

Historic Preservation Commission
Agenda
June 8, 2020
6:30 PM
ELECTRONIC MEETING

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

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

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

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes – May 18, 2020
5. Public Comments on Items Not on the Agenda
6. **Public Hearing: Grant Request** (continued from May 11, 2020 meeting)
 - a. 908 Rex Street, Mancini House
7. **Public Hearing: Demolition Request**
 - a. 1201 Lincoln Avenue
8. Probable Cause Determination
 - a. 822 La Farge Avenue
9. Referral
 - a. 931 Main Street PUD Amendment
10. Items from Staff
 - a. Upcoming Schedule
11. Updates from Commission Members
12. Discussion Items for future meetings
13. Adjourn

Staff recommends property eligible for land marking based on the goals of architectural significance, and integrity. Staff recommends naming it the Marriott house, original owner.

Alterations Certificate: Staff recommended Alteration Certificate for modest changes—replace knob and tube wiring, re-enforce foundation, remove non original windows, replace siding and regrading. Staff presented visuals of centering windows. Addition is proposed for rear of house with visual of floor plan presented. Staff recommends this will add to period appropriated view, with change in siding. Staff recommends approval of Alterations Certificate with change in siding. Staff has talked to applicants in regards to siding.

New Construction Grant: Staff presented a new construction grant. This is the first applicant to apply for this grant. Applicant provided quotes needed to be done--siding, windows, foundation, floor structure, site grading, and wiring, for a total of \$34,867. Because this is a matching grant the request is for \$17,433.50. Work must fall into preservation, rehabilitation and restoration and staff believes the work does fall into the required categories. Staff reminded board the wording of the new construction grant, Res. No. 17 Series 2019. Staff reviewed FAR which is far below recommended. Staff recommends approval of applicant's grant request of matching grant of \$17,433.50 for preservation and restoration work to the historic structure and a \$15,000 New Construction Grant.

To review staff recommends:

Landmarking

Staff Recommends approval of Res 6. Series 2020

Marriott House

Alteration Certificate

Staff recommends approval of Res 07, Series 2020

New Construction Grant

Staff recommends approval of Res. 08, Series 2020
\$37,433. total grant.

Staff questions:

Klemme asked if at some point if there will be a point to see where windows once were. Staff unable to answer due to 2015 HAS. Haley included, will most likely be able to see after siding removed.

Klemme asked if siding would be the same. Staff commented owners are open to a change.

Applicant comments:

Karin Medina Keller, 833 Jefferson Ave, Louisville, CO:

Medina-Keller asked if i.e., siding or foundation are worse than thought, can the grant be extended. Staff stated that the additional funding is available. Haley asked if HSA in 2015 showed problems. Medina-Keller stated it is listed on HSA. Haley stated the board, today, has a structural engineer evaluate the property and welcomes her to come back to the commission if needed. Medina-Keller addressed the siding saying siding will be distinguished with batten board. Haley asked about windows. Medina-Keller stated she have not found the headers yet. Klemme asked if owner is open to the type of siding found. Medina-Keller is open to anything. Haley stated she is still trying to look for the original windows, and commented it's great the applicant is trying to take back the windows and asked her to stand by with in the Zoom meeting.

Commission Discussion:

Dunlap was pleased with the thought of the historic window placement and materials, plus keeping the same size. Dunlap also stated that this application is setting a good precedent for this grant. Dunlap asked if color was a differentiator. Haley stated, it is better to have a different material. Dunlap stated it seems to fit all criteria.

Klemme agreed with Dunlap, especially with the new construction grant.

Parris agreed that all three pieces are justified, appropriate, and reasonable with the exception of differentiating the siding.

Klemme and Haley asked if applicant was OK with Marriott name. Staff stated they were open to other possibilities. Medina-Keller stated that the name they thought about was LaSalle, but would like to think about it. Staff stated the name needs to be decided before City Council meeting.

Dunlap iterated that the incentives were in place for applicant for five years up to \$40,000.

Haley reviewed discussion and asked for a motion.

Klemme motioned to approve Landmarking at 833 Jefferson Ave, with name to be determined later. Parris seconded. Voice motion passed, 5-0.

Klemme motioned to approve the Alterations Certificate at 833 Jefferson Ave with differentiating siding. Dunlap seconded. Voice vote passed motion, 5-0.

Dunlap motioned to approve the New Construction Grant at 833 Jefferson Ave. as well as the Preservation Grant. Klemme seconded. Voice vote passed motion, 5-0.

Halley congratulated the applicant and stated that she was excited about the project. Medina-Keller thanked the board. Haley asked for Commissioner Keller to return. Parris was excused from the meeting due to illness.

Discussion:

Subcommittee Updates: Dunlap commented on creating a forum of listed historic properties, demolished properties and structures that could possibly be landmarked. Klemme added creating a google sheet for the purpose of sharing the document with these items on it and possibly using the surveys to glean the information. Dunlap thought using Paleo West would be a good starting point. Haley asked if this is for public or private use. Klemme stated the doc could be private but another version for public use. Haley stated that "candidates" for landmarking could cause concern and ranking should be avoided. Dunlap stated to use building permit history. Staff stated building permits are searchable depending on date. Zucarro suggested using Boulder County Accessor site for cross referencing. Burgener commented, searching in building permit software could be helpful. Dunlap added the information could be presented to City Council and continuously updated. Klemme stated the subcommittee is willing to gather the information needed. Zucarro requested Klemme send him an email reminder. Haley offered the idea is attainable and useful, but the subcommittee has to be two, not three people---not more than two people can meet without being a public meeting. Klemme proposed dividing the work three ways. Keller and Dunlap agreed, they are the subcommittee. Haley

asked Zucarro if the committee could have a shared, working document without discussing the information. Zucarro would like to refer to the city attorney.

Klemme discussed education and creating a series of short videos to be posted on the website—a video version of the website text for a general audience. The content would contain, Mission Statement, Master Plan, preserve and restore, approved taxes, land marking, and grants. Haley commented a video could have multiple uses and have added value to the commission. Dunlap requested commercial properties to be added. Haley added to mention the HSA and possibly creating a flow chart to show the flow of the process.

Haley commented that Historic Preservation Month is approaching-- how to approach it, how will the budget look.

Dunlap generally stated programs need to be regularly updated. Haley stated their needs to be further discussion and it is a difficult for one commission member. Haley offered to help. Haley stated she is working on publications and photos. Haley thanked the members for their hard work during this difficult time.

Items from Staff:

Staff gave an update for future meeting, June 8th.

Updates from Commission Members: None

Discussion Items for Future Meetings: None

Adjourn:

Klemme motioned to adjourn and Keller seconded. Voice motion passed, 5-0. Meeting adjourned at 8:37pm.

ITEM: 908 Rex Street Grant Request

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

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

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

REQUEST: The applicant requests a Preservation and Restoration Grant and a New Construction Grant for the Mancini House at 908 Rex Street.



SUMMARY:

The City designated the property at 908 Rex Street a landmark (the Mancini House) on June 2, 2020. The Historic Preservation Commission previously approved an alteration certificate for the property to aid in the restoration work on the property as well as allow for a modern addition to the house.

The applicant is currently requesting:

- A Preservation and Restoration Grant in the amount of \$61,775 to pay for preservation and restoration work including repairs to the foundation, porch, roof and floor structure as well as siding and window repair/replacement in addition to a \$15,000 new construction grant.

Staff recommendations:

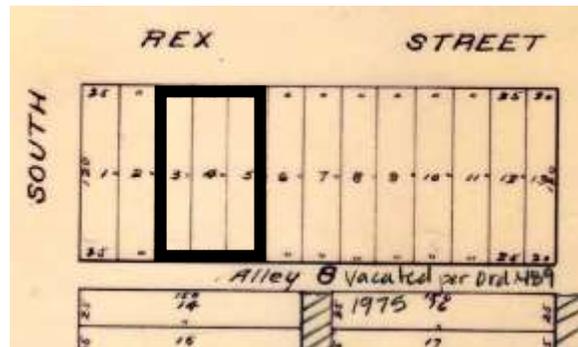
- Staff recommends approval of the applicants grant request in the amount of \$61,775 to pay for preservation and restoration work in addition to a \$15,000 new construction grant, for a total grant amount of \$76,775.

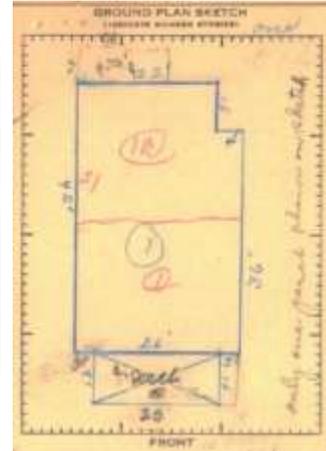
HISTORICAL BACKGROUND:

*Information from Bridget Bacon,
Louisville Historical Museum*

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

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





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



908 Rex Street, north view – Current Photo



908 Rex Street, south view – Current Photo



908 Rex Street, northeast view – Current Photo



908 Rex Street, northwest view – Current Photo

GRANT REQUEST ANALYSIS:

The applicant is requesting approval of a Preservation and Restoration Grant for rehabilitation and restoration work on the structure 908 Rex Street. The total grant request is \$61,775. This grant would be in addition to the \$5,000 signing bonus for landmarking the structure and the \$4,000 grant for the Historic Structure Assessment previously approved for the property.

A Historic Structure Assessment was previously done for the property, completed by DAJ Design and paid for by the Historic Preservation Fund. The assessment makes several recommendations including: foundation repairs when necessary; reinforced floor system; remove and repair siding; reinforced roof system; and porch repairs. The estimated total cost for all of the work on the historic structure is \$151,099.

Work proposed with total cost:

- Foundation/crawlspace: \$26,000
 - *Section removal*
 - *Structural reinforcement*
- Floor structure: \$4,000
 - *Repair structural subfloor*
- Roof Structure: \$9,000
 - *Structural reinforcement*
 - *Replace gutters/downspouts*
- Siding, Ornamentation, Trim, Soffit: \$21,750
 - *Remove existing vinyl and asbestos composite siding*
 - *Restore/replace historic siding, ornamentation, trim as necessary*
- Windows: \$8,550

- *Replace existing windows (not historic) with period appropriate windows*
- Door: \$750
 - *Refurbish existing front door*
- Front porch: \$19,500
 - *Foundation repair*
 - *Replace floor joists, wood posts, decking as necessary*
 - *Repair or replace existing original siding as necessary*
- Site Grading: \$2,500
- Wall Systems: \$28,500
 - *Demo, reframing, insulation, drywall*
- Chimney: \$3,000
- General Conditions: \$27,549
 - *Contractor overhead, trash removal, labor, sewer line*

COST ESTIMATE OF PROPOSED WORK: \$151,000

MATCHING GRANT REQUESTED: \$61,775 (matching grant maximum \$40,000)

Preservation Grants:

Under Resolution No. 17, Series 2019, residential applicants are eligible for a \$40,000 grant conditioned on the applicant matching one hundred percent of the amount for approved work. Approved work must fall under the categories of preservation, rehabilitation, and restoration.

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

- Front door
- Siding repair

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

- Foundation/crawlspace
- Floor structure
- Roof structure
- Front porch decking
- Site grading

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

- Window replacement

The applicant is requesting a matching grant amount of \$61,775 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*”.

Two extraordinary circumstances grants have been approved in the past. The initial grant request and the amount ultimately awarded are summarized in the table below:

	Date Approved	Max. Standard Preservation Grant	Preservation Grant Requested	Preservation Grant Awarded
721 Grant Ave.	12/6/2016	\$20,000	\$80,600	\$73,436.50
1021 Main St.	11/5/2018	\$20,000	\$57,515	\$49,929

Staff agrees that the scope and cost of the foundation work qualifies as extraordinary circumstances and is eligible for additional grant funding above the normal maximum of \$40,000. Staff recommends that the matching grant be limited to \$61,775 (the \$40,000 grant maximum plus \$21,775 match for foundation work to both the house and porch).

New Construction Grant:

In addition to the preservation grants, 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, maintains the existing height of the historic structure over the first 1/3rd of the overall structure, and preserves the existing front and side setbacks of the historic structure. The proposed new construction is clearly differentiated from the historic portion of the structure. The maximum floor area ratio (FAR) for this property is 0.45 following landmarking or 4,116 SF. Ten percent below that would be an FAR of 0.405 or 3,704 SF. The FAR for the property following the addition proposed by the applicants is 2,926 SF. Based on that, staff recommends approval of the new construction grant in the amount of \$15,000.



908 Rex Street, North view – Proposed



908 Rex Street, East view – Proposed



908 Rex Street, West view – Proposed

PRESERVATION MASTER PLAN:

The Preservation Master Plan was adopted in 2015 and includes goals and objectives for the historic preservation program moving forward. Approval of the grant request would meet the following goals and objectives:

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

Objective 3.3 - Encourage voluntary designation of eligible resources

Objective 3.4 - Promote alternatives to demolition of historic buildings

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

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

FISCAL IMPACT:

Approval of this grant request allows for a total grant of up to \$76,775 from the Historic Preservation Fund: a \$61,775 preservation and restoration grant, and a \$15,000 new construction grant.

STAFF RECOMMENDATION:

Grant

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

Staff recommends the HPC recommend approval of a preservation fund grant \$61,775 to pay for preservation and restoration work in addition to a \$15,000 new construction grant by approving Resolution No. 09, Series 2020.

ATTACHMENTS:

1. Resolution No. 09, Series 2020
2. Updated Historic Preservation Fund Application
3. Quote for Proposed Work, Miller Troyer

4. Historic Structure Assessment
5. Social History Report

**RESOLUTION NO. 09
SERIES 2020**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A
PRESERVATION AND RESTORATION GRANT FOR THE MANCINI HOUSE LOCATED
AT 908 REX STREET**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration grant for the DiSalvo House, a historic residential structure located at 908 Rex Street, on property legally described as Lots 3-5 of Block 8, Murphy Place, Town of Louisville, City of Louisville, State of Colorado; and

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

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

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

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

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

1. The Historic Preservation Commission recommends the City Council approve the proposed Preservation and Restoration Grant application for the Mancini House, in the amount of **\$61,775**.
2. The Historic Preservation Commission recommends the City Council approve the proposed New Construction Grant application for the Mancini House, in the amount of **\$15,000**.
- 3.

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): Talbot Wilt & Diana Serpe
Mailing Address: 348 S. Jefferson, Louisville, CO 80027
Telephone: (303) 210-9806
Email: talbotwilt@hotmail.com

Applicant/Contact Person (if different than owner)

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

2. PROPERTY INFORMATION

Address: 908 Rex Ave
Legal Description: Lots 3, 4, & 5, Block 8, Murphy Place Subdivision, Louisville, CO
Parcel Number: 157508457004 Year of construction (if known): Circa 1924
Landmark Name and Resolution (if applicable): NA
Primary Use of Property: Single-family Residential

3. REQUEST SUMMARY

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

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

- a. Provide a brief description of the proposed scope of work.
1. Requesting landmark status of house.
 2. Requesting Historic Preservation Grant Funding (see detailed breakdown)
 3. Requesting Alteration Certificate to include modifications to the existing structure restoring it back to its presumed 1924 character, a 856sf first floor addition, a 728sf second floor addition, addition of 249sf (total) new covered rear porches, and a 517sf new detached garage (not included in the Alteration Certificate request). See drawing packet for details on building alteration.
- b. Describe how the work will be carried out and by whom. Include a description of elements to be rehabilitated or replaced and describe preservation work techniques that will be used.

The historic preservation work will be carried out by a General Contractor of the owner's choice, and will include the following historic house elements: existing foundation stabilization, repair/stabilizing existing floor joists, reinforcing N-S bearing walls in basement and main level, stabilization of existing roof framing, restoration of existing siding, restoration and/or recreation of existing ornamentation, trim, fascia and soffits, restoration of original front porch columns, repair existing front porch deck joists and decking, recreating original windows & doors, regrade around existing house to ensure proper drainage.

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

The overall cost to conduct historic preservation efforts is substantially greater than razing the whole house and rebuilding entirely new. Utilizing historic preservation funds allows the project to be financially feasible, and simply allows the preservation work to be conducted. No additional community support is being provided outside the scope of the general contractor's work. The overall community benefit is the preservation of our historic architectural heritage in Louisville and specifically the preservation of the Murphy Place Block 8 neighborhood.

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

Name of Architectural Feature:

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

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

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

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

Name of Architectural Feature:

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

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

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

<p>Describe feature and its condition: GRADING: This is fairly flat site with only inches of difference in height between the four corners of the property. The site drainage and slope away from the building could be improved, eliminating any negative slope to the house. There are some minor signs of water infiltration at the foundation walls, but less than most buildings of the type and age. Gutters are a painted, standard 4" K-style metal gutters. The downspouts are standard 2x3 metal downspouts. The downspouts appear to be adequate for the amount of roof area but do not drain far enough from the foundation. The gutters and downspouts are not original.</p>	<p>Describe proposed work on feature: Re-grading the site to allow for positive drainage away from the building. Remove existing gutters and downspouts and install historically correct 6" half-round gutters and 3" round downspouts and downspout extensions.</p>
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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 (section removal, structural reinforcement)	\$ 13,000	\$ 13,000	\$ 26,000
B.	Floor Structure (repair tonge & groove structural sub-floor, sand & refinish)	\$ 2,000	\$ 2,000	\$ 4,000
C.	Roof Structure (structural reinforcing, gutters & downspouts replaced)	\$ 4,500	\$ 4,500	\$ 9,000
D.	Siding, Ornamentation, Trim, Soffit (siding, trim, soffit restored)	\$ 10,875	\$ 10,875	\$ 21,750
E.	Windows (replace windows with historic replicas)	\$ 4,275	\$ 4,275	\$ 8,550
F.	Doors (refurbish existing front door)	\$ 375	\$ 375	\$ 750
G.	Front Porch (structural issues, siding, decking, foundation)	\$ 9,750	\$ 9,750	\$ 19,500
H.	Grading (regrade away from building)	\$ 1,250	\$ 1,250	\$ 2,500
I.	Wall Systems (demo & reframing, insulation, drywall)	\$ 14,250	\$ 14,250	\$ 28,500
J.	Chimney (tuck & point)	\$ 1,500	\$ 1,500	\$ 3,000
K.	General Conditions (contractor overhead (18%), trash removal & recycling, general labor, sewer line)	\$ 0	\$ 27,549	\$ 27,549
Total Proposed Work		\$ 61,775	\$ 89,324	\$ 151,099

(Not including Asbestos Removal, \$14,760)

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

Signature of Applicant/Owner

3/2/2020

Date

Signature of Applicant/Owner

Date

APPENDIX A: HELPFUL TERMS & DEFINITIONS

BASIC PRESERVATION

The Concept of Significance

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

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

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

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

BUILDING RATING SYSTEM

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

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

Supporting category

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

Non-contributing building category

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

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

PRESERVATION APPROACHES

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

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

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

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.

Appendix A
Pricing and options: Rex St Residence
Estimate based on Plans dated 2/24/2020

Date: 5/11/2020
Address: 908 Rex St
Louisville, CO

Prep: Permit Allowance - \$16,000.00

Please note that we will conduct a survey prior to construction, during construction and an as-built survey.

HISTORIC PRESERVATION:

- Tear-out/Reframing: * Remove existing exterior trim material per plans
* Removal and disposal included
- Foundation/Crawlspace/
Floor Structure
Improvements: * Evaluate and stabilize existing foundation, **replace sections of concrete foundation.**
* Install adjustable steel columns and LVL beams in crawl space on either side of main bearing wall
* Reinforce center bearing wall with adequately sized structure and foundation supports
* Shorten span of existing joists per plans
* Replace damaged or rotting studs supporting the interior beam and bearing wall line
* Allowance for above items: **\$26,000.00**
* Re-grade site to allow for positive drainage away from foundation; allowance: \$2,500.00
* Replace existing sewer line from sewer tap to the house; allowance: \$4,500.00
- Roof Structure
Improvements: * Install 2x4 collar ties at 48" o.c. per plans and install 2x8 ceiling joists
* Allowance for above: \$5,000.00
* Remove all gutters and downspouts
* Install historically correct 6" half round gutters and 3" round downspouts and downspout extensions; allowance \$4,000.00
* Total Allowance: \$9,000.00
- Insulation: * Remove all existing insulation that is exposed from remodel
* Existing foundation walls to be draped with vinyl-wrapped fiberglass insulation, R-15 value
* Framed 2x4 stud walls to be filled with closed-cell polyurethane
* Roof attic to be filled with cellulose or fiberglass batt insulation, R-60 value
* Premium Air infiltration package
* Allowance for Insulation: \$8,500.00
- Exterior Trim
Improvements: * Inspect wood siding, trim and soffits for deterioration
* Restore, refinish or replace original wood siding after inspection
* Seal all edges and penetrations
* Prime and paint exterior wood siding; allowance \$6,000.00
* Restore wood brackets on front of house to original character and refinish; allowance \$750.00
* Refurbish existing exterior trim; Allowance: \$15,000
- Front Porch: * Inspect front porch decking, siding and wrapping materials for structural elements
* Restore and/or replace any structural elements found to be failing
* Remove front porch decking and replace with new thermally modified wood to match existing decking widths
* Remove all siding and wood-wrap to original siding material and restore, rehabilitate and/or replace with similar original materials
* Install Arbor Wood, Thermally modified White Ash, 5/4x6 decking
* Install DeckWise, Ipe Clips, Extreme KD hidden fastener system with DeckWise Colormatch Deck Screws (face-mount locations only)
* Total Allowance for Front Porch: \$19,500.00
- Windows: * Remove and install new Milgard Vinyl windows matching original windows of house per plans; allowance: \$3,900.00
* Option - Windsor Pinnacle Aluminum clad wood interior window matching original windows of house per plans; allowance: \$4,630
- Front Door: * Remove front door, casing and frame
* Repair and refinish existing front door; allowance ~~\$750.00~~ **29**
* Install new door jamb and rehang front door with new ball-bearing hinges

* Replace door hardware with new morticed lockset

Interior Doors:

- * Repair and refinish all existing interior doors; allowance: \$1,000.00
- * Install new mortised door hardware and new ball-bearing hinges

Wood Floors:

- * Repair and refinish all existing hardwood floors; allowance: \$4,000.00

Interior Walls:

- * Remove all existing plaster on exterior walls in existing bathroom and where necessary to support the new addition
- * Install new 1/2" gypsum wallboard at walls after insulation; allowance: \$10,000.00
- * Re-install case and base to match existing in house; Allowance for materials and labor \$10,000.00

Chimney:

- * Brace chimney in basement and main levels and remove portion of chimney above the new 2nd floor additions subfloor
- * Tuck point brick with matching mortar where necessary
- * Allowance: \$3,000.00

Total Historic Preservation: **\$151,099 (incl 18% fee)**

NEW CONSTRUCTION

Tear-out/Reframing:

- * Demolition of existing garage and shed
- * Removal of enclosed porch on South side of house
- * Demolition of southeast portion of the house per plans
- * Remove existing doors and windows per plans
- * Remove existing roof as needed for area affected by remodel
- * Frame new floor plans according to plans
- * Removal and disposal included

Foundation:

- * Excavate for new footers and foundation walls per plans
- * New 8" poured in place concrete foundation walls per plans with poured concrete footers
- * Install new 8" x 4-5' concrete foundation walls
- * Crawl space to be conditioned
- * 4" Concrete pads in new crawl spaces only
- * Waterproofing for new concrete foundation walls
- * Backfill walls with gravel and dirt usually 6" over 10'
- * Steel beam allowance: \$5,000
- * Gravel Allowance: \$4,000
- * Soil test to be completed at excavation; allowance \$500

Insulation:

- * Foundation - draped vinyl-wrapped fiberglass on interior side of foundation wall
- * New Walls - 2" of closed cell polyurethane insulation on back side of exterior sheathing, and dense-pack insulation, cellulose insulation filling remaining cavity
- * Floors - fill floor framing between floors with unfaced batt insulation
- * Roof - fiberglass batt or blown-in insulation to R-60 min
- * Dormer Roof - 2x cavity filled with closed-cell insulation
- * Build Wrap - Tyvek
- * Vapor Retarder - for crawlspace and below all concrete slabs - Stego Wrap class A vapor retarder, 10mil, all seams taped with 6" overlap with Stego tape; in crawlspace - wrap retarder up foundation walls and secure/seal at sill plate
- * Premium Air infiltration package

Electric:

- * Rewire 1st and 2nd floor, per code, as needed for new floor plans according to lighting plans
- * Provide and install 30 (thirty) LED recessed can lights; additional lights are \$125.00 each
- * Install vent fans in all bathrooms
- * Install electrical fixtures, sconce lights, pendant lights, etc.
- * Stub for new appliance locations and under cabinet lighting
- * Prewire for cable, phone, and speakers. Please note that price does not include any hardware; only wiring. Allowance for prewire is \$2,000.00
- * Radon Mitigation System; Allowance: \$1,200
- * Install new connection on existing pole of house to garage where meter base will be located; Allowance: \$4,000.00
- * Disconnect and run from garage to basement
- * Basement will have 200 amp electric breaker panel

HVAC:

- * HVAC will be gas-fired forced air with one (1) 96% efficient furnace with variable-speed fan delivering air to the crawlspace/basement and the second floor in electronically dampered separated duct systems.
- * Air conditioner to be SEER17 or better condensing unit.
- * HRV/laundry fan
- * Aprilaire humidifier
- * Install range vent in kitchen, vent to exterior, per code
- * Install vent fans in bathrooms

Plumbing:

- * Move supply and drain lines as needed for new floor plans
- * Reroute gas line as needed for range location
- * Install plumbing fixtures, sinks, faucets, etc., in master bathrooms, 2nd floor bathroom, 1st floor half bath, laundry room, and kitchen
- * Install new tankless hot water heater

- Roof:
- * Install new GAF Lifetime Timberline HD shingles on new addition of roof, match existing roof
 - * Existing shingles will remain on existing house as much as possible
 - * Winter guard @ first row & Valleys
 - * Gutters - Install historically correct 6" half round profile, galvalume finish or match metal roofing color; use with #10 combo shank and circle hanger
 - * Downspouts - 3" round, galvalume finish or match metal roofing
 - * Metal roof - Flatirons Steel, 1.5" Snap Lock standing seam panels, 15-7/8", 24 gauge, galvalume finish or kynar paint finish (or equivalent)
 - * Membrane - Versico, VersiWeld QA TPO Reinforced Membrane, 60mil, white

- Exterior Items:
- * Exterior trim per plans: James Hardie, Hardie Panel, 5/16" smooth; James Hardie, Hardie Plank, 2 1/2" wide smooth
 - * Shiplap siding - Boral, TruExterior Siding, Craftsman Collection, 1x6 (new siding locations only)
 - * Soffits - 1x4 T&G, no groove, wood soffits at all exposed rafter tail locations, pre-primed and site-painted
 - * Soffit, Rear Porch - 1x6 T&G
 - * Driveway concrete apron to be approx. 2' x 20'
 - * Stucco panels 1st story exterior walls on south side of house and on grill area; allowance \$10,000.00

- Windows and Doors:
- * Provide and install new Milgard Vinyl windows. Final color TBD.
 - * Rear door - Thermatru, Smooth-Stair full lite flush glazed, painted
 - * Garage door - Thermatru, Smooth-Star, painted
 - * Overhead garage door - Wayne Dalton, 9100 insulated steel door, white, Contemporary, 1 row of Clear IV windows
 - * Garage opener - LiftMaster 8587W 3/4 HP AC chain drive WiFi opener
 - * Allowance for garage door with opener: \$3,000
 - * Option - Install new Windsor Pinnacle Aluminum clad wood interior window per plans; allowance: \$26,500.00

- Back Deck:
- * Decking - Arbor Wood, Thermally modified White Ash, 5/4x6
 - * Decking Clips - DeckWise, Ipe Clips, Extreme KD hidden fastener system
 - * Screws - DeckWise Colormatch Deck Screws (face-mount locations only)

- Landscaping:
- * Please note that we do not have any landscaping included in the final cost. We can have you meet with our landscaper to get a quote if you like.

Room By Room Design:

	Allowance
Interior Standard Features & Allowances:	
Interior Doors are 5 panel wood doors; match existing	
* Cabinet/Built-In Allowance:	\$28,260.00
* Countertop Allowance:	\$75.00/sq. ft. OR \$14,250.00
* Grill Area Countertop Allowance:	\$75.00/sq. ft. OR \$1,500.00
* Wall and Backsplash Tile allowance - Mat.:	\$7.00/ sq. ft. OR \$1,330.00
* Hardwood Flooring Allowance	\$14,500.00
* Floor Tile Allowance - Material:	\$7.00/sq. ft. OR \$2,884.00
* 5 Interior Paint Colors, 2 coats (flat paint)	\$23,000.00
* Exterior Paint	\$8,000.00
* 30 recessed can lights, \$125 for each additional	
* Hardware & Mirror Allowance:	\$3,500.00
* Electric Fixture Allowance:	\$7,500.00
* Undercabinet lighting	\$1,000.00
* Plumbing Fixture Allowance:	\$15,000.00
* Tankless Hot Water Allowance:	\$3,500.00
* Glass Shower Door Allowance:	\$1,000.00
* Appliances:	\$14,000.00
* Fireplace Allowance:	\$5,000.00
* Fireplace surround:	TBD
* Prewire, cable, phone, security, speakers, etc.	\$2,000.00
* Radon Mitigation System	\$1,200.00
* Permit Allowance:	\$16,000.00
* Survey & Site Review Allowance:	\$4,500.00
* Garage Doors with openers and keyless	\$3,000.00
* Steel Beam Allowance:	\$5,000.00
* Stucco Panels:	\$10,000.00
* Electric Connection:	\$4,000.00
* Gravel:	\$4,000.00
* Grill with side burner and stainless steel doors	\$5,500.00

Note: Standard Tile Install Labor is included. Special tile designs i.e. Diagonal, glass, decos, etc. may require additional labor costs.

1st Floor:

- Kitchen :
- * Custom Miller Troyer Cabinets per plans, maple painted or stained, including:
 - Wall cabinets with crown
 - Soft Close Doors and drawers
 - Roll-out Trays in base cabinets
 - Double Trash Pull-out
 - Silverware divider, spice drawer, cutlery divider, tray divider
 - Island with drawers, pull-outs, dishwasher
 - * Tile Backsplash, material budgeted at \$7.00/sf
 - * Countertops budgeted at \$75.00/sf
 - * New casing and base to match existing in home
 - * Paint walls, ceiling and trim
 - * New Hardwood floors

- Dining Room:
- * New Hardwood flooring
 - * Custom Miller Troyer entertainment cabinet; final cost and design TBD
 - * New casing and base to match existing in home
 - * Paint walls, ceiling and trim
- Pantry closet
- * Site built pantry shelves
 - * New Hardwood flooring
 - * New casing and base to match existing in home
 - * Paint walls, ceiling and trim
- Mud Room:
- * Tile floor budgeted at \$7.00/sq ft
 - * Custom Miller-Troyer Locker cabinets per plans, maple painted or stained, including:
 - * Cased opening leading from mud room to kitchen area
 - * Pocket door from mudroom to laundry
 - * New man door leading from Mud Room to porch
 - * New casing and base to match existing in home
 - * Paint walls, ceiling and trim
- Laundry:
- * Custom Miller-Troyer base and upper cabinets, maple painted or stained, per plan
 - * Countertops with 4" splash budgeted at \$75.00/sf
 - * Tile floor budgeted at \$7.00/sq ft
 - * No laundry sink
 - * Laundry shoot from 2nd floor into upper cabinet
 - * New casing and base to match existing in home
 - * Paint walls, ceiling and trim
- Living Room:
- * Re-finish hardwood flooring
 - * Install fireplace; allowance: \$5,000
 - * Install fireplace surround and mantel; price TBD
 - * New casing and base to match existing in home
 - * Paint walls, ceiling and trim
- Office
- * Re-finish hardwood flooring
 - * New casing and base to match existing in home
 - * Paint walls, ceiling and trim
 - * New glass panel office door
- Bedroom:
- * Re-finish hardwood flooring
 - * New casing and base to match existing in home
 - * Paint ceiling, walls and floor
- Bath:
- * Tile floor budgeted at \$7.00/sq ft
 - * Custom Miller Troyer vanity, maple painted or stained
 - * Granite Countertop, with 4" splash. Budgeted at \$75.00/sq.ft.
 - * New casing and base to match existing in home
 - * Paint walls, ceiling and trim
- Entry:
- * Tile floor budgeted at \$7/sq ft
 - * New casing and base to match existing in home
 - * Paint walls, ceiling and trim
- Grill area:
- * Frame and install grill area approx. 8' long x 24" deep
 - * Install new 36" DCS Natural gas grill with 36" stainless steel doors on front and side burner Allowance: \$5,500.00
 - * Install gas line to grill
 - * Install Quartz countertop; Allowance \$75/sq ft or \$1,500.00 includes 2 cutouts
 - * Install stucco panels on grill area

2nd Floor:

- Hallway:
- * New hardwood floor
 - * New casing and base to match existing in home
 - * Paint ceiling, walls and trim
- Office:
- * New hardwood floor
 - * New casing and base to match existing in home
 - * Paint ceiling, walls and trim
- Master Bedroom:
- * New hardwood floor
 - * New casing and base to match existing in home
 - * Paint ceiling, walls and trim
- Master Bathroom:
- * Custom Miller-Troyer vanity, maple painted or stained
 - * Granite Countertop, with 4" splash. Budgeted at \$75.00/sq.ft.
 - * Tile flooring including poured shower pan, budgeted at \$7.00/sf
 - * Frameless glass shower wall
 - * Wall tile in shower to ceiling, material budgeted at \$7.00/sf
 - * Granite curb for poured shower pan and niche in shower
 - * Granite benches in shower, budgeted at \$75.00/sf
 - * New casing and base as needed to match existing trim in home

* Paint walls, ceiling and trim

Master Closet:

- * Walk-in closet with painted, site-built shelving with hanging rods. Final design and cost TBD.
- * New hardwood floor
- * New casing and base as needed to match existing trim in home
- * Paint walls, ceiling and trim

Landing/Hallway:

- * New Hardwood flooring
- * New casing and base as needed to match existing trim in home
- * Paint walls, ceiling and trim

Garage:

- * Build per plans
- * Insulate R-13 batt and drywall level 3
- * Garage door with opener and keyless entry. Allowance: \$3,000

NOTE: Price based on prints: cabinets, tile, and granite pricing subject to change based on final design

NOTE: Price is good for 30 days

NOTE: Lighting, hardware, plumbing fixtures, countertops, & flooring allowances are at builders discounted pricing

NOTE: Final cost on cabinetry and built-ins to be determined based on final drawings

Total: \$659,000

Options:

Water line replacement	Range - \$2,500-\$3,500
Irrigation	TBD

Option #1 Finished Basement:

- * 9' poured foundation walls
- * Install Insulation
- * Install rough plumbing for bathroom
- * Install egress window
- * Install 8 (eight) keyless lights

Total Basement: \$ 22,000.00

Option #2 Finished Basement:

- * 9' poured foundation walls
- * Install Insulation
- * Install Drywall

Guest Bedroom:

- * 3.5" Casing, 5.5" Base Painted
- * LVT Flooring; allowance \$7.00/sq ft including install
- * Closet with shelf and hanging rod
- * Install egress window

3/4 Bath:

- * 3.5" Casing, 5.5" Base Painted
- * Tile Flooring; allowance \$15/sq ft
- * Custom Miller-Troyer Amish Cabinetry single vanity, maple painted or stained
- * Granite top with 4" back splash
- * Shower with tile surround to ceiling

Rec Room:

- * 3.5" Casing, 5.5" Base Painted
- * LVT Flooring; allowance \$7.00/sq ft including install

Total Finished Basement: \$ 84,900.00

New redesign plan (Symmetrical Video) vs. Original plan

(assumption we are utilizing original crawl space on the back of the house that was originally supposed to be removed)

- * Foundation - Crawl space foundation savings of approximately - \$5,000
- * Foundation - Full unfinished - savings of approximately \$7,500
- * Lumber - between framing materials and trusses there will be a savings of approximately \$5,000
- * Windows and doors - savings of approximately \$7,500 (Windsor or upgraded windows)
- * Roof - Use all Lifetime Dimensional shingles savings will be approximately \$4,000
- * Back porch with decking - increase of approximately \$2,500
- * Electric - no change
- * HVAC - either no change or could be increase of approximately \$5,000 if need to do 2 HVAC units
- * Plumbing - no change
- * Drywall - savings of approximately \$2,000
- * Insulation - savings of approximately \$2,000

* Overall 2nd story master suite - savings of approximately \$25,000

Total savings on redesign plan: \$55,500

Original Plan:

* We missed quoted stucco panels above and these are to be Hardie board - savings of approximately \$5,000

* On original plan of house we calculate a savings of approximately \$10,000-15,000

Total Savings on original plan: \$15,000-20,000

Total Savings on Historic Preservation: \$10,000-15,000

Accepted

Signature:

Printed Name:

Date:

Contractor:

Miller-Troyer Custom Homes & Remodeling, LLC

Signature:

Printed Name:

Date:

The information contained in this document is Proprietary and Confidential, and cannot be distributed without the prior written consent of Miller Troyer Cabinetry.

HISTORIC STRUCTURAL ASSESSMENT
908 REX ST, LOUISVILLE, COLORADO

January 27, 2020



922A MAIN STREET
LOUISVILLE, CO 80027
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Evaluated by:

Andy Johnson, AIA
DAJ Design
922A Main Street, Louisville, CO 80027
303-527-1100; andy@dajdesign.com

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

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INTRODUCTION..... 3
HISTORY AND USE 4
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ANALYSIS AND COMPLIANCE 7
STRUCTURE CONDITION ASSESSMENT AND RECOMMENDATIONS 8
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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 908 Rex St., Louisville, Colorado to determine its viability as a candidate for a historic landmark designation as defined under the Historic Preservation program of the City of Louisville. The structure is a residential property. The City of Louisville Historic Preservation Commission found probable cause that the building may be eligible for landmarking under criteria in section 15.36.050 of the Louisville Municipal Code, and therefore the Commission approved the Historic Structural Assessment to be paid for by the Louisville Preservation Fund grant.

The primary purpose of the HSA is to determine the property's current condition and to identify preservation priorities for the best use of rehabilitation funds. DAJ Design inspected 908 Rex St. visually to identify areas of necessary maintenance and repair. It is possible that complications exist that were not visible and therefore it is recommended that the property owner includes contingency funding in any repair budget.

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

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

Sources

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



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HISTORY AND USE

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

908 Rex Street History

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

Year of Construction: 1924

Siting Summary:

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

McManus / Silberblatt Ownership, 1997-2019

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

Current Owner – Talbot & Diana Wilt

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

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



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REAL ESTATE APPRAISAL CARD--URBAN MASTER INDEX #19600

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

LOTS BLOCK 8 **MURPHY PLACE**

HOUSE NO. 908 STREET **Rex** CITY LOUISVILLE

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

CHANGES IN OWNERSHIP:

NAME	ADDRESS	DATE	VOLUME	PAGE	TYPE INSTRUMENT	REM.

TAXING DISTRICTS: CITY SCHOOL FIRE SANITARY OTHER

LOT OR ACREAGE DESCRIPTION

ZONING: RESIDENTIAL PAVED SIDEWALK IMPROVEMENTS: LEVEL TOPOGRAPHY: HIGH

LAND VALUE CALCULATION

SIZE OR ACRES	UNIT VALUE	DEPTH CORNER OTHER TABLE FACTOR	FRONT FOOT OR ACRE VALUE	TOTAL VALUE
NET ADDITION % AMOUNT				TOTAL \$
NET DEDUCTIONS % AMOUNT				ADD OR DEDUCT
				TOTAL LAND VALUE

SUMMARY

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

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

1948 Boulder County Assessor Card - Front

BUILDING DESCRIPTION AND VALUE CALCULATION CARD OF CARDS

CLASSIFICATION **2-2** MAIN BUILDING DESCRIPTION BLDG. No. ATTIC

TYPE AND USE: 1-FAMILY DWELLING PREPARED ROLL ROOFING FINISHED STAIRS

2-FAMILY DWELLING BUILT-UP ASPHALT PERCENT OF GROUND AREA

ROW HOUSE SHINGLE ASPHALT FINISHED LINING

APARTMENT BUILDING ASBESTOS SLATE PORCHES

UNITS AND ROOMS: METAL CEMENT CLAY UNFINISHED FINISHED

TIN COPPER TERRACES

INSULATED KIND

HEATING Coal

WARM AIR: PIPELESS

PIPED

FORCED CIRCULATION

HOT WATER OR VAPOR

STEAM

GAS STEAM RADIATORS

GAS FLOOR FURNACES NO.

AIR CONDITIONING

AUTOMATIC BURNER OR STOKER

OIL GAS COAL

PLUMBING

NONE WATER ONLY

FINISH FLOORING: HARDWOOD SOFTWOOD

TILE: SQ. FT.

BATHROOMS TILED

NUMBER OF FIXTURES:

WASHTANDS TUBS

WATERCLOSTERS SHWRS.

SHOWER STALLS

AUTOMATIC WATER HEATER

KITCHEN LAUNDRY

SINK TUBS

OTHER ITEMS

NATURAL FIREPLACES

GAS FIREPLACES

OUTSIDE CHIMNEYS

STATE OF REPAIRS EXCELLENT GOOD POOR

LIGHTING ELEC. GAS NONE FAIR

DATE OF CONSTRUCTION: 1924 SOURCE: *B.C.R.* MAJOR ALTERATIONS OR ADDITIONS: *Remodeled in 1942*

DATE AGE DESCRIPTION PERCENT DATE AGE DESCRIPTION PERCENT

AREA-MAIN BUILDING

36x4 = 144
42x22 = 924
TOTAL 1068

REPRODUCTION COST AND FINAL VALUE

ITEM NO.	AREA OR QUANTITY	UNIT COST	TOTAL
27944	1255	1.67	1793
112	162	1.78	120
230	1462.65	800	1170
112	162	1.66	44
1247			230

ADDITIONS (PLUS)

ITEM NO.	AREA OR QUANTITY	UNIT COST	TOTAL
230	1462.65	800	1170
112	162	1.66	44
1247			230

DEDUCTIONS (MINUS)

ITEM NO.	AREA OR QUANTITY	UNIT COST	TOTAL
30	1268	230	35
31	1268	228	29

BASE REPRODUCTION COST \$ 2423
FINAL NET CONDITION 75%
FINAL VALUE \$ 1817

SUMMARY OF BUILDING VALUE

MAIN BUILDING \$ 1800
GARAGE 170
MINOR BUILDINGS 160
OTHER IMPROVEMENTS 200
TOTAL BUILDINGS AND IMPROVEMENTS \$ 2130

SPECIAL BUILDING: *17x18 workshop and floor for condition*

DEPRECIATION AND OBSOLETE

DESCRIPTION	PERCENT
A. AGE (NORMAL DEPRECIATION)	30
B. PHYSICAL CONDITION	31
C. MODERNIZATION (MINUS)	
D. TOTAL DEPRECIATION	
E. NET CONDITION (100-D)	
F. LOCATION (AREA NO.)	
G. OTHER	
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DATE OF CONSTRUCTION: 1924 SOURCE: *B.C.R.* MAJOR ALTERATIONS OR ADDITIONS: *Remodeled in 1942*

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CLASS NO. 18170

WALLS: *tin no asphalt*

FLOOR: *wood*

ROOF: *tin*

REPRODUCTION COST: 270
DEPRECIATION: 230
NET VALUE: 35
GARAGE: 170
MINOR BUILDINGS: 160
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B. PHYSICAL CONDITION	31
C. MODERNIZATION (MINUS)	
D. TOTAL DEPRECIATION	
E. NET CONDITION (100-D)	
F. LOCATION (AREA NO.)	
G. OTHER	
H. TOTAL SPECIAL OBSOLETE	
J. FINAL NET CONDITION (100-H) XE	

DATE OF CONSTRUCTION: 1924 SOURCE: *B.C.R.* MAJOR ALTERATIONS OR ADDITIONS: *Remodeled in 1942*

DATE AGE DESCRIPTION PERCENT DATE AGE DESCRIPTION PERCENT

CLASS NO. 18170

WALLS: *tin no asphalt*

FLOOR: *wood*

ROOF: *tin*

REPRODUCTION COST: 270
DEPRECIATION: 230
NET VALUE: 35
GARAGE: 170
MINOR BUILDINGS: 160
TOTAL: 2130

SPECIAL BUILDING: *17x18 workshop and floor for condition*

DEPRECIATION AND OBSOLETE

DESCRIPTION	PERCENT
A. AGE (NORMAL DEPRECIATION)	30
B. PHYSICAL CONDITION	31
C. MODERNIZATION (MINUS)	
D. TOTAL DEPRECIATION	
E. NET CONDITION (100-D)	
F. LOCATION (AREA NO.)	
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DESCRIPTION

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

Primary changes occurred over time:

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



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



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

ANALYSIS AND COMPLIANCE

Due to the age of the building, the finish coatings may contain lead-based paint and asbestos may be present in various building material components, including the possibility of a layer of composite siding and the interior plaster top coat. A professional evaluation should be conducted throughout the entire building to determine the presence of any hazardous materials. 908 Rex Street is not listed on the National, State or local registers. If the home is to be landmarked, the homeowners are encouraged to follow the Secretary of the Interior's Standards for the Treatment of Historic Properties which can be found here:

<https://www.nps.gov/tps/standards.htm>. Please also see the Guidelines for Rehabilitation for photos and examples: <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>

STRUCTURE CONDITION ASSESSMENT AND RECOMMENDATIONS

Building Foundation/Crawlspace/Basement

The original existing foundation consists of either stone and concrete or only concrete with large aggregate. The original foundation was only approximately 2'-0" tall with what appeared to be a small concrete footing. After observing the footing, it would be reasonable to assume that the foundation wall was also concrete and not stone. At some time after the original construction, concrete walls were added inside the foundation walls to lower the elevation of the interior and allow for a basement below the main living area. These interior foundation walls help retain the soil below the original walls and lower the elevation of the basement. In addition, a floor slab was added to this area.

The building site is fairly level, with a slight slope to the south. There is no significant slope away from the building on all sides and in some cases we observed negative drainage back towards the building. Our evaluation of the existing foundation walls was limited. We are unable to evaluate the interior concrete walls retaining the earth below the original foundation walls. Both the original and the concrete retaining walls show little to no signs of cracking where visible, but we do not know what type of footing is below the retaining walls if any and how they are restrained.

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

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

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

Recommendations:

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

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



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Floor Construction

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

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

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

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

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

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

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

Recommendations:

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

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

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



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Roof Construction

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

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

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

Recommendations:

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

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

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

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



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Exterior Wall Construction

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

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

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

Recommendations:

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

Exterior Siding

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

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

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

Recommendations:

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



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Exterior Windows

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

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

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

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

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

Recommendations:

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



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Exterior Doors

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

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

Recommendations:

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



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Porches

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

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

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

Recommendations:

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



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Exterior Trim and Ornamentation

Ornamentation:

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

Recommendations:

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

Window and Door Trim:

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

Recommendations:

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

Chimneys:

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

Recommendations:

No recommendations at this time.



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Soffits:

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

Recommendations:

Remove and replace all soffits.

Fascia & Trim:

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

Recommendations:

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

Gutters & Downspouts:

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

Recommendations:

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



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Mechanical, Electrical, Plumbing

Mechanical:

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

Recommendations:

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

Electrical:

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

Recommendations:

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

Plumbing:

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

Recommendations:

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



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LANDMARKING RECOMMENDATION

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

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

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

Preservation Priorities

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

High Priority:

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

Medium Priority:

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

Low Priority:

1. Perform an energy audit to identify how energy efficient the home is. An audit can determine areas of air infiltration and where efficiency upgrades will be most valuable.

Replace existing furnace with a high-efficiency unit.



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Northeast Corner looking Southwest



Southwest Corner looking Northeast

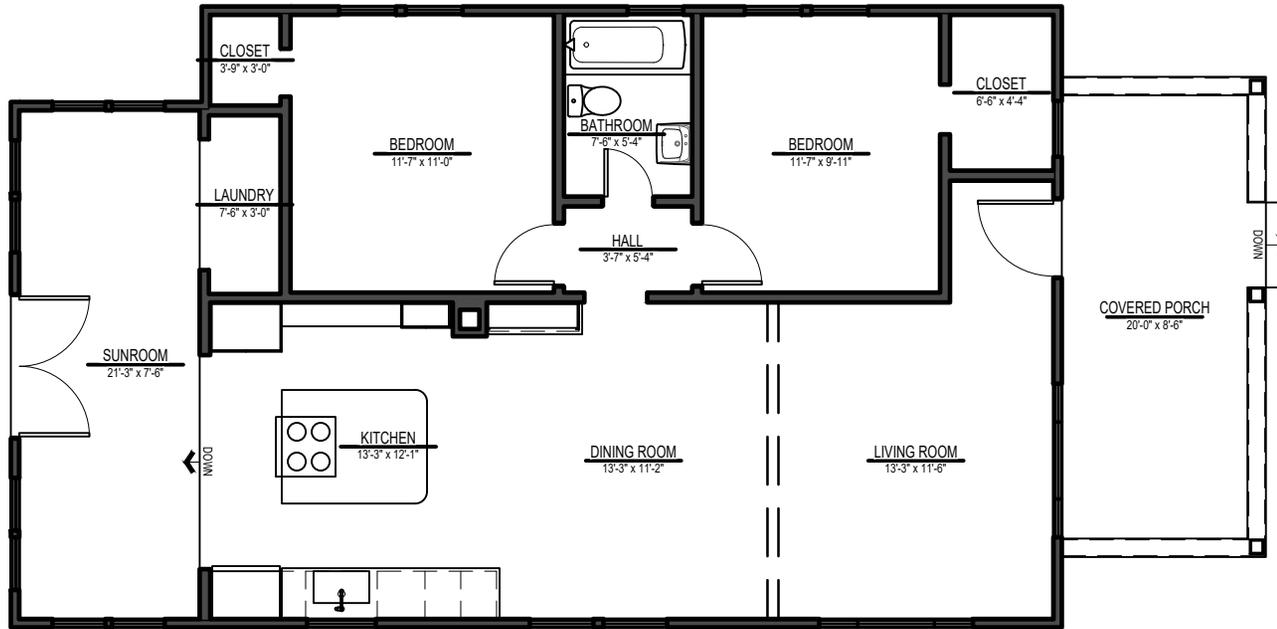


South (Rear) Elevation



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1
A1.1

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



54

DRAWING TITLE
EXISTING FLOOR PLAN
DATE
01/27/2020

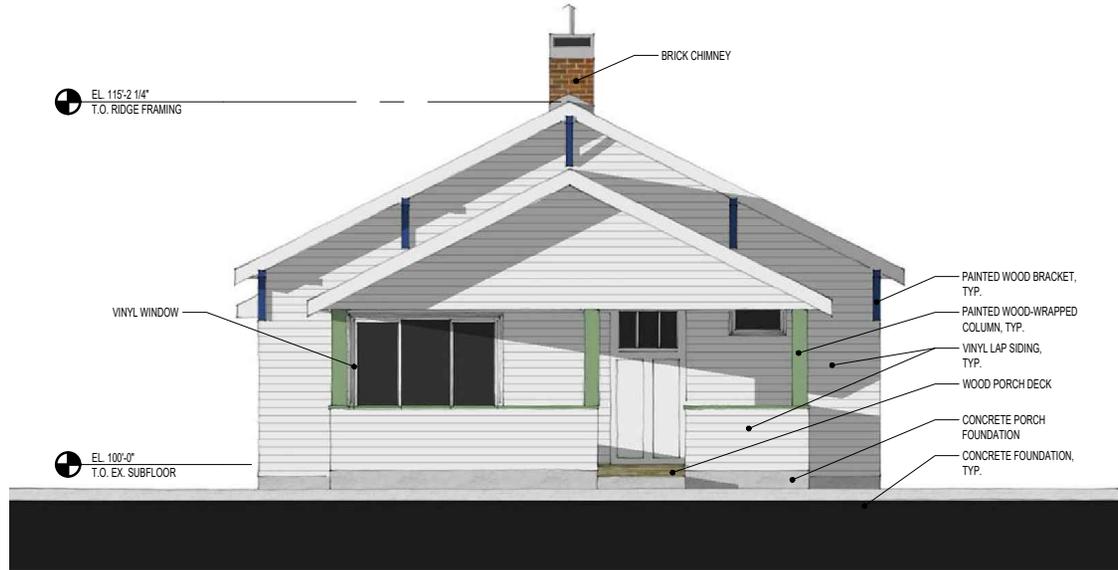
A1.1

SHEET

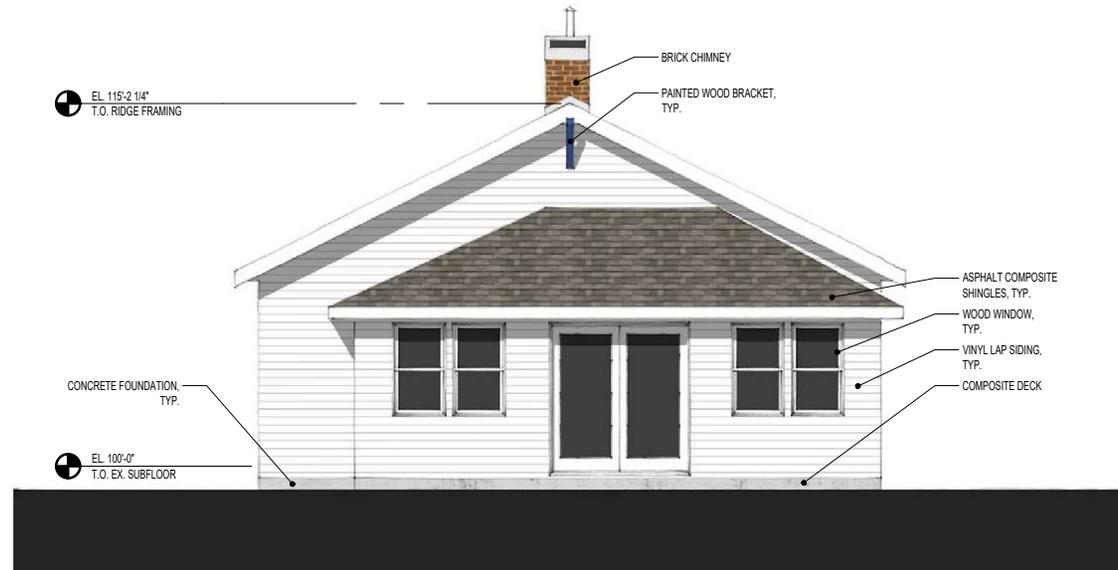


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1
A2.1
EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

55

DRAWING TITLE
EXISTING ELEVATIONS

DATE
01/27/2020

SHEET
A2.1



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56

DRAWING TITLE
EXISTING ELEVATIONS

DATE
01/27/2020

A2.2

SHEET



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

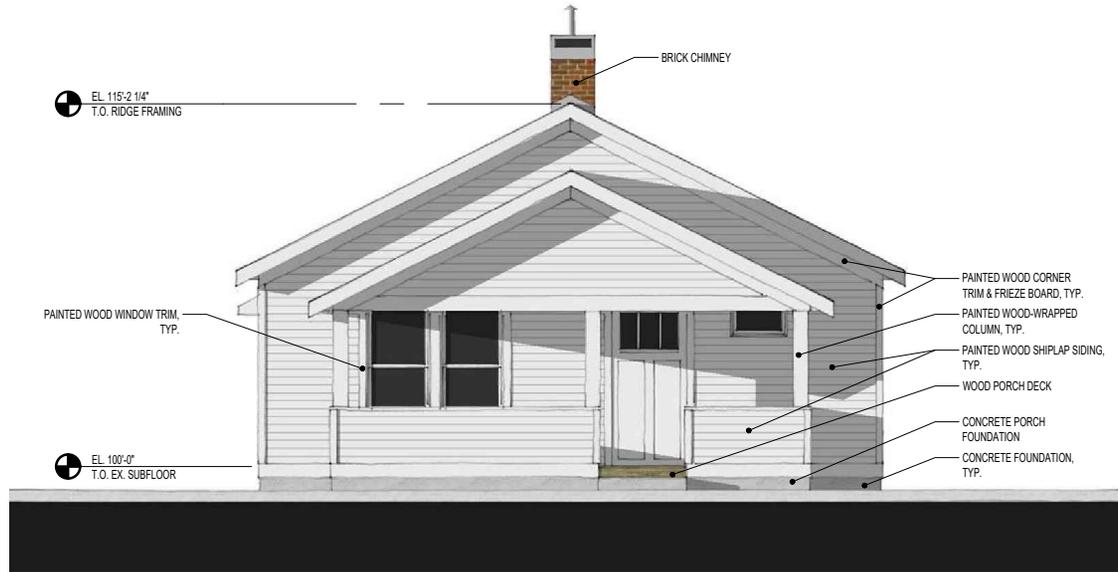


2
A2.2
EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

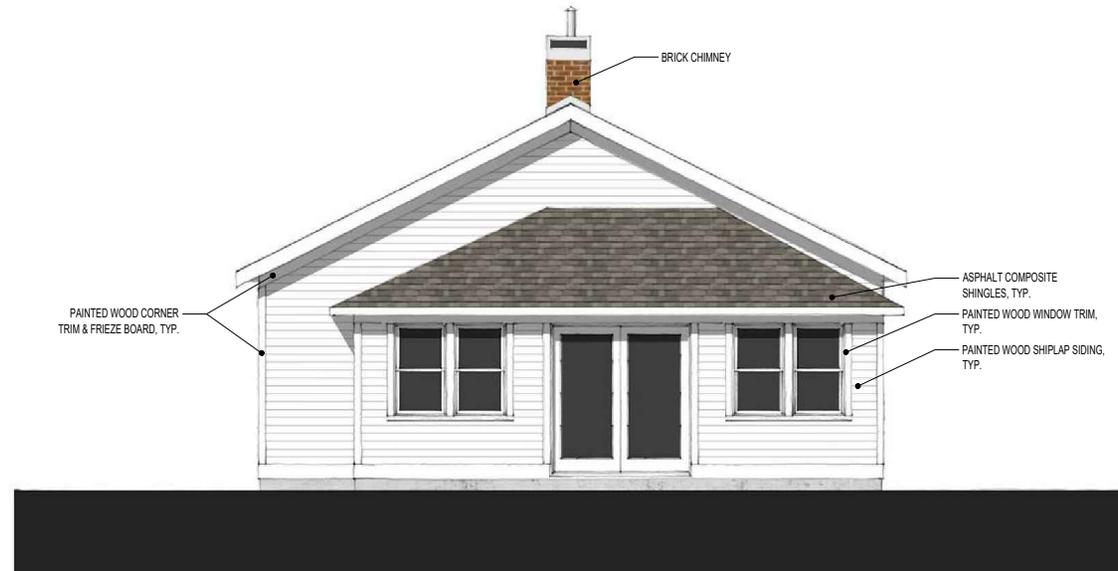


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1
A2.3
HISTORIC NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

57

DRAWING TITLE
HISTORIC ELEVATIONS

DATE
01/27/2020

A2.3

SHEET



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58

DRAWING TITLE
HISTORIC ELEVATIONS

DATE
01/27/2020

A2.4

SHEET



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



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



January 16, 2020

Attn: Andy Johnson
DAJ Design
Louisville, CO

Dear Andy,

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

I. Building Description:

The building was constructed in approximately the 1920s based on the county records, however, there appears to have been an addition on the south side of the building that was completed at a later date. This addition may have been an original porch that was converted because it also includes the cellar/basement access. The time period for the addition is information we were not able to determine. The building is currently being used as a single-family residence.

The building is a one-story structure with an attic above the entire main floor. There were no dormers in the attic/roof construction. Below the rear half of the original building is a cellar/basement which is accessible from the rear addition. The front portion of the building is built above a crawl space. The deeper cellar/basement was not original and it appears that the entire original house was built above a crawl space and then later the crawl space was dug out for a deeper cellar/basement. On the east side of the building is a small basement room below exterior grade. This looks to have been an access for coal/heating.

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

Also, on the property are the following additional structures:

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



II. Roof Framing:

A. Description:

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

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

B. Condition/Evaluation:

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

C. Recommendations:

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

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

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



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

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

III. Main Level Exterior Wall Framing:

A. Description:

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

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

B. Condition/Evaluation:

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

C. Recommendation:

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



IV. Floor Framing:

A. Description:

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

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

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

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

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

B. Condition/Evaluation:

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

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



C. Recommendations:

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

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

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

V. Foundation:

A. Description:

The original existing foundation consists of either stone and concrete or only concrete with large aggregate. The original foundation was only approximately 2'-0" tall with what appeared to be a small concrete footing. After observing the footing, it would be reasonable to assume that the foundation wall was also concrete and not stone. At some time after the original construction, concrete walls were added inside the foundation walls to lower the elevation of the interior and allow for a basement below the main living area. These interior foundation walls help retain the soil below the original walls and lower the elevation of the basement. In addition, a floor slab was added to this area.

The building site is fairly level, with a slight slope to the south. There is no significant slope away from the building on all sides and in some cases we observed negative drainage back towards the building.

B. Condition/Evaluation:

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

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



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

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

C. Recommendations:

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

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

VI. Structural Conclusions:

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

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

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

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



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

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

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

VI. Summary and Limitations:

A. Summary:

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

B. Limitations:

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



Glenn Frank Engineering
Engineering Structures that Endure

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

Sincerely,

Jesse Sholinsky, P.E.





908 Rex St., Louisville, Colorado

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

Year of Construction: 1924

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

History of Murphy Place Subdivision

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

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

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

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

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

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

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

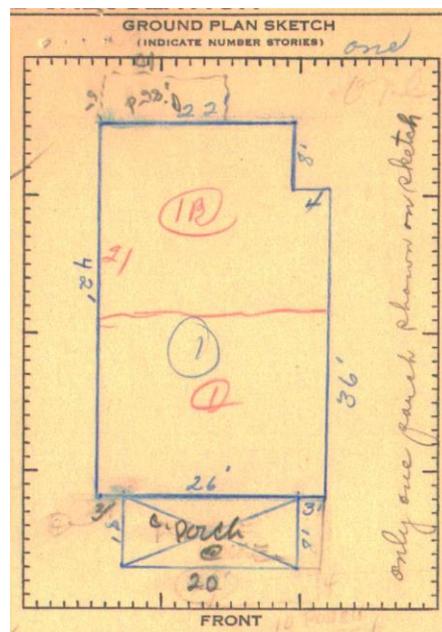
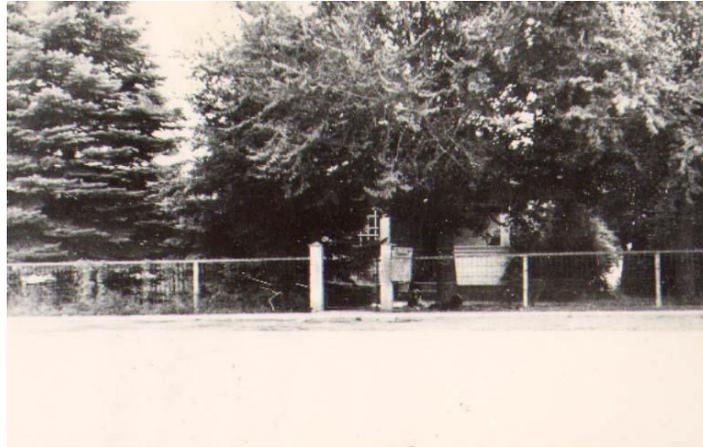
The 1948 Boulder County Assessor Card for 908 Rex states that the house was constructed in 1924. The current Boulder County website also gives the date of 1924. Boulder County has sometimes been found to be in error with respect to the dates of construction of historic buildings in Louisville, so it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

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

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

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

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



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

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

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

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

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

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

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



Current Owner – Brendan McManus

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

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

ITEM: 1201 Lincoln Avenue Demolition Review

APPLICANT: Marty Beauchamp
Red Pencil Architecture
1098 West Willow Street
Louisville, CO 80027

OWNER: Dan Berlau & Elise ter Harr
1201 Lincoln Avenue
Louisville, CO 80072

PROJECT INFORMATION:

ADDRESS: 1201 Lincoln Avenue

LEGAL DESCRIPTION: Lot 97, 98, 99 and Vacated Alley, Block 5, Nicola Di Giacomo Addition

DATE OF CONSTRUCTION: 1908

REQUEST:

The applicant requests to demolish the existing structures at 1201 Lincoln Ave. A subcommittee referred the request to the Historic Preservation Commission because they found probable cause to believe that the property may be eligible for designation as a landmark.



SUMMARY:

The applicant is requesting:

- Approval to demolish the existing structures at 1201 Lincoln Avenue. According to the Louisville Municipal Code (LMC) section 15.36.020, a demolition is an act which removes “*fifty percent or more of the roof area as measured from directly above,*” or “*fifty percent or more of the exterior walls of a building as measured contiguously around the building*”. Under section 15.36.200 of the LMC, if the commission finds that the building may have historical significance under the criteria “*no permit for demolition, moving or removal shall be issued for a period not to exceed 180 days from the date the permit application was accepted ... The commission will make all reasonable efforts to expedite resolution of the application or request.*”

Staff recommendations:

- Staff recommends approval of a 60 day stay, expiring on July 3, 2020, giving the applicant time to research alternatives to demolition as well as pursue a historic structure assessment, if approved by the Historic Preservation Commission.

HISTORICAL BACKGROUND:

Information from Bridget Bacon, Louisville Historical Museum

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.

The house at 1201 Lincoln Avenue was built in 1908 by George W. Admire who lived in Superior, CO. It is unknown if members of the Admire family resided at 1201 Lincoln Ave. or if the property was used as a rental. In 1919 the property was purchased by Joe Tartaglio. He moved to Denver in 1921 and sold the property to the Koci family who owned the house at 1201 Lincoln for 80 years. Joseph and Anna Koci were born in Austria-Hungary. Joseph worked as a coal miner in Louisville and died in 1928. According to the 1948 County Assessor card, the house was remodeled in 1928, but it is not known whether this occurred before or after his death. During the Depression of the 1930s, Anna along with other Louisville women were employed to make clothing as part of a WPA sewing program. The 1940 census records show that Anna Koci was living at 1201 Lincoln along with her daughter, Anna, and Anna’s husband, Leroy Reddington (who had been born in Louisville in 1920). Leroy was working as a miner at the time, then served in the U.S. Navy during World War II, and later worked as a plumber.



1201 Lincoln Avenue. Boulder county Real Estate Appraisal card, 1948.

ARCHITECTURAL INTEGRITY:

The existing principal structure is a one-story, front-gabled, single-family house built circa 1908. The Assessor's Card states that the structure underwent significant renovations in 1928. The structure features several elements of the Craftsman style including:

- Overhanging eaves with decorative braces
- A full-width, front-gable porch with a solid railing between porch supports
- Square porch supports with battered foundations
- Five over one, double-hung, wood windows

These Craftsman elements and overall form of the structure have maintained their integrity. Since 1948, the structure was clad in asbestos siding. The porch supports and foundation were clad in a stone veneer.

The site also features a one-story garage on the west side of the property facing Caledonia Street. A different accessory structure appears in this location in the 1948 photo.



1201 Lincoln Avenue. East view, 2020.



1201 Lincoln Avenue. Northeast view, 2020.



1201 Lincoln Avenue. South view, 2020.



1201 Lincoln Avenue. Southwest view, 2020.

CRITERIA FOR DEMOLITION REVIEW:

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

Criteria	Meets Criteria?	Evaluation
<p>1. <i>The eligibility of the building for designation as an individual landmark consistent with the purposes and standards in this chapter;</i></p> <ul style="list-style-type: none"> a. <i>Age</i> b. <i>Significance</i> c. <i>Integrity</i> 	<p>Yes</p>	<p><u>Age</u> The principal structure at 1201 Lincoln Avenue was constructed in 1908 and meets the criteria for age.</p> <p><u>Significance</u> This house is associated with the early development of Louisville and was associated with the Koci/Reddington family for 80 years.</p> <p>The house exemplifies elements of the Craftsman-inspired style in early 20th century Louisville.</p> <p><u>Integrity</u> This structure adds character and value to Old Town Louisville and represents a pattern of growth typical of the early 20th century in Louisville.</p> <p>The structure retains its overall form and appearance from the street and exhibits a high level of physical integrity. The house remains in its original location and has not been moved.</p>
<p>2. <i>The relationship of the building as a potential contributing structure to a potential historical district per the criteria set forth in this chapter;</i></p>	<p>No</p>	<p>The house is not located in any potential historic districts.</p>
<p>3. <i>The reasonable condition of the building*;</i> and</p>	<p>Unknown</p>	<p>The applicant did not provide any documentation regarding the condition of the property. From the exterior, the structure appears to be in good condition.</p>

4. <i>The reasonable projected cost of restoration or repair.*</i>	Unknown	The applicant did not provide any cost estimates for restoration or repair.
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** In considering the condition of the building and the projected cost of restoration or repair as set forth in subsections H.3 and H.4, above, the commission may not consider deterioration caused by unreasonable neglect.*



1201 Lincoln Avenue. East view (proposed), 2020.



1201 Lincoln Avenue. South view (proposed), 2020.

RECOMMENDATION:

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

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

Staff finds that the property at 1201 Lincoln Avenue could meet the criteria for architectural significance, integrity and age and could potentially qualify for landmarking. Based on evaluation of the criteria in LMC Sec. 15.36.200, the HPC may release the permit, or place a stay on the application for up to 180 days from the date of application, which was 5/4/2020. A 180 day stay would expire on 10/31/2020.

Staff recommends the Historic Preservation Commission issue a 60 day stay, expiring on July 3, 2020, giving the applicant time to research alternatives to demolition as well as pursue a historic structure assessment, if approved by the Historic Preservation Commission.

ATTACHMENTS:

- 1201 Lincoln Avenue Application
- 1201 Lincoln Avenue Social History
- Public Comment

HISTORIC PRESERVATION APPLICATION CASE NO: _____

<p>PROPERTY INFORMATION</p> <p>Address: <u>1201 Lincoln Avenue</u> <u>Louisville, CO 80027</u></p> <p>Year of Construction: <u>1908</u></p> <p>Legal Description: <u>Lots 97, 98, 99 Block</u> <u>5, Nicola Di Giacomo Addition</u></p> <p>Landmark Name and Resolution (if applicable): _____</p>	<p>TYPE(S) OF APPLICATION</p> <p><input type="checkbox"/> Probable Cause/Historic Structure Assessment</p> <p><input type="checkbox"/> Landmark Designation</p> <p><input type="checkbox"/> Historic Preservation Fund Grant</p> <p><input type="checkbox"/> Historic Preservation Fund Loan</p> <p><input type="checkbox"/> Landmark Alteration Certificate</p> <p><input checked="" type="checkbox"/> Demolition Review</p> <p><input type="checkbox"/> Other:</p>
<p>APPLICANT INFORMATION</p> <p>Name: <u>Marty Beauchamp</u></p> <p>Company: <u>Red Pencil Architecture</u></p> <p>Address: <u>1098 W Willow Street</u> <u>Louisville, CO 80027</u></p> <p>Telephone: <u>303-358-6400</u></p> <p>Email: <u>Marty@redpencilarchitecture.com</u></p>	<p>REQUEST SUMMARY <i>(Attach additional pages if necessary)</i></p> <p>See attached letter and preliminary schematic design.</p>
<p>OWNER INFORMATION</p> <p>Name: <u>Dan Berlau & Elise ter Harr</u></p> <p>Company: _____</p> <p>Address: <u>1201 Lincoln Avenue</u> <u>Louisville, CO</u></p> <p>Telephone: <u>949-400-9583</u></p> <p>Email: <u>danberlau@gmail.com</u></p>	<p>SIGNATURES AND DATES</p> <p><u>Marty Beauchamp</u> Applicant Name</p> <p>_____ 5/4/2020 Applicant Signature Date</p> <p><u>Dan Berlau & Elise ter Harr</u> Owner Name</p> <p>_____ 5/4/2020 Owner Signature Date</p>



726A Tenacity Drive
Prospect New Town
Longmont, CO 80504

Historic Preservation Application Demolition Review

1201 Lincoln Avenue
Louisville, CO 80027
May 4 , 2020

Dear Planning Board,

The new homeowners of 1201 Lincoln Avenue would like to do a renovation and addition to the existing single-family home. The existing home is just over 800 sf with a non-conforming 350 sf basement and sits on a 9,966 sf corner lot. The property is on the very northwest boundary of the Old Town Overlay District.

The preliminary schematic design proposes a renovation to the existing structure along with a new upper level and addition to the north. The existing street facing walls will be maintained and a new wrap around porch, similar in massing to the original, will be added to the southeast corner. There is an existing detached one car garage that will either be converted or replaced with a new two car garage. The exterior will take on a craftsman vernacular.

Please refer to the attached drawings of the proposed schematic design.

We appreciate your review of the property and we are available to answer any additional questions.

Regards,

Marty Beauchamp
Architect



726A Tenacity Drive
Prospect New Town
Longmont, CO 80504

Historic Preservation Application Demolition Review

1201 Lincoln Avenue
Louisville, CO 80027
May 4 , 2020

Dear Planning Board,

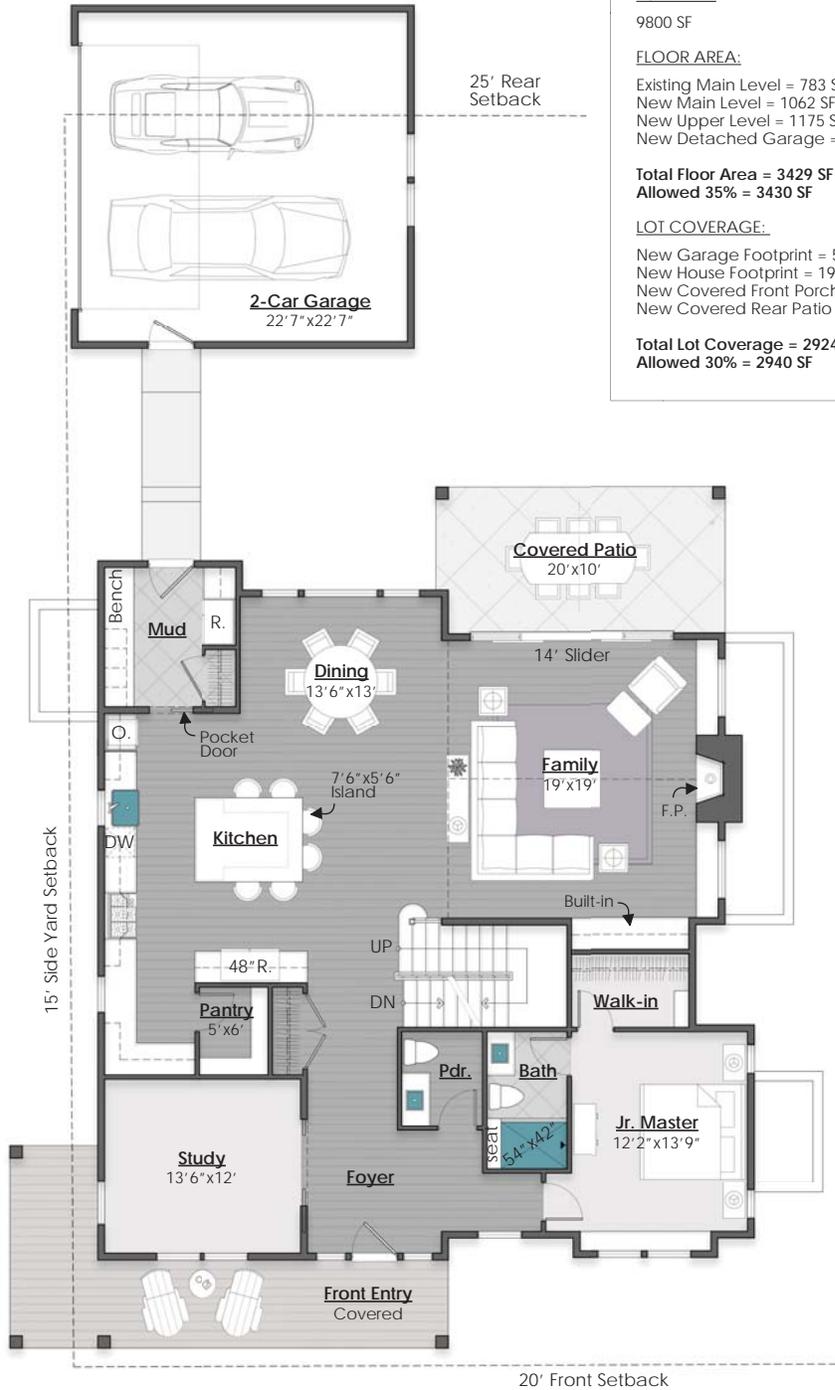
We have been visiting downtown Louisville for years now and we have fallen in love with your remarkable little town. We finally decided that this would be a very special place to put down roots for our young family: a walkable town with many small businesses, parents who talk to each other at the park, neighbors from all generations and a real sense of community.

After searching for months for a home for our family, we finally came to 1201 Lincoln. Although the home is charming, at 800 square feet it will not fit our family's needs now or anytime soon. We have heard from our new neighbors that they are pleased to have new owners that are planning to live here, instead of having renters that rotate out each year, who have told them "it seems so cute but it's really too small."

We feel very lucky to have come across Marty & Andrew with Red Pencil who are so familiar with Old Town Louisville and have worked with us to expertly design a beautiful home that we think will fit in well with the aesthetic of Old Town. We appreciate the historical review process and the Old Town overlay regulations that have been put in place to preserve the character of Old Town. In this spirit, we have purposely maintained a similar porch to the original porch, and we are keeping the existing street facing setbacks, simply amending those existing walls. We are requesting a demolition review for your permission to transform this wonderful old house into our new home.

Having spent years visiting Old Town and visiting the parks with our young children, we are now meeting neighbors as they walk by on Lincoln and we are eager to join our new community and start building our lives in this unique town. We hope you will agree that our renovation plans, though substantial, will result in a pleasant and livable home in Louisville for our family and families in years to come.

Thank you for your assistance,
Elise & Dan (Homeowners)



LOT AREA:
9800 SF

FLOOR AREA:
Existing Main Level = 783 SF
New Main Level = 1062 SF
New Upper Level = 1175 SF
New Detached Garage = 510 SF

Total Floor Area = 3429 SF
Allowed 35% = 3430 SF

LOT COVERAGE:
New Garage Footprint = 552 SF
New House Footprint = 1949 SF
New Covered Front Porch = 227 SF
New Covered Rear Patio = 196 SF

Total Lot Coverage = 2924 SF
Allowed 30% = 2940 SF

Caledonia Street

South Property Line

15' Side Yard Setback

7' Side Yard Setback

North Property Line

20' Front Setback

Main Level Floor Plan
1920 Square Feet



(4304 Total Finished Square Feet)

East Property Line

Lincoln Avenue

Scheme

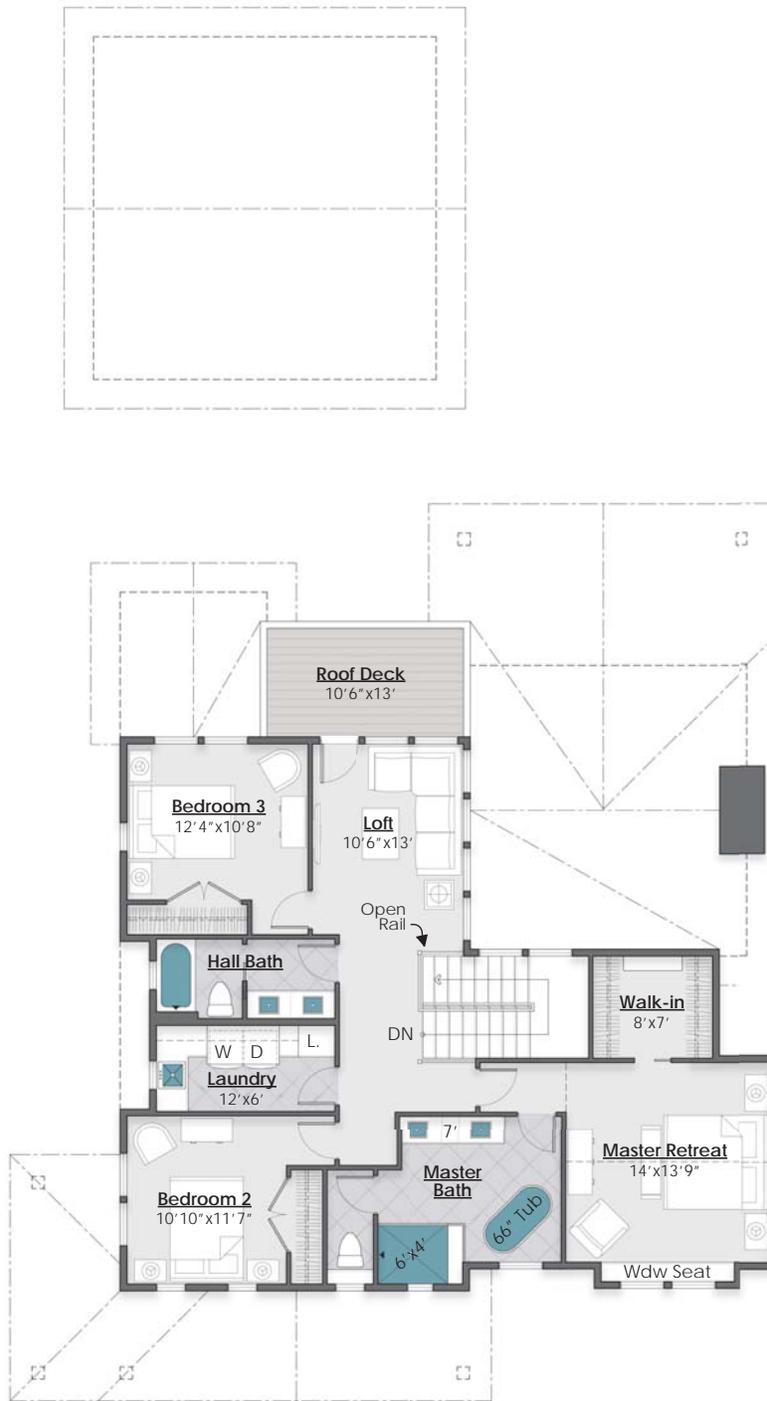


Berlau-ter Haar Residence

May 4, 2020

1/8"





Upper Level Floor Plan
1250 Square Feet



(4304 Total Finished Square Feet)

Scheme



Berlau-ter Haar Residence

May 4, 2020

1/8"





Lower Level Floor Plan
 1134 Square Feet
 (4304 Total Finished Square Feet)

Scheme
B

Berlau-ter Haar Residence
 May 4, 2020





Front (East) Elevation
Lincoln Avenue

Scheme



Berlau-ter Haar Residence

May 4, 2020

1/8"





Left Side (South) Elevation
Caledonia Street

Scheme



Berlau-ter Haar Residence

May 4, 2020

1/8"





1201 Lincoln Ave. History

Legal Description: Lots 97-99, Block 5, Nicola Di Giacomo Addition, Louisville, Colorado. The parcel for many years consisted of the additional lots of 100-102 (now the location of 1215 Lincoln).

Date of Construction: 1908; County Assessor card dated 1948 states that it was remodeled in 1928

Summary: Members of the Koci/Reddington family owned this house for 80 years, from 1921 until 2001.

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. In the 1910 census, Nicola DiGiacomo was listed as being a 57-year-old farmer.

A 1907 warranty deed shows the transfer of a number of lots in this addition from Nicola Di Giacomo to John Russell Munn. The lots were those on the west side of the 1200 block of Lincoln. At about the same time, Munn sold off lots 103, et al. Munn then sold lots 97-102 to George W. Admire. These lots are currently the location of 1201 Lincoln and 1215 Lincoln.

Admire Ownership, 1908-1919; Discussion of Date of Construction

The County gives 1908 as the date of construction of 1201 Lincoln, both in its current online records and on the 1948 County Assessor card. 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, 1908 is when George W. Admire purchased the lots and it would appear that he was responsible for the house having been built. Also, a small house appears in the correct location on the 1909 Drumm's Wall Map of Louisville. For these reasons, 1908 is presumed to be the correct date of construction. (The 1948 County Assessor card also states that the house was remodeled in 1928, in a section of the card designated to note "Major Alterations or Additions.")

George W. Admire, who purchased the lots in 1908, was born in Missouri in 1841. His wife, Nancy, was born in Ohio in 1831. They came to Colorado in the late 1880s. They had had several children who were adults and living elsewhere at the time by the time when the lots on Lincoln were purchased. The Admire family is chiefly associated with the town of Superior, but George W. Admire through his purchase of these lots may have been seeking a second home with a location closer to the amenities offered by the larger town of Louisville, or may have been seeking rental income. Specific evidence that members of the Admire family lived at 1201 Lincoln during the period of the ownership of the lots by George W. Admire could not be located.

Nancy Admire died in 1912, and George W. Admire died in 1919. Upon his death, his heirs sold 1201 Lincoln (on lots 97-102) to Joe Tartaglio. The heirs were their children Samuel W. Admire, May Admire Shockey, Abigail Admire Spicer, and Lydia Admire Grund.

Tartaglio Ownership, 1919-1921

In 1919, Joe Tartaglio purchased 1201 Lincoln and the lots of 97-102 from the heirs of George W. Admire. He was born in Italy in about 1871 and came to the U.S. He married Rose Madonna, who had been born in Italy in about 1868 and was a member of the Madonna family of Louisville. They had three sons. At the time of the 1920 census, they and their youngest son were living in Louisville, but it is unclear as to whether they actually lived at 1201 Lincoln during Joe Tartaglio's ownership. In the early 1920s, they moved to Denver.

Koci/Reddington Ownership, 1921-2001

In 1921, Joe Tartaglio sold 1201 Lincoln and lots 97-102 to Joseph Koci. He and his wife, Anna Tolfer Koci, had both been born in Austria-Hungary in about 1888. Prior to coming to Louisville in about 1921, they had lived in Wyoming. He worked as a coal miner in Louisville. The 1926 directory for Louisville described the couple's home as being on the "n end Lincoln Av.," which fits the description of the house at 1201 Lincoln. They had three children: Rudolph, born in about 1914; Anna, born in 1919; and Josephine, born in 1922.

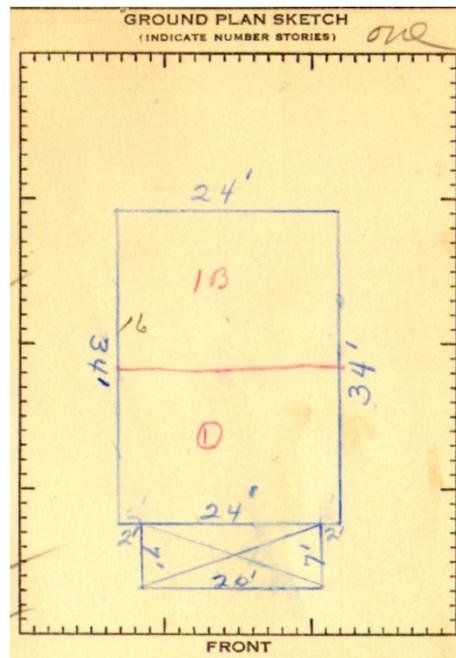
Joseph Koci died in 1928. According to the 1948 County Assessor card, the house was remodeled in 1928, but it is not known whether this occurred before or after his death. Anna Koci continued to live at 1201 Lincoln and raised her children there as a single mother. At the time of the 1930 census, she was 41 years old and living at 1201 Lincoln with Rudy, age 16, Anna, age 10, and Josephine, age 8. There was no apparent source of income for the family listed in the 1930 census records.

During the Depression of the 1930s, Louisville women were employed to make clothing as part of a WPA sewing program. A number of the women are believed to have been widowed or were otherwise single. It is thought that this was a factor that helped them qualify for the program. The following photo shows these women in front of the Louisville Town Hall, where they worked on the second floor. Anna Koci has been identified as the fourth woman from the right in the back row.



The 1940 census records show that Anna Koci was living at 1201 Lincoln along with her daughter, Anna; Anna's husband, Leroy Reddington (who had been born in Louisville in 1920); and Anna's daughter, Janet, who was age 1. Another child, Gary, would be born in the house later that year. Leroy was working as a miner at the time, then served in the U.S. Navy during World War II, and later worked as a plumber. When the Reddingtons were not living with Anna Koci, they lived on the west side of the 1100 block of Lincoln, a few doors to the south of Anna Koci's house at 1201 Lincoln.

The following photo of the house and a ground layout sketch are from the 1948 Boulder County Assessor card. The photo of the house indicates how little the area around 1201 Lincoln had been developed even in 1948.



The following excerpt of a 1962 aerial photo of Louisville (with north being to the left) shows 1201 Lincoln as the last house on the west side of Lincoln on the northwest edge of Louisville. The property that went with the house (six lots in all) extended partway up Lincoln, towards the left side of the photo. Caledonia is the street indicated to the south of the house and shown on the right of it in this photo. Lafayette Street is shown meeting Lincoln in the upper left-hand corner of the photo.



Anna Koci, the owner of 1201 Lincoln since 1963 when her children conveyed their part interests in the property to her by quit claim deeds, died in 1980. Her daughter, Anna Koci Reddington, inherited 1201 Lincoln and continued to live there. In 1981, Anna Reddington sold off lots 100-102 to the north of the house. Anna Reddington died in 2000.

Besides 1201 Lincoln, the other houses on the west side of the 1200 block of Lincoln were all constructed between 1995 and 1999.

Later Owners

After Anna Koci Reddington died in 2000, her son, Gary, acting as the personal representative for her estate, in 2001 sold 1201 Lincoln to David and Lynne Nieda.

Today, Boulder County indicates that the owners of record are David and Lynne Nieda and 1201 Lincoln LLC.

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

From: jaehningm@gmail.com [mailto:jaehningm@gmail.com]

Sent: Wednesday, May 27, 2020 1:54 PM

To: Planning <planning@Louisvilleco.gov>

Subject: Regarding 1201 Lincoln property demolishon

I live in Louisville and wanted to give some input on this property, if I might.

While I'd like to see as little change made as possible to this little gem I like the final design product.

Is there anyway though that the stone front and porch could be retained. There lies the telltale Louisville charm...

Thanks,

Mark Jaehning (742 Nighthawk Circle)

Sent from my iPad

From: Tessa Greene [mailto:tessakategreene@gmail.com]

Sent: Monday, June 1, 2020 11:45 AM

To: Planning <planning@Louisvilleco.gov>

Subject: Proposed demolition of 1201 Lincoln Ave

To the members of my community, and those on the historic preservation committee,

I am writing to give my opposition to the idea of demolishing the house at 1201 Lincoln Ave. I have lived on Lincoln Ave for almost seven years now, and there has yet to be a year, or perhaps even a six month period during that time without a house being knocked down, either partially or totally on this street, let alone this neighborhood. I have been to other hearings when the buildings are proposed to be knocked down, and the process as I see it gives people a chance to object, but no real consequences for the proposed demolition. Perhaps the owners will have to wait for six months before knocking down their house, and perhaps they will choose to save the front windows of the existing structure in some effort to preserve some sort of history, but then they carry on with their plans. They carry off all those building materials to the dump, and start again.

Now I am not trying to dissuade people from living in old town Louisville, I do, and it's lovely. I am also not wanting to tell people what sort of houses they should live in, but I feel that the current culture of buying properties in Louisville to knock them down and build something else is a dangerous path we have gone down. These houses are being seen as disposable commodities like a coffee cup or a paper plate. Surely that cannot be the case with houses. With homes. I felt even more moved to add my two cents to the house in question because I have seen it change hands a couple of times recently, and in very recent history it had a total re-model. So is all that work and effort, all the building materials used just to be scraped and trashed after maybe a year of use? It is such an opposing mindset to the many houses in Louisville that were picked up and moved here from Boulder in the earlier days of the town. Talk about conservation!

What I see at 1201 Lincoln Ave is an amazing lot. The yard has so much potential for trees and wildlife habitats, so much space for kids or pets to play. The house is modest, but whose to say not adequate? There was what I saw to be a family of five living in it last year. I am upset, and perhaps this isn't the place to vent my emotions around the subject, but I can't not say something after seeing it happen so many times. If a person doesn't like a house, perhaps they should consider buying a different one? Perhaps an addition would be a great way to give more space if that's what's desired instead of tossing an entire home into the landfill.

It seems my comments will not make much of a difference, after all, the historic preservation committee can't actually refuse anyone the right to knock down their own house if that's what they want. Perhaps it is time for those regulations to be revisited. Perhaps it will give someone pause to think before they choose to throw away an entire house without first considering how to use what is already there.

Thank you for you time,

Tessa Greene

1300 Lincoln Ave

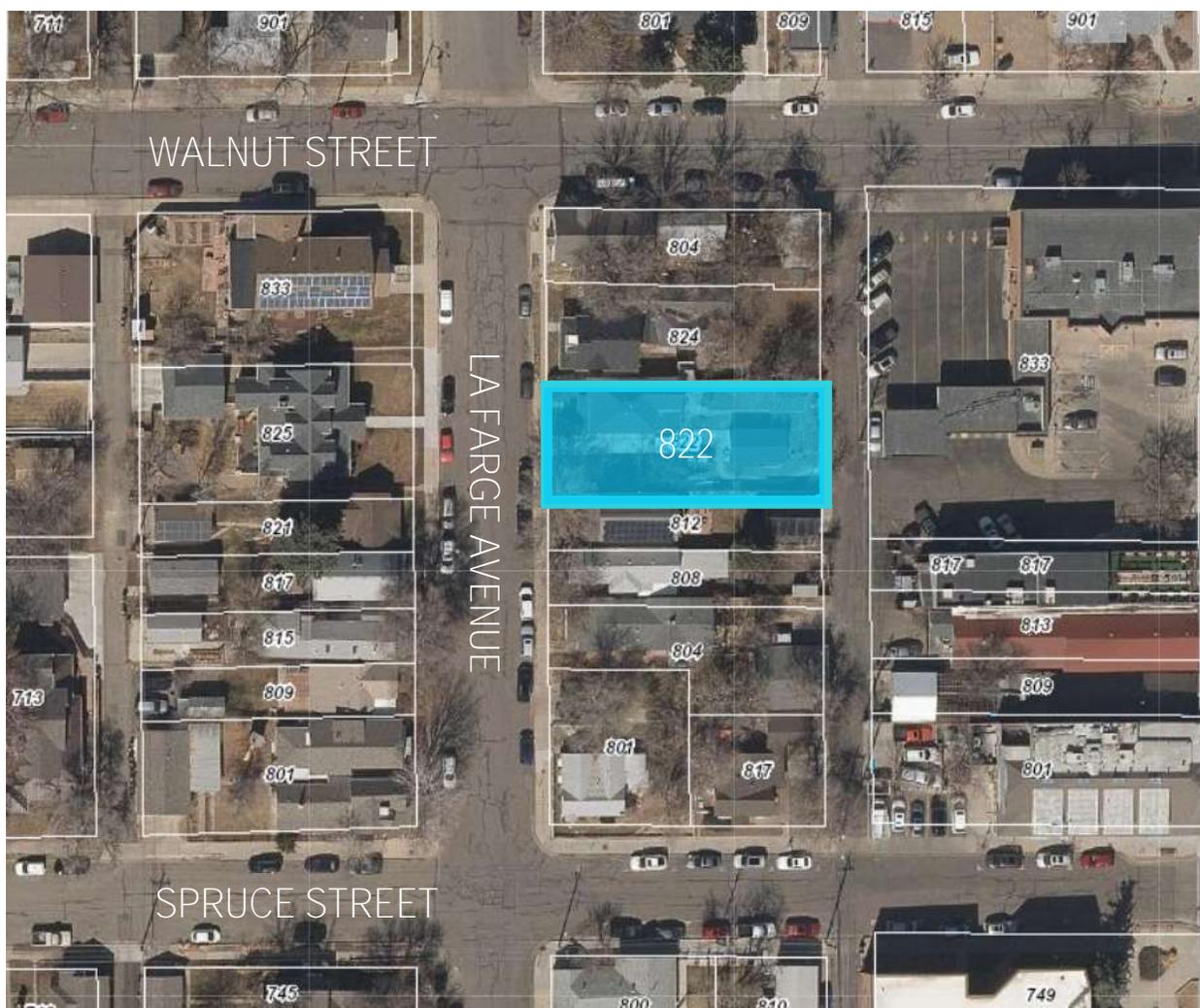
ITEM: 822 La Farge Avenue Probable Cause Determination

APPLICANT: Marianne Gibbs
822 La Farge Avenue
Louisville, Colorado 80027

OWNER: Same

PROJECT INFORMATION:
ADDRESS: 822 La Farge Avenue
LEGAL DESCRIPTION: Lots 21-22, Block 2, Jefferson Place
DATE OF CONSTRUCTION: ca. 1900

REQUEST: A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 822 La Farge Avenue.



SUMMARY:

The applicant is requesting:

- A finding of probable cause for 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 under the criteria in section 15.36.050 of the Louisville Municipal Code.” Further, “a finding of probable cause under this Section is solely for the purposes of action on the pre-landmarking building assessment grant request, and such finding shall not be binding upon the HPC, City Council or other party to a landmarking hearing.”

Staff recommendations:

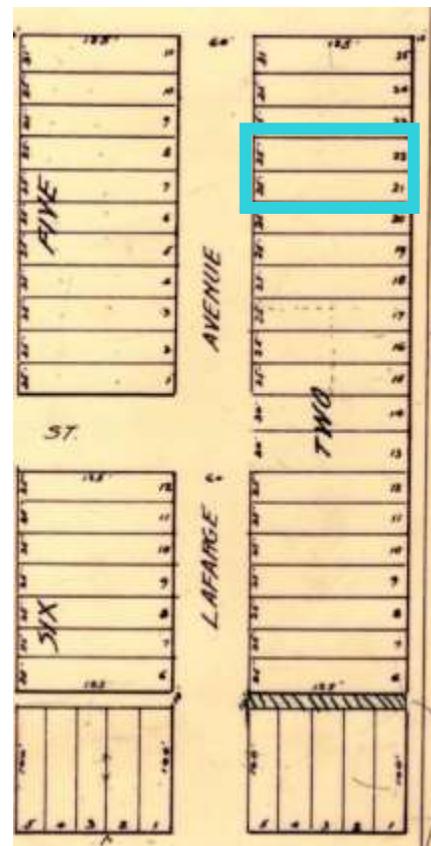
- Staff recommends that the HPC finds there is probable cause for landmarking 822 La Farge Avenue under the criteria in section 15.36.050 of the LMC, making the properties eligible for the cost of a historic structure assessment.

HISTORICAL BACKGROUND:

Information from Colorado Cultural Resource Survey

Jefferson Place Subdivision is a historic residential neighborhood adjacent to downtown Louisville and was the City’s first residential subdivision. Although Jefferson Place was platted in 1880, few homes were actually built before 1900. In the early years before 1900, most of the miners who lived in Jefferson Place came from English-speaking countries. Later Jefferson Place residents arrived from Italy, France, Austria, Germany, Hungary, Slovakia, and Slovenia, among other places.

822 La Farge Avenue (Lot 22, Jefferson Place) was associated with Baptist Bottinelli and Clementina Biella Bottinelli and their children for several decades. Both Baptist and Clementina were born in Italy and immigrated to Louisville. Records are unclear regarding the purchase of the property and the date of construction for the house, but by 1904 the Bottinelli family was living on the property and they would reside here through the late 1940s. In 1953, following the death of Clementina, the property sold to Arthur and Lucille Henander. The Henander family also acquired Lot 21 to the south. The parcels were combined in 1955 and the house located at 816 La Farge Avenue was demolished. Paul Weissmann, a Colorado State Senator, resided in the house with his family from 1988-2002; he was also a bartender at the Blue Parrot.





822 La Farge Avenue, Boulder County Assessor's Card, 1948



822 La Farge Avenue, Northwest view. 2020.



822 La Farge Avenue, Southwest view. 2020.

ARCHITECTURAL INTEGRITY:

The historic structure located at 822 La Farge Avenue is a late 19th/early 20th century wood frame vernacular house with a hipped roof. The primary façade faces west to La Farge Avenue. The structure has a rectangular plan. There is a front porch along the southern side of the front elevation with a hipped roof. Based on available photographs, the wood support posts on the front porch appear to have been replaced with metal supports in the 1960/70s. The current footprint of the house appears to be the same as the footprint shown on the 1948 Boulder County Assessor's Card and the door and window placement appear to be original as well. The windows and siding appear to have been replaced.

Primary changes occurred over time:

- Vinyl siding added (timing unknown);
- Gutters added (timing unknown);
- Window replacement (timing unknown);
- Porch supports replaced (timing unknown).

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

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

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

Sec. 15.36.050. - Criteria for Designation

Criteria	Meets Criteria?	Evaluation
<p>A. <i>Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in this chapter.</i></p>	<p>Yes</p>	<p>The principal structure at 822 La Farge Avenue was constructed prior to 1904.</p>
<p>1. a. <i>Architectural.</i></p> <ol style="list-style-type: none"> 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> 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) Represents a built environment of a group of people in an era of history that is culturally significant to Louisville. 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>The house at 822 La Farge Avenue 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.</p> <p>The primary façade faces west to La Farge Avenue. 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.</p>
<p>1. b. <i>Social.</i></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. 	<p>Yes</p>	<p>The house at 822 La Farge Avenue 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</p>

<p>3) Association with a notable person or the work of a notable person.</p>		<p>family owned the property through 1953. The house was later owned by Paul Weissmann, a Colorado State Senator.</p>
<p>1. c. <i>Geographic/environmental.</i> 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>	<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> a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation. <i>b. Retains original design features, materials and/or character.</i> c. Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago. <i>d. Has been accurately reconstructed or restored based on historic documentation.</i></p>	<p>Yes</p>	<p>This structure adds character and value to Old Town and remains on its original lot in the Jefferson Place subdivision.</p> <p>The structure has integrity of location, design, workmanship, feeling and association. Integrity of setting has been compromised by the demolition of the house to the south. Integrity of materials is compromised by replacement siding and replacement windows.</p>

PRESERVATION MASTER PLAN:

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

- Goal #3: Encourage voluntary preservation of significant archaeological, historical, and architectural resources*
 - Objective 3.3 - Encourage voluntary designation of eligible resources*
 - Objective 3.4 - Promote alternatives to demolition of historic buildings*

- Goal #5: Continue leadership in preservation incentives and enhance customer service*
 - Objective 5.1 - Promote availability of Historic Preservation Fund grants and other incentives*

FISCAL IMPACT:

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

RECOMMENDATION:

Staff recommends that the HPC finds there is probable cause for landmarking 822 La Farge Avenue under the criteria in section 15.36.050 of the LMC, making the properties eligible for the cost of a historic structure assessment. The current maximum amount available for an HSA is \$4,000. Staff recommends the HPC approve a grant not to exceed \$4,000 to reimburse the costs of a historic structure assessment for 822 La Farge Avenue.

ATTACHMENTS:

- 822 La Farge Avenue Historic Preservation Application
- 822 La Farge Avenue Historic Survey

HISTORIC PRESERVATION APPLICATION

CASE NO. _____

PROPERTY INFORMATION
Address: 822 LAFARGE AVE EGT.
Date of construction (if known): 1893-1903
Legal Description: Lot 21-22 Blk 2
Subdivision Jefferson Place
(attach separate sheet if necessary)
Landmarked Name and Resolution (if applicable): _____

TYPE (S) OF APPLICATION

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

APPLICANT INFORMATION
Name: MARIANNE GIBBS
Company: _____
Address: 822 LAFARGE AVE
LOUISVILLE, CO 80027
Telephone: 303-929-5620
Email: marianne.gibbs.co@gmail.com

PROJECT INFORMATION
Summary: _____
Contemplating
improvements, first
step, information
gathering.

OWNER INFORMATION (if not applicant)
Name: (SAME AS ABOVE)
Company: _____
Address: _____
Telephone: _____
Email: _____

SIGNATURES & DATE
Applicant Name (please print): MARIANNE GIBBS
Applicant Signature: Marianne Gibbs
Owner Name (please print): MARIANNE GIBBS
Owner Signature: Marianne Gibbs

Resource Number: 5BL 7991

Temporary Resource Number: 157508415003

822 La Farge is consistent with these patterns and blends well with the scale and character of the neighborhood.

9. Changes in Condition: None.
10. Changes to Location or Size Information: None.
11. Changes in Ownership: Same ownership as 2000 inventory form.
12. Other Changes, Additions, or Observations:

Further research has yielded new information about the history of 822 La Farge.

This property was associated with the Baptist (sometimes referred to by other names such as “Battista” and “Baptiste”) Bottinelli and Clementina “Tina” Biella Bottinelli and their children for several decades. Like their neighbors, the Zarini family, the Bottinelli family and the Biella family came from Northern Italy. The Bottinellis emigrated from Caversaccio, Valmorea, Province of Como, and the Biella family came from Casaleggio Boiro, which is in the Piedmont region.

This house is also one of the many homes in Jefferson Place lived in or owned by members of Louisville’s Zarini family.

This property at 822 La Farge originally consisted of two separate parcels with two separate houses. 822 La Farge sat on Lot 22 of Block 2, Jefferson Place, and 816 La Farge sat on Lot 21. The parcels were combined in 1955 and 816 La Farge was demolished, as further discussed below.

A search of the online Boulder County property records did not turn up the deed by which Baptist and Clementina Bottinelli initially acquired Lot 22. However, Boulder County records show that the couple married in Boulder County in January 1888 when Clementina was 14 and Baptist was just turning 29. Baptist lived 1859 to 1945 and Clementina lived 1873 to 1952.

Baptist was the eldest of three Bottinelli brothers who came to Louisville and he was the first to do so. Census records indicate that he emigrated between 1881 and 1884. According to a Bottinelli family history, he went first to Como, Colorado for one year, then came to Louisville. He was followed by his brothers Peter and Angelo. Peter Bottinelli and his family also settled in a house in Jefferson Place, at 929 La Farge (5BL8001). When Angelo Bottinelli came through Ellis Island with his wife and oldest child in March 1904, it was noted on the passenger list that their destination was Louisville, Colorado where they would be joining Angelo’s brother, “Battista” Bottinelli. All three brothers worked as miners at coal mines in the Louisville area.

Clementina Biella entered the U.S. on July 24, 1885 with her family when she was 11. Her parents were Angelo and Margariette Biella, and her siblings were Anselmo, Rosa, Angela, and Santino. Clementina’s father died by the early 1900s, but of her family, at least her mother, Margariette, and her brother, Santino, continued to live in Louisville. In fact, Margariette and Santino Biella lived directly across the street from Clementina at 825 La Farge (5BL7993) for many years. (Santino Biella married Mary Zarini, who had grown up at 804 La Farge 5BL7983 as the daughter of Peter and Savina Zarini.)

The Bottinelli and the Biella families both had ties to Hanna, Wyoming, another coal mining town. In fact, the 1900 federal census shows Baptist and Clementina living (and renting) with some of their children in Hanna in June of that year. It is possible that due to the mines in the Louisville area closing in the summers due to the relatively poor quality of the coal, they went elsewhere in search of work in the summer (as some other families are known to have done). While the exact reason is not known, they did return to Louisville and appear again in directories beginning with the early 1900s. Members of Clementina’s family, the Biellas, also lived and worked in Hanna.

By the time of the 1900 census, Clementina, who was 26, had already had eight children, of whom only two had survived to 1900. Clementina and Baptist would have four children who survived to adulthood and who grew up at 822 La Farge: Frank (1898-1989), Charles (1899-1969), Margaret (Troxel) (1900-1993), and Celia (Fenolia) (1902-

Resource Number: 5BL 7991
Temporary Resource Number: 157508415003

1988). Charles was one of at least four men by this name in Louisville, all related to one another. Celia Bottinelli married Tony Fenolia, who grew up on the 900 block of La Farge in Jefferson Place. She appears with their son Ron on Louisville's World War II film, *Our Boys and Girls in the Armed Forces, 1943-44*.

Boulder County gives 1900 as the year of construction of this house, but this would have been a date estimated long after the fact. The 2000 survey report done on 822 La Farge gave an estimated date of construction of 1903 based on the fact that the house appears on the 1908 Sanborn map but not on the 1900 Sanborn map. However, the Sanborn maps for both 1893 and 1900 do show a house on Lot 22, possibly suggesting a date of construction earlier than either 1900 or 1903.

The 1909 Drumm's Wall Map of Louisville also shows the house in the correct location on Lot 22.

Whatever the year that Baptist and Clementina Bottinelli purchased this property, the 1904 Louisville directory (which is the first directory that gives the locations of residences) indicates that the Bottinelli family was living at this location by that time. The directory states that they lived on "Lafarge btw. Spruce & Walnut," which accurately describes 822 La Farge. Directories continue to place them at this location until the late 1940s.

Directories indicate that 822 La Farge had a number of different addresses over the years. Under Louisville's old address system, the address was 341 La Farge in 1916, 1918, and the early 1920s, and 335 La Farge from the mid 1920s to the late 1930s. In the 1940s, which was a time of transition for Louisville addresses, the various addresses given for the Bottinelli residence were 832, 820, and 816. In 1951, the residents of 822 La Farge were Nadine Harris Caranci and Raymond Caranci. Nadine Harris had grown up at 801 Spruce (5BL11320), a few houses south of 822 La Farge, as the daughter of Hazel Harris and the granddaughter of Peter and Savina Zarini of 804 La Farge (5BL7983). Thus, this is another home of many in this vicinity associated with the Zarini family.

In 1953, Arthur and Lucille Henander purchased Lot 22 (822 La Farge) from the heirs of Baptist and Clementina Bottinelli, and in 1955, they purchased Lot 21 (816 La Farge) from Harold and Arlene Hawkins. Previous owners of 816 La Farge were Martha Eberharter, who owned 801 La Farge (5BL852) and 805 La Farge (5BL7984), and Joseph Zarini Jr., who owned 824 La Farge (5BL7992). The Henanders apparently had the house at 816 La Farge demolished. When they sold the parcel in 1958 to Lawrence and Genevieve Harper, the legal description consisted of both Lots 21 and 22. At some point, possibly in the 1950s, a garage for 822 La Farge was constructed farther back on Lot 21.

Paul Weissmann owned and resided in this house with his family from 1988 to 2002. Paul Weissmann was elected to the Colorado State Senate as a Democrat in 1992. He was then elected as a member of the Colorado House of Representatives in 2002. He became House Majority Leader and served four terms for House District 12 (which includes Louisville, Lafayette, and parts of Longmont). He continued to work as a bartender at the Blue Parrot Restaurant (5BL8037) in Louisville while serving in the Colorado Legislature.

Sources of Information

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

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

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

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

Drumm's Wall Map of Louisville, Colorado, 1909

Resource Number: 5BL 7991
Temporary Resource Number: 157508415003

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

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

Louisville Times Centennial Edition, August 17, 1978.

"Biography of Angelo Bottinelli Family," *The Louisville Historian*. Louisville Historical Museum and Commission, Louisville, Colorado, August 1993.

"Our Boys and Girls in the Armed Forces, 1943-44," color film made by L.C. Graves in the collection of the Louisville Historical Museum.

Archival materials on file at the Louisville Historical Museum.

Colorado House Democrats website, http://cohousedems.typepad.com/my_weblog/paul-weissmann-hd-12.html, accessed March 31, 2011.

Castle Garden Passenger List Records website, www.castlegarden.org, accessed March 28, 2011.

13. National Register Eligibility Assessment:

Eligible _____ Not eligible X Need data _____

Explain: While the property has sufficient integrity and significance to be a contributing resource to a potential historic district, it lacks sufficient integrity and significance to be individually eligible to the National Register. It has integrity of location, design, workmanship, feeling and association. Integrity of setting has been compromised by the demolition of the house to the south. Integrity of materials is compromised by replacement siding and replacement windows.

13A. Colorado State Register: Eligible _____ Not Eligible X

13B. Louisville Local Landmark: Eligible X Not Eligible _____

The property is significant for its association with one of Louisville's immigrant Italian coal mining families, the Bottinelli family, for over fifty years. This property is also significant as a relatively intact example of a small, hipped-roof wood frame miner's dwelling.

13C. Historic District Potential: Jefferson Place is eligible as a State Register and a local historic district. There is National Register district potential. This house would be a contributing resource. There is also potential for a small State Register historic district comprised of the extended Zarini family residences on the 800 block of LaFarge.

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.

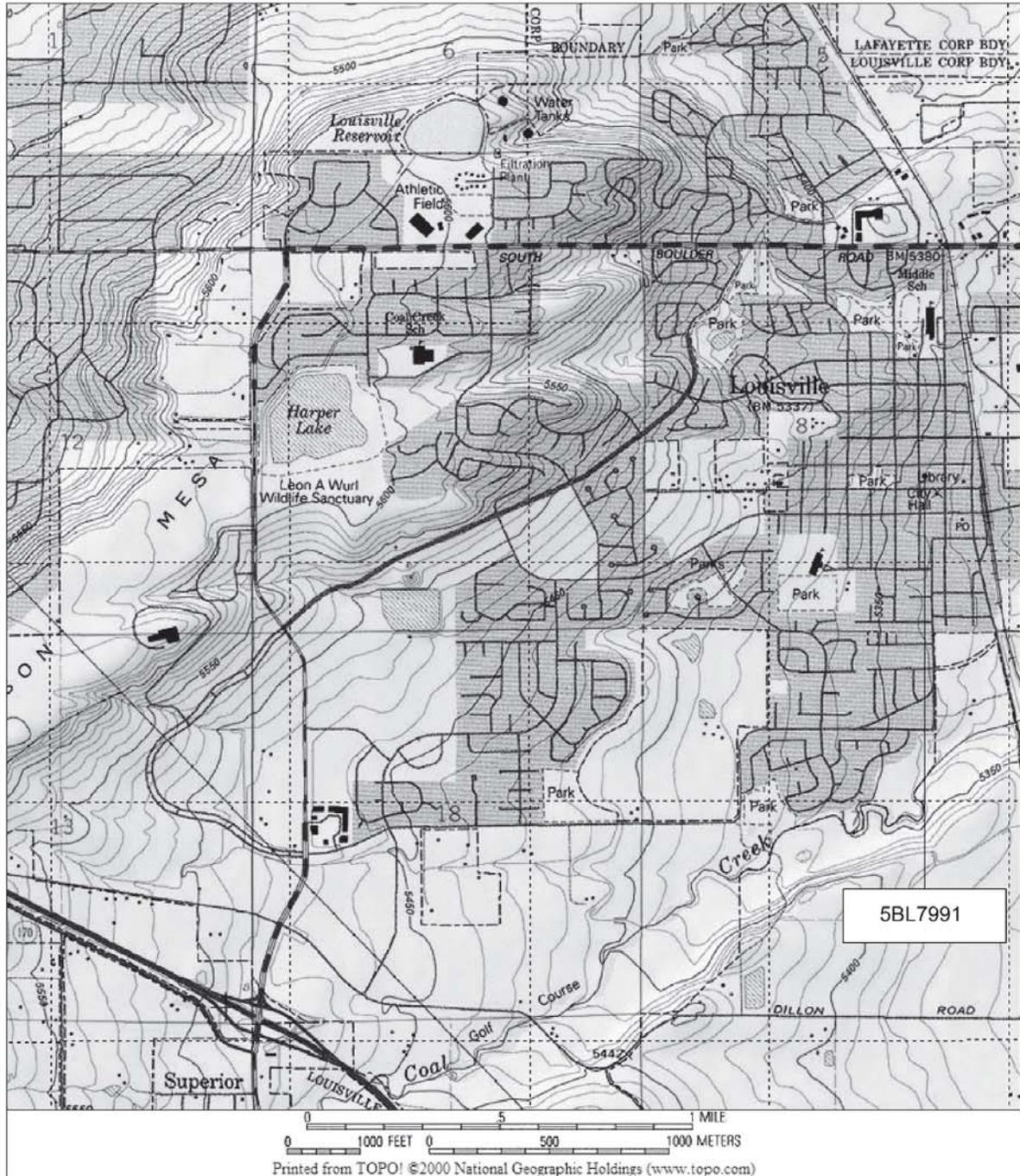
Immigrants from England brought a strong tradition and expertise in coal mining. The English are widely credited with developing the techniques of coal mining that were used locally, and they taught these techniques to other miners. The British mining culture was instilled in the early Colorado coal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

There is also potential for a small State Register historic district comprised of six properties in the 800 block of LaFarge that were owned and occupied by members of the extended Zarini family, for over 80 years in some cases. The properties are 801 Spruce (5BL11320), 817 Spruce (5BL8027), 804 LaFarge (5BL7983), 808 LaFarge (5BL7985), 822 LaFarge (5BL7991) and 825 LaFarge (5BL7993). The Zarini family came to Jefferson Place from Italy in the early 1890s and worked in local coal mines. In addition to their mining expertise, the family brought to Louisville their Italian social customs including wine-making, sausage-making and vegetable canning. Zarini descendants still reside in Louisville. This district would be significant under Criterion A, Ethnic Heritage, European, with a period of significance of 1904 – 1980.

14. Management Recommendations: The property is worthy of nomination as a Louisville Local Landmark. Due to replacement vinyl siding and replacement windows, it lacks sufficient integrity to be eligible to the National or State Registers.
15. Photograph Types and Numbers: 5BL7991_822LaFarge_01 to 5BL7991_822LaFarge_06.
16. Artifact and Field Documentation Storage Location: Electronic files of forms with embedded photos and maps at Colorado Historical Society. Electronic files of forms, and electronic files of photographs at City of Louisville, Colorado, Planning Department.
17. Report Title: Historical and Architectural Survey of Jefferson Place Subdivision, Louisville, Colorado
18. Recorder(s): Kathy and Leonard Lingo, and Bridget Bacon, City of Louisville 19. Date(s): 2013
20. Recorder Affiliation: Avenue L Architects, 3457 Ringsby Court Suite 317, Denver CO 80216 (303) 290-9930

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



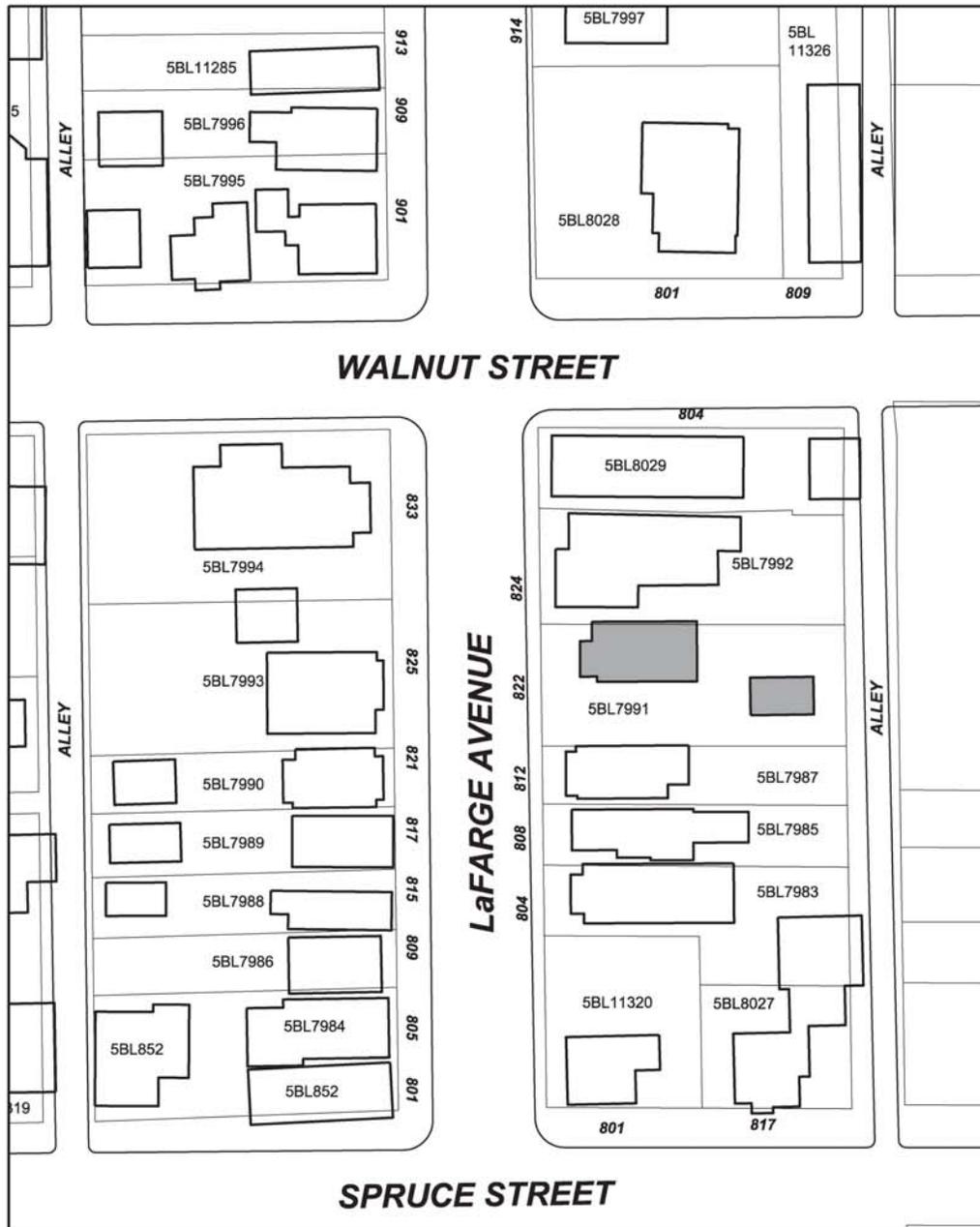
822 LaFarge Avenue, Louisville, Colorado

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



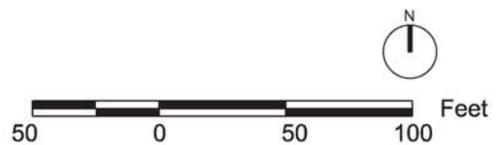
Resource Number: 5BL7991

Architectural Inventory Form
Site Location Map



822 Lafarge Avenue, Louisville, Colorado

SOURCE: ciTY of Louisville, Colorado
GIS Files.



Resource Number: 5BL 7991
Temporary Resource Number: 157508415003



5BL7991_822LaFarge_01 west



5BL7991_822LaFarge_02 south

Resource Number: 5BL 7991
Temporary Resource Number: 157508415003



5BL7991_822LaFarge_03 north



5BL7991_822LaFarge_04 east



5BL7991_822LaFarge_05 garage northeast



5BL7991_822LaFarge_06 garage southeast

Resource Number: 5BL 7991
Temporary Resource Number: 157508415003



822 LaFarge ca 1960's-1970's. Louisville Historical Museum.



800 Block La Farge looking north. Louisville Historical Museum, 2009.049.007.



Bottinelli family. News article from Louisville times, 8-17-1978.



822 La Farge. Boulder county Real Estate Appraisal card, 1948.

ITEM: Case No. PUD-0293-2020 – 931 Main Street

APPLICANT: Peter Stewart, Stewart Architecture

OWNER: 931 Main, LLC

PROJECT INFORMATION:

ADDRESS: 931 Main Street

LEGAL DESCRIPTION: N ½ Lot 2, Block 5, Town of Louisville

DATE OF CONSTRUCTION: 1900

REQUEST: A request for a PUD Amendment to construct a single-story addition on the rear of the existing structure.

LOCATION: 931 Main Street



BACKGROUND:

The property at 931 Main Street was platted as part of the Town of Louisville subdivision in 1890, and the existing 650 sf building was constructed in 1900. The property currently houses the retail store Pitter Patter. On May 6, 2014, City Council approved a Planned Unit Development for 931 Main Street through Resolution 27, Series 2014. This authorized construction of 2,050 sf building to the rear of the existing building. This PUD was amended in 2017 to allow the new building to connect to the existing building and other minor changes. Both PUDs are included as attachments.

The property is not landmarked. Staff is bringing this application on referral for review and comment to the Historic Preservation Commission because it is located within the historic downtown.

931 Main Street, east elevation



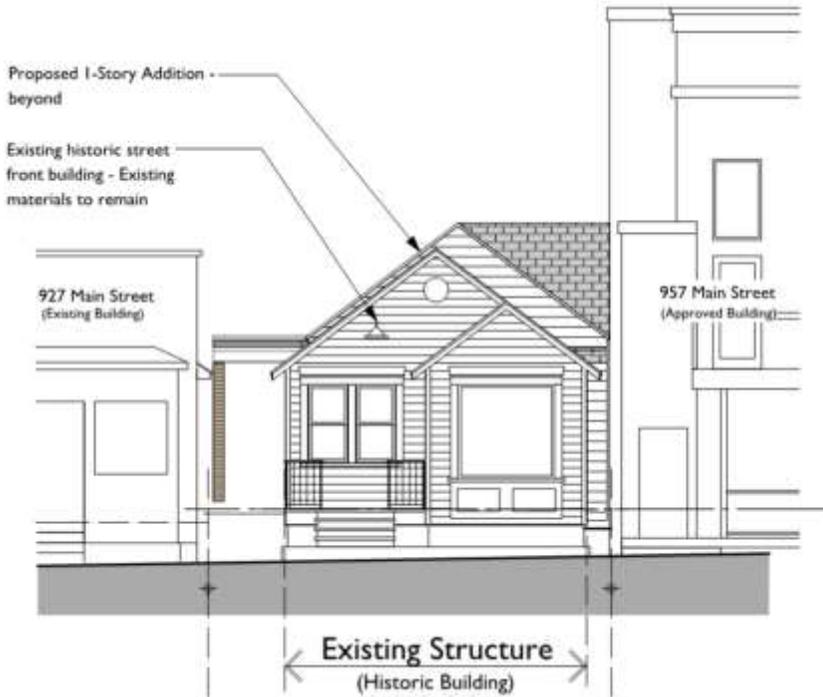
SUMMARY:

The applicant proposes an amendment to the PUD to allow a 1,045 sf single-story addition to the rear of the existing structure, rather than the two-story addition previously approved.

The property is zoned Community Commercial (CC) and subject to the Downtown Louisville Design Handbook (“Design Handbook”). The property is within the “Transition Area” of downtown. The Transition Area of the Downtown Framework plan is designed to provide a buffer between commercial development and the existing residential area in

the adjacent Old Town neighborhood. This buffer area requires a lower building height and smaller floor area ratio than what is permitted in the Core Commercial Area throughout the remainder of downtown.

931 Main Street, proposed east elevation



931 Main Street, proposed southwest elevation



The PUD application complies with all zoning requirements, and no waivers are requested. The following policies of the Design Handbook are applicable in considering the approval of the PUD changes to the subject property, along with staff's findings:

- G29.** Maintain the existing range of exterior wall materials found in downtown.
1. Appropriate materials for primary structures include horizontal and vertical siding, shingles and brick.
 2. The lap dimensions of siding should be similar to those found traditionally. Typically 4-6 inches exposed.
 3. Stucco is generally inappropriate as a primary material on the street.
 6. For larger buildings, consider a combination of appropriate materials as a means to reduce the apparent size of the project.

The existing structure is primarily clad with painted horizontal wood siding. The application proposes horizontal wood siding with a slightly wider exposure than the existing structure.

- G38.** Design an addition to a building such that it will not diminish the character of building traditions in downtown.
1. An addition should be an asset to the building, enhancing its overall character.

The addition does not diminish the existing structure and is minimally visible from the Main Street façade. The addition is an asset to the property, allowing additional uses and development on the site and enhancing the character and amenities on the property. The development includes paved parking, a trash enclosure, and improved landscaping that improves the overall property condition.

- G39.** An addition should be compatible in size and scale with the main building.
1. An addition should respect the proportions, massing and siting of the building. This includes dormer additions.
 2. The form and detailing of an addition should be compatible with the original building.

The addition respects the proportions, massing and siting the existing building. It is single-story in scale and is compatible with the original building. The form of the addition is rectangular, with windows, doors, porches, and fencing elements provided at a residential scale appropriate for the Transition Area.

- G41.** Use color to coordinate façade elements in an overall composition.
1. Use only one base color for the majority of the background wall surface. Base colors should be muted earth tones or pastels.
 2. Look for “built-in” features of the façade that can be highlighted with an accent color. Window frames, sills, moldings, and cornices are potential elements to dramatize with a contrasting color.

As noted above, the majority of the addition will be painted a medium gray-toned color, with smaller inset areas of stained horizontal wood siding. The existing building is painted a darker blue color.

- T5.** Maintain the average perceived scale of one-story residential buildings.

This application reinforces the perceived scale of one-story residential buildings. While not required along the entire block face, this application balances other projects that exceed one-story, including the project under construction immediately to the north at 824 South Street which is two-stories, and the approved PUD directly to the south at 927 Main Street which allows a two-story addition on the rear of an existing landmarked building.

T7. Maintain the traditional scale of buildings along the alley.

This application exceeds the minimum 20-foot rear setback for the one-story structure, and provides parking spaces accessible from the alley, one of which is ADA accessible.

T8. Buildings that are predominately rectangular in form are encouraged.

The proposal includes a predominately rectangular form, with minor inset areas and other elements that add architectural interest.

T9. Use roof forms that are similar to those used traditionally.

1. Sloping roof forms, such as hip, gable and shed should be the dominant roof shape.
2. Roofs composed of a combination of roof planes, but simple in form, are also encouraged.
3. Roofs should be in scale with those on historic structures.
4. Non-traditional roof forms are inappropriate.

The roof lines are predominantly gable in form, with minimal areas of flat roof lines used to connect the addition to the existing structure and for covered areas.

T10. Roof should be similar in scale to those used traditionally on comparable buildings.

The roof is similar in scale and pitch to the existing building and does not dominate the massing of the project.

T11. Roof materials should also be similar to those used on traditional residential buildings.

1. Appropriate roof materials include composition shingle, tile or standing seam metal.

The project proposes roof materials of composite shingles to match the existing structure.

T13. Building details that maintain the simple character of this area are encouraged.

The proposal includes building details, including lighting, fencing, landscaping, and windows and doors that are simple in character and do not include ornate elements or other designs that are inconsistent with the existing structure or downtown Louisville.

T14. Repeat the patterns created by similar shapes and sizes of traditional residential building features.

The proposal includes windows, doors, porches and landscaping elements of a residential nature in terms of scale and design.

H1. Respect the original design character of the building.

The proposal is deferential to the existing building, and does not disrespect the original character. The proposal enhances the use of the property while not negatively impacting the original structure.

H2. New uses that require the least change to existing structures are encouraged.

The proposal allows additional use and development on the property with the least impact to the existing structure that allows reasonable development.

H3. Preserve a historic structure in its original location on the site when feasible.

The proposal preserves the existing structure in its original location.

H16. Design an addition to be as inconspicuous as possible.

1. An addition should be visually subordinate to the main building.
2. Set an addition back from the primary façade in order to allow the original proportions, form and overall character of the main building to remain prominent.
3. Consider setting back an addition from the sides of buildings, as well.

As shown above, the addition is minimally visible from the Main Street façade and is visually subordinate. It allows the original form and character to remain the most prominently visible element.

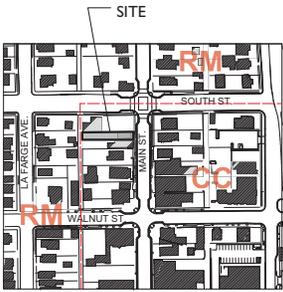
NEXT STEPS:

The application is scheduled for a public hearing with the Planning Commission on July 9, 2020 and with City Council on August 4, 2020. Staff is seeking HPC's recommendation to the City Council on compliance of the project with the Design Handbook policies on maintaining the historic and traditional context of downtown.

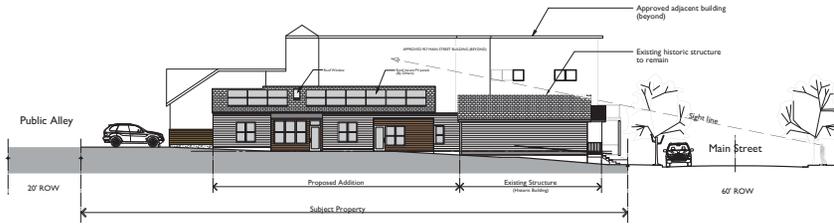
ATTACHMENTS:

1. Applicant Narrative
2. PUD
3. [Design Handbook for Downtown Louisville](#)

931 MAIN STREET PUD AMENDMENT # 2



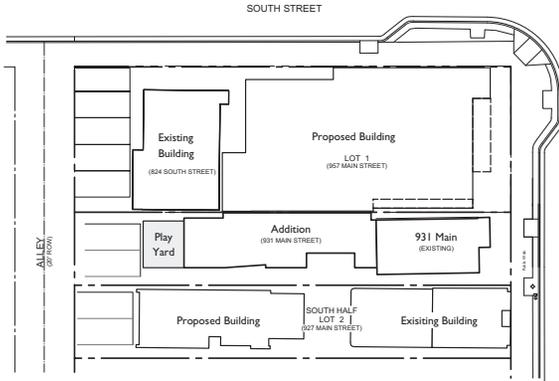
Vicinity Map



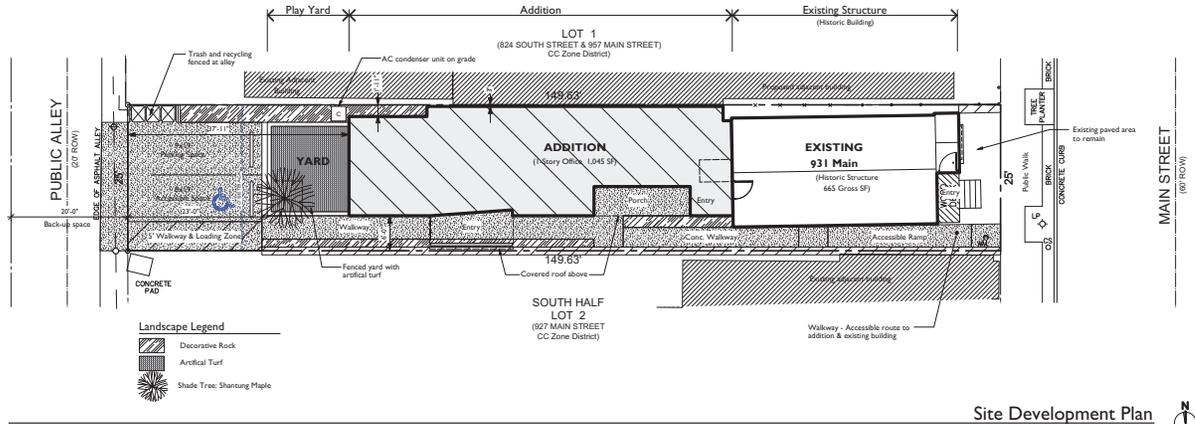
Sight Line Exhibit (South Elevation)
1/16" = 1'-0"



Street Context Elevation
1/16" = 1'-0"



Context Plan
1" = 20'-0"



- Landscape Legend**
- Decorative Rock
 - Artificial Turf
 - Shade Tree: Shantung Maple

Site Development Plan
1" = 10'-0"

LEGAL DESCRIPTION

Know all men by these presents, that the undersigned being the owner of a tract of land, located in the Southeast 1/4 of Section 8, Township 1 South, Range 69 West of the 6th principal meridian, City of Louisville, Boulder County, State of Colorado, and being more particularly described as follows: North Half of Lot 2, Block 5, Town of Louisville, County of Boulder

PLANNING COMMISSION CERTIFICATE

Approved this _____ day of _____, 20____ by the Planning Commission of the City of Louisville, Colorado. Resolution No. _____, Series _____.

CITY COUNCIL CERTIFICATE

Approved this _____ day of _____, 20____ by the City Council of the City of Louisville, Colorado. Resolution No. _____, Series _____.

Mayor Signature _____ (City Seal)

City Clerk Signature _____

OWNERSHIP SIGNATURE BLOCK

By signing this PUD, the owner acknowledges and accepts all the requirements and intent set forth in this PUD. Witness our hands and seals this _____ day of _____, 20____.

Owners: Emily Kean, Jason Kean

Notary Name and Signature _____

My Commission Expires _____

CLERK AND RECORDER CERTIFICATE

(County of Boulder, State of Colorado) I hereby certify that this instrument was filed in my office at _____ o'clock, _____ M., this _____ day of _____, 20____, and is recorded in Plan File _____, Fee _____, paid.

_____ Film No. _____ Reception.

Clerk & Recorder _____ Deputy

Project Data

General
Address: 931 Main Street, Louisville, Colorado
Legal: North Half of Lot 2, Block 5, Town of Louisville

Project Description: Construction of additional commercial floor area to existing commercial use building. Existing and proposed uses to include retail, office, or professional services.

Zoning: CC (Community Commercial) Central Business District

Design Standards & Guidelines: Design Handbook for Downtown Louisville Downtown Louisville Framework Plan (Transition Area)

Parking Calculations:

Floor Areas ¹	
Existing Floor Area	542 SF
New Floor Area	778 SF
Total Floor Area	1,320 SF
Less:	999 SF
Total	321 SF
Parking Spaces Required: 1/1 500 SF	
500 SF / 500 SF = 1 parking spaces required	
2 Parking Spaces Provided	

Zoning Data

Lot Area (149.63' x 25')	3,741 SF			
Floor Area (Gross) ¹	City Standard	Approved PUD	Amendment 1	Amendment 2
Existing	N/A	450 SF	450 SF	450 SF
Addition	N/A	2,050 SF	2,103 SF	1,945 SF
Total Floor Area ¹	N/A	2,700 SF	2,753 SF	1,695 SF
Floor Area Ratio (gross)	1.30	0.72	0.73	0.45
Building Coverage	N/A	1,800 SF	1,919 SF	1,879 SF
Build Lot Coverage %	N/A	48%	51%	50%
Commercial Floor Area ¹	N/A	N/A	1,955	1,220
Parking Required	2 Spaces	2 Spaces	2 Spaces	1 Space
Building Height	35'	28'	28'	19.5'
Setbacks				
Front Yard Setback ²	0'	7'	7'	7'
Side Yard - north	0'	0.25'	0.25'	0'
Side Yard - south	0'	5'	5'	5'
Rear Setback	20'	24.9'	24.9'	37.11'

¹ Floor area within the exterior walls
² Only commercial floor area is included in parking calculations per LMC 17.20.025. Parking requirements based on net floor area less 999 SF per LMC 17.20.025 note F.
³ Front yard setback to existing structure

Drawing Index

- SITE DEVELOPMENT PLAN
- ARCHITECTURAL ELEVATIONS
- PHOTOMETRIC PLAN
- UTILITY PLAN
- FLOOR PLAN EXHIBIT

Sheet Title
Site Development
Plan
Sheet No. _____

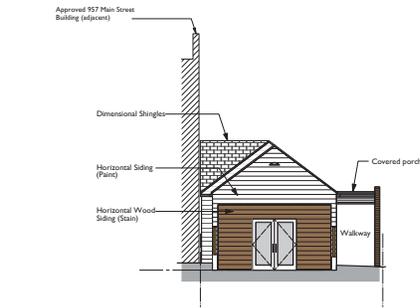
931 Main Street, Louisville, Colorado
North Half of Lot 2, Block 5, Town of Louisville, County of Boulder

A Planned Unit Development - Amendment #2
Prepared for: Emily and Jason Kean

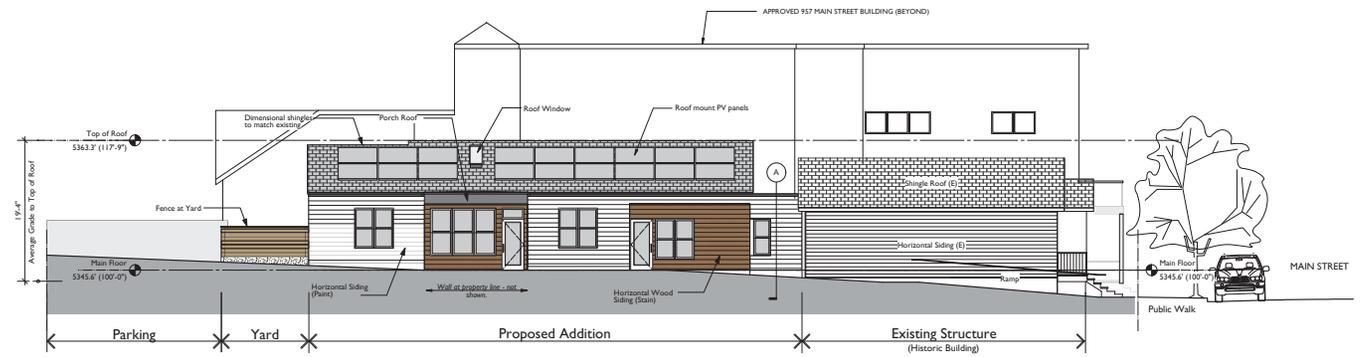
Sheet No. _____
Date: _____
2. Modification: _____
3. Modification: _____

stewart
ARCHITECTURE
1125 1/2 University Ave., Louisville, CO 80007
303.465.6000 (cell)

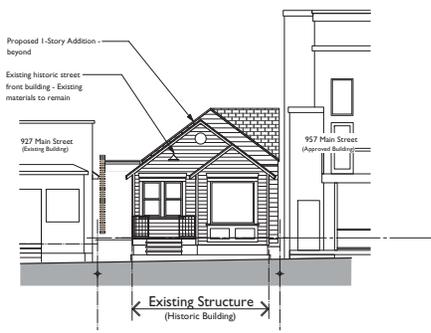
931 MAIN STREET PUD AMENDMENT # 2



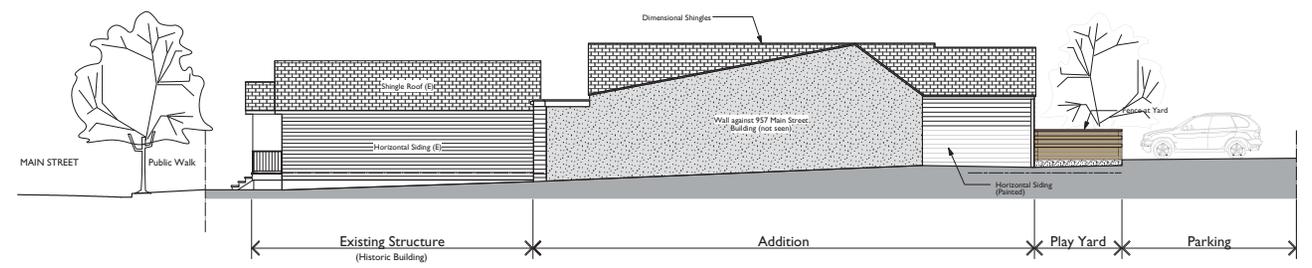
West Elevation
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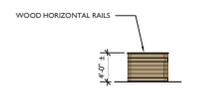
South Elevation
1/8" = 1'-0"



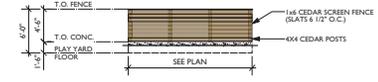
East Elevation
1/8" = 1'-0"



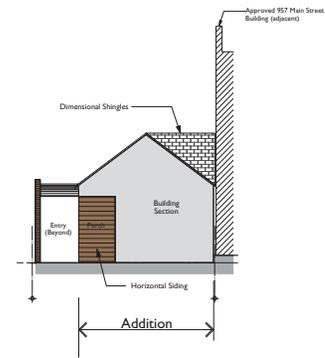
North Elevation
1/8" = 1'-0"



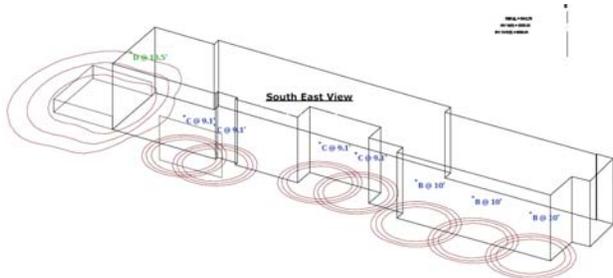
Fence @ Trash Location
(West Elevation)



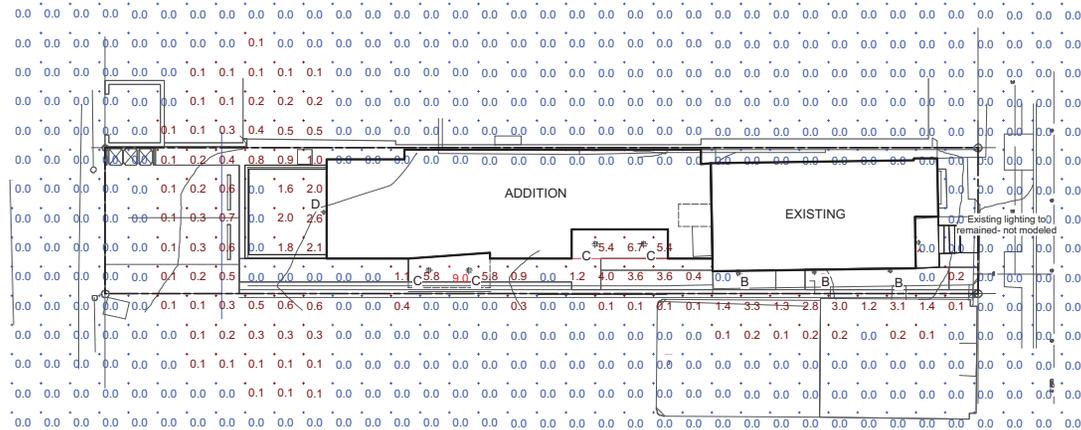
Screen Fence @ Yard
(West Elevation)



West Section Elevation
1/8" = 1'-0"



931 MAIN STREET PUD AMENDMENT # 2



Photometric Plan
1" = 10'-0"

WDGE1 LED Architectural Wall Sconce

Specifications

- Depth: 3.12"
- Height: 10"
- Width: 10"
- Weight: 0.7 lbs

Introduction

The WDGE1 LED family is designed to meet specific every wall-mounted lighting need in a wide array of design styles with any architecture. The clean, modern design comes in four sizes with seven packages ranging from 1.30W to 2.00W lumens, providing the site-specific lighting solution.

WDGE1 comes up to 2000 lumens with a wide range of beam spread options, creating a visually appealing environment. The compact size of WDGE1, with its integrated emergency battery that can operate in stand-by mode over-the-door wall-mounted lighting solution.

Lumens		Wattage (W)		Beam Spread (°)		Height (ft)		Depth (in)	
1.30W	130	1.30	1.30	10	10	10	10	10	10
1.50W	150	1.50	1.50	10	10	10	10	10	10
1.70W	170	1.70	1.70	10	10	10	10	10	10
1.90W	190	1.90	1.90	10	10	10	10	10	10
2.00W	200	2.00	2.00	10	10	10	10	10	10

Ordering Information

EXAMPLE: WDGE1 LED P2 40X 80CR VF MVOLT PE DOBDB

Code	Package	Beam Spread	Height	Depth	Rating
WDGE1	P1	10	10	10	10
	P2	10	10	10	10
	P3	10	10	10	10
	P4	10	10	10	10
	P5	10	10	10	10
	P6	10	10	10	10
	P7	10	10	10	10
	P8	10	10	10	10
	P9	10	10	10	10
	P10	10	10	10	10

Accessories

WDGE1 LED P1 30K 80CRI VF
WDGE1 LED P2 40X 80CR VF MVOLT PE DOBDB

Notes

1. All dimensions are in inches unless otherwise specified.
2. All dimensions are in millimeters unless otherwise specified.
3. All dimensions are in feet unless otherwise specified.
4. All dimensions are in meters unless otherwise specified.
5. All dimensions are in centimeters unless otherwise specified.
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LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

LDN4

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Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Efficiency	Plot
	B	3	Lithonia Lighting	LDN4 30/05 L04 WR	4IN LDN, 3000K, 500LM, WHITE, 80CRI		1	LDN4_30_05_L04_WR.ies	473	1	5.74	100%	
	C	4	Lithonia Lighting	LDN4 30/05 L04 WR	4IN LDN, 3000K, 500LM, WHITE, 80CRI		1	LDN4_30_05_L04_WR.ies	473	1	5.74	100%	
	D	1	Lithonia Lighting	WDGE1 LED P1 30K 80CRI VF	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC		1	WDGE1_LED_P1_30K_80CRI_VF.ies	1161	1	10.0002	100%	

Luminaire Locations												
No.	Label	Location			MH	Orientation	Tilt	Aim			Z	
		X	Y	Z				X	Y	Z		
1	B	70.25	-4.25	10.00	10.00	0.00	0.00	70.25	-4.25	0.00		
2	B	83.25	-4.25	10.00	10.00	0.00	0.00	83.25	-4.25	0.00		
3	B	96.25	-4.00	10.00	10.00	0.00	0.00	96.25	-4.00	0.00		
1	C	17.00	-3.75	9.10	9.10	0.00	0.00	17.00	-3.75	0.00		
2	C	24.00	-3.75	9.10	9.10	0.00	0.00	24.00	-3.75	0.00		
3	C	45.50	0.50	9.10	9.10	0.00	0.00	45.50	0.50	0.00		
4	C	53.75	0.50	9.10	9.10	0.00	0.00	53.75	0.50	0.00		
1	D	-1.00	6.25	13.50	13.50	268.96	0.00	-1.00	6.25	0.00		

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.2 fc	9.0 fc	0.0 fc	N/A	N/A



931 MAIN STREET PUD AMENDMENT # 2

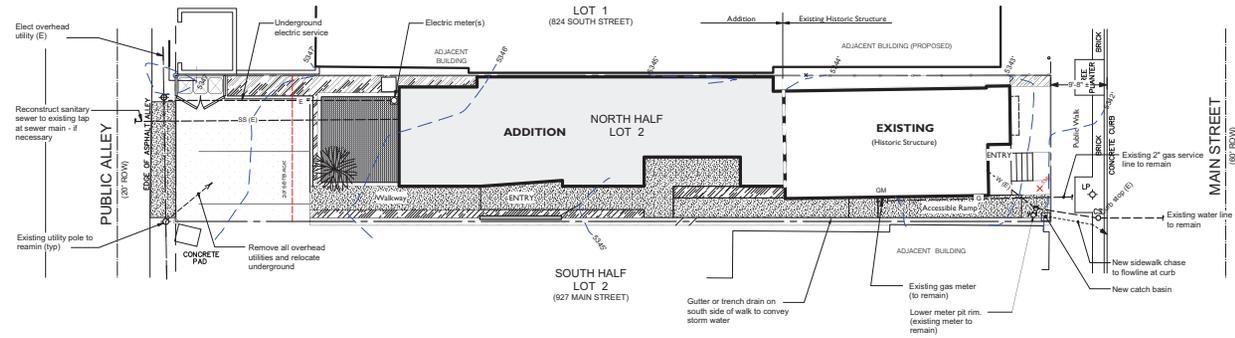
City Utility Table

	Existing	Proposed (Final)
Water Taps	1	1
Sewer Taps	1	1
Commercial Buildings	1	1

Notes:

- Existing water tap, meter, and water service to the building are to remain.
- Provide gutter or trench drain along south property line to direct drainage to proposed catch basin.

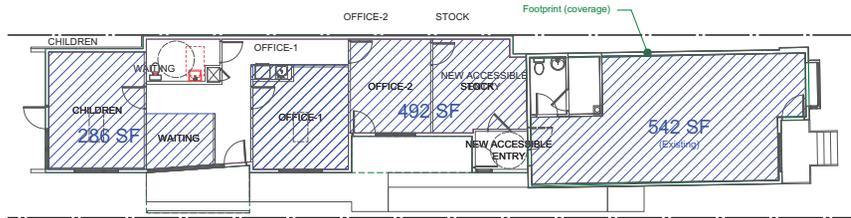
LEGEND	
	ELECTRIC METER
	GAS METER
	WATER SERVICE (EXISTING)
	SEWER, UNDERGROUND (EXISTING)
	GAS, UNDERGROUND
	ELECTRIC (UNDERGROUND)
	OVER HEAD UTILITY (EXISTING)
	GRADES (EXISTING)



Utility Connection Plan
1" = 10'-0"

931 MAIN STREET PUD AMENDMENT # 2

Parking Calculations:	
Floor Area 1	
Existing Floor Area	542 SF
New Floor Area	778 SF
Total Floor Area	1,320 SF
Less	999 SF
Total	321 SF
	Rounded to nearest 500 SF = 500 SF
Parking Spaces Required	1 / 500 SF
	500 SF / 500 SF = 1 parking spaces required
	2 Parking Spaces Provided



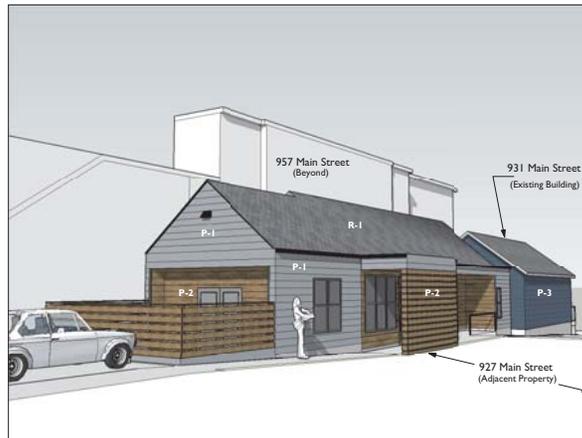
LMC Sec. 17.20.025 B. The area measured for purposes of this section shall include the area within the outside walls of a building or portion thereof including habitable tenant houses and attic space, but not including vent shafts, courts, uninhabitable areas below ground level or in attics, or areas within hallways, stairways, elevator shafts and bathrooms. Additionally, the area measured with respect to a restaurant use shall not include floor area designed primarily for use by service and food preparation staff.



COMMERCIAL FLOOR AREA EXHIBIT
(re PARKING)

FINISH SCHEULE

- P-1 Grey paint (SW6249 Storm Cloud
- P-2 Clear wood stain
- P-3 Blue paint (existing to remain)
- R-1 Grey dimensional shingles: (to match existing)



View Looking Northeast
Towards Southwest Building Corner



View Looking Northwest
Towards Southeast Building Corner

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: Staff Updates
Date: **June 8, 2020**

Alteration Certificate Updates

None

Demolition Updates

None

Upcoming Schedule

June

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

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

July

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

August

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