dept. The two were very involved in organizations in the Louisville community. Their children were Paula and Dale.

Helen and Lawrence Caranci remodeled 1016 Grant in 1956. The following photo and ground layout are from an Assessor's Card completed in 1956.





Helen passed away in 2014 at age 90 after having lived in the house for her entire life. During the residency by members of the Berardi and Caranci families, the house was the site of many Italian holiday gatherings and other family gatherings.

Later Owners

In 2012, Helen Berardi Caranci transferred ownership of 1016 Grant to her daughter, Paula. In 2019, Paula Caranci sold the house to Thomas & Jenna Van Horn, who are the current owners of record.

Sources

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

ITEM: 1200 Jefferson Avenue Landmark/Historic Preservation Fund Grant/Alteration Certificate Request

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

OWNER: Kathleen Urbanic and Ted Barber
1200 Jefferson Avenue
Louisville, Colorado 80027

PROJECT INFORMATION:

ADDRESS: 1200 Jefferson Avenue
LEGAL DESCRIPTION: W ½ Lots 37-38, W ½ Lot 39 less N 11', Nicolas DiGiacomo subdivision
DATE OF CONSTRUCTION: 1900, relocated to Louisville in 1930

REQUEST: The applicant requests to Landmark the structure at 1200 Jefferson Avenue and a request for a Preservation and Restoration Grant and Alteration Certificate for 1200 Jefferson Avenue.

LOCATION:



SUMMARY:

The applicant is requesting:

- Landmark designation for 1200 Jefferson Avenue and accompanying \$5,000 Landmark Grant.
- An alteration certificate allowing changes related to restoration and rehabilitation work to the existing structure.
- A Preservation and Restoration Grant (extraordinary circumstances) in the amount of \$61,600 related to the condition of the foundation.

Staff recommendations:

- Staff recommends approval of the landmark request and \$5,000 Landmark Grant. The property meets the requirements for age, significance, and integrity.
- Staff recommends approval of the alteration certificate. The proposed changes to the historic structure result in minimal loss of historic materials and the structural changes will aid in the preservation of the property.
- Staff recommend approval of the applicant’s grant request. The applicant requests a matching grant of \$61,600 for preservation and restoration work to the historic structure.

HISTORICAL BACKGROUND:

Information from Jefferson Place Survey

Rocco DeSantis purchased the lots on Jefferson Avenue in 1929 and in 1930 moved the original part of this house from the Gorham Mine in Marshall, Colorado to the property. Records indicate that the house was built circa 1900.

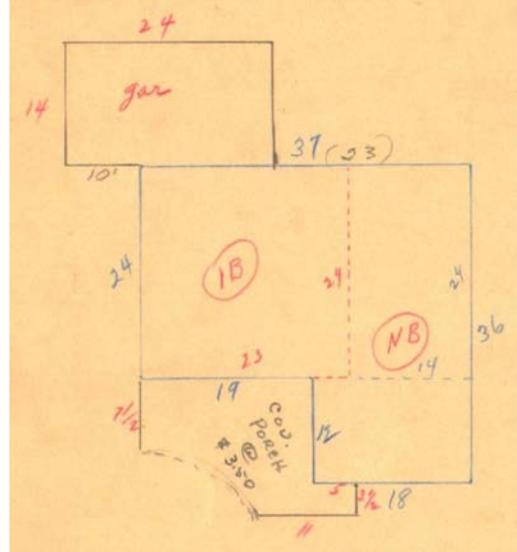
Rocco DeSantis (1904-1997) was born in Italy and came to the United States in 1920. He worked as a coal miner, carpenter, and locksmith in Louisville. He married Rose DiPietro in 1927. She was born in Louisville to Italian parents. Rocco and Rose had three children: Carmen, Carmelita, and Virginia. In 1952, the DeSantis family had a house built to the back of 1200 Jefferson (713 Caledonia).

Daughter Virginia married Richard Milano in 1953; they lived at 1200 Jefferson until about 1955. At that time, the house still consisted of the original four-room house that had been relocated from Marshall. According to Virginia, her father worked on 1200 Jefferson to add an addition to it in 1956. In 1957, Rocco and Rose DeSantis moved back to 1200 Jefferson. According to the County Assessor cards for this property, both the attached garage and the patio were finished in 1961. Rose DeSantis passed away in 1968. Rocco continued to live in the house at 1200 Jefferson and he died in 1997. The DeSantis family owned the property until 1998.

48	20	36
47		35
46		34
45		33
44		32
43	2	31
42		30
41		29
40		28
39		27
38		26
37	2c	25

JEFFERSON AVE. LAFARGE AVE.





1200 Jefferson Avenue – 1958 Assessor Photo



1200 Jefferson Avenue, south view – Current Photo



1200 Jefferson Avenue, northwest view – Current Photo



1200 Jefferson Avenue, west view – Current Photo



1200 Jefferson Avenue, southeast view – Current Photo

ARCHITECTURAL INTEGRITY:

The house at 1200 Jefferson Avenue was constructed in 1900 and moved to Louisville in 1930. The primary façade faces south to Caledonia Street. The original portion of the residence has a square plan, approximately 24' x 24', with a hipped roof. Additions to the north (garage) and southeast were added prior to 1961. The southeast addition also has a hipped roof, while the garage addition has a gable-front roof. Because the additions are more than 50 years old, they are historically significant. Based on the 1958 assessor's photo, the home shows a high degree of architectural integrity. Window placement and size appears to have been retained following the additions to the home, but prior to that are unknown.

The following primary changes occurred over time:

- Additions to the north and southeast of the original house (circa 1956)
- Windows and roof replaced (unknown);
- Siding replaced (unknown);
- Porch and trellis added to the south entrances (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
<p>A. Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in this chapter.</p>	<p>Yes</p>	<p>The principal structure at 1200 Jefferson Avenue was constructed circa 1900 and moved to Louisville in 1930 and meets this criteria.</p>
<p>1. a. Architectural.</p> <ol style="list-style-type: none"> 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> 5) <i>Style particularly associated with the Louisville area.</i> 6) <i>Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.</i> 7) <i>Pattern or grouping of elements representing at least one of the above criteria.</i> 8) <i>Significant historic remodel.</i> 	<p>Yes</p>	<p>This house is associated with the historic development of Louisville, including the tradition of moving mining homes into the city. The house at 1200 Jefferson is a vernacular structure with a modest form typical of early/mid-20th century Louisville.</p>
<p>1. b. Social.</p> <ol style="list-style-type: none"> 1) <i>Site of historic event that had an effect upon society.</i> 2) Exemplifies cultural, political, economic or social heritage of the community. 3) <i>Association with a notable person or the work of a notable person.</i> 	<p>Yes</p>	<p>The structure at 1200 Jefferson Avenue is associated with the DeSantis family. Rocco DeSantis was born in Italy and came to the United States in about 1920. He worked as a coal miner and carpenter in the Louisville area, then as a locksmith. He was married to Rose DiPietro who was born in Louisville.</p> <p>Rocco DeSantis purchased a house located at the Gorham Mine in Marshall in 1930 and had it moved to 1200 Jefferson. He built the additions to the house in approximately 1956 and lived in there until he died in 1997,</p>

		having owned the property for 68 years.
<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>	N/A	
<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>	Yes	<p>The property has integrity of location and design. Integrity of association with the previous owners is lost, but association with the DiGiacomo subdivision is intact.</p> <p>The house adds character and value to Old Town Louisville. The house is connected to the mining history of the area and was moved to Louisville in 1930. The relocation of mining homes is a unique characteristic of Louisville and does not detract from the integrity of the property.</p> <p>The additions and renovations to the original structure are more than 50 years old and have gained historical significance.</p>

ALTERATION CERTIFICATE REQUEST:

The applicant is also applying for an alteration certificate to allow for restoration and rehabilitation work to the historic house. The applicant is requesting to modify the following on the existing structure:

- Reinforce/repair existing foundation/crawlspace;
- Repair existing siding as necessary;
- Remove and replace deteriorated windows and doors;
- 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
<i>1. The effect upon the general historical and architectural character of the structure and property.</i>	Yes	The proposed work, including structural repairs, replacement windows, and siding repair will enhance the historic architectural character of the structure.
<i>2. The architectural style, arrangement, texture, and material used on the existing and proposed structures and their relation and compatibility with other structures.</i>	N/A	No changes to architectural style, arrangement, texture, and material are proposed.
<i>3. The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structures and the site.</i>	N/A	No changes to size, setbacks, or location are proposed.
<i>4. The compatibility of accessory structures and fences with the main structure on the site, and with other structures.</i>	N/A	
<i>5. The effects of the proposed work in creating, changing, destroying, or otherwise impacting the exterior architectural features of the structure upon which such work is done.</i>	Yes	The proposed work will retain the current exterior architectural features of the structure.
<i>6. 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.
<i>7. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property.</i>	Yes	Proposed rehabilitation work (foundation, grading) will result in the preservation and continued used of the property.
<i>8. a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining</i>	Yes	The structure at 1200 Jefferson Avenue will continue to function as a single family home.

<i>characteristics of the building and its site and environment.</i>		
<i>8. b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.</i>	Yes	The proposed work on the historic structure will not result in the loss of historic materials or character.
<i>8. c. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.</i>	Yes	The proposed work includes restoration and rehabilitation work (siding and porch repair, window replacement) appropriate for this structure.
<i>8. d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</i>	Yes	The structure was renovated circa 1956 and those changes have acquired architectural significance. The proposed preservation and restoration work will retain those changes.
<i>8. e. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.</i>	N/A	
<i>8. f. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. In the replacement of missing features, every effort shall be made to substantiate the structure's historical features by documentary, physical, or pictorial evidence.</i>	Yes	The proposed work does not call for the loss of historic materials or character-defining features.
<i>8. g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</i>	N/A	Damaging techniques are not proposed for use on this project.
<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</i>	N/A	Significant archeological resources have not been identified on this property.

<i>undertaken.</i>		
<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>	N/A	No addition is proposed for the structure.
<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>	N/A	No addition is proposed for the structure.

Staff believes the proposed changes would result in the preservation, restoration and rehabilitation of the historic structure at 1200 Jefferson Avenue. 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 meets the standards. Because of that, staff recommends approval of the alteration certificate.

GRANT REQUEST:

The applicant is requesting approval of a Preservation and Restoration Grant (extraordinary circumstances) for rehabilitation and restoration work on the structure 1200 Jefferson Avenue. The total grant request for preservation work is \$61,600. This grant would be in addition to the \$5,000 bonus for landmarking the structure.

A Historic Structure Assessment was previously completed for the property in 2019 and paid for by the Historic Preservation Fund. The assessment (attached) makes several

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.

recommendations including: foundation and structural repairs; siding repair; site regrading; and window repair/replacement. 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.

- Siding repair

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

- Foundation/crawlspace
- Site grading
- Window replacement
- Siding replacement (as necessary)

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.

Work proposed with total cost:

- Siding: \$3,200
 - Replace rotten wood
 - Refinish where paint is compromised
 - Replace and repaint corner flashing
- Windows: \$24,000
 - Replace existing windows with new, maintaining size and configuration
- Foundation/crawlspace: \$130,000
 - Evaluate and repair as necessary
 - Replace failing foundation wall
- Site Grading: \$6,000
 - Create positive drainage away from foundation

COST ESTIMATE OF PROPOSED WORK: \$162,200

MATCHING GRANT REQUESTED: \$61,600 (matching grant maximum \$40,000)

Preservation Grant:

Resolution No. 17, Series 2019, Section 12(c) allows for grant amounts to exceed the \$40,000 limitation on matching grants when there is a “*showing of extraordinary circumstances relating to building size, condition, architectural details, or other unique condition compared to similar Louisville properties*” and applicant matches “*at least one hundred percent (100%) of the amount of the grant*”. The applicant is requesting a matching grant amount of \$61,600 be considered due to the condition of the foundation and the cost associated with its repair.

Three extraordinary circumstances grants have been approved by the Historic Preservation Commission in the past. The initial grant request and the amount ultimately awarded are summarized in the table below:

	Date Approved	Max. Standard Preservation Grant	Total Cost – Eligible Work	Preservation Grant Awarded
721 Grant Ave.	12/6/2016	\$20,000	\$160,160	\$73,436.50
1021 Main St.	11/5/2018	\$20,000	\$85,858	\$49,929
908 Rex St.	6/8/2020	\$40,000	\$151,000	\$61,775
1200 Jefferson		\$40,000	\$162,200	

Staff agrees that the scope and cost of the foundation work for 1200 Jefferson Avenue qualifies as extraordinary circumstances related to the condition of the structure and is eligible for additional grant funding above the normal maximum of \$40,000. Staff recommends approval of the grant in the requested amount of \$61,600.

FISCAL IMPACT:

Approval of this landmark and grant request allows for a total grant of up to \$66,600 from the Historic Preservation Fund: a \$5,000 Landmark Incentive Grant (unmatched), and a \$61,600 matching Preservation Grant.

STAFF RECOMMENDATION:

Landmarking

The structure at 1200 Jefferson Avenue has maintained its style and form since at least 1953, 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. 16, Series 2020. Staff also recommends that the house be named for the DeSantis Family who owned the property when the home relocated and later renovated.

Alteration Certificate

Staff believes the proposed changes to 1200 Jefferson would result in the preservation, restoration and rehabilitation of the historic structure.

Staff recommends approval of Resolution No. 17, Series 2020 recommending approval of the alteration certificate for 1200 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 \$61,600 by approving Resolution No.18, Series 2020.

ATTACHMENTS:

1. Resolution No. 16, Series 2020
2. Resolution No. 17, Series 2020
3. Resolution No. 18, Series 2020
4. Historic Preservation Application
5. Historic Preservation Application Drawings
6. Historic Structure Assessment
7. Social History Report

**RESOLUTION NO. 16
SERIES 2020**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING THE
LANDMARK DESIGNATION FOR A HISTORICAL RESIDENTIAL STRUCTURE
LOCATED AT 1200 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 1200 Jefferson Avenue, on property legally described as W ½ Lots 37-38, W ½ Lot 39 less N 11', Nicolas DiGiacomo Subdivision, 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, 1200 Jefferson Avenue (DeSantis House) has social significance because it exemplifies the cultural, political, economic or social heritage of the community; and

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

WHEREAS, the HPC finds that these and other characteristics specific to the DeSantis 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 1200 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 DeSantis House.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson

**RESOLUTION NO. 17
SERIES 2020**

**A RESOLUTION RECOMENDING APPROVAL OF AN ALTERATION CERTIFICATE
FOR THE HAMILTON HOUSE LOCATED AT 1200 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 at 1200 Jefferson Avenue, on property legally described as W ½ Lots 37-38, W ½ Lot 39 less N 11', Nicolas DiGiacomo Subdivision, 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 June 15, 2020, where evidence and testimony were entered into the record, including findings in the Louisville Historic Preservation Commission Staff Report dated June 15, 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 DeSantis House as described in the staff report dated June 15, 2020.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson

**RESOLUTION NO. 18
SERIES 2020**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A
PRESERVATION AND RESTORATION GRANT FOR THE DESANTIS HOUSE
LOCATED AT 1200 JEFFERSON AVENUE**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration grant for the Hamilton House, a historic residential structure located at 1200 Jefferson Avenue, on property legally described as W ½ Lots 37-38, W ½ Lot 39 less N 11', Nicolas DiGiacomo Subdivision, Town of Louisville, City of Louisville, State of Colorado; and

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

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

WHEREAS, the preservation and restoration work being requested for the DeSantis 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 DeSantis 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 DeSantis House, in the amount of **\$61,600**.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson



Historic Preservation Fund
Grant and Loan Application and Information

(Revised June 2019)

Guidelines

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

Staff contact

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

Deadlines

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

Eligible Applicants

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

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

Historic Structure Assessments

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

Landmarking Grants

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

Eligible Costs and Improvements:

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

Repair and stabilization of historic materials:

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

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

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

Energy upgrades:

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

Reconstruction of missing elements or features:

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

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

Ineligible Costs and Improvements:

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

Application Review Process

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

Project Review and Completion

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

Disbursement of Funds

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

Grant/Loan Process Outline

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

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

Historic Preservation Application

The following information must be provided to ensure adequate review of your proposal. Please type or print answers to each question. Please keep your responses brief but thorough. If you have any questions about the application or application process, please reach out to the Historic Preservation Planner.

TYPE(S) OF APPLICATION

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

1. OWNER/APPLICANT INFORMATION

Owner or Organization

Name(s): Kathleen Urbanic & Ted Barber
Mailing Address: 1200 Jefferson Ave, Louisville, CO 80027
Telephone: (720) 239-3530
Email: 4kurbanic@gmail.com, barber.ted@gmail.com

Applicant/Contact Person (if different than owner)

Name: Andy Johnson
Company: DAJ Design
Mailing Address: 922A Main Street, Louisville, CO 80027
Telephone: 303-527-1100
Email: andy@dajdesign.com

2. PROPERTY INFORMATION

Address: 1200 Jefferson Ave
Legal Description: W 1/2 Lots 37-38 & W1/2 Lot 39 less N 11 ft Blk 2, Nicolas Di Giacom
Parcel Number: 157508121012 Year of construction (if known): Circa 1900, 1940's
Landmark Name and Resolution (if applicable): NA
Primary Use of Property: Single-family Residential

3. REQUEST SUMMARY

Request for Landmark status with the City of Louisville, and request approval of historic preservation grant funding and approval of an alteration certificate to include window replacements (no window location or overall window size changes).

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

- a. Provide a brief description of the proposed scope of work.
1. Requesting landmark request for the house.
 2. Requesting Historic Preservation Grant Funding (see detailed breakdown)
 3. Requesting Alteration Certificate to include window replacement, siding replacement, structural improvements and new concrete foundation.
- b. Describe how the work will be carried out and by whom. Include a description of elements to be rehabilitated or replaced and describe preservation work techniques that will be used.

The historic preservation work will be carried out by a General Contractor of the owner's choice, and will include the following historic house elements: installation of a new concrete foundation, repair/stabilizing existing floor joists and bearing walls in basement, restoration of existing siding, window and door replacement of same size and window type, regrade around existing house to ensure proper drainage around and away from the building. The windows will replace the existing windows in utilizing the existing rough-openings, and will maintain the same configuration and operation. The windows will be updated of construction with insulated, Low-e glazing and a durable exterior (fiberglass or aluminum clad)

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

The overall cost to stabilize the house with a new concrete foundation, rehabilitate the siding, replace the doors and windows, and regrade around the house is substantial. The scope of work above is essential for the existing house to be historically preserved. Utilizing historic preservation funds allows the project to be financially feasible, and simply allows the preservation work to be conducted. No additional community support is being provided outside the scope of the general contractor's work. The overall community benefit is the preservation of our historic architectural heritage in Louisville and specifically the preservation of the Nicolas Di Giacomo Addition neighborhood.

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

Name of Architectural Feature:

<p>Describe feature and its condition: FOUNDATION/CRAWLSPACE: The foundation has been evaluated by two companies specializing in historic foundations, and it has been determined that the foundation needs to be substantially reinforced due to the issues outlined in the Historic Structure Assessment. In the process, the scope of work will create a regular basement with a consistent depth and eliminate unsupported soil and portions of wood in direct contact with soil acting in place of a proper concrete foundation. Scope includes reinforcing the wood framed bearing wall in the basement.</p>	<p>Describe proposed work on feature: Please see the attached contractor scope of work.</p>
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Name of Architectural Feature:

<p>Describe feature and its condition: Windows & Doors: Wood construction with single pane glass. There are a variety of window types and levels of inoperability.</p>	<p>Describe proposed work on feature: All windows and doors will be replaced with fiberglass or aluminum clad windows with insulated, Low-e glazing in the same size and configuration as the existing windows. There are 10 window openings with 20 windows total, and three exterior doors (2 person doors and one overhead door).</p>
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Name of Architectural Feature:

<p>Describe feature and its condition: Siding: The exterior walls are clad in painted, redwood lap siding with an 8" exposed face. The exterior siding is in decent condition overall, although there are a number of boards near grade with rot. In addition, paint bubbles are forming on the west facing sides of the house. Finally, corner flashing is damaged in a few areas around the house.</p>	<p>Describe proposed work on feature: Replace rotten boards with new redwood lap siding. Scrape, caulk and refinish boards where paint is bubbling or cracking. Replace and repaint damaged corner flashing.</p>
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Name of Architectural Feature:

<p>Describe feature and its condition: Grading: The site grades toward the house at the southwest corner and along the south elevation. This results in water draining towards the house and carrying dirt and debris along with it. The siding is covered by dirt in areas and is deteriorating. The siding has been covered in a concrete parge in areas in an effort to protect it. Water needs to be moved away from the foundation of the structure in order to prevent further deterioration of the foundation and seepage of water into the basement.</p>	<p>Describe proposed work on feature: Regrade around the house to create positive drainage away from the foundation. Create a stepped down level of landscaping on the west side of the house to eliminate grade in contact and covering the existing wood siding. Remove dirt and debris from areas where it is directly touching the siding.</p>
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6. COST ESTIMATE OF PROPOSED WORK

Please provide a budget that includes accurate estimated costs of your project. Include an **itemized breakdown** of work to be funded by the incentives and the work to be funded by the applicant. Include only eligible work elements. Use additional sheets as necessary.

Type of Incentive: GRANT LOAN BOTH

Feature	Proposed Work to be Funded	Fund Request	Match (M)	Total
A.	Foundation/Crawlspace (see attached proposal; requesting ~1/3 of total cost)	\$ 45,000	\$ 85,000	\$ 130,000
B.	Windows/Doors (estimated at \$1,200 per window for material & labor)	\$ 12,000	\$ 12,000	\$ 24,000
C.	Siding	\$ 1,600	\$ 1,600	\$ 3,200
D.	Grading (grading only, no landscaping)	\$ 3,000	\$ 3,000	\$ 6,000
E.		\$	\$	\$
F.		\$	\$	\$
G.		\$	\$	\$
H.		\$	\$	\$
I.		\$	\$	\$
J.		\$	\$	\$
K.		\$	\$	\$
	Total Proposed Work	\$ 61,600	\$ 101,600	\$ 162,200

For loan requests, indicate total loan request here:	\$
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If partial incentive funding were awarded, would you complete your project? YES NO

7. ADDITIONAL MATERIALS REQUIRED

The following items must be submitted along with this application:

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

8. ASSURANCES

The Applicant hereby agrees and acknowledges that:

- A. Funds received as a result of this application will be expended solely on described projects, and must be completed within established timelines.
- B. Awards from the Historic Preservation Fund may differ in type and amount from those requested on an application.
- C. Recipients must submit their project for any required design review by the Historic Preservation Commission and acquire any required building permits before work has started.
- D. All work approved for grant funding must be completed even if only partially funded through this incentives program.
- E. Unless the conditions of approval otherwise provide, disbursement of grant or rebate funds will occur after completion of the project.
- F. The incentive funds may be considered taxable income and Applicant should consult a tax professional if he or she has questions.
- G. If this has not already occurred, Applicant will submit an application to landmark the property to the Historic Preservation Commission. If landmarking is not possible for whatever reason, Applicant will enter into a preservation easement agreement with the City of Louisville. Any destruction or obscuring of the visibility of projects funded by this grant program may result in the City seeking reimbursement.
- H. The Historic Preservation Fund was approved by the voters and City Council of Louisville for the purpose of retaining the city's historic character, so all work completed with these funds should remain visible to the public.

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

Signature of Applicant/Owner



Signature of Applicant/Owner

5/26/2020

Date
5/27/2020

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

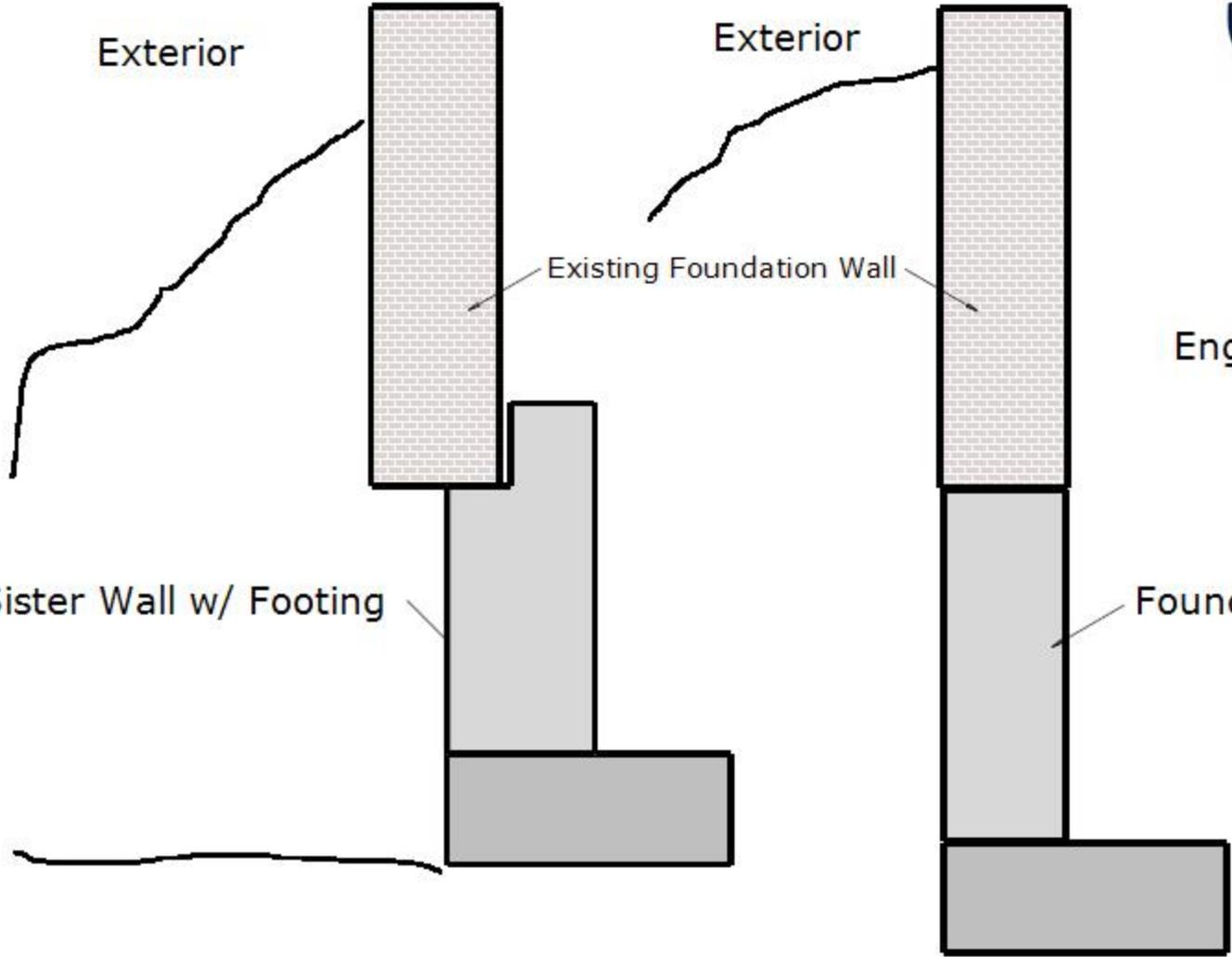
While every historic project is different, the Secretary of the Interior has outlined four basic approaches to responsible preservation practices. Determining which approach is most appropriate for any project requires considering a number of factors, including the building's historical significance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



Engineer Will Determine Type



Prepared For:
Ted Barber
303-668-6731
barber.ted@gmail.com
1200 Jefferson Ave, Louisville, CO 80027

THANK YOU AGAIN FOR THE OPPORTUNITY TO BE OF SERVICE TO YOU. RES/PINNACLE STRUCTURAL SERVICES DOES NOT EMPLOY LICENSED STRUCTURAL ENGINEERS. THEREFORE, THE FOLLOWING REPAIR PLAN IS CONTINGENT ON THE REVIEW OF A THIRD PARTY LICENSED STRUCTURAL ENGINEER. THE FINAL REPAIR PLAN AMOUNT MAY VARY BASED ON THAT REVIEW.

Prepared by: Mike Schmidt, 720-232-6437, res.pinnacle@resllc.info, Mike Schmidt is an independent professional estimator for foundation and water intrusion problems. Mike Schmidt prepares plans for Pinnacle Structural Services. His estimates are verified by an independent engineering firm to ensure the work meets and or exceeds all code/manufacture's requirements.

Quantity	Item		Quantity	Item	
0	Helical Pier (upto 25LF) Deep	0.00	0	River Rock Cyd	0.00
0	Helical pier (upto 25LF) Shallow	0.00	0	Fill Dirt /Road Base Cyd	0.00
0	Helical pier (upto 25LF) Basement	0.00	0		0.00
0	Pre-drill 25Ft	0.00	0	Excavation by Hand/Exterior Cyd	0.00
0	New Construction Helical	0.00	103	Excavation by Hand/Interior Cyd	36153.00
0	Helical Tie Backs (upto 25LF)	0.00	0	Excavation by Machine Cyd	0.00
0	Clip Piers	0.00	0	Trench Shoring LF	0.00
0	Extra Depth Piers 5ft sections	0.00	0	Exterior Waterproofing Sqft	0.00
0	Wall Anchors (15lf)	0.00	0	Delta MS Sqft	0.00
0	Engineered Floor	0.00	0	20 mil liner Sqft	0.00
0	Steel Beam LF	0.00	0	Exterior Drain LF	0.00
58	LVL Beam LF	4350.00	0	Interior Drain/Crawl LF	0.00
0	Steel Angle LF	0.00	0	Interior Drain/Concrete Floor LF	0.00
3	Steel Support Posts/Pads	1485.00	0	Channel Drain LF	0.00
0	Blocking Floor Joists	0.00	0	Window Drain Each	0.00
0	Chip and Grout Beam Pocket	0.00	0	Sump System/Alarm	0.00
0	Epoxy Injection LF	0.00	0	Pump Only	0.00
0	Micropile (upto 60FT)	0.00	0	Extraction Only LF	0.00
0	Carbon Straps 4" Each	0.00	0	Re-Void Foundation LF	0.00
0	Carbon Staples Each	0.00	0		0.00
0	Carbon Straps 12" LF	0.00	0	R&R OSB Per Sheet	0.00
0	Jeffco ILC	0.00	1	Furnace R&R	450.00
4	Egress	11400.00	1	Water Heater R&R	450.00
966.5	Concrete Floor Sqft	6282.25	0	AC R&R	0.00
187	Concrete Footing Sqft	9537.00	0	Wooden Stairs R&R	0.00
570	Concrete Wall Sqft	27930.00	4	Debris Removal / Dump Trucks	7200.00
0	Concrete Grade Beam w/Piers	0.00	1	Containment	375.00
0	Counterforte	0.00	0	Labor/Transport	0.00
16	Concrete Pump Truck	9200.00	1	Mobilization	795.00
			1	Engineer	3850.00
			1	Permit/Fees	9248.58
				Total	128705.83
				Deposit 35%	45047.04
				Balance	83658.79

Client Information

Ted Barber
303-668-6731
barber.ted@gmail.com
1200 Jefferson Ave, Louisville, CO 80027

Engineer Required	Y	Name of Firm	Coyle		
Permit Required	Y	Locates	Y		
Excavation	Y	Machine	N	Hand Dig	Y
Onsite Equipment	Y	Skid Steer	Y	Conveyor	Y
Concrete Removal	N	Install	Y	D-Truck	Y
Pump Truck	Y				

The existing basement will be excavated an addition 3 feet.

The crawlspace will be excavated and additional 5 feet.

The stair location will need to be determined. If it is moved there will be an additional cost.

Soils test was completed.

Any plumbing that needs to be installed before the walls and floors are poured must be completed by a licensed plumber.

This project is not a finished basement project.

If Pinnacle Structural Services has been contracted to install a drain and sump system, it is important to note if there is no electrical outlet near the pump install a licensed electrician will need to be contracted by the client. A dedicated 25amp service will be required.

What to expect during this project:

The installation of piers is commonly completed from the exterior of the building which will require excavation of the foundation. If there is landscaping, sprinkler systems and or other items they may be affected by the installation. Pinnacle will try to preserve these areas but a separate contractor may be required to restore these areas at the client's expense.

If the piers and or drain systems are to be installed on the interior of the foundation there are things the clients will have to be aware of. When concrete is cut or jack hammered dust should be expected. If there are valuables in the areas of installation we suggest they be removed before the project begins. Pinnacle will attempt to protect items with plastic covers but this is not a guarantee of protection

TERMS AND CONDITIONS

CUSTOMERS RESPONSIBILITIES AND SITE CONDITIONS: 1) Preparing the work area for installation; 2) Secure, remove and protect all persons, animals and/or property, and its contents, including but not limited to cabinets, fixtures, flooring, walls, tiling, carpets, drapes, furniture, driveways, lawns, shrubs, sprinkler systems, etc. during and upon completion of work, and RES LLC/Pinnacle Structural Services is not responsible for such damages incidental or necessary to complete the scope of work, including and not limited to items such as drywall, studs, etc. ; 3) Marking any private lines such as satellite cables, propane lines, sprinkler system lines, etc. (Customer assumes all responsibility for damages due to breakage of any hidden or unmarked fuel/utility/service/private lines, though RES LLC/Pinnacle Structural Services will do its best to avoid such damage.); 4) Maintaining positive drainage around the exterior foundation walls of the building; 5) Install proper downspouts sufficient distance from foundation walls after the work has been completed; 6) Water seepage into any area of the basement (When trenching, excavation and epoxy injection is done during a repair, RES LLC recommends a waterproofing membrane be installed to the exposed wall(s) to reduce the chance of water seepage into the basement. Water seepage is not covered by this Warranty and may require a waterproofing system from the Contractor at an additional cost to the Customer.); and 7) any items mentioned on the job Detail sheet(s) of the Contract "Customer will" or "Additional".

LIMITATIONS: This repair plan is based on conditions of the structural elements that were readily observed at the time of the site visit. No invasive testing or observations were performed. No action of any character arising from or related to this contract, or the performance thereof, shall be commenced by Customer more than one year after completion or cessation of work under this contract.

STANDARD EXCLUSIONS: This foundation Limited Warranty (“Warranty”) is made in lieu of and excludes all other warranties, express or implied, and all other obligations on the part of the contractor (“Pinnacle Structural Services”) to the customer (“Customer”). There are no other verbal or written warranties/work, no warranties which extend beyond the description on the face hereof, and NO WARRANTIES OF EXPRESS OR IMPLIED MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

EXCLUSIONS: RES LLC/Pinnacle Structural Services specifically disclaims liability for: 1) Exterior waterproofing; 2) System damage caused by Customers negligence, misuse, abuse, or alteration; 3) Dust incidental to installation; 4) Damage to personal property of any type; 5) Utility line breakage or private line breakage; 6) Damage caused by mold; 7) Failure or delay in performance or damage caused by acts of God (fire, flood, storm, methane gas, etc.), acts of civil or military authority, or any other cause outside of its control; 8) Damage done during a lifting operation; 9) Basement water seepage of any kind; 10) Heave or any damages caused by it; and 10) Damage caused by lateral movements and forces of hillside creep, land sliding or slumping of fill soils of any kind; 11) Not limited to, property damage, personal injury, injury to animals, loss of income, emotional distress, death, loss of use, loss of value, and adverse health effects, or any other effects Items For Which Customer Is Responsible.

CHANGES IN CONTRACTED WORK / CONCEALED CONDITIONS: Conditions may appear that were not visible when the proposal was submitted. The scope of work may change, and additional work may be required. If these changes in the scope of work involve extra costs, they will be executed only if authorized by the homeowner, in writing.

STRUCTURAL WORK: For structural work, RES LLC requires that a permit be obtained through the proper Municipality/City for each project. The above estimate is based on a pile length of 25 feet on a per pile basis. An additional charge per foot will be billed for each foot over 25 feet on a per pile basis.

CLEAN-UP: Pinnacle Structural Services will remove from the Customer's property debris and surplus material created by its operation and leaves it in a neat and broom clean condition.

WARRANTY TRANSFERABLE TO SUBSEQUENT OWNER: The new owner must request in writing, no more than 30 days after closing. Pinnacle Structural Services will charge a \$130.00 transfer fee. A warranty with the new owner's name(s) will be issued. Failure to comply with these requirements within 30 days will void all warranties.

LIMITED WARRANTY : For the applicable time periods indicated, this warranty is transferable at a \$130.00 charge to future owners of the structure on which the work specified in this contract is completed. This warranty is in effect if the job specified in this contract is completed and paid in full and, alternatively, is null and void if full payment is not received. Pinnacle Structural Services warrants that all work performed by Pinnacle Structural Services and its subcontractors shall be done in a good and workmanlike manner in accordance with accepted trade practices in the industry. Pinnacle Structural Services offers a **LIFETIME (25 years)** warranty on the contracted structural work performed. Said warranty on Non-Structural work shall extend for 1 year, however, does not warranty resulting damage due to unknown factors such as ; hidden structural deficiencies, changes to the water content below the structure and weakening of the structure over time. All exterior drains come with a 1 year limited warranty and interior structural drains come with a 5 year limited warranty. In no event shall you be entitled to consequential damages regardless of whether the claim is based on warranty, contract, tort or otherwise. On all warranties Pinnacle Structural Services will correct the problem at our expense or refund the full amount of money paid to us for the part or parts that fail.

Sample Warranty

LIMITED WARRANTY – SAMPLE

Pinnacle Structural Services (PSS) warrants that all work performed by Pinnacle Structural Services and its subcontractors shall be done in a good and workmanlike manner in accordance with accepted trade practices and the structural repair plan dated February 15, 2016. PSS does not warrant resulting damage due to unknown factors such as: hidden structural deficiencies, changes to the water content below the structure, and weakening of the structure over time.

Warranty

PSS warrants its structural work for the life of the property, effective from the date of repair completion as noted below. The items installed and services performed that are covered by this lifetime warranty are listed below:

DESCRIPTION OF REPAIRS –

If it is determined by PSS and the engineer initially contracted for the project that the foundation has moved after the date of repair completion due to a defect in the above-specified structural services or materials, PSS and the engineer will devise a repair plan to correct resulting movement and effect such repairs at no cost to the client. In the event that the original engineer is not available, PSS will select and consult a similarly licensed engineer to determine if structural repairs under warranty are due and to devise a repair plan. PSS and the engineer have the final say on what repairs are to be done to correct any movement covered by this lifetime warranty. Pinnacle Structural Services warrants for two years, all internal and external drains installed by PSS.

Limits of Liability

This warranty covers only the sections of the foundation that were originally repaired by PSS. Any portion of the foundation or the residence that was not addressed in the structural repair plan and repaired by PSS may be subject to movement, and any damages or additional repairs needed will not be covered by this warranty.

This warranty excludes any remedy for damage or defect caused by abuse, alterations to PSS work or installed materials, improper or insufficient maintenance, failures by homeowners or agents to comply with PSS recommendations in the repair plan, improper operation, or normal wear and tear under normal usage. Pinnacle Structural Services' warranty does not cover compensation for inconvenience or consequential damages.

If any portion of this warranty shall be held void or unenforceable for any reason or at any time, such portion shall be severable from the remainder of the warranty and structural repair plan, which shall remain in full force and effect. This warranty is not valid unless signed by an authorized agent of PSS. The warranty is transferable at a \$130.00 charge. This warranty is in effect if the job specified in the contract is completed and paid in full and, alternatively, is null and void if full payment is not received.

Date of repair completion:

Client Name:

Authorized Agent: _____ (Pinnacle Structural Services)

Date Transfer to: _____ New Client name: _____ Date of transfer: _____

Authorized Agent: _____

Payment: Pinnacle Structural Services requires a 35% deposit for the work to be scheduled. The remaining balance will be due immediately upon the completion of the project as described in the above Scope of Work. Projects that extend over 5 business days of the project start date will be subject to weekly construction payments. In the event that payment is not received when due, all unpaid amounts shall bear interest at the rate of 18% for annum (1 ½ % per month) In the event that Pinnacle Structural Services is required to engage the services of an attorney to collect any unpaid amount, it is agreed in addition to any amount due Pinnacle Structural Services shall recover all of its attorney's fees and cost of collections. Damages are not recoverable for loss beyond the contracted amount of this contract.

I authorize Pinnacle Structural Services to charge my credit card. These charges will include, the deposit, progress payment(s) and or final payment. Final payment will be charged to your credit card upon completion of work. When final payment is received a closeout package will be sent within two weeks and will include the warranty and final engineer letter.

It is further understood that this proposal must be signed and returned to Pinnacle prior to installing the work. Where there is no signature on any page of the contract, the deposit will be considered as acceptance of the terms of this contract.

BUYER'S RIGHT TO CANCEL – If this Agreement was solicited at or near your residence and you do not want the goods or services, you may cancel this agreement by mailing a notice to the seller. The attached Notice of Cancellation must be signed / dated and post marked – addressed to PSS – 8547 E. Arapahoe Rd. J170, Greenwood Village, CO 80112 before midnight of the third business day after you agreed the contract. If you cancel seller will be responsible to refund customers full deposit (unless there have been expenses incurred by seller. Seller will deduct and provide invoices for said expenses. If customer fails to Cancel in the agreed upon manor the customer forfeits all payments made to seller. If after three business days the transaction has not been canceled, then the deposit will be non-refundable. Customer must be present on final day of install and final walk – through is to be performed with the job foreman. If customer is not available customer must address concerns prior to job completion. Balance to be paid in full to foreman on the last day of install. (Unless financed). If customer provided ACH or Credit card for prior payments, you are authorizing PSS to use the same method for final payment.

Property Address: 1200 Jefferson Ave, Louisville, CO 80027

Homeowner/Authorized Agent

RES LLC

Michael Schmidt

Date

Date 04-28-2020

NOTICE OF CANCELLATION

Date of Transaction: _____

To cancel this transaction mail a signed, dated and post marked copy of this cancellation notice or any other written notice to: Pinnacle Structural Services, 8547 E. Arapahoe Rd, STE J170, Greenwood Village, CO 80112, not later than midnight of the third business day after the day on which you signed the agreement.

I hereby cancel this transaction

(Date)

(Customer's signature)

If after three (3) business days the transaction has not been canceled, then the deposit will be non-refundable.

**HISTORIC STRUCTURAL ASSESSMENT
1200 JEFFERSON AVENUE, LOUISVILLE, CO**

03/06/2019



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



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West Elevation



East Elevation



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North Elevation



South Elevation

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INTRODUCTION

Study Summary

DAJ Design conducted an Historical Structural Assessment for the structure located at 1200 Jefferson Avenue, Louisville, CO to determine its viability as a candidate for a historic landmark designation as defined under the Historic Preservation program of the City of Louisville. The structure is a residential property. The City of Louisville Historic Preservation Commission found probable cause that the building may be eligible for landmarking under criteria in section 15.36.050 of the Louisville Municipal Code, and therefore the Commission approved the Historic Structural Assessment to be paid for by the Louisville Preservation Fund grant.



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The primary purpose of the HSA is to determine the property's current condition and to identify preservation priorities for the best use of rehabilitation funds. DAJ Design inspected 1200 Jefferson visually to identify areas of necessary maintenance and repair. It is possible that complications exist that were not visible and therefore it is recommended that the property owner includes contingency funding in any repair budget.

DAJ Design inspected the property on the afternoon of November 12th, 2018. The weather was clear and sunny with moderate temperatures. The homeowners, Ted Barber and Kathleen Urbanic were present and available to answer questions during the site visit.

1200 Jefferson Ave. retains a minor degree of architectural integrity relative to its original 1900's form. It retains significant architectural integrity relative to the additions made to the house prior to 1961. These additions are over 50 years old which meet the criteria for historic significance in Louisville. Overall, the building is in average condition and has many items that require prioritization, including a complete overhaul of the building's foundation. Original materials remaining from the 1900 Gorham miner's cabin include framing and wood flooring in the original structure.

LIST OF CONSULTANTS AND SOURCES

SOURCES

"Louisville Historic Preservation Commission Staff Report," February, 2019.

"1200 Jefferson Ave. History," February 2019, Louisville Historic Museum.

HISTORY AND USE

As part of the landmarking application for 1200 Jefferson, Bridget Bacon, the Louisville History Museum's Museum Coordinator, wrote the following history:

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

1200 Jefferson Ave. History

Legal Description: West 1/2 of Lots 37 & 38 and West 1/2 of Lot 39 less the north 11 feet, Block 2, Nicola Di Giacomo Addition, Louisville, Colorado.

Date of Construction: circa 1900

Summary: Records show that Rocco DeSantis in 1929 purchased these lots and in 1930 moved the original part of this house from the Gorham Mine in Marshall, Colorado to the lots. The Rocco and Rose DeSantis family owned the property for nearly 70 years, until 1998. It was the family home for most of that time.

Development of the Nicola Di Giacomo Addition

This area of Louisville is called the Nicola Di Giacomo Addition, having been platted by Nicola Di Giacomo in 1907. Nicola Di Giacomo farmed this area before filing the plat for a subdivision. This addition consists of 4 1/2 blocks that stretch across the north end of Old Town of Louisville. (On the 1909 Drumm's Wall Map of Louisville, Nicola DiGiacomo is also shown as the owner of the additional property where Louisville Middle School is now located, and of the residential area that now extends behind the school and north of it up to South Boulder Road.) DiGiacomo was born in Italy in 1852 and immigrated to the US in about 1882.

A 1908 warranty deed shows the transfer of a number of lots in this addition from Nicola Di Giacomo to Domenico Rotolo. They included 18 blocks in Block 2, including the ones that 1200 Jefferson is located on, plus 36 lots on other blocks. Domenico Rotolo then resold a number of lots, County records show.

Ownership of Parcel until 1929; Discussion of Date of Construction

Prior to the current house being located at 1200 Jefferson, owners of the 1200 Jefferson parcel between 1908 and 1929 included David Foulks, Harley Fletcher, and Anthony Kilker. The parcel at that time included all of Lots 37, 38, 39, and 40, and it today includes the addresses of 1200 Jefferson, 1208 Jefferson, and 713 Caledonia. Evidence indicates that there was not a residence on the property prior to 1930.

A warranty deed recorded in 1929 shows that Anthony Kilker sold these four lots to Rocco DeSantis in 1929. In 1930, a bill of sale was recorded with Boulder County showing the purchase a house by Rocco DeSantis from Rocky Mountain Fuel Company for \$125. The house was described as being "formerly located approximately Five Hundred (500) feet east of the portal of the Gorham Mine at or near the east side of the Town of Marshall." The house was further described as being 24 x 24 feet in size and being plastered, with four rooms.



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Rocco DeSantis then relocated this mine house to the parcel at 1200 Jefferson, which he had just purchased the year before. It was common practice to relocate buildings in the Louisville area between the late 1800s and the mid-1900s. (This practice is further described in the lead article of the Fall 2011 issue of The Louisville Historian, entitled “Here Today and There Tomorrow” by Heather Lewis and accessible here: <http://www.louisvilleco.gov/home/showdocument?id=1114>. The DeSantis family then moved into the house.

Boulder County gives the date of construction of the original part of this house as being 1900. This date appears on the current Boulder County website; no construction dates appear on the two County Assessor card for this address. Since Boulder County records are sometimes in error with respect to the construction dates of historic buildings in Louisville, other evidence must also be looked to. In this case, given that the house was relocated, this date of construction is believed to represent an estimate of when the house was originally constructed at the Gorham Mine. The Gorham Mine was in operation in Marshall from 1898 to 1939, according to the U.S. Geological Survey (map i-2735). Since the mine was open before 1900, it is possible that the house that was moved to 1200 Jefferson was built in 1900. Therefore, the construction date is assumed to be circa 1900.

This photo from the Louisville Historical Museum shows the Gorham Mine area in Marshall in the early 1900s:



Ownership of Property by DeSantis Family, 1929-1998 (69 years)

As described above, Rocco DeSantis in 1930 purchased a house located at the Gorham Mine in Marshall and had it moved to a parcel that he had purchased in 1929 and that included what is now 1200 Jefferson.

Rocco DeSantis (1904-1997) was born in Italy and came to the United States in about 1920 (according to his 1930 census record). He worked as a coal miner and carpenter in the Louisville area, then as a locksmith. He married Rose DiPietro (1884-1966) in 1927. She was born in Louisville to Italian-born parents. Rocco and Rose DeSantis had three children: Carmen (1927- 1998), Carmelita (1930-2004), and Virginia (born 1935).

In the mid-1930s, with a growing family, Rocco began to construct a house at 1208 Jefferson, just to the north of 1200 Jefferson. The family then moved into 1208 Jefferson. In 1943, Rocco transferred ownership of the overall parcel he owned to both himself and Rose as joint owners. By 1944, they also acquired Lot 41, which became part of 1208 Jefferson.



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According to Rocco and Rose's daughter, Virginia, a few different people then rented the house at 1200 Jefferson, which was still the original four-room house, but it continued to be owned by the DeSantis family.

If there was a 1948 County Assessor card done for this building as was done for most other properties in Louisville, it could not be located among the digitized cards from the Carnegie Library for Local History in Boulder.

In 1952, the DeSantis family had a house built to the back of 1200 Jefferson. This now has the address of 713 Caledonia. It was built so that more DeSantis family members, such as son Carmen and, later, daughter Carmelita, could live close by. (713 Caledonia has the following legal description: the East 1/2 of Lots 37 & 38 and East 1/2 of Lot 39 less the north 11 feet, Block 2, Nicola Di Giacomo Addition.)

Daughter Virginia DeSantis married Richard Milano in August 1953. They then lived at 1200 Jefferson, which Virginia's parents still owned, for two years, until about 1955. At that time, the house still consisted of the original four-room, approximately 24' x 24' house that had been relocated from Marshall. Virginia recalls that it didn't have an indoor bathroom, so she and her husband would use the bathroom in her parents' house next door at 1208 Jefferson. She remembers it as being a "darling" house that consisted of a front room, kitchen, and two bedrooms.

According to Virginia, her father then worked on 1200 Jefferson to add an addition to it in about 1956. He added to the east and southeast of the original house. In a phone interview,

Virginia stated that he may have also added the attached garage to the north of the house at that time. According to the first of two County Assessor cards available for this property, both the attached garage and the patio were finished in 1961.

In 1957, Rocco and Rose DeSantis sold 1208 Jefferson and moved back to 1200 Jefferson.

The following photo of the house and a ground layout sketch are from the Boulder County Assessor card that is dated 1958, with additional pencil markings added to the sketch in 1961.



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Rose DeSantis passed away in 1968. Rocco continued to live in the house at 1200 Jefferson and he died in 1997. Son Carmen DeSantis, as personal representative for his father's estate, sold 1200 Jefferson in 1998.

Later Owners

Ted Thulin, Tara Thulin, and Charles Thulin purchased 1200 Jefferson in 1998 from the estate of Rocco DeSantis. Charles Thulin conveyed his interest to Ted Thulin and Tara Thulin, who sold to Miles and Susan Jones in 1999. In 2002, they sold 1200 Jefferson to Neil and Kristen Kearney. In 2005, the Kearneys sold to Ron Evans and Ellen Toon. In 2018, they sold 1200 Jefferson to Theodore Barber and Kathleen Urbanic. They are the current owners of record.

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



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DESCRIPTION

The residence at 1200 Jefferson Avenue was built circa 1900 and moved to Louisville from the Gorham Mine in Marshall in 1930. The home is a simple wood frame structure that received an addition circa 1948 based on "1948 C.D.S." being imprinted into the concrete foundation of the house. The circa 1900 portion of the structure is based on a 24' x 24' square plan with a hipped roof. The rectangular addition to the southeast contains the kitchen, a bathroom and bedrooms and also has a hipped roof. The entire roof structure was replaced when the addition to the southeast was constructed. The northern addition is a garage with a gable-front roof. Over time, the windows and siding have been replaced though the date is unknown. It appears that the placement and size of the replaced windows was unchanged. Finally, a porch and trellis were added to the structure at an unknown date.



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FIRST FLOOR (ABOVE GROUND) FINISHED AREA 1104



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1200 Jefferson has significance in Louisville history because the renovated structure incorporates a miner's cabin from the Gorham mine that is approximately 119 years old. In addition, the additions made to the original structure were constructed prior to 1961 making them over 50 years in age. The current exterior form of the home is typical in appearance of homes dating from the 1950's.

ANALYSIS AND COMPLIANCE

Due to the age of the structure, the finish coatings may contain lead-based paint, asbestos may be present in the plaster top coat. A professional evaluation should be conducted to determine the presence of any hazardous materials.

STRUCTURE CONDITION ASSESSMENT AND RECOMMENDATIONS

Building Foundation/Crawlspace

1200 Jefferson has 242 sq ft of finished basement under the original portion of the house and 310 sq ft of unfinished crawlspace extending under the addition. In the finished portion of the basement, the homeowner removed drywall down to the studs so that the foundation walls were visible. The foundation walls consist of two lifts of un-reinforced, board-formed concrete on a concrete footing. To the west, the bottom layer of concrete is 48" with a 39" top layer. To the north, abutting the garage, the bottom layer of concrete is 48" with a 6" intermediate layer of rock and a 33" top layer of concrete. The upper portion of the foundation wall is covered in a parge coat. The foundation walls do not appear to be insulated.



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The concrete foundations walls have a cold joint between the two visible layers. A cold joint is an area of discontinuity between layers of concrete due to one layer hardening before the next layer is poured. The discontinuity between layers does not allow the second, wet layer to properly bind with the first, now hardened layer. Problems can arise if moisture gets into the cold joint to cause cracking or erosion in the walls themselves as the water freezes and thaws or water damage in the basement due to seepage through the cold joint. In addition, cold joints are compromised in strength. They are susceptible to shearing at the discontinuity under tension.





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The dirt crawlspace is partially dugout to provide access. It appears the the soil was originally held back by concrete retaining walls. However, most of the retaining walls have been removed. The visible foundation walls in the crawlspace consist of a 33" concrete wall supported by a 6" bottom layer of rock on soil.



In the crawlspace, several small footings with wood column supports exist below the central wood support beam.



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Some of these supports bear directly on soil while others bear on cut-out cement slabs. There is no vapor barrier installed over the exposed dirt floor of the crawlspace. A wood sill plate supports the main floor at the existing foundation walls but is not connected to the top of the foundation wall.



Due to the existence of the cold joint, the foundation is in moderate condition with some visible cracking and is incapable of supporting a second story. The dug-out, dirt crawlspace is un-retained in areas. Many of the posts below the central support beam in the

crawlspace appear to bear directly on soil which is unstable if soil shifts. If soil is not retained, It is likely that dirt will collapse below the footings over time resulting in increasingly uneven floors, cracked walls and damaged siding. Finally, the wood frame of the house is not mechanically connected to the foundation which could cause the entire framed structure to shift on the foundation.



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Recommendations:

Consult with a licensed structural engineer to further evaluate the existing foundation and crawlspace and for the following recommended repairs:

1. Evaluate how best to repair joint in concrete foundation wall.
2. Repair and fill all existing cracks in foundation.
3. Properly retain soil below existing footings through the addition of concrete retaining walls in all areas of the dugout crawlspace.
4. Ensure all support posts rest on properly formed concrete footers.
5. Connect the wood sill plate to the foundation walls.
6. Insulate the foundation walls, including at the rim joist area **or** insulate the main level floor joists.
7. Install a vapor barrier over the dirt crawlspace.

Floor Construction

In the circa 1900's portion of the home, the original floor construction consists of 2x6 rough sawn joists at 16" O.C with a 1x3 ¼ Douglas fir tongue and groove subfloor. The subfloor runs perpendicular to the floor joists. A large section of the floor has been visibly repaired with 2x8's scabbed on to the existing floor structure. The floor and rim joists are not insulated.



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In the circa 1040's addition, floor construction consists of 2x6 joists on 16" O.C. The floor structure in the crawlspace under the addition is further supported by a 4x6 mid-span beam with intermittent, wood columns. The floor structure is also uninsulated.



The floor framing is in moderate condition in the original portion of the house and in good

condition under the addition. The most pressing issues regarding the stability of the floor framing were addressed above in the Building Foundation/Crawlspace section.

Recommendations:

1. Consult with a licensed structural engineer to air seal and insulate the floor structure in both the original and newer portions of the home.

Roof Construction

The roof framing consists of 2x6 rafters at 24 O.C with a 1x8 joining ridge board. 1x4 skip sheathing is covered in 1/2" OSB. 2x rafters are filled in with a blown in mineral wool insulation. Attic ventilation was updated in 2018 with three vents on both the east and north sides. It appears from evaluation that the entire roof structure is the same age. It is likely that the original, hipped roof was removed at the time of the addition and replaced with framing capable of covering the entire expanded structure.

The roof framing is typical of its age of construction and appears to be performing adequately. However, one of the rafters is cracked and some of the skip sheathing is broken. The rafters appear to be older than the rest of the lumber and may have been reclaimed from the roof structure on the original home.



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Recommendations

1. Consult a licensed structural engineer to replace the cracked rafter and broken skip sheathing.

Roofing

Roofing consists of asphalt composite shingles with drip edge flashing. Shingles were

replaced in 2018 and are in good condition.

Recommendations: No recommendations at this time.

Exterior Walls



The wall framing was not visible for this study. Based on the thickness of the walls, it is likely a 2x4 stud wall with studs at regular intervals. The walls of the circa 1900's building may be original to the structure although this cannot be known for certain without taking the walls down to the studs. The exterior walls are clad in painted, redwood lapsiding with an 8" exposed face.

Due to the inability to observe wall framing, it isn't possible to evaluate the condition of the walls. The exterior siding is in good condition overall although there are a few boards near grade with rot. In addition, paint bubbles are forming on the west elevation due to sun exposure. Finally, corner flashing is damaged in some areas.

Recommendations:

1. Replace rotten boards with new redwood lap siding.
2. Scrape, caulk and repaint boards where paint is bubbling or cracking.
3. Replace and repaint damaged corner flashing.

Exterior Windows

The windows at 1200 Jefferson Ave. are wood framed with single pane glass. There are a variety of window types. On the west elevation, the structure has a single picture window flanked by two casement windows. The north elevation has two double awning windows that are operable and one double-hung window on the garage. On the east elevation, there is one double casement window, a fixed pane window flanked by two casement windows, a single awning window and a double awning window. These windows all appear to be operable.



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The south elevation has a single picture window flanked by two casements windows off the patio and a double casement window. It is unlikely that any of the windows are original to the 1900 coal miner's cabin but it appears from photographic evidence that all windows may be original to the 1948 addition.

The glazing compound, the putty that holds the window glass in position and functions to seal out weather, is cracked in many areas. In addition, some windows are inoperable.

Recommendations:

1. Check all windows for air infiltration. Install weather stripping where needed or add storm windows.
2. Repair cracked glazing putty and recoat with paint.
3. Repair all windows to operability.

Exterior Doors

The solid, flush front door has three lites cut in with decorative glass and is covered by a storm door. It is painted on the exterior. There is minimal weatherstripping and the bottom of the door is delaminating. The painted side door is a solid, four-panel, one lite door with a single pane of glass. There is minimal weatherstripping around the side door and the paint is cracking. The garage door is a solid, raised, six-panel painted wood door newly reset in painted wood trim. It is missing a stoop. Finally, the garage overhead door is a painted wood paneled door. The overhead door gaps at the top, between the door and the frame.

Recommendations:

1. Replace the front door.
2. Add weatherstripping to the side door or replace the door. If the door is retained, carefully scraipe, caulk and repaint the door.
3. Add stoop to garage door.
4. Repair tracks of overhead garage door.



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Exterior Trim and Ornamentation

Window and Door Trim:

The windows and doors are simply trimmed out in painted, 1x picture-frame style wood trim. Overall, the trim is in average condition except for the trim to the right of the garage door which is broken at the base.



Recommendations:

1. Replace trim to right of garage door.

Fascia and Soffits:

Fascia is painted, 1x wood. The garage has a more decorative style of fascia with a box end. The garage also has decorative trim along the gable end of its west elevation. Soffits are solid, painted wood and are vented.



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Recommendations: No recommendations at this time.

Porches:

1200 Jefferson has a simple concrete patio covered with a painted wood pergola along the south elevation. The pergola appears to be newer construction and is in good condition although there are a few cracked boards.



Recommendations:

1. Replace any cracked boards in the pergola structure.

Site Drainage

Site Grading:

The site grades toward the house at the southwest corner and along the south elevation. This results in water draining towards the house and carrying dirt and debris along with it. The siding is covered by dirt in areas and is deteriorating. The siding has been covered in a concrete parge in areas in an effort to protect it. Water needs to be moved away from the foundation of the structure in order to prevent further deterioration of the foundation and seepage of water into the basement.



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Recommendations:

1. Regrade around the house to create positive drainage away from the foundation.
2. Consider installing a swale at the southwest corner of the property as a landscape feature to direct water around the south and west sides of the house.
3. Remove dirt and debris from areas where it is directly touching the siding. Dirt should only be in contact with concrete foundation.

Gutters & Downspouts:

Gutters are a painted, standard 4" K-style metal and are located along the entire roofline of the home and along the south elevation of the garage. Gutters appear to be in good condition.



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The 2x3 downspouts are a standard, painted metal and appear to be in good condition. Downspouts are located at all corners of the home except for the NW and NE corners of the garage. A few downspouts have extenders while others do not. Where the downspouts drain close to the building, the risk of water infiltration at the foundation is greatly increased.

Recommendations:

1. Ensure all downspouts are covered with 5' extenders to direct water away from the foundation and towards city drains if at all possible.

Mechanical, Electrical, Plumbing

Mechanical:

1200 Jefferson Ave. has radiant baseboard heat and a gas boiler. The furnace and water heater are atmospherically vented and relatively inefficient units. Both units appear to be in working order.

Recommendations: No recommendations at this time.

Electrical:

The electrical system appears to be circa 1959.

Recommendations:

1. Upgrade electrical system to modern standard of a 200amp system.
2. Replace any older electrical wiring.

Plumbing:

The water delivery system is copper with a cast iron waste removal system. All systems appear in relatively good condition.

Recommendations: No recommendations at this time.

Zoning and Building Codes

Zoning:

The house appears to be non-conforming with current zoning setback regulations. The house sits too close to the north and east sides of the lot to be in compliance, and it is unclear if it complies with the west and south setbacks.

Recommendations: No recommendations at this time.

Building Code:

Due to the house's proximity to the north and east property lines, fire-resistant construction may be necessary if improvements to the house are made. Any changes to the structure may require additional updates to bring the building into compliance with current building codes. Consult an architect.

Recommendations: No recommendations at this time.



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LANDMARKING RECOMMENDATION

1200 Jefferson Avenue contributes to the historical urban fabric and story of Louisville through its long association with the DeSantis family. Although the residence has little architectural integrity relative to its original circa 1900 form, it does retain architectural integrity related to the estimated 1948 remodel. The structure has foundation issues that will require significant investment. However, due to the structure's incorporation of an original miner's shack and its retention of architectural details that are over fifty years old, it is our recommendation that the City of Louisville landmarks the building under the Historic Preservation Program.



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PRESERVATION PRIORITIES

The foundational issues with 1200 Jefferson Ave. require attention and should be addressed immediately.

High Priority:

1. Consult a licensed structural engineer to repair the existing foundation, retain soil and connect the wood sill plate to the foundation walls in the crawlspace.
2. Consult with a licensed structural engineer to air seal and insulate the floor structure in both the original and newer portions of the home.
3. Consult a licensed structural engineer to replace the cracked rafter and broken skip sheathing.
4. Regrade around the house to move water away from the foundation. Consider installing a swale at the southwest corner of the property. Move dirt and debris away from siding. Install 5' gutter extenders to move draining water away from the foundation.
5. Upgrade the current electrical system to modern standards.

Medium Priority:

1. Insulate the foundation walls, including at the rim joist area **or** insulate the main level floor joists.
2. Install a vapor barrier over the dirt crawlspace.
3. Replace rotten siding with new redwood lap siding.
4. Repair cracked glazing compound around windows and repaint.
5. Replace cracked boards in pergola structure.

Low Priority:

1. Check all windows for air infiltration. Install weather stripping where needed or add storm windows.
2. Repair all windows to make operable.
3. Scrape, caulk and repaint siding where paint is bubbling or cracking.
4. Replace the front door and either replace the side door or add weatherstripping. Add a stoop to the side garage door and repair the tracks of the overhead garage door.
5. Replace trim on side garage door.



1200 Jefferson Ave. History

Legal Description: West ½ of Lots 37 & 38 and West ½ of Lot 39 less the north 11 feet, Block 2, Nicola Di Giacomo Addition, Louisville, Colorado.

Date of Construction: circa 1900

Summary: Records show that Rocco DeSantis in 1929 purchased these lots and in 1930 moved the original part of this house from the Gorham Mine in Marshall, Colorado to the lots. The Rocco and Rose DeSantis family owned the property for nearly 70 years, until 1998. It was the family home for most of that time.

Development of the Nicola Di Giacomo Addition

This area of Louisville is called the Nicola Di Giacomo Addition, having been platted by Nicola Di Giacomo in 1907. Nicola Di Giacomo farmed this area before filing the plat for a subdivision. This addition consists of 4 ½ blocks that stretch across the north end of Old Town of Louisville. (On the 1909 Drumm's Wall Map of Louisville, Nicola DiGiacomo is also shown as the owner of the additional property where Louisville Middle School is now located, and of the residential area that now extends behind the school and north of it up to South Boulder Road.) DiGiacomo was born in Italy in 1852 and immigrated to the US in about 1882.

A 1908 warranty deed shows the transfer of a number of lots in this addition from Nicola Di Giacomo to Domenico Rotolo. They included 18 blocks in Block 2, including the ones that 1200 Jefferson is located on, plus 36 lots on other blocks. Domenico Rotolo then resold a number of lots, County records show.

Ownership of Parcel until 1929; Discussion of Date of Construction

Prior to the current house being located at 1200 Jefferson, owners of the 1200 Jefferson parcel between 1908 and 1929 included David Foulks, Harley Fletcher, and Anthony Kilker. The parcel at that time included all of Lots 37, 38, 39, and 40, and it today includes the addresses of 1200

Jefferson, 1208 Jefferson, and 713 Caledonia. Evidence indicates that there was not a residence on the property prior to 1930.

A warranty deed recorded in 1929 shows that Anthony Kilker sold these four lots to Rocco DeSantis in 1929. In 1930, a bill of sale was recorded with Boulder County showing the purchase a house by Rocco DeSantis from Rocky Mountain Fuel Company for \$125. The house was described as being “formerly located approximately Five Hundred (500) feet east of the portal of the Gorham Mine at or near the east side of the Town of Marshall.” The house was further described as being 24 x 24 feet in size and being plastered, with four rooms.

Rocco DeSantis then relocated this mine house to the parcel at 1200 Jefferson, which he had just purchased the year before. It was common practice to relocate buildings in the Louisville area between the late 1800s and the mid-1900s. (This practice is further described in the lead article of the Fall 2011 issue of *The Louisville Historian*, entitled “Here Today and There Tomorrow” by Heather Lewis and accessible here:

<http://www.louisvilleco.gov/home/showdocument?id=1114>.) The DeSantis family then moved into the house.

Boulder County gives the date of construction of the original part of this house as being 1900. This date appears on the current Boulder County website; no construction dates appear on the two County Assessor card for this address. Since Boulder County records are sometimes in error with respect to the construction dates of historic buildings in Louisville, other evidence must also be looked to. In this case, given that the house was relocated, this date of construction is believed to represent an estimate of when the house was originally constructed at the Gorham Mine. The Gorham Mine was in operation in Marshall from 1898 to 1939, according to the U.S. Geological Survey (map i-2735). Since the mine was open before 1900, it is possible that the house that was moved to 1200 Jefferson was built in 1900. Therefore, the construction date is assumed to be circa 1900.

This photo from the Louisville Historical Museum shows the Gorham Mine area in Marshall in the early 1900s:



Ownership of Property by DeSantis Family, 1929-1998 (69 years)

As described above, Rocco DeSantis in 1930 purchased a house located at the Gorham Mine in Marshall and had it moved to a parcel that he had purchased in 1929 and that included what is now 1200 Jefferson.

Rocco DeSantis (1904-1997) was born in Italy and came to the United States in about 1920 (according to his 1930 census record). He worked as a coal miner and carpenter in the Louisville area, then as a locksmith. He married Rose DiPietro (1884-1966) in 1927. She was born in Louisville to Italian-born parents. Rocco and Rose DeSantis had three children: Carmen (1927-1998), Carmelita (1930-2004), and Virginia (born 1935).

In the mid-1930s, with a growing family, Rocco began to construct a house at 1208 Jefferson, just to the north of 1200 Jefferson. The family then moved into 1208 Jefferson. In 1943, Rocco transferred ownership of the overall parcel he owned to both himself and Rose as joint owners. By 1944, they also acquired Lot 41, which became part of 1208 Jefferson.

According to Rocco and Rose's daughter, Virginia, a few different people then rented the house at 1200 Jefferson, which was still the original four-room house, but it continued to be owned by the DeSantis family.

If there was a 1948 County Assessor card done for this building as was done for most other properties in Louisville, it could not be located among the digitized cards from the Carnegie Library for Local History in Boulder.

In 1952, the DeSantis family had a house built to the back of 1200 Jefferson. This now has the address of 713 Caledonia. It was built so that more DeSantis family members, such as son Carmen and, later, daughter Carmelita, could live close by. (713 Caledonia has the following legal description: the East ½ of Lots 37 & 38 and East ½ of Lot 39 less the north 11 feet, Block 2, Nicola Di Giacomo Addition.)

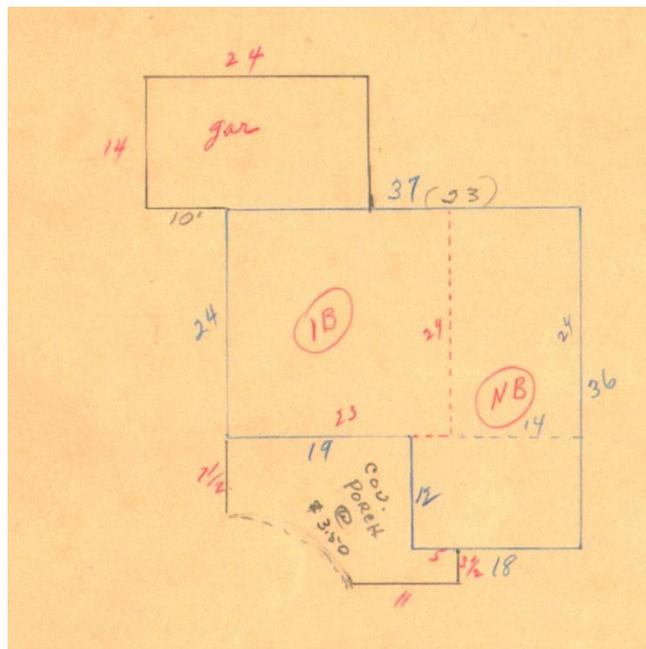
Daughter Virginia DeSantis married Richard Milano in August 1953. They then lived at 1200 Jefferson, which Virginia's parents still owned, for two years, until about 1955. At that time, the house still consisted of the original four-room, approximately 24' x 24' house that had been relocated from Marshall. Virginia recalls that it didn't have an indoor bathroom, so she and her husband would use the bathroom in her parents' house next door at 1208 Jefferson. She remembers it as being a "darling" house that consisted of a front room, kitchen, and two bedrooms.

According to Virginia, her father then worked on 1200 Jefferson to add an addition to it in about 1956. He added to the east and southeast of the original house. In a phone interview,

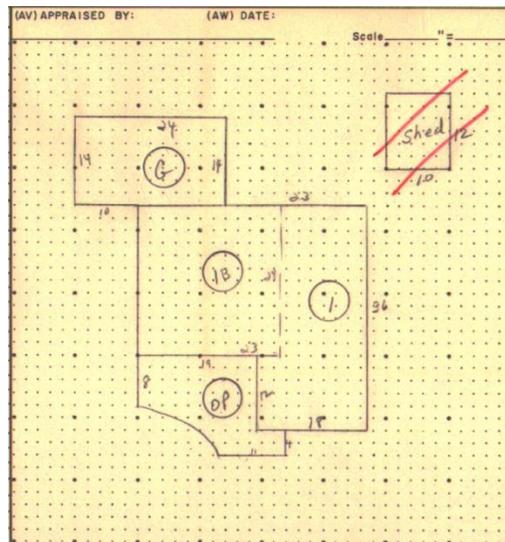
Virginia stated that he may have also added the attached garage to the north of the house at that time. According to the first of two County Assessor cards available for this property, both the attached garage and the patio were finished in 1961.

In 1957, Rocco and Rose DeSantis sold 1208 Jefferson and moved back to 1200 Jefferson.

The following photo of the house and a ground layout sketch are from the Boulder County Assessor card that is dated 1958, with additional pencil markings added to the sketch in 1961.



The following photo of the house and a ground layout sketch are from the Boulder County Assessor card that is dated 1977.



Rose DeSantis passed away in 1968. Rocco continued to live in the house at 1200 Jefferson and he died in 1997. Son Carmen DeSantis, as personal representative for his father's estate, sold 1200 Jefferson in 1998.

Later Owners

Ted Thulin, Tara Thulin, and Charles Thulin purchased 1200 Jefferson in 1998 from the estate of Rocco DeSantis. Charles Thulin conveyed his interest to Ted Thulin and Tara Thulin, who sold to Miles and Susan Jones in 1999. In 2002, they sold 1200 Jefferson to Neil and Kristen Kearney. In 2005, the Kearneys sold to Ron Evans and Ellen Toon. In 2018, they sold 1200 Jefferson to Theodore Barber and Kathleen Urbanic. They are the current owners of record.

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

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: Staff Updates
Date: **June 15, 2020**

Alteration Certificate Updates

None

Demolition Updates

None

Upcoming Schedule

June

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

July

20th – Historic Preservation Commission, Virtual or Council Chambers, 6:30 pm

August

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

September

21st – Historic Preservation Commission, Virtual or Council Chambers, 6:30 pm