

City Council Special Meeting

Agenda
Tuesday, July 21, 2020
Electronic Meeting
6:00 PM

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

- 1) You can call in to +1 312 626 6799 or 877 853 5247 (Toll Free) Webinar ID # 812 9760 7339.*
- 2) You can log in via your computer. Please visit the City's website here to link to the meeting: louisvilleco.gov/government/city-council*

The Council will accommodate public comments during the meeting. Anyone may also email comments to the Council prior to the meeting at Council@LouisvilleCO.gov.

- 1. RESOLUTION NO. 52, SERIES 2020 – A RESOLUTION APPROVING A PRESERVATION AND RESTORATION GRANT AND NEW CONSTRUCTION GRANT FOR THE MANCINI HOUSE LOCATED AT 908 REX STREET**
 - Staff Presentation
 - Public Comments (Please limit to three minutes each)
 - Council Questions & Comments
 - Action

- 2. 1016 GRANT AVENUE LANDMARKING & PRESERVATION GRANT**
 - a. RESOLUTION NO. 54, SERIES 2020 – A RESOLUTION DESIGNATING THE BERARDI HOUSE LOCATED AT 1016 GRANT AVENUE A HISTORIC LANDMARK**

Citizen Information

If you wish to speak at the City Council meeting, please fill out a sign-up card and present it to the City Clerk.

Persons with disabilities planning to attend the meeting who need sign language interpretation, assisted listening systems, Braille, taped material, or special transportation, should contact the City Manager's Office at 303 335-4533. A forty-eight-hour notice is requested.

b. RESOLUTION NO. 55, SERIES 2020 – A RESOLUTION APPROVING A PRESERVATION AND RESTORATION GRANT AND NEW CONSTRUCTION GRANT FOR WORK ON THE BERARDI HOUSE LOCATED AT 1016 GRANT AVENUE

- Mayor Opens Public Hearing
- Staff Presentation
- Public Comments (Please limit to three minutes each)
- Council Questions & Comments
- Mayor Closes Public Hearing
- Action

3. 1200 JEFFERSON AVENUE LANDMARKING & PRESERVATION GRANT

a. RESOLUTION NO. 56, SERIES 2020 – A RESOLUTION DESIGNATING THE DESANTIS HOUSE LOCATED AT 1200 JEFFERSON AVENUE A HISTORIC LANDMARK

b. RESOLUTION NO. 57, SERIES 2020 – A RESOLUTION APPROVING A PRESERVATION AND RESTORATION GRANT FOR WORK ON THE DESANTIS HOUSE LOCATED AT 1200 JEFFERSON AVENUE

- Mayor Opens Public Hearing
- Staff Presentation
- Public Comments (Please limit to three minutes each)
- Council Questions & Comments
- Mayor Closes Public Hearing
- Action

4. 925 JEFFERSON AVENUE LANDMARKING & PRESERVATION GRANT

a. RESOLUTION NO. 58, SERIES 2020 – A RESOLUTION DESIGNATING THE HAMILTON HOUSE LOCATED AT 925 JEFFERSON AVENUE A HISTORIC LANDMARK

b. RESOLUTION NO. 59, SERIES 2020 – A RESOLUTION APPROVING A PRESERVATION AND RESTORATION GRANT FOR WORK ON THE HAMILTON HOUSE LOCATED AT 925 JEFFERSON AVENUE

- Mayor Opens Public Hearing
- Staff Presentation
- Public Comments (Please limit to three minutes each)
- Council Questions & Comments
- Mayor Closes Public Hearing
- Action

5. ADJOURN

SUBJECT: RESOLUTION 52, SERIES 2020 – A RESOLUTION APPROVING A PRESERVATION AND RESTORATION GRANT AND NEW CONSTRUCTION GRANT FOR THE MANCINI HOUSE LOCATED AT 908 REX STREET

DATE: JULY 21, 2020

PRESENTED BY: FELICITY SELVOSKI, PLANNER/HISTORIC PRESERVATION PLANNING & BUILDING SAFETY DEPARTMENT

SUMMARY:

The applicant requests approval of a Preservation and Restoration Grant in the amount of \$61,775 to pay for preservation work at 908 Rex Street in addition to a \$15,000 new construction grant. The City designated 908 Rex Street a landmark (the Mancini House) on June 2, 2020.

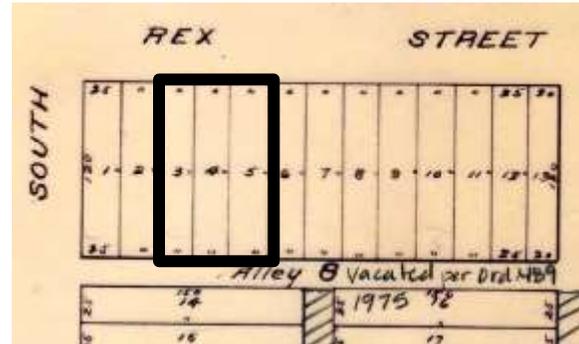
VICINITY MAP:



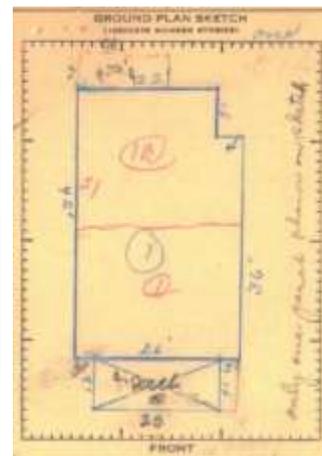
BACKGROUND:

Information from Bridget Bacon, Louisville Historical Museum

Peter Murphy platted the Murphy Place subdivision in 1907. It became Louisville's Frenchtown neighborhood. Based on records from the Boulder County Assessor, the house at 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, Margaret 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, northwest view – Current Photo



908 Rex Street, south view – Current Photo



908 Rex Street, northeast view – Current Photo

GRANT REQUEST ANALYSIS:

The applicant is requesting approval of a Preservation and Restoration Grant for rehabilitation and restoration work on the landmarked structure at 908 Rex Street. The total grant request is \$61,775.

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.

Work proposed under this application 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: \$151,099

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

Work eligible for grant funds must fall into the categories of preservation, rehabilitation, or restoration. The following is a summary of the applicant's scope of work broken down by eligible grant category:

Preservation *is the act of process of maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.*

- Front door
- Siding repair

Rehabilitation *is the act or process of making possible a compatible use for the property through repair, alternation and addition which preserving the portions or feature which convey its historical, cultural or architectural values.*

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

Restoration *is the act of process of depicting a property at a particular period of time while removing evidence of other periods.*

- Window replacement

Extraordinary Circumstances Preservation Grant:

Under Resolution No. 17, Series 2019, typical Preservation Grants are limited to a maximum of \$40,000. Resolution No. 17, Series 2019, Section 12(c) allows for grant amounts to exceed the \$40,000 limitation when there is a “*showing of extraordinary circumstances relating to building size, condition, architectural details, or other unique condition compared to similar Louisville properties*” and applicant matches “*at least one hundred percent (100%) of the amount of the grant*”. The applicant is requesting a matching grant amount of \$61,775 due to the scope of the work related to structural issues (foundation, walls, floor, and roof repairs) and the cost associated with those repairs.

Two extraordinary circumstances grants have been approved by the Historic Preservation Commission and City Council in the past. The grant requests and the amount awarded are summarized below:

	Date Approved	Max. Standard Preservation Grant	Total Cost – Eligible Work	Preservation Grant Awarded
721 Grant Ave.	12/6/2016	\$20,000	\$160,160	\$73,436.50
1021 Main St.	11/5/2018	\$20,000	\$85,858	\$49,929
908 Rex St.		\$40,000	\$151,099	\$61,775*

**Staff Recommendation*

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.



908 Rex Street, current – North



908 Rex Street, proposed – North



908 Rex Street, current – East Elevation



908 Rex Street, proposed – East Elevation



908 Rex Street, current – West Elevation



908 Rex Street, proposed – West Elevation

HISTORIC PRESERVATION COMMISSION RECOMMENDATION:

The HPC reviewed the grant request at their meeting on June 15, 2020. The Commission found that the scope of the proposed work met the requirements for matching grant funds and that the extent of the work related to the structural repairs qualified as extraordinary circumstances. The HPC voted 5-0 to recommend approval of a Preservation and Restoration Grant of \$61,775. The HPC also voted 5-0 to approve a New Construction Grant of \$15,000.

PUBLIC COMMENT:

Staff has not received any public comments regarding the grant request.

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.

PROGRAM/SUB-PROGRAM IMPACT:

The application meets the Community Design program goals and sub-program objectives by providing incentives to preserve the historic character of Old Town and to encourage the promotion and preservation of Louisville’s history and cultural heritage.

RECOMMENDATION:

The grant request includes funds for rehabilitating the existing structure as well as a sensitive addition. The proposed changes will facilitate the continued use and preservation of the historic structure. Therefore, staff recommends approval of the Preservation Grant request of \$61,775 and the New Construction Grant of \$15,000 by approving Resolution No. 52, Series 2020.

ATTACHMENT(S):

1. Resolution No. 52, Series 2020
2. Application Materials
3. Historic Structure Assessment
4. Historic Preservation Commission Resolution No. 10
5. 8 June 2020 Historic Preservation Commission Minutes

STRATEGIC PLAN IMPACT:

<input type="checkbox"/>	 Financial Stewardship & Asset Management	<input type="checkbox"/>	 Reliable Core Services
<input type="checkbox"/>	 Vibrant Economic Climate	<input checked="" type="checkbox"/>	 Quality Programs & Amenities
<input checked="" type="checkbox"/>	 Engaged Community	<input type="checkbox"/>	 Healthy Workforce
<input type="checkbox"/>	 Supportive Technology	<input type="checkbox"/>	 Collaborative Regional Partner

**RESOLUTION NO. 52
SERIES 2020**

**A RESOLUTION APPROVING A PRESERVATION AND RESTORATION GRANT AND
NEW CONSTRUCTION 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 and New Construction Grant for the Mancini House, a historic residential structure located at 908 Rex Street, on property legally described Lots 3-4-5, Block 8, Murphy Place, Town of Louisville, City of Louisville, State of Colorado; and

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

WHEREAS, the Louisville Historic Preservation Commission has held a properly noticed public hearing on the proposed grant application and has recommended the request be forwarded to the Louisville City Council with a recommendation of approval; and

WHEREAS, the City Council has duly considered the proposed grant application and the Commission's recommendation and report, and has held a properly noticed public hearing on the application; and

WHEREAS, the City Council finds the proposed improvements will assist in the preservation of the Mancini House, a local historic landmark.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
LOUISVILLE, COLORADO:**

Section 1. The City Council hereby approves the Preservation and Restoration Grant and New Construction Grant application for work at the Mancini House located 908 Rex Street, subject to the following:

1. Approved preservation items are those in the proposed scope of work presented to City Council totaling \$151,099.
2. There is approved a total grant amount of \$76,775.
 - a. Preservation and Restoration Grant amount of \$61,775
 - b. New Construction Grant amount of \$15,000

PASSED AND ADOPTED this 21st day of July, 2020.

Ashley Stolzmann, Mayor

ATTEST:

Meredyth Muth, City Clerk



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
* 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, galvanlume 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 al 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 exteriرو 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 fasterner 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:

	<u>Allowance</u>
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:	<ul style="list-style-type: none"> * 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	<ul style="list-style-type: none"> * Site built pantry shelves * New Hardwood flooring * New casing and base to match existing in home * Paint walls, ceiling and trim
Mud Room:	<ul style="list-style-type: none"> * 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:	<ul style="list-style-type: none"> * 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:	<ul style="list-style-type: none"> * 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	<ul style="list-style-type: none"> * Re-finish hardwood flooring * New casing and base to match existing in home * Paint walls, ceiling and trim * New glass panel office door
Bedroom:	<ul style="list-style-type: none"> * Re-finish hardwood flooring * New casing and base to match existing in home * Paint ceiling, walls and floor
Bath:	<ul style="list-style-type: none"> * 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:	<ul style="list-style-type: none"> * Tile floor budgeted at \$7/sq ft * New casing and base to match existing in home * Paint walls, ceiling and trim
Grill area:	<ul style="list-style-type: none"> * 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
<u>2nd Floor:</u>	
Hallway:	<ul style="list-style-type: none"> * New hardwood floor * New casing and base to match existing in home * Paint ceiling, walls and trim
Office:	<ul style="list-style-type: none"> * New hardwood floor * New casing and base to match existing in home * Paint ceiling, walls and trim
Master Bedroom:	<ul style="list-style-type: none"> * New hardwood floor * New casing and base to match existing in home * Paint ceiling, walls and trim
Master Bathroom:	<ul style="list-style-type: none"> * 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



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

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ADDITIONAL DOCUMENTS:

EXISTING FLOOR PLAN AND ELEVATIONS
ENGINEERING REPORT



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INTRODUCTION

Study Summary

DAJ Design conducted an Historical Structural Assessment (HSA) at 908 Rex St., Louisville, Colorado to determine its viability as a candidate for a historic landmark designation as defined under the Historic Preservation program of the City of Louisville. The structure is a residential property. The City of Louisville Historic Preservation Commission found probable cause that the building may be eligible for landmarking under criteria in section 15.36.050 of the Louisville Municipal Code, and therefore the Commission approved the Historic Structural Assessment to be paid for by the Louisville Preservation Fund grant.

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

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

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

Sources

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



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HISTORY AND USE

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

908 Rex Street History

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

Year of Construction: 1924

Siting Summary:

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

McManus / Silberblatt Ownership, 1997-2019

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

Current Owner – Talbot & Diana Wilt

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

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



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REAL ESTATE APPRAISAL CARD--URBAN MASTER INDEX #19600

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

LOT# 8 BLOCK 8 MURPHY PLACE

HOUSE NO. 908 STREET REX CITY LOUISVILLE

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

CHANGES IN OWNERSHIP:

NAME	ADDRESS	DATE	VOLUME	PAGE	TYPE INSTRUMENT	REM.

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

LOT OR ACREAGE DESCRIPTION

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

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

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

LAND VALUE CALCULATION

SIZE OR ACRES	UNIT VALUE	DEPTH CORNER, OTHER TABLE FACTOR	FRONT FOOT OR ACRE VALUE	TOTAL VALUE

NET ADDITION: AMOUNT TOTAL \$
NET DEDUCTIONS: AMOUNT ADD OR DEDUCT TOTAL LAND VALUE

SUMMARY

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

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

1948 Boulder County Assessor Card - Front

BUILDING DESCRIPTION AND VALUE CALCULATION

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

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

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

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

FOUNDATION: Posts on Piers, Walls, EXTERIOR WALLS: Wood Frame, SHEATHING, SOLID MASONRY, INSULATION, SIDING: Woodboard, BOARD AND BATTEN, SHINGLE, WOOD, ASPHALT, BRICK VENEER, STUCCO, BRICK VENEER, COMB, FACE, STONE VENEER, CUT, MATTE, BRICK SOLID, SOUL, FACE, CONCRETE BLOCK

FINISH FLOORING: HARDWOOD, SOFTWOOD, TILE, SQ. FT., WOOD, PLASTERED, WALLBOARD OR EQUAL, PLASTERED, WOOD PANELING, KIND, SQ. FT., TILE WALLS, SO. FT., TRIM: HARDWOOD, SOFTWOOD, RIBS, STATE OF REPAIRS: EXCELLENT, GOOD, POOR

DATE OF CONSTRUCTION: 1924, 24, B.C.R. Major Alterations or Additions: Remodeled in 1942

Garage and Minor Buildings: CLASS NO., WIDTH, DEPTH, AREA, WALLS, FLOOR, ROOF, HEATING, LIGHTING, PLUMBING, REPRODUCTION COST, DEPRECIATION, NET VALUE

SPECIAL BUILDING: 17x18 workshop and floor for condition

DEPRECIATION AND OBSOLESCENCE: A. AGE (NORMAL DEPRECIATION), B. PHYSICAL CONDITION, C. MODERNIZATION (MINUS), D. TOTAL DEPRECIATION, E. NET CONDITION (100-D)

SPECIAL OBSOLESCENCE: F. LOCATION (AREA NO.), G. OTHER, H. TOTAL SPECIAL OBSOLESCENCE, J. FINAL NET CONDITION (100-H) XE

SUMMARY OF BUILDING VALUE: MAIN BUILDING \$ 1800, GARAGE 170, MINOR BUILDINGS 160, TOTAL BUILDINGS AND IMPROVEMENTS \$ 2130

1948 Boulder County Assessor Card - Back

DESCRIPTION

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

Primary changes occurred over time:

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



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



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

ANALYSIS AND COMPLIANCE

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

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

STRUCTURE CONDITION ASSESSMENT AND RECOMMENDATIONS

Building Foundation/Crawlspace/Basement

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

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

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

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

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

Recommendations:

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

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



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Floor Construction

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

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

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

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

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

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

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

Recommendations:

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

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

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



Roof Construction

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

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

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

Recommendations:

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

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

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

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



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Exterior Wall Construction

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

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

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

Recommendations:

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

Exterior Siding

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

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

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

Recommendations:

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



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Exterior Windows

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

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

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

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

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

Recommendations:

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



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Exterior Doors

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

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

Recommendations:

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



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Porches

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

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

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

Recommendations:

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



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Exterior Trim and Ornamentation

Ornamentation:

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

Recommendations:

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

Window and Door Trim:

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

Recommendations:

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

Chimneys:

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

Recommendations:

No recommendations at this time.



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Soffits:

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

Recommendations:

Remove and replace all soffits.

Fascia & Trim:

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

Recommendations:

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

Gutters & Downspouts:

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

Recommendations:

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



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Mechanical, Electrical, Plumbing

Mechanical:

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

Recommendations:

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

Electrical:

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

Recommendations:

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

Plumbing:

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

Recommendations:

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



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LANDMARKING RECOMMENDATION

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

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

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

Preservation Priorities

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

High Priority:

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

Medium Priority:

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

Low Priority:

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

Replace existing furnace with a high-efficiency unit.



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Northeast Corner looking Southwest



Southwest Corner looking Northeast

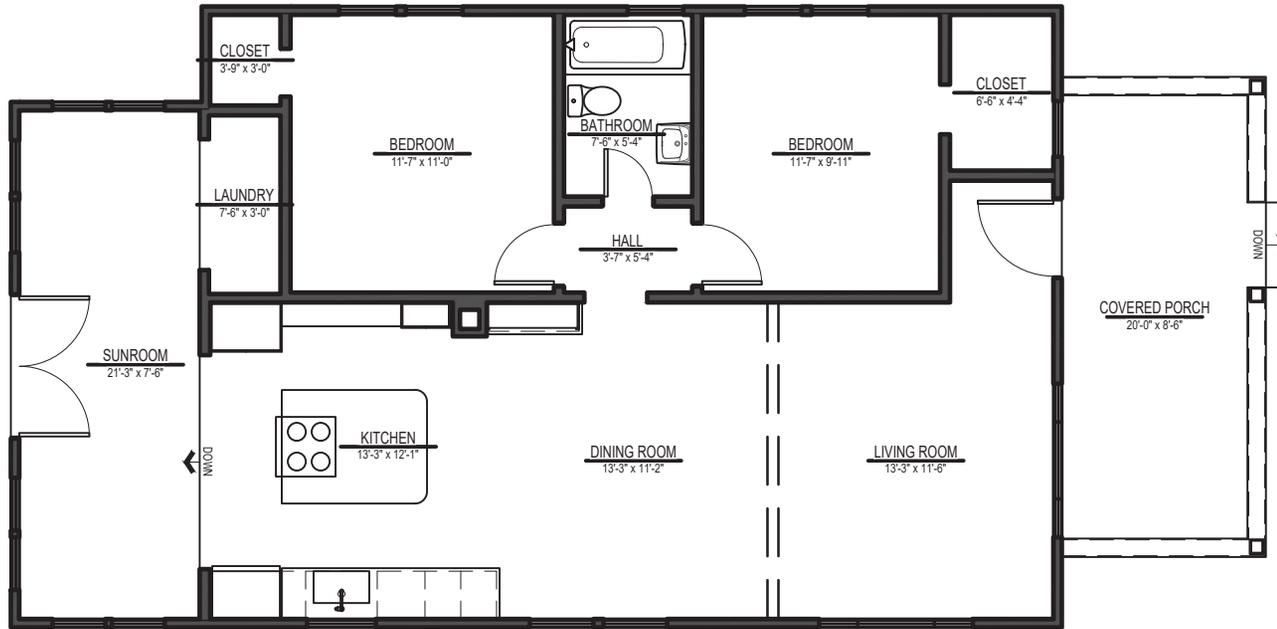


South (Rear) Elevation



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1
A1.1

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



DRAWING TITLE
EXISTING FLOOR PLAN
DATE
01/27/2020

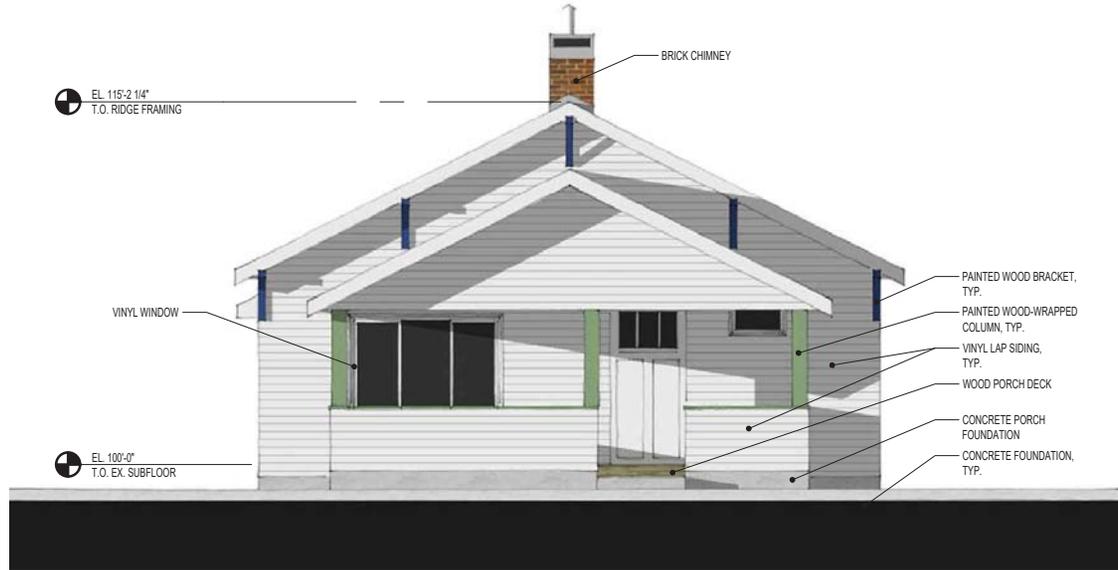
A1.1

SHEET

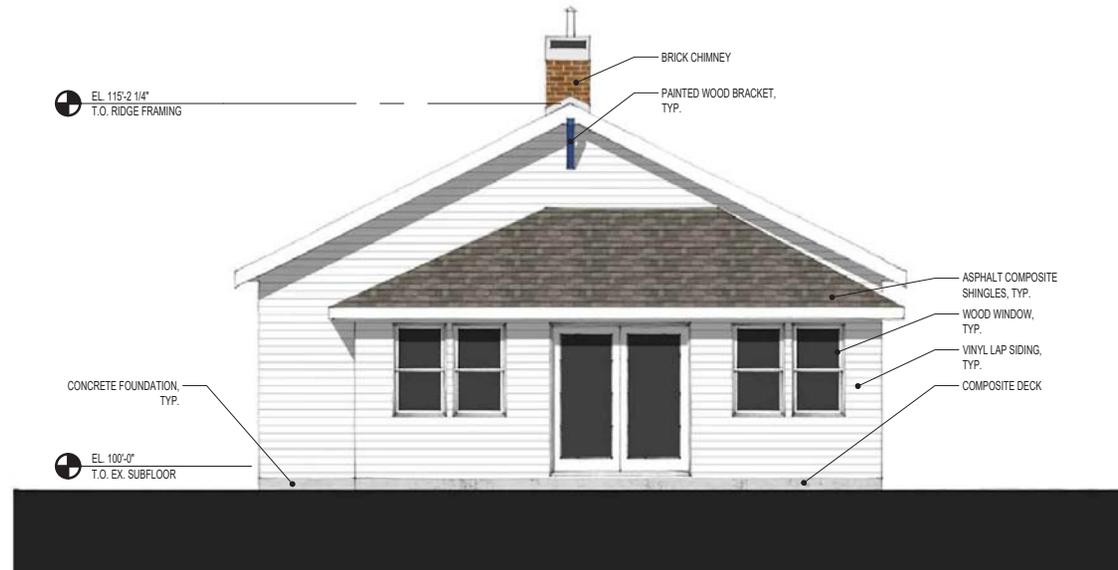


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1
A2.1
EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

DRAWING TITLE
EXISTING ELEVATIONS

DATE
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A2.1



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



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

DRAWING TITLE
EXISTING ELEVATIONS

DATE
01/27/2020

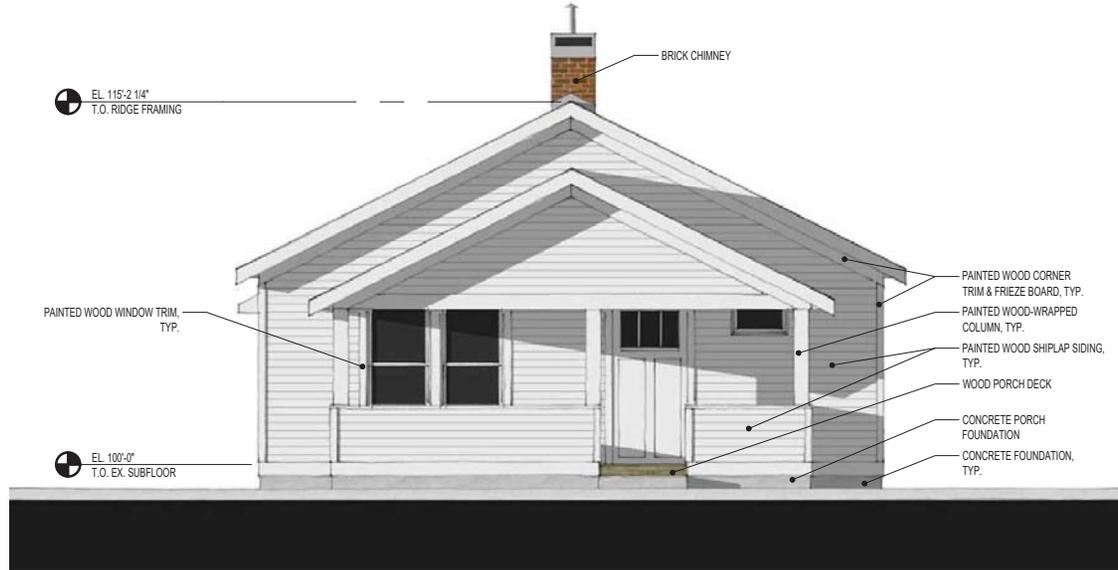
A2.2

SHEET

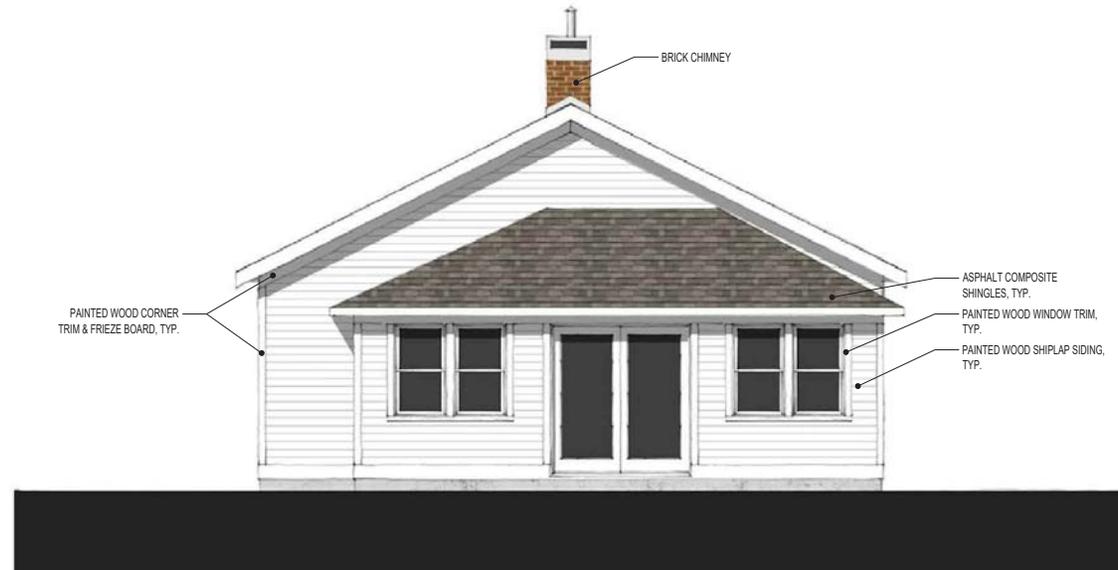


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1
A2.3
HISTORIC NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

DRAWING TITLE
HISTORIC ELEVATIONS
DATE
01/27/2020

A2.3

SHEET



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



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

DRAWING TITLE
HISTORIC ELEVATIONS

DATE
01/27/2020

A2.4

SHEET



January 16, 2020

Attn: Andy Johnson
DAJ Design
Louisville, CO

Dear Andy,

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

I. Building Description:

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

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

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

Also, on the property are the following additional structures:

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



II. Roof Framing:

A. Description:

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

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

B. Condition/Evaluation:

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

C. Recommendations:

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

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

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



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

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

III. Main Level Exterior Wall Framing:

A. Description:

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

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

B. Condition/Evaluation:

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

C. Recommendation:

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



IV. Floor Framing:

A. Description:

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

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

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

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

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

B. Condition/Evaluation:

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

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



C. Recommendations:

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

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

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

V. Foundation:

A. Description:

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

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

B. Condition/Evaluation:

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

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



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

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

C. Recommendations:

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

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

VI. Structural Conclusions:

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

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

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

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



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

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

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

VI. Summary and Limitations:

A. Summary:

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

B. Limitations:

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



Glenn Frank Engineering
Engineering Structures that Endure

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

Sincerely,

Jesse Sholinsky, P.E.



**RESOLUTION NO. 09
SERIES 2020**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A
PRESERVATION AND RESTORATION GRANT AND NEW CONSTRUCTION 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 Mancini 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**.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson

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

Preservation Grant: \$61,775

New Construction Grant: \$15,000

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

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

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

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

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

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

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

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

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

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

1201 Lincoln Avenue: Demolition Request

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

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

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

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

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

Dunlap asked about the requirements related to second story setbacks.

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

Public Comments:

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

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

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

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

Discussion:

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

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

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

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

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

Public Comment:

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

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

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

Klemme, Dunlap, Parris expressed agreement.

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

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

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

822 La Farge Avenue: Probable Cause

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

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

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

Chair Haley stated that this seems like an obvious decision.

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

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

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

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

Referral: 931 Main Street PUD Amendment

Lisa Ritchie presented for the Planning Department.

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

Klemme clarified that this building is not currently landmarked.

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

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

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

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

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

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

Items from Staff:

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

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

Updates from Commission Members: None

Discussion Items for Future Meetings: None

Adjourn:

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

DRAFT

SUBJECT: 1016 GRANT AVENUE LANDMARKING & PRESERVATION GRANT

**RESOLUTION NO. 54, SERIES 2020 – A RESOLUTION
DESIGNATING THE BERARDI HOUSE LOCATED AT 1016 GRANT
AVENUE A HISTORIC LANDMARK**

**RESOLUTION NO. 55, SERIES 2020 – A RESOLUTION
APPROVING A PRESERVATION AND RESTORATION GRANT AND
NEW CONSTRUCTION GRANT FOR WORK ON THE BERARDI
HOUSE LOCATED AT 1016 GRANT AVENUE**

DATE: JULY 21, 2020

**PRESENTED BY: FELICITY SELVOSKI, PLANNER/HISTORIC PRESERVATION
PLANNING & BUILDING SAFETY DEPARTMENT**

SUMMARY:

The applicant is requesting approval of landmark designation (the Berardi House) for the property 1016 Grant Avenue (Lots 19-20, Block 2, Capitol Hill), a Preservation and Restoration Grant of \$40,000, and a New Construction Grant of \$15,000.

LOCATION:



BACKGROUND:

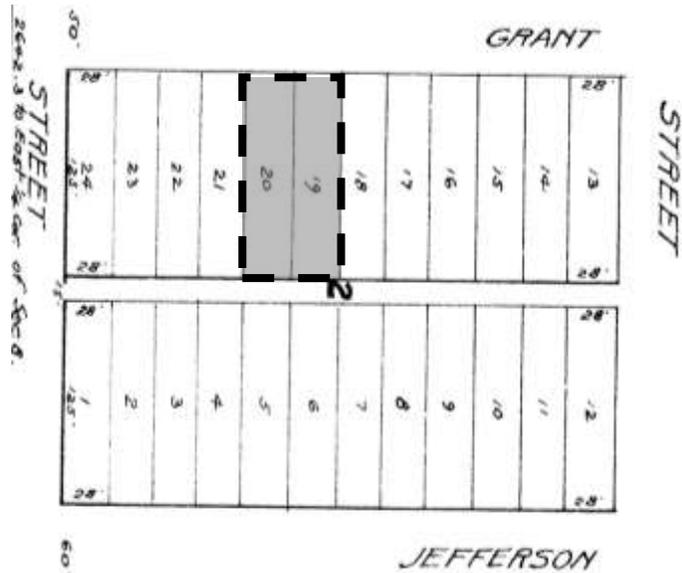
Information from Bridget Bacon, Louisville Historical Museum

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

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

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

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





1016 Grant Avenue, west view – Current Photo



1016 Grant Avenue, south view – Current Photo



1016 Grant Avenue, north view – Current Photo



1016 Grant Avenue, east view – Current Photo

CITY COUNCIL COMMUNICATION

ARCHITECTURAL INTEGRITY:

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

Primary changes occurred over time:

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

HISTORICAL SIGNIFICANCE ANALYSIS AND CRITERIA FOR LISTING AS LOCAL LANDMARK:

Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in Louisville Municipal Code (LMC) Section 15.36.050(A).

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

Sec. 15.36.050. - Criteria for Designation

Criteria	Meets Criteria?	Evaluation
<i>A. Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in this chapter.</i>	Yes	The principal structure at 1016 Grant Avenue was constructed circa 1906-1907, making it approximately 112 years old and meets this criteria.

<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) <i>Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.</i> 7) <i>Pattern or grouping of elements representing at least one of the above criteria.</i> 8) <i>Significant historic remodel.</i> 	<p>Yes</p>	<p>This house is associated with the historic development of Louisville. The structure at 1016 Grant is an early twentieth century one story, wood-framed house. It has a rectangular plan with a cross gable roof. The front (west) façade has a recessed porch on the south half, covered by a shed roof. A rear addition and covered porch have been added.</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) <i>Exemplifies cultural, political, economic or social heritage of the community.</i> 3) <i>Association with a notable person or the work of a notable person.</i> 	<p>Yes</p>	<p>Multiple owners of 1016 Jefferson were associated with coal mining in the Louisville area, including Angelo Berardi who was killed at the Black Diamond Mine.</p> <p>The property was associated with Helen Berardi Caranci for 90 years. She and her husband Lawrence were active in the Louisville community. Lawrence Caranci at various times served as Mayor, Fire Chief, and City Council member.</p>
<p>1. c. <i>Geographic/environmental.</i></p>	<p>N/A</p>	

<p>1) <i>Enhances sense of identity of the community.</i></p> <p>2) <i>An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.</i></p>		
<p>3. <i>All properties will be evaluated for physical integrity and shall meet one or more of the following criteria:</i></p> <p>a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</p> <p><i>b. Retains original design features, materials and/or character.</i></p> <p>c. Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.</p> <p><i>d. Has been accurately reconstructed or restored based on historic documentation.</i></p>	<p>Yes</p>	<p>1016 Jefferson Avenue is located in Capitol Hill subdivision. The subdivision was platted and recorded with Boulder County in 1904. The majority of Capitol Hill's houses were constructed between 1900 and 1912. Located on "the hill" overlooking the town to the southeast and the mountains to the west, this subdivision was attractive to people of high economic standing.</p> <p>The houses to the north (1024 Grant, built in 1913), south (1008 Grant, built in 1906), east (1021 Jefferson, built in 1906), and west (1017 Grant, 1909) are historic and retain the setting and feeling of the property.</p> <p>The house has retained its original form when viewed from Grant Avenue. The siding and windows have changed, as has the footprint of the house due to additions in 1956 and 1989.</p>

GRANT REQUEST:

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

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

Work proposed under this application with total cost:

- Structural elements: \$6,000
 - *Repair steel beams, posts*
 - *Foundation repair, where necessary*
- Siding, trim, and ornamentation: \$45,000
 - *Remove non-historic siding*
 - *Repair/replace historic siding*
 - *Restoration/replacement of historic trim and ornamentation*
- Windows and doors: \$35,000
 - *Remove replacement windows and reinstall windows matching the original*

COST ESTIMATE OF PROPOSED WORK: \$86,000

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

Work eligible for grant funds must fall into the categories of preservation, rehabilitation, or restoration. The following is a summary of the applicant's scope of work broken down by eligible grant category:

Preservation *is the act of process of maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.*

- Siding repair

Rehabilitation *is the act or process of making possible a compatible use for the property through repair, alternation and addition which preserving the portions or feature which convey its historical, cultural or architectural values.*

- Foundation/structural repairs

Restoration *is the act of process of depicting a property at a particular period of time while removing evidence of other periods.*

- Window replacement
- Siding replacement (where necessary)
- Trim/ornamentation replacement

Preservation Grant:

Under Resolution No. 17, Series 2019, an applicant may request a matching grant up to \$40,000 for preservation, restoration, and/or rehabilitation work. The following is a summary of the applicant's scope of work broken down by eligible grant category:

Preservation is the act or process of maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.

- Siding repair

Rehabilitation is the act or process of making possible a compatible use for the property through repair, alternation and addition which preserving the portions or feature which convey its historical, cultural or architectural values.

- Foundation/structural repairs

Restoration is the act or process of depicting a property at a particular period of time while removing evidence of other periods.

- Window replacement
- Siding replacement (where necessary)
- Trim/ornamentation replacement

Preservation Grant:

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

Staff agrees that the proposed work for 1016 Grant Avenue will result in the preservation of the historic property and that the work falls under the categories of preservation, restoration, and rehabilitation.

New Construction Grant:

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

Staff finds that the proposed design does limit the mass and scale of the proposed addition, does not include a second story, and preserves the existing front and side setbacks on the historic structure. The proposed new construction proposes no changes to the height of the structure. The maximum floor area ratio (FAR) for this property is 0.50 following landmarking or 3,125 SF. Ten percent below that would be an FAR of 0.45 or 2,812 SF. The FAR for the property following the addition proposed by the applicants is .29 or 1,831 SF.

HISTORIC PRESERVATION COMMISSION ACTION:

Landmark:

The Historic Preservation Commission (HPC) held a public hearing on the application on June 15, 2020. The HPC voted 5-0 to recommend approval of the landmark application to City Council. The HPC determined the structure had maintained significant architectural and physical integrity.

Grant:

The HPC reviewed the grant request at their meeting on June 15, 2020. The Commission found that the scope of the proposed work met the requirements for matching grant funds. The HPC voted 5-0 to recommend approval of a Preservation and Restoration Grant in the amount of \$40,000 and a New Construction Grant of \$15,000.

Alteration Certificate:

At the June 15, 2020 meeting, the applicant also applied for an alteration certificate to allow for restoration and rehabilitation work to the historic house as well as a modern addition. The applicant requested to modify the following on the existing structure:

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

The HPC voted 5-0 to approve the alterations to the structure.



1016 Grant Avenue – Site Plan



1016 Grant Avenue – Southwest (proposed)



1016 Grant Avenue – South (proposed)



1016 Grant Avenue – East (proposed)



1016 Grant Avenue – North (proposed)

PUBLIC COMMENT:

Staff has not received any public comments regarding the grant request.

FISCAL IMPACT:

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

PROGRAM/SUB-PROGRAM IMPACT:

The application meets the Community Design program goals and sub-program objectives by providing incentives to preserve the historic character of Old Town and to encourage the promotion and preservation of Louisville’s history and cultural heritage.

RECOMMENDATION:

Landmarking

The structure at 1016 Grant Avenue has maintained its style and form since at least 1948, giving it architectural significance and integrity. Staff finds that the property is eligible to be landmarked and for a \$5,000 landmark grant. Therefore, staff recommends that the structure be landmarked by approving Resolution No. 54, Series 2020.

Grant

The grant request includes funds for rehabilitating the existing structure as well as a sensitive addition. The proposed changes will facilitate the continued use and preservation of the historic structure. Therefore, staff recommends approval of the Preservation Grant request of \$40,000 and the New Construction Grant of \$15,000 by approving Resolution No. 55, Series 2020.

ATTACHMENTS:

1. Resolution No. 54, Series 2020
2. Resolution No. 55, Series 2020
3. Landmark Application
4. Historic Structure Assessment
5. Historic Survey
6. Historic Preservation Commission Resolution No. 13
7. Historic Preservation Commission Resolution No. 14
8. Historic Preservation Commission Resolution No. 15
9. Presentation

STRATEGIC PLAN IMPACT:

<input type="checkbox"/>		<input type="checkbox"/>	
	Financial Stewardship & Asset Management		Reliable Core Services

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<input type="checkbox"/>	 Vibrant Economic Climate	<input checked="" type="checkbox"/>	 Quality Programs & Amenities
<input checked="" type="checkbox"/>	 Engaged Community	<input type="checkbox"/>	 Healthy Workforce
<input type="checkbox"/>	 Supportive Technology	<input type="checkbox"/>	 Collaborative Regional Partner

**RESOLUTION NO. 54
SERIES 2020**

**A RESOLUTION DESIGNATING THE BERARDI HOUSE LOCATED AT 1016 GRANT
AVENUE A HISTORIC LANDMARK**

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

WHEREAS, the City Staff and the Louisville Historic Preservation Commission have reviewed the application and found it to be in compliance with Chapter 15.36 of the Louisville Municipal Code; and

WHEREAS, the Louisville Historic Preservation Commission held a properly noticed public hearing on the proposed landmark application and has forwarded to the City Council a recommendation of approval; and

WHEREAS, the City Council has duly considered the proposed landmark application and the Commission's recommendation and report, and has held a properly noticed public hearing on the application; and

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

WHEREAS, 1016 Grant Avenue (Berardi House) has social significance because it exemplifies the cultural, political, economic or social heritage of the community considering its association with noteworthy Louisville families; and

WHEREAS, the City Council finds that these and other characteristics specific to the individual structure are of both architectural and social significance as described in Section 15.36.050 (A) of the Louisville Municipal Code and justify the approval of the historic landmark application.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

1. The proposed historic landmark application for the Berardi House is hereby approved and is hereby designated a historic landmark to be preserved as such and is eligible for a \$5,000 landmark incentive grant.

2. The City Clerk shall provide written notification of such designation to the property owners and cause a copy of this resolution to be recorded with the Boulder County Clerk and Recorder.

PASSED AND ADOPTED this 21st day of July, 2020.

Ashley Stolzmann, Mayor

ATTEST:

Meredyth Muth, City Clerk

**RESOLUTION NO. 55
SERIES 2020**

**A RESOLUTION APPROVING A PRESERVATION AND RESTORATION GRANT AND
NEW CONSTRUCTION GRANT FOR THE BERARDI HOUSE LOCATED AT 1016
GRANT AVENUE**

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

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

WHEREAS, the Louisville Historic Preservation Commission has held a properly noticed public hearing on the proposed grant application and has recommended the request be forwarded to the Louisville City Council with a recommendation of approval; and

WHEREAS, the City Council has duly considered the proposed Preservation and Restoration grant application and the Commission's recommendation and report, and has held a properly noticed public hearing on the application; and

WHEREAS, the City Council finds the proposed improvements will assist in the preservation of the Berardi House, a local historic landmark.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. The City Council hereby approves the Preservation and Restoration Grant and New Construction Grant application for work at the Berardi House located 1016 Grant Avenue, subject to the following:

1. Approved preservation items are those in the proposed scope of work presented to City Council totaling \$86,000.
2. There is approved a total grant amount of \$55,000.
 - a. Preservation and Restoration Grant amount of \$40,000
 - b. New Construction Grant amount of \$15,000

PASSED AND ADOPTED this 21st day of July, 2020.

Ashley Stolzmann, Mayor

ATTEST:

Meredyth Muth, City Clerk



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

(Revised June 2019)

Guidelines

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

Staff contact

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

Deadlines

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

Eligible Applicants

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

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

Historic Structure Assessments

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

Landmarking Grants

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

Eligible Costs and Improvements:

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

Repair and stabilization of historic materials:

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

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

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

Energy upgrades:

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

Reconstruction of missing elements or features:

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

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

Ineligible Costs and Improvements:

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

Application Review Process

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

Project Review and Completion

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

Disbursement of Funds

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

Grant/Loan Process Outline

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

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

Historic Preservation Application

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

TYPE(S) OF APPLICATION

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

1. OWNER/APPLICANT INFORMATION

Owner or Organization

Name(s): Thomas Joseph & Jenna Van Horn

Mailing Address: 1016 Grant Ave, Louisville, CO 80027

Telephone: (720) 771-1334

Email: jennavanhorn@gmail.com, tom.j.vanhorn@gmail.com

Applicant/Contact Person (if different than owner)

Name: Andy Johnson

Company: DAJ Design

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

Telephone: 303-527-1100

Email: andy@dajdesign.com

2. PROPERTY INFORMATION

Address: 1016 Grant Ave

Legal Description: LOTS 19-20 BLK 2 CAPITOL HILL

Parcel Number: 157508133007 Year of construction (if known): Circa 1908

Landmark Name and Resolution (if applicable): NA

Primary Use of Property: Single-family Residential

3. REQUEST SUMMARY

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

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

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

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

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

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

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

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

Name of Architectural Feature:

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

Name of Architectural Feature:

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

Name of Architectural Feature:

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

Name of Architectural Feature:

<p>Describe feature and its condition:</p>	<p>Describe proposed work on feature:</p>
--	---

6. COST ESTIMATE OF PROPOSED WORK

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

Type of Incentive: GRANT LOAN BOTH

Feature	Proposed Work to be Funded	Fund Request	Match (M)	Total
A.	Structural Elements	\$ 0	\$ 6,000	\$ 6,000
B.	Exterior Siding, Trim & Ornamentation (including asbestos removal)	\$ 22,500	\$ 22,500	\$ 45,000
C.	Window & Door Replacement (12 openings, 15 units), \$2,000/unit for furnish & install	\$ 17,500	\$ 17,500	\$ 35,000
D.		\$	\$	\$
E.		\$	\$	\$
F.		\$	\$	\$
G.		\$	\$	\$
H.		\$	\$	\$
I.		\$	\$	\$
J.		\$	\$	\$
K.		\$	\$	\$
	Total Proposed Work	\$ 40,000	\$ 46,000	\$ 6,000

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

7. ADDITIONAL MATERIALS REQUIRED

The following items must be submitted along with this application:

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

8. ASSURANCES

The Applicant hereby agrees and acknowledges that:

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

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

Signature of Applicant/Owner

5/26/2020

Date

Signature of Applicant/Owner

Date

APPENDIX A: HELPFUL TERMS & DEFINITIONS

BASIC PRESERVATION

The Concept of Significance

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

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

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

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

BUILDING RATING SYSTEM

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

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

Supporting category

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

Non-contributing building category

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

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

PRESERVATION APPROACHES

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

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

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

THE SECRETARY OF THE INTERIOR'S STANDARDS

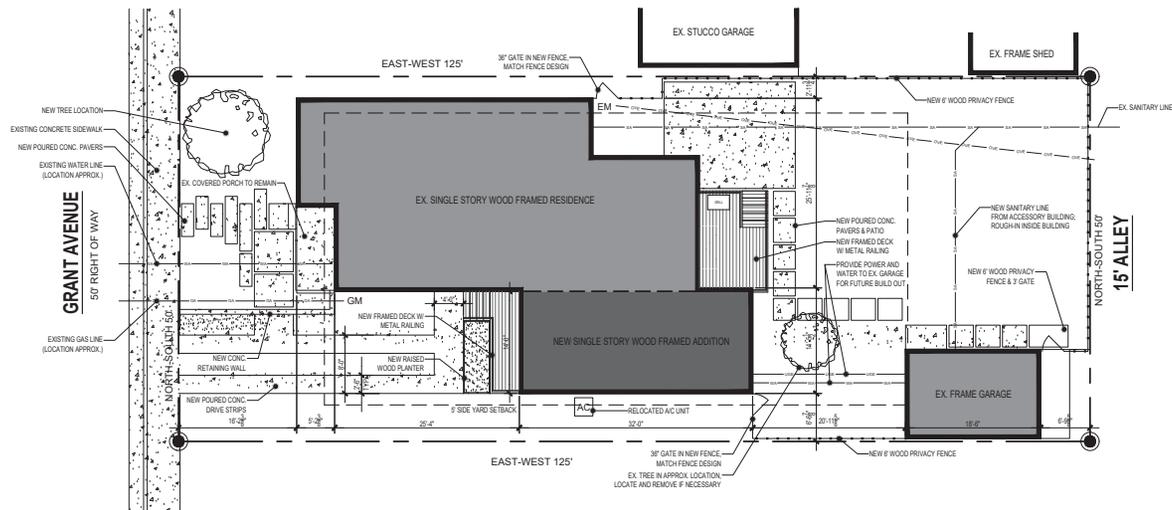
The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic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



DAJ DESIGN

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**NOT FOR
CONSTRUCTION**



1
G0.1

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

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

VAN HORN RESIDENCE
1016 GRANT AVENUE, LOUISVILLE, CO 80027

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

COVER SHEET +
SITE PLAN

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

G0.1



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VAN HORN RESIDENCE
1016 GRANT AVENUE, LOUISVILLE, CO 80027

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

PERSPECTIVE
VIEWS

PRICING SET
05/29/2020

A0.1



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

PERSPECTIVE
VIEWS

PRICING SET
05/29/2020

A0.1



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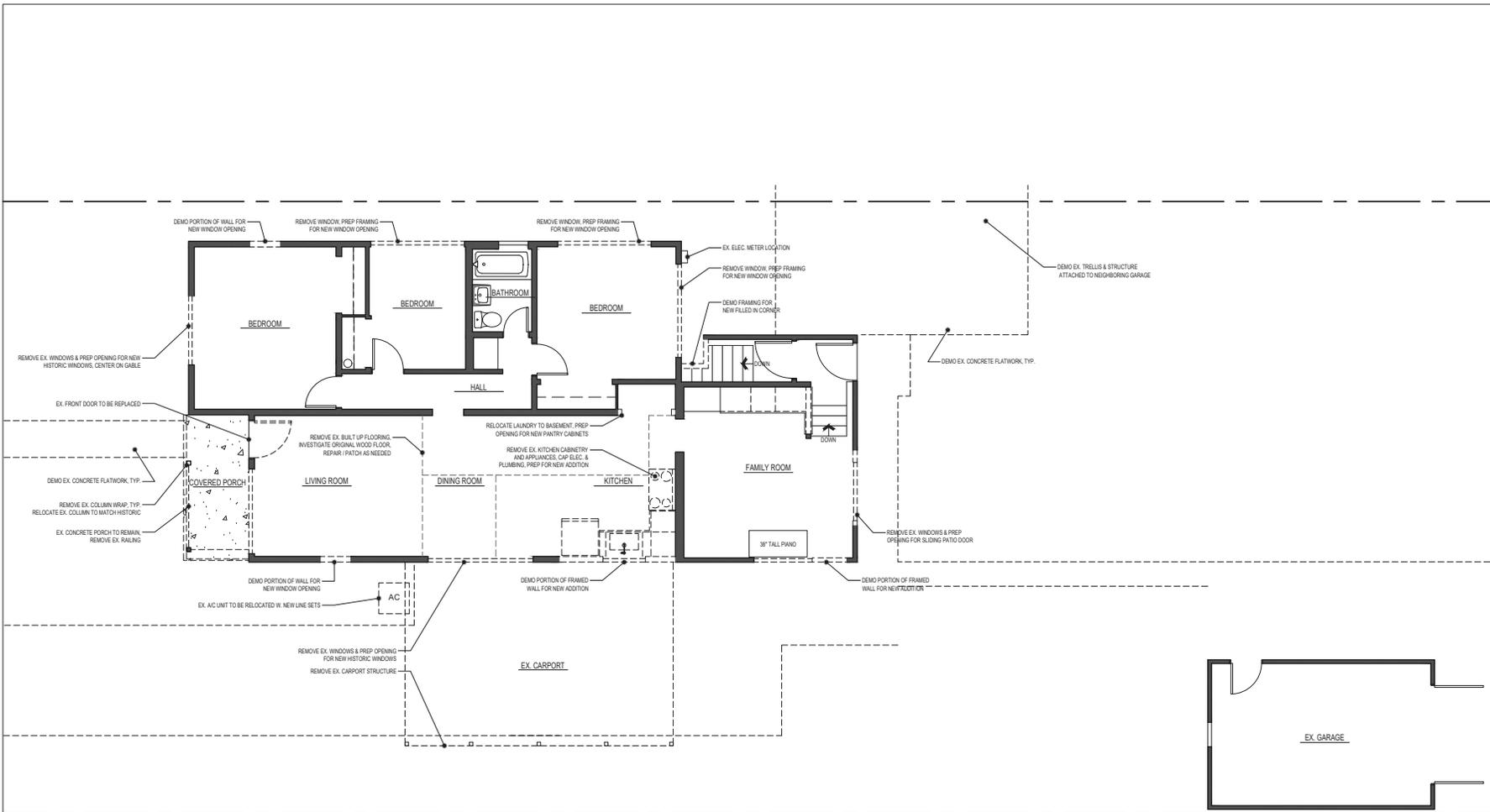
VAN HORN RESIDENCE
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TRAVIS & JENNA VAN HORN
1016 GRANT AVENUE, LOUISVILLE, CO 80027

MAIN LEVEL DEMO
PLAN

PRICING SET
05/29/2020

A1.0



1
A1.0

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

WALL LEGEND
EXISTING WALL TO REMAIN



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



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

NOT FOR CONSTRUCTION

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

BUILDING ELEVATIONS
DATE: 05/29/2020

A2.1



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



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



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BUILDING
ELEVATIONS

PRICING SET
05/29/2020

A2.2

HISTORIC STRUCTURAL ASSESSMENT
1016 GRANT AVE, LOUISVILLE, COLORADO

January 30, 2020



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Evaluated by:

Andy Johnson, AIA
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This Project was paid for by the Louisville Preservation Fund grant.

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ANALYSIS AND COMPLIANCE 9
STRUCTURE CONDITION ASSESSMENT AND RECOMMENDATIONS 10
LANDMARKING RECOMMENDATION 20

ADDITIONAL DOCUMENTS:

EXISTING FLOOR PLAN AND ELEVATIONS
ENGINEERING REPORT



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INTRODUCTION

Study Summary

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

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

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

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

Sources

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



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HISTORY AND USE

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

1016 Grant Avenue History

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

Year of Construction: 1906 - 1907

Summary:

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

History of the Capitol Hill Addition

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

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

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

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

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

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



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Teague Family Ownership and Other Owners, 1913-1922

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

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

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

Berardi / Caranci Family Ownership, 1922-2019

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

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

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

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

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

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

Helen and Lawrence Caranci remodeled 1016 Grant in 1956.

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

Later Owners

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

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



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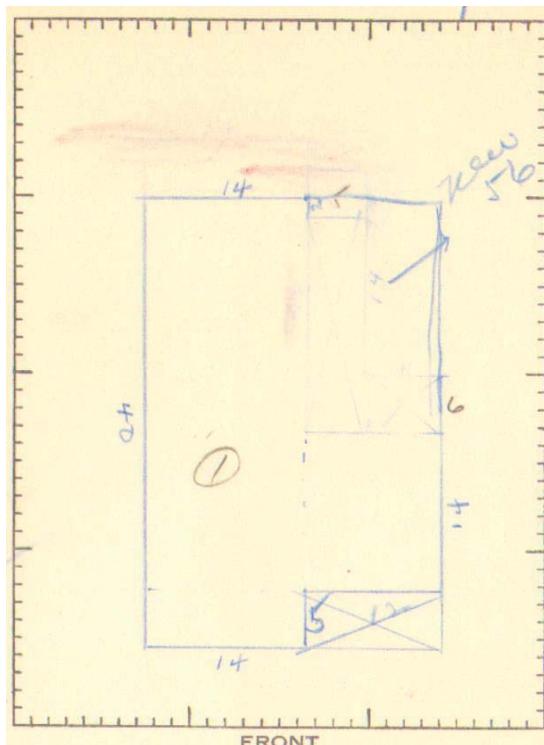


1948 Boulder County Assessor Card, Front & Back
 Courtesy of the Louisville Historical Museum

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



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

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

DESCRIPTION

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

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



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Primary changes occurred over time:

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

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



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

ANALYSIS AND COMPLIANCE

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

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

STRUCTURE CONDITION ASSESSMENT AND RECOMMENDATIONS

Building Foundation/Crawlspace/Basement

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

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

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

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

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

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

Recommendations:

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

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

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



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Floor Construction

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

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

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

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

Recommendations:

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

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

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



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Roof Construction

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

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

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

Recommendations:

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

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

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

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

Roofing

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

Recommendations: No recommendations at this time.



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Exterior Wall Construction

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

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

Recommendations:

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

Exterior Siding

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

Recommendations:

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



Exterior Windows

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

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

Recommendations:

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



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Exterior Doors

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

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

Recommendations:

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



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Porches

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

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

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

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

Recommendations:

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



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Exterior Trim and Ornamentation

Ornamentation:

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

Recommendations:

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

Window and Door Trim:

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

Recommendations:

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

Chimneys:

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

Recommendations:

No recommendations at this time.



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Soffits:

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

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

Recommendations:

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

Fascia, Frieze Board, & Trim:

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

Recommendations:

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

Gutters & Downspouts:

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

Recommendations:

No recommendations at this time.



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Mechanical, Electrical, Plumbing

Mechanical:

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

Recommendations:

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

Electrical:

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

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

Recommendations:

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

Plumbing:

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

Recommendations:

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



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LANDMARKING RECOMMENDATION

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

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

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

Preservation Priorities

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

High Priority:

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

Medium Priority:

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

Low Priority:

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



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Southwest Corner Looking Northeast



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East Elevation



Northwest Corner Looking Southeast



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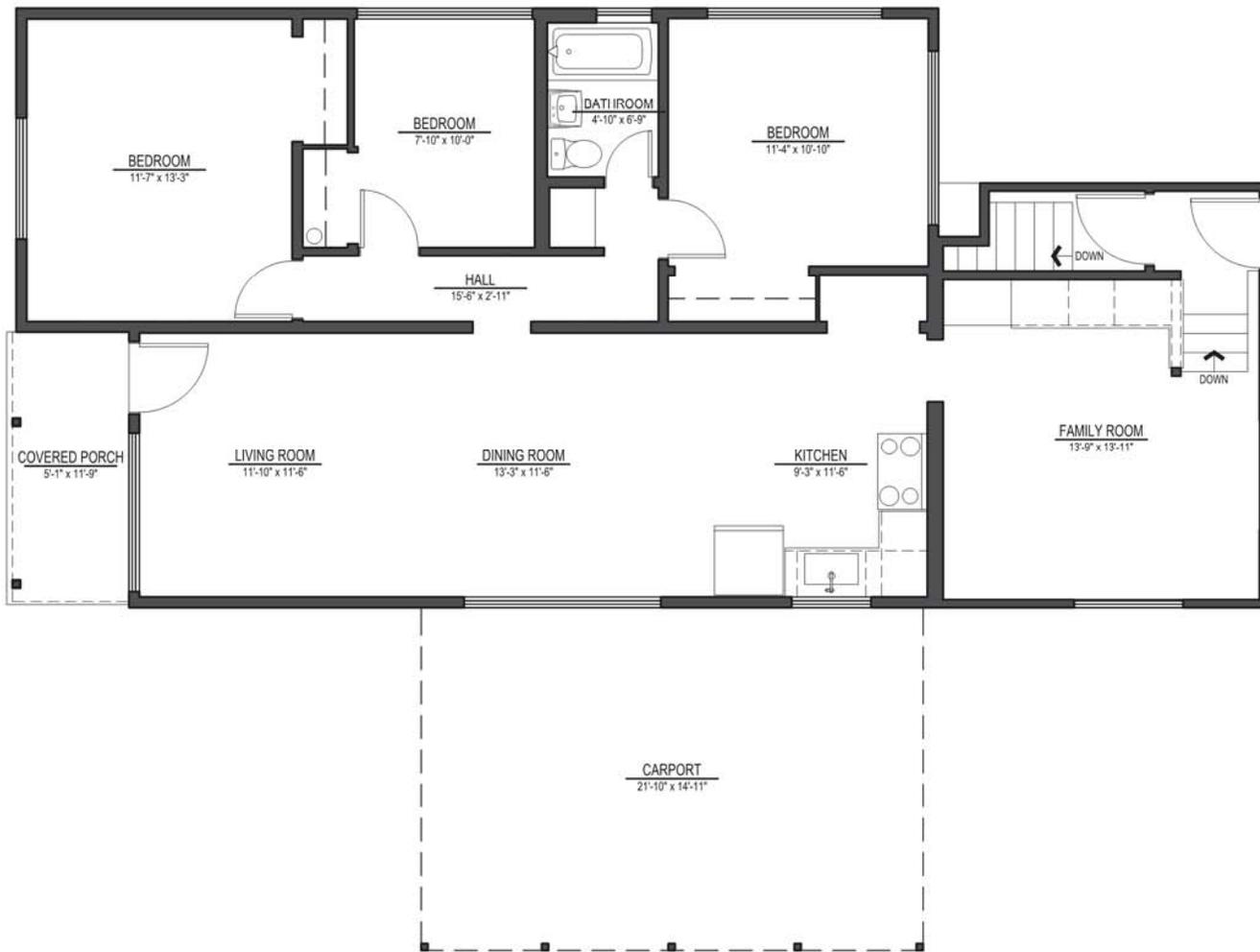
Garage East Elevation – Alley Facing



Garage North Elevation – Yard Facing



Garage West Elevation – Yard Facing



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



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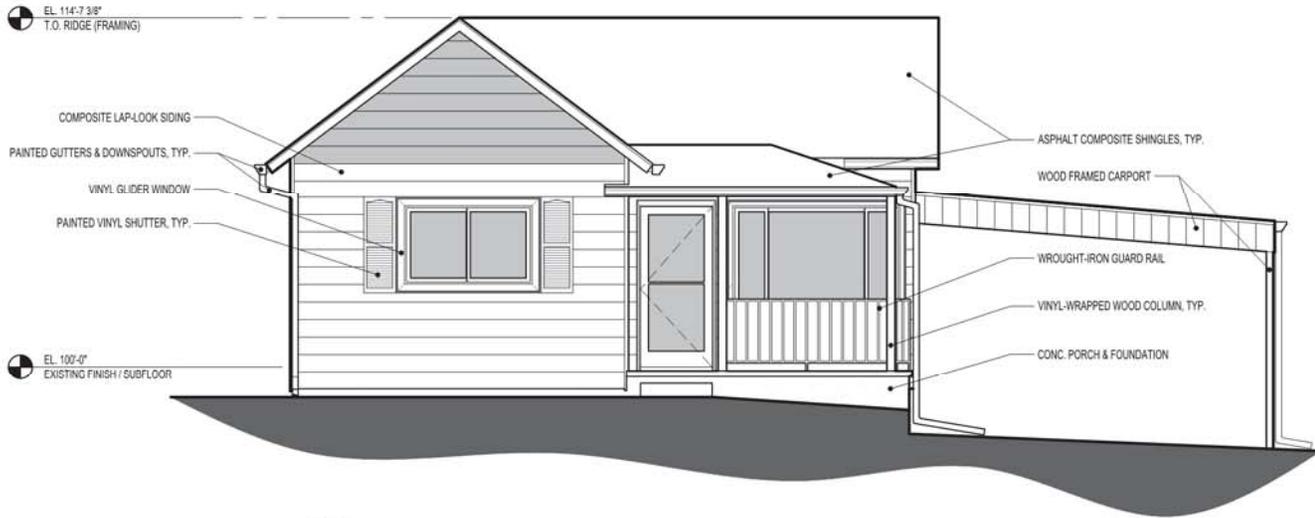
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PROJECT
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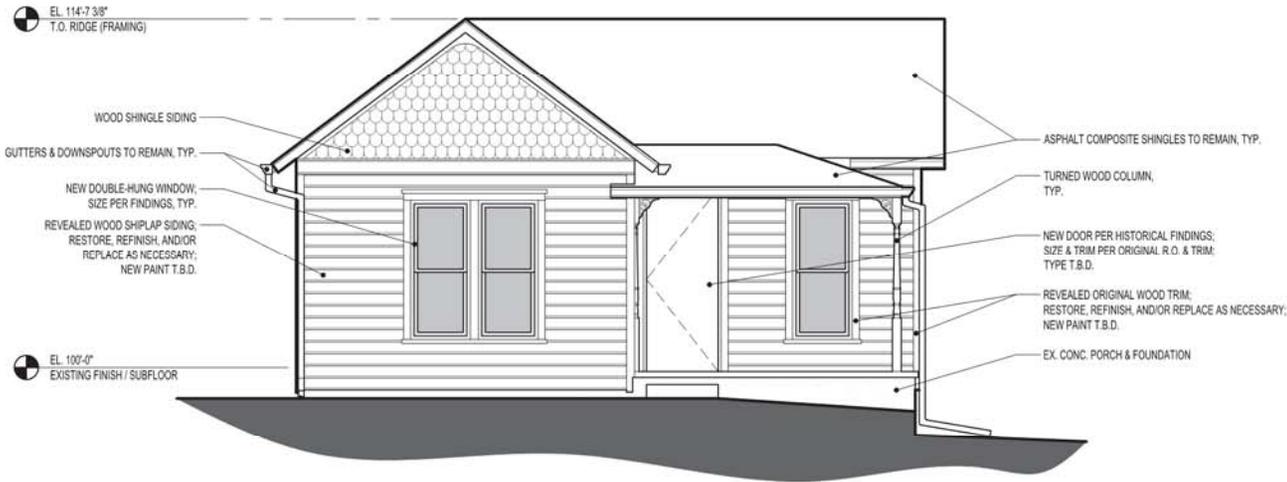
HISTORIC
STRUCTURAL
ASSESSMENT

DRAWING TITLE
EXISTING FLOOR PLAN
DATE
01/30/2020

A1.1
SHEET



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



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



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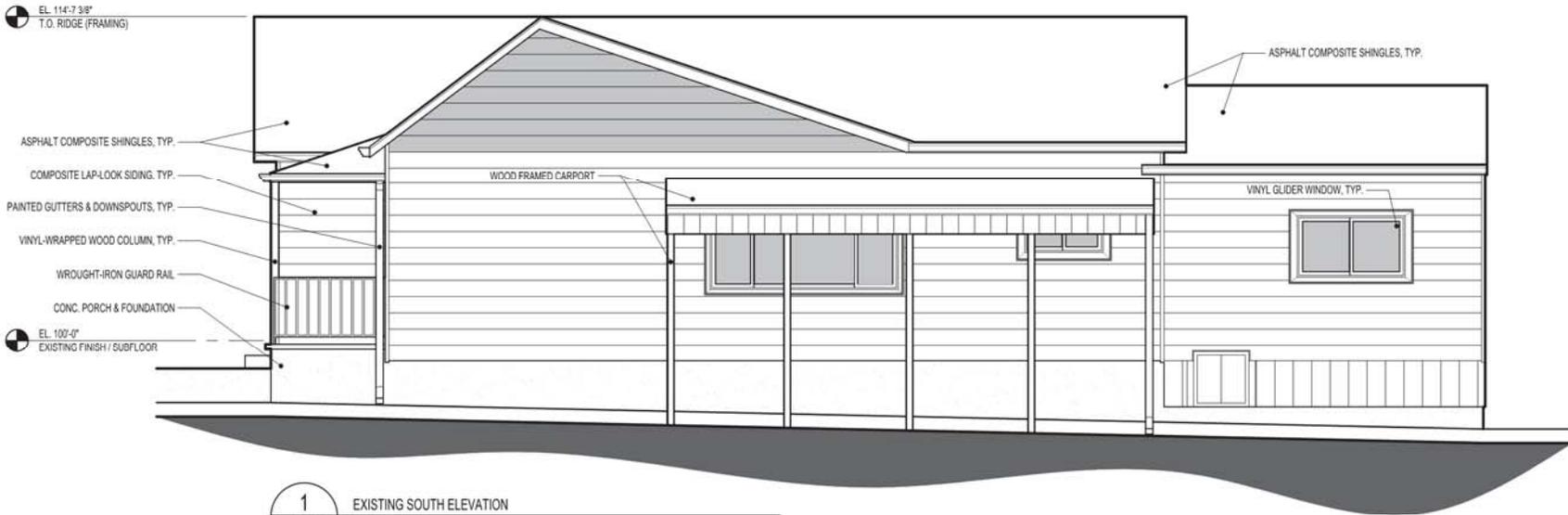
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HISTORIC
STRUCTURAL
ASSESSMENT

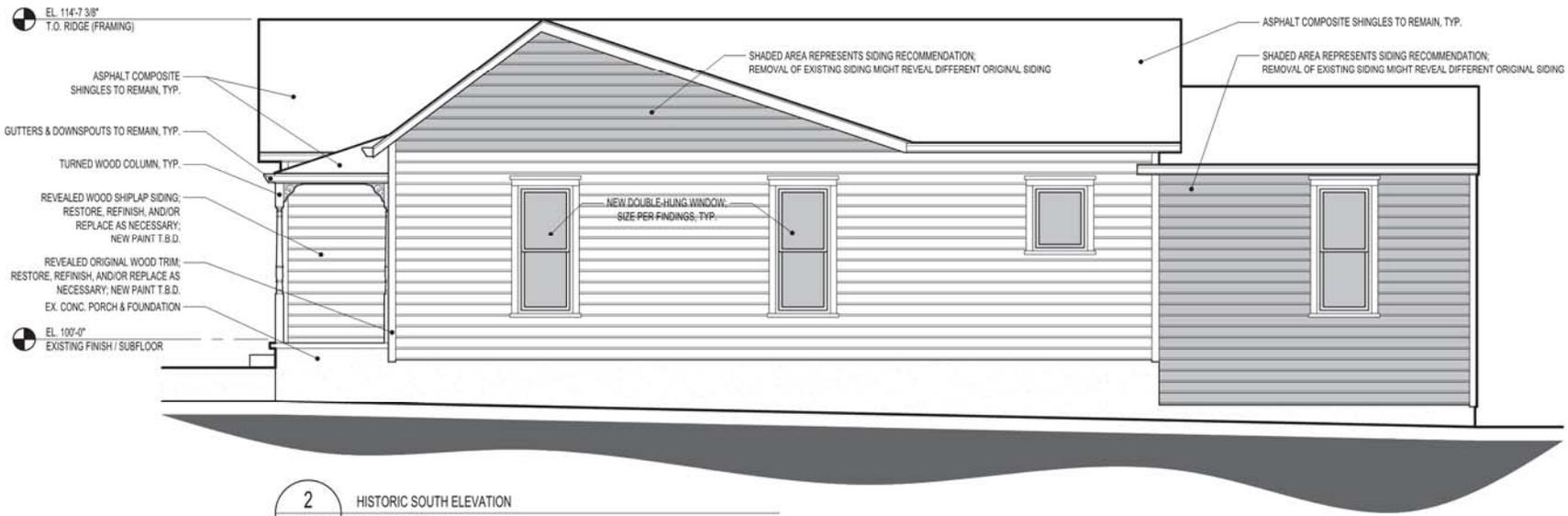
DRAWING TITLE
WEST ELEVATIONS
DATE
01/30/2020

A2.1

SHEET



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



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



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SOUTH ELEVATIONS
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01/30/2020

A2.2
SHEET



January 31, 2020

Attn: Andy Johnson
DAJ Design
Louisville, CO

Dear Andy,

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

I. Building Description:

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

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

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

Also, on the property are the following additional structures:

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



II. Roof Framing:

A. Description:

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

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

B. Condition/Evaluation:

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

C. Recommendations:

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

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

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



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

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

III. Main Level Exterior Wall Framing:

A. Description:

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

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

B. Condition/Evaluation:

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

C. Recommendation:

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



IV. Floor Framing:

A. Description:

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

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

B. Condition/Evaluation:

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

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

C. Recommendations:

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

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



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

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

V. Foundation:

A. Description:

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

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

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

B. Condition/Evaluation:

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

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

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

Recommendations:

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



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

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

VI. Structural Conclusions:

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

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

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

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

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

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



VI. Summary and Limitations:

A. Summary:

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

B. Limitations:

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

Sincerely,

Jesse Sholinsky, P.E.





1016 Grant Ave. History

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

Year of Construction: 1906-1907

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

History of the Capitol Hill Addition

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

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

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

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

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

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

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

Teague Family Ownership and Other Owners, 1913-1922

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

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

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

Berardi/Caranci Family Ownership, 1922-2019

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

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

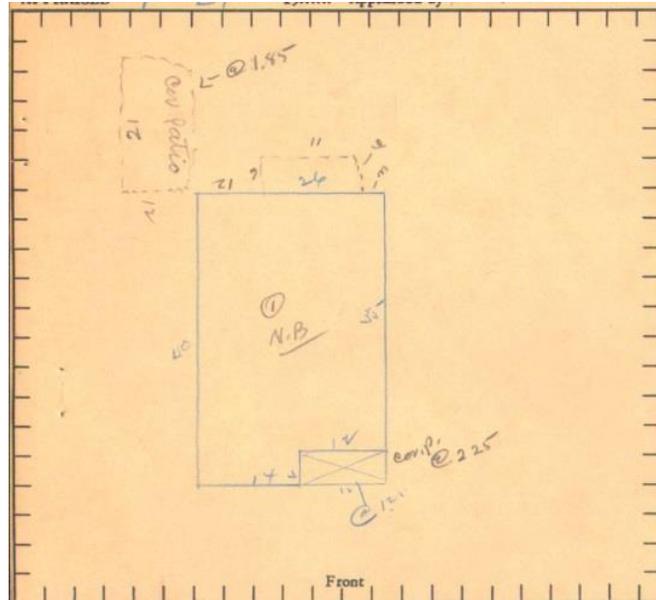
Angela and Angelina each came to the U.S. as young people, married in 1907, and then came to Louisville. Their children were Frank (1908-1976); Rico (1909-1978); Mary



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

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





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

Later Owners

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

Sources

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

**RESOLUTION NO. 13
SERIES 2020**

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

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

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

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

WHEREAS, 1016 Grant Avenue (Berardi House) has social significance because it exemplifies the cultural, political, economic or social heritage of the community considering its association with families from a variety of ethnic groups; and

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

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

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

1. The application to landmark 1016 Grant Avenue be approved for the following reasons:
 - a. Architectural integrity of the vernacular structure.
 - b. Association with Louisville's heritage.
2. The Historic Preservation Commission recommends the City Council approve the landmark incentive grant in the amount of \$5,000.
3. With the amendment that the structure be named the Berardi House.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson

**RESOLUTION NO. 14
SERIES 2020**

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

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting an alteration certificate for a historic residential structure located at 925 Jefferson Avenue, on property legally described as Lots 19-20 of Block 2, Capitol Hill, Town of Louisville, City of Louisville, State of Colorado; and

WHEREAS, the City Staff and the HPC have reviewed the application and found that it complies with Chapter 15.36 of the Louisville Municipal Code, including Section 15.36.120, establishing criteria for alteration certificates; and

WHEREAS, the HPC has held a properly noticed public hearing on the proposed alteration certificate on June 15, 2020, where evidence and testimony were entered into the record, including findings in the Louisville Historic Preservation Commission Staff Report dated June 15, 2020.

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

Does hereby recommend approval of the application for an alteration certificate for the Berardi House as described in the staff report dated June 15, 2020.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson

**RESOLUTION NO. 15
SERIES 2020**

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

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

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

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

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

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

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

1. The Historic Preservation Commission recommends the City Council approve the proposed Preservation and Restoration Grant application for the Berardi House, in the amount of **\$40,000**.
2. The Historic Preservation Commission recommends the City Council approve the proposed New Construction Grant application for the Berardi House, in the amount of **\$15,000**.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson

City Council

1016 Grant Ave.

Resolution #54-2020 (Landmark)

Resolution #55-2020 (Grant)

A request to landmark 1016 Grant Avenue.

A request for a Preservation and Restoration Grant and New Construction Grant for the structure at 1016 Grant Avenue.



- **Age:** 1016 Grant Avenue was constructed circa 1906-1907.
- **Architectural Significance:** This house is associated with the historic development of Louisville. 1016 Grant is an early 20th century one-story, wood-framed house. It has a rectangular plan with a cross gable roof. The house was associated with the Berardi/Caranci family from 1922 until 2019.
- **Physical Integrity:** The structure adds character and value to Old Town. 1016 Grant Avenue is in its original location and the modifications to the original structure do not impact the overall integrity of the structure. The house has retained its original form when viewed from Grant Avenue. The siding and windows have changed, as has the footprint of the house due to additions in 1956 and 1989.

1016 Grant Avenue: Landmark Request

Structural Elements	\$6,000	<i>Repair steel beams, posts Foundation repair, where necessary</i>
Siding, Trim, Ornamentation	\$45,000	<i>Remove non-historic siding Repair/replace historic siding Restoration/replacement of historic trim and ornamentation</i>
Windows and Doors	\$35,000	<i>Remove replacement windows and reinstall windows matching the original</i>

Total: \$86,000
Grant Request: \$40,000

1016 Grant Avenue: Grant Request

Grants:

Under Resolution No. 17, Series 2019, approved work must fall under the following categories to qualify for grant funds:

Preservation

- Siding Repair

Rehabilitation

- Foundation/Structural Repairs

Restoration

- Window replacement
- Siding replacement (where necessary)
- Trim/ornamentation replacement

1016 Grant Avenue: Grant Request

The applicant is 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.”*

1016 Grant Avenue: New Construction Grant Request

- Staff finds that the proposed design limits the mass and scale of the addition, does not include a second story, preserves the existing front and side setbacks on the historic structure, and proposes no changes to height.
- The maximum floor area ratio (FAR) for this property is 0.50 following landmarking or 3,125 SF. Ten percent below that would be an FAR of 0.45 or 2,812 SF. The FAR for the property following the addition proposed by the applicants is .29 or 1,831 SF.

1016 Grant Avenue: New Construction Grant Request

Alteration Certificate Request

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



1016 Grant Avenue: Alteration Certificate



1016 Grant Avenue – Site Plan

1016 Grant Avenue: Alteration Certificate



1016 Grant Avenue: Alteration Certificate



1016 Grant Avenue: Alteration Certificate



Landmarking

- Staff recommends approval: \$5,000
- Berardi House – Res. 54, Series 2020

Grant

- Staff recommends approval: \$55,000
 - \$40,000 Preservation Grant
 - \$15,000 New Construction Grant
- Res. 55, Series 2020

1016 Grant Avenue: Staff Recommendations

SUBJECT: 1200 JEFFERSON AVENUE LANDMARKING & PRESERVATION GRANT

RESOLUTION NO. 56, SERIES 2020 – A RESOLUTION DESIGNATING THE DESANTIS HOUSE LOCATED AT 1200 JEFFERSON AVENUE A HISTORIC LANDMARK

RESOLUTION NO. 57, SERIES 2020 – A RESOLUTION APPROVING A PRESERVATION AND RESTORATION GRANT FOR WORK ON THE DESANTIS HOUSE LOCATED AT 1200 JEFFERSON AVENUE

DATE: JULY 21, 2020

PRESENTED BY: FELICITY SELVOSKI, PLANNER/HISTORIC PRESERVATION & BUILDING SAFETY DEPARTMENT

SUMMARY:

The applicant is requesting approval of landmark designation (the DeSantis House) for the property 1200 Jefferson Avenue (W ½ Lots 37-38, W ½ Lot 39 less N 11', Nicolas DiGiacomo subdivision), and a Preservation and Restoration Grant in the amount of \$61,600.

LOCATION:





1200 Jefferson Avenue, south view – Current Photo



1200 Jefferson Avenue, northwest view – Current Photo



1200 Jefferson Avenue, west view – Current Photo



1200 Jefferson Avenue, southeast view – Current Photo

ARCHITECTURAL INTEGRITY:

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

The following primary changes occurred over time:

- Additions to the north and southeast of the original house (circa 1956)
- Windows and roof replaced (unknown);
- Siding replaced (unknown);
- Porch and trellis added to the south entrances (unknown).

HISTORICAL SIGNIFICANCE ANALYSIS AND CRITERIA FOR LISTING AS LOCAL LANDMARK:

Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in Louisville Municipal Code (LMC) Section 15.36.050(A).

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

Sec. 15.36.050. - Criteria for Designation

Criteria	Meets Criteria?	Evaluation
<i>A. Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in this chapter.</i>	Yes	The principal structure at 1200 Jefferson Avenue was constructed circa 1900 and moved to Louisville in 1930 and meets this criteria.
<i>1. a. Architectural. 1) Exemplifies specific elements of an architectural style or period. 2) <i>Example of the work of an architect or builder who is recognized for expertise</i></i>	Yes	This house is associated with the historic development of Louisville, including the tradition of moving mining homes into the city. The house at 1200 Jefferson is a vernacular

<p><i>nationally, statewide, regionally, or locally.</i></p> <p>3) <i>Demonstrates superior craftsmanship or high artistic value.</i></p> <p>4) <i>Represents an innovation in construction, materials or design.</i></p> <p>5) <i>Style particularly associated with the Louisville area.</i></p> <p>6) <i>Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.</i></p> <p>7) <i>Pattern or grouping of elements representing at least one of the above criteria.</i></p> <p>8) <i>Significant historic remodel.</i></p>		<p>structure with a modest form typical of mid-20th century Louisville.</p>
<p>1. b. <i>Social.</i></p> <p>1) <i>Site of historic event that had an effect upon society.</i></p> <p>2) <i>Exemplifies cultural, political, economic or social heritage of the community.</i></p> <p>3) <i>Association with a notable person or the work of a notable person.</i></p>	<p>Yes</p>	<p>The structure at 1200 Jefferson Avenue is associated with the DeSantis family. Rocco DeSantis was born in Italy and came to the United States in about 1920. He worked as a coal miner and carpenter in the Louisville area, then as a locksmith. He was married to Rose DiPietro who was born in Louisville.</p> <p>Rocco DeSantis purchased a house located at the Gorham Mine in Marshall in 1930 and had it moved to 1200 Jefferson. He built the additions to the house in approximately 1956 and lived in there until he died in 1997, having owned the property for 68 years.</p>

<p>1. <i>c. 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>The property has integrity of location and design. Integrity of association with the previous owners is lost, but association with the DiGiacomo subdivision is intact.</p> <p>The house adds character and value to Old Town Louisville. The house is connected to the mining history of the area and was moved to Louisville in 1930. The relocation of mining homes is a unique characteristic of Louisville and does not detract from the integrity of the property.</p> <p>The additions and renovations to the original structure are more than 50 years old and have gained historical significance.</p>

GRANT REQUEST:

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

A Historic Structure Assessment was completed for the property in 2019 and paid for by the Historic Preservation Fund. The assessment (attached) makes several recommendations regarding work necessary for the continued preservation of the

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

Work proposed under this application with total cost:

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

COST ESTIMATE OF PROPOSED WORK: \$162,200

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

Work eligible for grant funds must fall into the categories of preservation, rehabilitation, or restoration. The following is a summary of the applicant's scope of work broken down by eligible grant category:

Preservation *is the act of process of maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.*

- Siding repair

Rehabilitation *is the act or process of making possible a compatible use for the property through repair, alternation and addition which preserving the portions or feature which convey its historical, cultural or architectural values.*

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

Restoration *is the act of process of depicting a property at a particular period of time while removing evidence of other periods.*

Extraordinary Circumstances Preservation Grant:

Under Resolution No. 17, Series 2019, typical Preservation Grants are limited to a maximum of \$40,000. Resolution No. 17, Series 2019, Section 12(c) allows for grant amounts to exceed the \$40,000 limitation when there is a "showing of extraordinary circumstances relating to building size, condition, architectural details, or other unique

condition compared to similar Louisville properties” and applicant matches “at least one hundred percent (100%) of the amount of the grant”. The applicant is requesting a matching grant amount of \$61,600 be considered due to the condition of the foundation and the cost associated with its repair.

Two extraordinary circumstances grants have been approved by the Historic Preservation Commission and City Council in the past. The grant requests and the amount awarded are summarized below:

	Date Approved	Max. Standard Preservation Grant	Total Cost – Eligible Work	Preservation Grant Awarded
721 Grant Ave.	12/6/2016	\$20,000	\$160,160	\$73,436.50
1021 Main St.	11/5/2018	\$20,000	\$85,858	\$49,929
1200 Jefferson Ave.		\$40,000	\$162,200	\$61,600

**Staff Recommendation*

HISTORIC PRESERVATION COMMISSION ACTION:

Landmark:

The Historic Preservation Commission (HPC) held a public hearing on the application on June 15, 2020. The HPC voted 5-0 to recommend approval of the landmark application to City Council. The HPC determined the structure had maintained significant architectural and physical integrity.

Grant:

The HPC reviewed the grant request at their meeting on June 15, 2020. The Commission found that the scope of the proposed work met the requirements for matching grant funds and that the extent of the work qualified as extraordinary circumstances. The HPC voted 5-0 to recommend approval of a Preservation and Restoration Grant in the amount of \$61,600.

Alteration Certificate:

At the June 15, 2020 meeting, the applicant also applied for an alteration certificate to allow for restoration and rehabilitation work to the historic house. The applicant requested to modify the following on the existing structure:

- Reinforce/repair existing foundation/crawlspace;
- Repair existing siding as necessary;
- Remove and replace deteriorated windows and doors;
- Regrade site to allow for positive drainage.

The HPC voted 5-0 to approve the alterations to the structure.

PUBLIC COMMENT:

Staff has not received any public comments regarding the grant request.

FISCAL IMPACT:

Approval of this landmark and grant request allows for a total grant of up to \$66,600 from the Historic Preservation Fund: a \$5,000 landmark incentive grant (unmatched) and a \$61,600 extraordinary circumstances preservation and restoration grant.

PROGRAM/SUB-PROGRAM IMPACT:

The application meets the Community Design program goals and sub-program objectives by providing incentives to preserve the historic character of Old Town and to encourage the promotion and preservation of Louisville’s history and cultural heritage.

RECOMMENDATION:

Landmarking

The structure at 1200 Jefferson Avenue has maintained its style and form since at least 1953, giving it architectural significance and integrity. Staff finds that the property is eligible to be landmarked and for a \$5,000 landmark grant. Therefore, staff recommends that the structure be landmarked by approving Resolution No. 56, Series 2020.

Grant

The grant request includes work related to preserving and rehabilitating the existing structure. The proposed changes will facilitate the continued preservation of the structure and are historically compatible. Staff finds that the proposed work meets the criteria for extraordinary circumstances. Therefore, staff recommends approval of the grant request of \$61,600 by approving Resolution No. 57, Series 2020.

ATTACHMENTS:

1. Resolution No. 56, Series 2020
2. Resolution No. 57, Series 2020
3. Landmark Application
4. Historic Structure Assessment
5. Historic Survey
6. Historic Preservation Commission Resolution No. 16
7. Historic Preservation Commission Resolution No. 17
8. Historic Preservation Commission Resolution No. 18
9. Presentation

STRATEGIC PLAN IMPACT:

<input type="checkbox"/>		<input type="checkbox"/>	
	Financial Stewardship & Asset Management		Reliable Core Services

SUBJECT: RESOLUTION NOS. 56 & 57, SERIES 2020

DATE: JULY 21, 2020

PAGE 11 OF 11

<input type="checkbox"/>	 Vibrant Economic Climate	<input checked="" type="checkbox"/>	 Quality Programs & Amenities
<input checked="" type="checkbox"/>	 Engaged Community	<input type="checkbox"/>	 Healthy Workforce
<input type="checkbox"/>	 Supportive Technology	<input type="checkbox"/>	 Collaborative Regional Partner

**RESOLUTION NO. 56
SERIES 2020**

**A RESOLUTION DESIGNATING THE DESANTIS HOUSE LOCATED AT 1200
JEFFERSON AVENUE A HISTORIC LANDMARK**

WHEREAS, there has been submitted to the City Council an application requesting a landmark eligibility determination for a historical residential structure located on 1200 Jefferson Avenue, on property legally described as the West ½ Lots 37-38 and West ½ Lot 39 less North 11', Block 2, Nicolas DiGiacomo subdivision, Town of Louisville, City of Louisville, State of Colorado; and

WHEREAS, the City Staff and the Louisville Historic Preservation Commission have reviewed the application and found it to be in compliance with Chapter 15.36 of the Louisville Municipal Code; and

WHEREAS, the Louisville Historic Preservation Commission held a properly noticed public hearing on the proposed landmark application and has forwarded to the City Council a recommendation of approval; and

WHEREAS, the City Council has duly considered the proposed landmark application and the Commission's recommendation and report, and has held a properly noticed public hearing on the application; and

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

WHEREAS, 1200 Jefferson Avenue (DeSantis House) has social significance because it exemplifies the cultural, political, economic or social heritage of the community considering its association with noteworthy Louisville families; and

WHEREAS, the City Council finds that these and other characteristics specific to the individual structure are of both architectural and social significance as described in Section 15.36.050 (A) of the Louisville Municipal Code and justify the approval of the historic landmark application.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

1. The proposed historic landmark application for the DeSantis House is hereby approved and is hereby designated a historic landmark to be preserved as such and is eligible for a \$5,000 landmark incentive grant.

2. The City Clerk shall provide written notification of such designation to the property owners and cause a copy of this resolution to be recorded with the Boulder County Clerk and Recorder.

PASSED AND ADOPTED this 21st day of July, 2020.

Ashley Stolzmann, Mayor

ATTEST:

Meredyth Muth, City Clerk

**RESOLUTION NO. 57
SERIES 2020**

**A RESOLUTION APPROVING A PRESERVATION AND RESTORATION GRANT FOR
THE DESTANTIS HOUSE LOCATED AT 1200 JEFFERSON AVENUE**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a Preservation and Restoration Grant for the Hamilton House, a historic residential structure located at 1200 Jefferson Avenue, on property legally described the West ½ Lots 37-38 and West ½ Lot 39 less North 11', Block 2, Nicolas DiGiacomo subdivision, Town of Louisville, City of Louisville, State of Colorado; and

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

WHEREAS, the Louisville Historic Preservation Commission has held a properly noticed public hearing on the proposed grant application and has recommended the request be forwarded to the Louisville City Council with a recommendation of approval; and

WHEREAS, the City Council has duly considered the proposed Preservation and Restoration Grant application and the Commission's recommendation and report, and has held a properly noticed public hearing on the application; and

WHEREAS, the City Council finds the proposed improvements will assist in the preservation of the DeSantis House, a local historic landmark.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. The City Council hereby approves the Preservation and Restoration Grant Application for work at the DeSantis House located 1200 Jefferson Avenue, subject to the following:

1. Approved preservation items are those in the proposed scope of work presented to City Council totaling \$162,200.
2. There is approved a total matching preservation grant amount of \$61,600.

PASSED AND ADOPTED this 21st day of July, 2020.

Ashley Stolzmann, Mayor

ATTEST:

Meredyth Muth, City Clerk



Historic Preservation Fund
Grant and Loan Application and Information

(Revised June 2019)

Guidelines

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

Staff contact

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

Deadlines

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

Eligible Applicants

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

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

Historic Structure Assessments

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

Landmarking Grants

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

Eligible Costs and Improvements:

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

Repair and stabilization of historic materials:

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

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

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

Energy upgrades:

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

Reconstruction of missing elements or features:

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

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

Ineligible Costs and Improvements:

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

Application Review Process

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

Project Review and Completion

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

Disbursement of Funds

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

Grant/Loan Process Outline

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

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

Historic Preservation Application

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

TYPE(S) OF APPLICATION

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

1. OWNER/APPLICANT INFORMATION

Owner or Organization

Name(s): Kathleen Urbanic & Ted Barber

Mailing Address: 1200 Jefferson Ave, Louisville, CO 80027

Telephone: (720) 239-3530

Email: 4kurbanic@gmail.com, barber.ted@gmail.com

Applicant/Contact Person (if different than owner)

Name: Andy Johnson

Company: DAJ Design

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

Telephone: 303-527-1100

Email: andy@dajdesign.com

2. PROPERTY INFORMATION

Address: 1200 Jefferson Ave

Legal Description: W 1/2 Lots 37-38 & W1/2 Lot 39 less N 11 ft Blk 2, Nicolas Di Giacomo

Parcel Number: 157508121012 Year of construction (if known): Circa 1900, 1940's

Landmark Name and Resolution (if applicable): NA

Primary Use of Property: Single-family Residential

3. REQUEST SUMMARY

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

approval of an alteration certificate to include window replacements (no window location or overall window size changes).

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

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

1. Requesting landmark request for the house.
2. Requesting Historic Preservation Grant Funding (see detailed breakdown)
3. Requesting Alteration Certificate to include window replacement, siding replacement, structural improvements and new concrete foundation.

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

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

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

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

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

Name of Architectural Feature:

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

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

Name of Architectural Feature:

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

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

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

Type of Incentive: GRANT LOAN BOTH

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

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

7. ADDITIONAL MATERIALS REQUIRED

The following items must be submitted along with this application:

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

8. ASSURANCES

The Applicant hereby agrees and acknowledges that:

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

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

Signature of Applicant/Owner



Signature of Applicant/Owner

5/26/2020

Date
5/27/2020

Date

APPENDIX A: HELPFUL TERMS & DEFINITIONS

BASIC PRESERVATION

The Concept of Significance

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

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

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

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

BUILDING RATING SYSTEM

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

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

Supporting category

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

Non-contributing building category

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

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

PRESERVATION APPROACHES

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

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

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

THE SECRETARY OF THE INTERIOR'S STANDARDS

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



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

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

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

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

Client Information

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

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

The existing basement will be excavated an addition 3 feet.

The crawlspace will be excavated and additional 5 feet.

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

Soils test was completed.

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

This project is not a finished basement project.

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

What to expect during this project:

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

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

TERMS AND CONDITIONS

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

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

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

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

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

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

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

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

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

Sample Warranty

LIMITED WARRANTY – SAMPLE

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

Warranty

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

DESCRIPTION OF REPAIRS –

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

Limits of Liability

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

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

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

Date of repair completion:

Client Name:

Authorized Agent: _____ (Pinnacle Structural Services)

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

Authorized Agent: _____

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

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

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

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

Property Address: 1200 Jefferson Ave, Louisville, CO 80027

Homeowner/Authorized Agent

RES LLC

Michael Schmidt

Date

Date 04-28-2020

NOTICE OF CANCELLATION

Date of Transaction: _____

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

I hereby cancel this transaction

(Date)

(Customer's signature)

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

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

03/06/2019



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Evaluated by:

Andy Johnson, AIA,
DAJDesign
922A Main Street, Louisville, CO 80027
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andy@dajdesign.com

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



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West Elevation



East Elevation



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North Elevation



South Elevation

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INTRODUCTION

Study Summary

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



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

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

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

LIST OF CONSULTANTS AND SOURCES

SOURCES

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

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

HISTORY AND USE

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

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

1200 Jefferson Ave. History

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

Date of Construction: circa 1900

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

Development of the Nicola Di Giacomo Addition

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

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

Ownership of Parcel until 1929; Discussion of Date of Construction

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

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



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

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

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



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

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

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

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



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

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

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

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

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

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

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

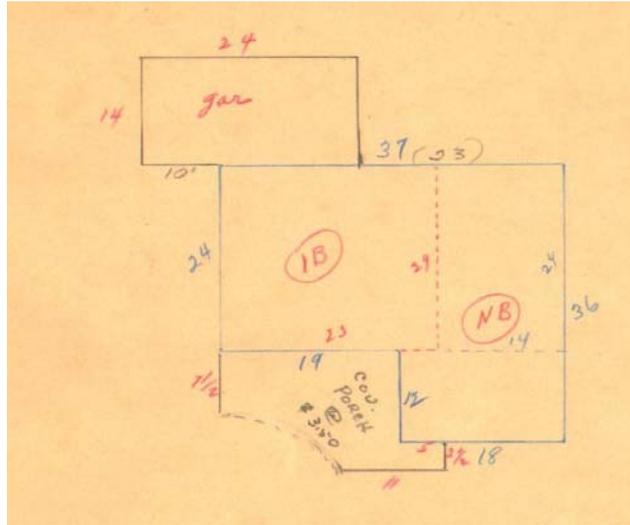
The following photo of the house and a ground layout sketch are from the Boulder County Assessor card that is dated 1958, with additional pencil markings added to the sketch in 1961.



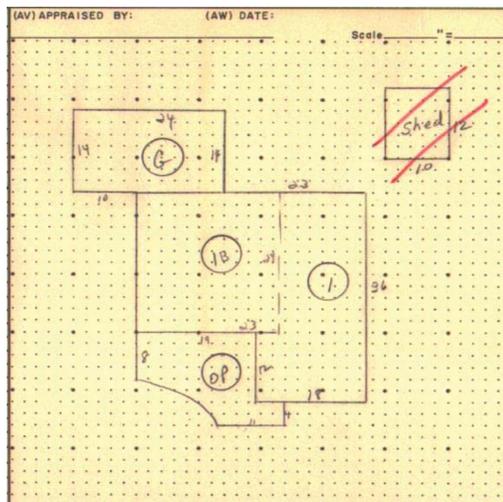
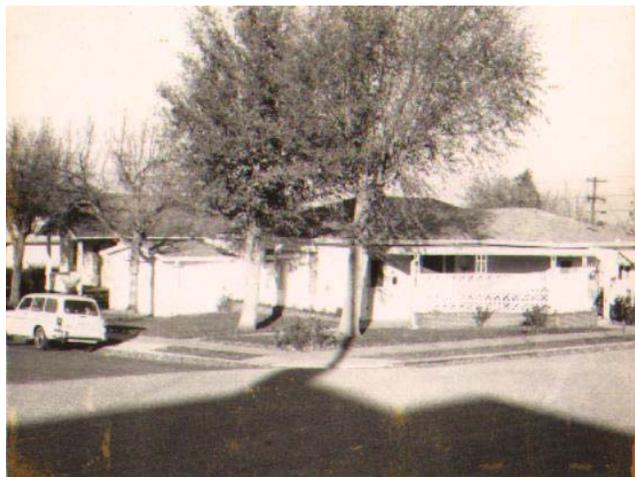
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The following photo of the house and a ground layout sketch are from the Boulder County Assessor card that is dated 1977.



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

Later Owners

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

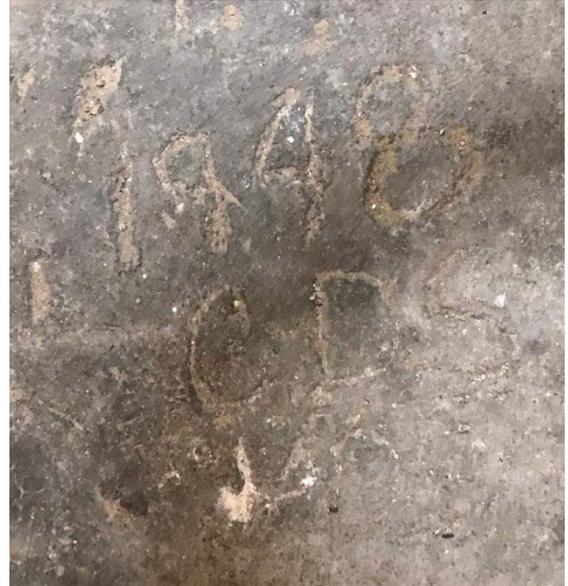
The preceding research is based on a review of relevant and available online County property records, census records, oral history interviews, Louisville directories, and Louisville Historical Museum maps, files, obituary records, and historical photographs from the collection of the Louisville Historical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



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DESCRIPTION

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



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FIRST FLOOR (ABOVE GROUND) FINISHED AREA 1104



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

ANALYSIS AND COMPLIANCE

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

STRUCTURE CONDITION ASSESSMENT AND RECOMMENDATIONS

Building Foundation/Crawlspace

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



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





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



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



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



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

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



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Recommendations:

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

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

Floor Construction

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



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



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

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

Recommendations:

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

Roof Construction

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

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



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Recommendations

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

Roofing

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

replaced in 2018 and are in good condition.

Recommendations: No recommendations at this time.

Exterior Walls



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

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

Recommendations:

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

Exterior Windows

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





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

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

Recommendations:

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

Exterior Doors

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

Recommendations:

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



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Exterior Trim and Ornamentation

Window and Door Trim:

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



Recommendations:

1. Replace trim to right of garage door.

Fascia and Soffits:

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



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Recommendations: No recommendations at this time.

Porches:

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



Recommendations:

1. Replace any cracked boards in the pergola structure.

Site Drainage

Site Grading:

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



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Recommendations:

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

Gutters & Downspouts:

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



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

Recommendations:

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

Mechanical, Electrical, Plumbing

Mechanical:

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

Recommendations: No recommendations at this time.

Electrical:

The electrical system appears to be circa 1959.

Recommendations:

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

Plumbing:

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

Recommendations: No recommendations at this time.

Zoning and Building Codes

Zoning:

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

Recommendations: No recommendations at this time.

Building Code:

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

Recommendations: No recommendations at this time.



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LANDMARKING RECOMMENDATION

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



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PRESERVATION PRIORITIES

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

High Priority:

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

Medium Priority:

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

Low Priority:

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



1200 Jefferson Ave. History

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

Date of Construction: circa 1900

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

Development of the Nicola Di Giacomo Addition

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

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

Ownership of Parcel until 1929; Discussion of Date of Construction

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

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

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

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

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

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

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



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

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

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

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

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

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

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

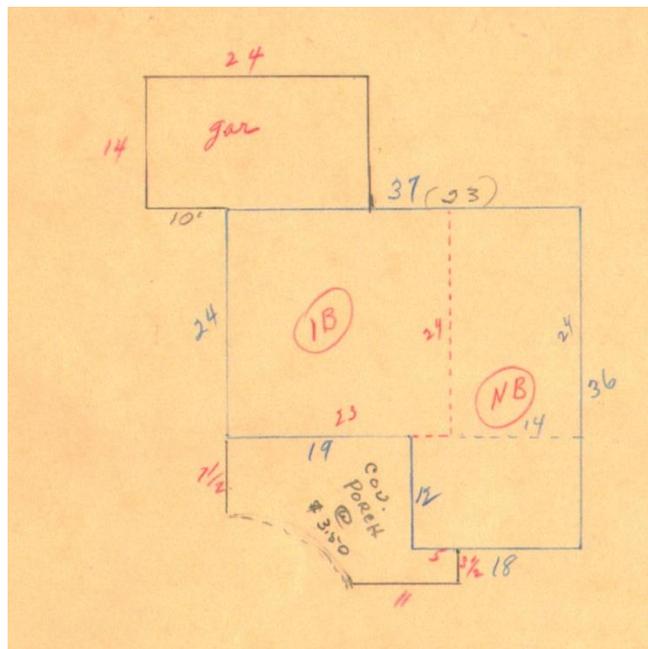
Daughter Virginia DeSantis married Richard Milano in August 1953. They then lived at 1200 Jefferson, which Virginia's parents still owned, for two years, until about 1955. At that time, the house still consisted of the original four-room, approximately 24' x 24' house that had been relocated from Marshall.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

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

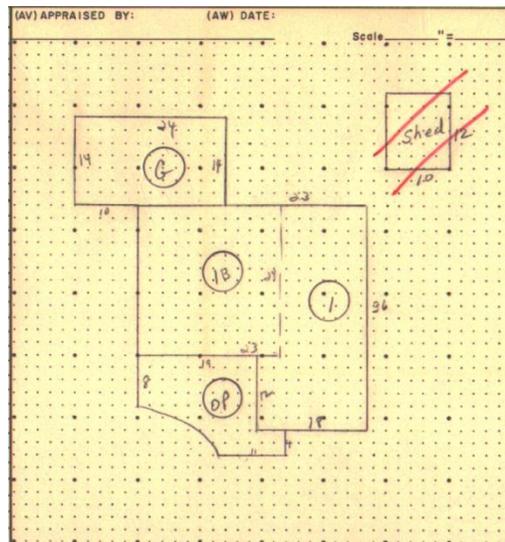
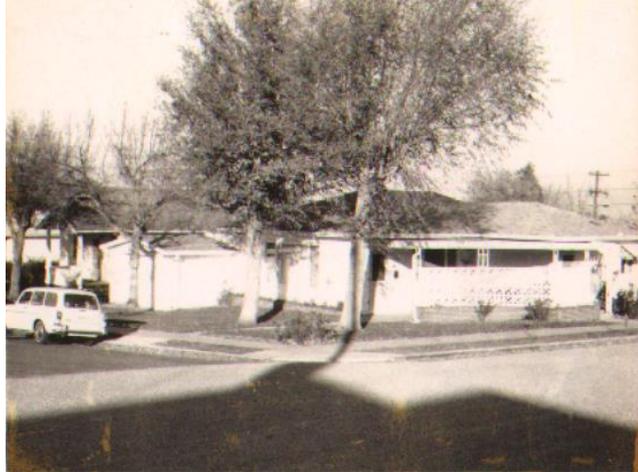
Virginia stated that he may have also added the attached garage to the north of the house at that time. According to the first of two County Assessor cards available for this property, both the attached garage and the patio were finished in 1961.

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

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



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



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

Later Owners

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

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

**RESOLUTION NO. 16
SERIES 2020**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING THE
LANDMARK DESIGNATION FOR A HISTORICAL RESIDENTIAL STRUCTURE
LOCATED AT 1200 JEFFERSON AVENUE**

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

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

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

WHEREAS, 1200 Jefferson Avenue (DeSantis House) has social significance because it exemplifies the cultural, political, economic or social heritage of the community; and

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

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

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

1. The application to landmark 1200 Jefferson Avenue be approved for the following reasons:
 - a. Architectural integrity of the vernacular structure.
 - b. Association with Louisville's heritage.
2. The Historic Preservation Commission recommends the City Council approve the landmark incentive grant in the amount of \$5,000.
3. With the understanding that the structure be named the DeSantis House.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson

**RESOLUTION NO. 17
SERIES 2020**

**A RESOLUTION RECOMENDING APPROVAL OF AN ALTERATION CERTIFICATE
FOR THE HAMILTON HOUSE LOCATED AT 1200 JEFFERSON AVENUE FOR
EXTERIOR ALTERATIONS.**

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

WHEREAS, the City Staff and the HPC have reviewed the application and found that it complies with Chapter 15.36 of the Louisville Municipal Code, including Section 15.36.120, establishing criteria for alteration certificates; and

WHEREAS, the HPC has held a properly noticed public hearing on the proposed alteration certificate on June 15, 2020, where evidence and testimony were entered into the record, including findings in the Louisville Historic Preservation Commission Staff Report dated June 15, 2020.

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

Does hereby recommend approval of the application for an alteration certificate for the DeSantis House as described in the staff report dated June 15, 2020.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson

**RESOLUTION NO. 18
SERIES 2020**

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

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

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

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

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

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

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

1. The Historic Preservation Commission recommends the City Council approve the proposed Preservation and Restoration Grant application for the DeSantis House, in the amount of **\$61,600**.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson

City Council

1200 Jefferson Ave.

Resolution #56-2020 (Landmark)

Resolution #57-2020 (Grant)

A request to landmark 1200 Jefferson Avenue.

A request for a Preservation and Restoration Grant for the structure at 1200 Jefferson Avenue.



- **Age:** 1200 Jefferson Avenue was constructed circa 1900 and moved to Louisville in 1930.
- **Significance:** This house is associated with the historic development of Louisville, including the tradition of moving mining homes into the city. In its current form, 1200 Jefferson is a vernacular structure with a modest form typical of mid-20th century Louisville. The property was owned by the DeSantis family for 68 years.
- **Integrity:** The house adds character and value to Old Town Louisville. The relocation of mining homes is a unique characteristic of Louisville and does not detract from the integrity of the property. The additions and renovations to the original structure are more than 50 years old and have gained historical significance.

1200 Jefferson Avenue: Landmark Request

Siding	\$3,200	<i>Replace rotten wood Refinish where paint is compromised Replace and repaint corner flashing</i>
Windows	\$24,000	<i>Replace existing windows with new, maintaining size and configuration</i>
Foundation/Crawlspace	\$130,000	<i>Evaluate and repair as necessary Replace failing foundation wall</i>
Site Grading	\$6,000	<i>Create positive drainage away from foundation</i>
<p>Total: \$162,200 Grant Request: \$61,600</p>		

1200 Jefferson Avenue: Grant Request

Grants:
Under Resolution No. 17, Series 2019, approved work must fall under the following categories to qualify for grant funds:

Preservation

- Siding Repair

Rehabilitation

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

Restoration

1200 Jefferson Avenue: Grant Request



Landmarking

- Staff recommends approval: \$5,000
- DeSantis House – Res. 56, Series 2020

Extraordinary Circumstances Grant

- Staff recommends approval: \$61,600
Res. 57, Series 2020

1200 Jefferson Avenue: Staff Recommendations

SUBJECT: 925 JEFFERSON AVE LANDMARKING & PRESERVATION GRANT

**RESOLUTION NO. 58, SERIES 2020 – A RESOLUTION
DESIGNATING THE HAMILTON HOUSE LOCATED AT 925
JEFFERSON AVENUE A HISTORIC LANDMARK**

**RESOLUTION NO. 59, SERIES 2020 – A RESOLUTION APPROVING
A PRESERVATION AND RESTORATION GRANT FOR WORK ON
THE HAMILTON HOUSE LOCATED AT 925 JEFFERSON AVENUE**

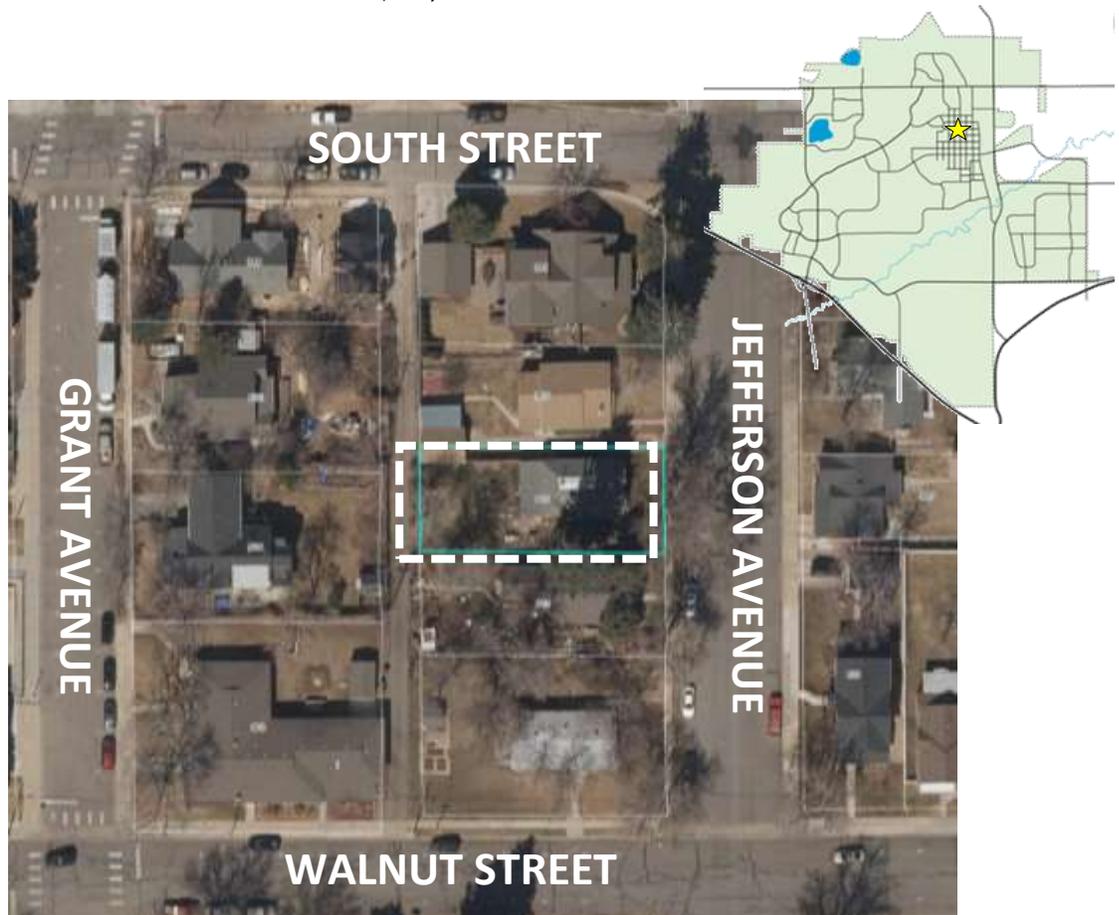
DATE: JULY 21, 2020

**PRESENTED BY: FELICITY SELVOSKI, PLANNER/HISTORIC PRESERVATION
PLANNING & BUILDING SAFETY DEPARTMENT**

SUMMARY:

The applicant is requesting approval of landmark designation (the Hamilton House) for the property 925 Jefferson Avenue (Lots 6-7, Block 11, Jefferson Place), and a Preservation and Restoration Grant in the amount of \$98,000.

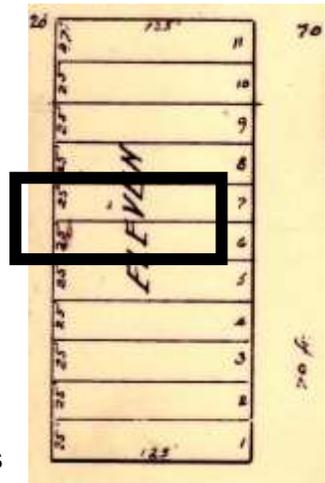
LOCATION:



BACKGROUND:

Information from Bridget Bacon, Louisville Historical Museum

The Jefferson Place subdivision was platted in 1880. Originally a resident of Erie, Colorado, Virginia Hamilton moved to Louisville with five children after her husband Thomas was struck by lightning and killed. This property was purchased by Virginia Hamilton in 1891. The exact date of construction for the house is unknown, but it is likely that the house was constructed around 1891. Virginia Hamilton was a teacher in Louisville, and the 925 Jefferson Avenue home was located near the school for first and second grade students at 801 Grant (now Louisville Center for the Arts). Virginia taught in Louisville for 32 years.



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

*Jefferson Place
Subdivision*



Boulder County Assessor records, 1950



925 Jefferson Avenue, east view – Current Photo



925 Jefferson Avenue, south view – Current Photo



925 Jefferson Avenue, west view – Current Photo

ARCHITECTURAL INTEGRITY:

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

Primary changes over time:

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

HISTORICAL SIGNIFICANCE ANALYSIS AND CRITERIA FOR LISTING AS LOCAL LANDMARK:

Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in Louisville Municipal Code (LMC) Section 15.36.050(A).

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

Sec. 15.36.050. - Criteria for Designation

Criteria	Meets Criteria?	Evaluation
<i>A. Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/ environmental significance as described in this chapter.</i>	Yes	The principal structure at 925 Jefferson Avenue was constructed circa 1891, making it 128 years old and meets this criteria.
<i>1. a. Architectural. 1) Exemplifies specific elements of an architectural style or period. 2) Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally. 3) Demonstrates superior craftsmanship or high artistic value. 4) Represents an innovation in construction, materials or design. 5) Style particularly associated with the Louisville area. 6) Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.</i>	Yes	This house is associated with the historic development of Louisville as one of the early homes in Louisville's first residential subdivision, Jefferson Place. Although Jefferson Place was platted in 1880, few homes were built here before 1900. The property is significant for architecture as an example of a Hipped-Roof Box form house.

<p>7) <i>Pattern or grouping of elements representing at least one of the above criteria.</i></p> <p>8) <i>Significant historic remodel.</i></p>		
<p>1. b. <i>Social.</i></p> <p>1) <i>Site of historic event that had an effect upon society.</i></p> <p>2) <i>Exemplifies cultural, political, economic or social heritage of the community.</i></p> <p>3) Association with a notable person or the work of a notable person.</p>	<p>Yes</p>	<p>Virginia Hamilton was a well-known Louisville teacher and founding member of the Saturday Study Club. Frank Hamilton was a coal miner, saloon operator, deputy County Clerk and both were leading citizens in the community.</p>
<p>1. c. <i>Geographic/environmental.</i></p> <p>1) <i>Enhances sense of identity of the community.</i></p> <p>2) <i>An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.</i></p>	<p>N/A</p>	
<p>3. <i>All properties will be evaluated for physical integrity and shall meet one or more of the following criteria:</i></p> <p>a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</p> <p>b. Retains original design features, materials and/or character.</p> <p>c. Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.</p> <p>d. Has been accurately reconstructed or restored</p>	<p>Yes</p>	<p>925 Jefferson Avenue is located in Jefferson Place subdivision. The subdivision was platted and recorded with Boulder County in 1880.</p> <p>The houses to the north (933 Jefferson, built in 1905), south (913 Jefferson, built in 1936), east (920 Jefferson, built in 1907), and west (924 Grant, 1907) are historic and retain the setting and feeling of the property.</p> <p>The structure retains its overall form and appearance from the street and exhibits a high level of physical integrity.</p>

<i>based on historic documentation.</i>		
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GRANT REQUEST ANALYSIS:

The applicant is requesting approval of a Preservation and Restoration Grant for rehabilitation and restoration work on the structure at 925 Jefferson Avenue. The total grant request for preservation work is \$98,000. This grant would be in addition to the \$5,000 signing bonus for landmarking the structure.

A Historic Structure Assessment was completed for the property in 2019 and paid for by the Historic Preservation Fund. The assessment (attached) makes several recommendations regarding work necessary for the continued preservation of the structure including: new foundation walls and crawl space; reinforced floor system; repair damaged walls; reinforced roof system; and porch repairs.

Work proposed under this application with total cost:

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

COST ESTIMATE OF PROPOSED WORK: \$273,375

MATCHING GRANT REQUESTED: \$98,000 (standard grant maximum \$40,000)

Work eligible for grant funds must fall into the categories of preservation, rehabilitation, or restoration. The following is a summary of the applicant’s scope of work broken down by eligible grant category:

Preservation is the act of process of maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.

- Chimney

Rehabilitation is the act or process of making possible a compatible use for the property through repair, alternation and addition which preserving the portions or feature which convey its historical, cultural or architectural values.

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

Restoration is the act of process of depicting a property at a particular period of time while removing evidence of other periods.

- Window replacement

Extraordinary Circumstances Preservation Grant:

Under Resolution No. 17, Series 2019, typical Preservation Grants are limited to a maximum of \$40,000. Resolution No. 17, Series 2019, Section 12(c) allows for grant amounts to exceed the \$40,000 limitation when there is a “*showing of extraordinary circumstances relating to building size, condition, architectural details, or other unique condition compared to similar Louisville properties*” and applicant matches “*at least one hundred percent (100%) of the amount of the grant*”. The applicant is requesting a matching grant amount of \$98,000 due to the condition of the foundation and the cost associated with its repair.

Two extraordinary circumstances grants have been approved by the Historic Preservation Commission and City Council in the past. The grant requests and the amount awarded are summarized below:

	Date Approved	Max. Standard Preservation Grant	Total Cost – Eligible Work	Preservation Grant Awarded
721 Grant Ave.	12/6/2016	\$20,000	\$160,160	\$73,436.50
1021 Main St.	11/5/2018	\$20,000	\$85,858	\$49,929

SUBJECT: RESOLUTION NO. 59, SERIES 2020

DATE: JULY 21, 2020

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<i>925 Jefferson Ave.</i>		<i>\$40,000</i>	<i>\$273,375</i>	<i>\$98,000*</i>
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**Staff Recommendation*

HISTORIC PRESERVATION COMMISSION ACTION:

Landmark:

The Historic Preservation Commission (HPC) held a public hearing on the application on June 15, 2020. The HPC voted 5-0 to recommend approval of the landmark application to City Council. The HPC determined the structure had maintained significant architectural and physical integrity.

Grant:

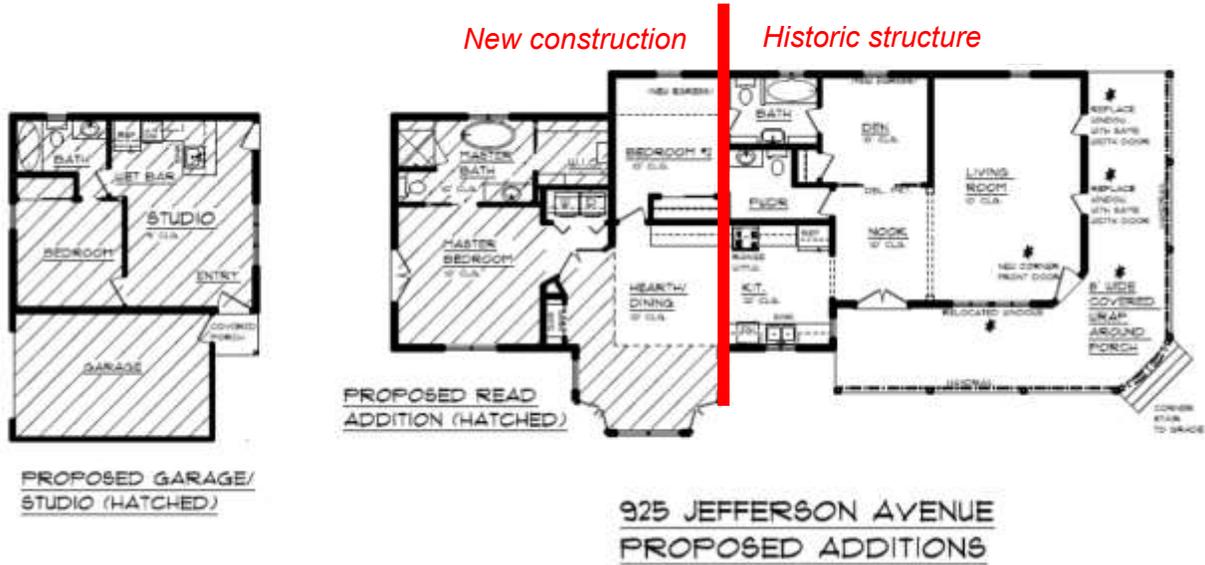
The HPC reviewed the grant request at their meeting on June 15, 2020. The Commission found that the scope of the proposed work met the requirements for matching grant funds and that the extent of the work related to the foundation repairs qualified as extraordinary circumstances. The HPC voted 5-0 to recommend approval of a Preservation and Restoration Grant of \$98,000: \$40,000 in matching funds to be applied towards eligible preservation, restoration, and rehabilitation projects; and \$58,000 in matching funds to be applied to the foundation repairs.

Alteration Certificate:

At the June 15, 2020 meeting, the applicant applied for an alteration certificate to allow for restoration and rehabilitation work to the historic house as well as a modern addition. The applicant requested to modify the following on the existing structure:

- Raise the house in place and install a new foundation and crawl space;
- Reinforce and support the existing floor and roof framing;
- Reconstruct the wraparound front porch (reuse existing posts and trim);
- Mechanical and electrical demolition and re-installation to meet current codes;
- Re-grade for proper drainage;
- Remove and replace the rear addition to the house (circa 1957).

The HPC voted 5-0 to approve the alterations to the structure.



925 Jefferson Avenue – East Elevation, current

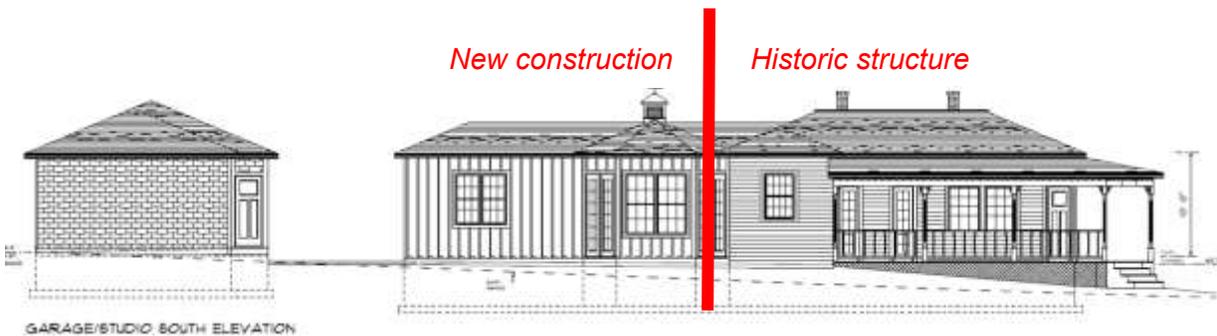
*Current window
size and location
and door location
will be retained.*



925 Jefferson Avenue – East Elevation, proposed



925 Jefferson Avenue – North Elevation, proposed



925 Jefferson Avenue – South Elevation, proposed

PUBLIC COMMENT:

Staff has not received any public comments regarding the grant request.

FISCAL IMPACT:

Approval of this grant request allows for a grant total of up to \$103,000 from the Historic Preservation Fund: a \$5,000 Landmark Incentive Grant (unmatched), and a \$98,000 Preservation Grant (matching).

PROGRAM/SUB-PROGRAM IMPACT:

The application meets the Community Design program goals and sub-program objectives by providing incentives to preserve the historic character of Old Town and to encourage the promotion and preservation of Louisville’s history and cultural heritage.

RECOMMENDATION:

Landmarking

The structure at 925 Jefferson Avenue has maintained its style and form since at least 1948, giving it architectural significance and integrity. Staff finds that the property is eligible to be landmarked and for a \$5,000 landmark grant. Therefore, staff recommends that the structure be landmarked by approving Resolution No. 58, Series 2020.

Grant

The grant request includes work related to preserving and rehabilitating the existing structure. The proposed changes will facilitate the continued preservation of the structure and are historically compatible. Staff finds that the proposed work meets the criteria for extraordinary circumstances. Therefore, staff recommends approval of the grant request of \$98,000 by approving Resolution No. 59, Series 2020.

ATTACHMENTS:

1. Resolution No. 58, Series 2020
2. Resolution No. 59, Series 2020
3. Landmark Application
4. Historic Structure Assessment
5. Historic Survey
6. Historic Preservation Commission Resolution No. 10
7. Historic Preservation Commission Resolution No. 11
8. Historic Preservation Commission Resolution No. 12
9. Presentation

STRATEGIC PLAN IMPACT:

<input type="checkbox"/>		Financial Stewardship & Asset Management	<input type="checkbox"/>		Reliable Core Services
<input type="checkbox"/>		Vibrant Economic Climate	<input checked="" type="checkbox"/>		Quality Programs & Amenities

SUBJECT: RESOLUTION NO. 59, SERIES 2020

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<input checked="" type="checkbox"/>	 Engaged Community	<input type="checkbox"/>	 Healthy Workforce
<input type="checkbox"/>	 Supportive Technology	<input type="checkbox"/>	 Collaborative Regional Partner

**RESOLUTION NO. 58
SERIES 2020**

**A RESOLUTION DESIGNATING THE HAMILTON HOUSE LOCATED AT 925
JEFFERSON AVENUE A HISTORIC LANDMARK**

WHEREAS, there has been submitted to the City Council an application requesting a landmark eligibility determination for a historical residential structure located on 925 Jefferson Avenue, on property legally described Lots 6-7, Block 11, Jefferson Place, Town of Louisville, City of Louisville, State of Colorado; and

WHEREAS, the City Staff and the Louisville Historic Preservation Commission have reviewed the application and found it to be in compliance with Chapter 15.36 of the Louisville Municipal Code; and

WHEREAS, the Louisville Historic Preservation Commission held a properly noticed public hearing on the proposed landmark application and has forwarded to the City Council a recommendation of approval; and

WHEREAS, the City Council has duly considered the proposed landmark application and the Commission's recommendation and report, and has held a properly noticed public hearing on the application; and

WHEREAS, the Hamilton House has architectural significance because it is a vernacular structure that is representative of the built environment in late 19th century Louisville; and

WHEREAS, 925 Jefferson Avenue (Hamilton House) has social significance because it exemplifies the cultural, political, economic or social heritage of the community considering its association with noteworthy Louisville families; and

WHEREAS, the City Council finds that these and other characteristics specific to the individual structure are of both architectural and social significance as described in Section 15.36.050 (A) of the Louisville Municipal Code and justify the approval of the historic landmark application.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

1. The proposed historic landmark application for the Hamilton House is hereby approved and is hereby designated a historic landmark to be preserved as such and is eligible for a \$5,000 landmark incentive grant.

2. The City Clerk shall provide written notification of such designation to the property owners and cause a copy of this resolution to be recorded with the Boulder County Clerk and Recorder.

PASSED AND ADOPTED this 21st day of July, 2020.

Ashley Stolzmann, Mayor

ATTEST:

Meredyth Muth, City Clerk

**RESOLUTION NO. 59
SERIES 2020**

**A RESOLUTION APPROVING A PRESERVATION AND RESTORATION GRANT FOR
THE HAMILTON HOUSE LOCATED AT 925 JEFFERSON AVENUE**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a Preservation and Restoration Grant for the Hamilton House, a historic residential structure located at 925 Jefferson Avenue, on property legally described as Lots 6-7, Block 11, Jefferson Place, Town of Louisville, City of Louisville, State of Colorado; and

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

WHEREAS, the Louisville Historic Preservation Commission has held a properly noticed public hearing on the proposed grant application and has recommended the request be forwarded to the Louisville City Council with a recommendation of approval; and

WHEREAS, the City Council has duly considered the proposed Preservation and Restoration Grant application and the Commission's recommendation and report, and has held a properly noticed public hearing on the application; and

WHEREAS, the City Council finds the proposed improvements will assist in the preservation of the Hamilton House, a local historic landmark.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. The City Council hereby approves the Preservation and Restoration Grant Application for work at the Hamilton House located 925 Jefferson Avenue, subject to the following:

1. Approved preservation items are those in the proposed scope of work presented to City Council totaling \$273,375.
2. There is approved a total matching preservation grant amount of \$98,000.

PASSED AND ADOPTED this 21st day of July, 2020.

Ashley Stolzmann, Mayor

ATTEST:

Meredyth Muth, City Clerk



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

(Revised June 2019)

Guidelines

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

Staff contact

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

Deadlines

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

Eligible Applicants

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

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

Historic Structure Assessments

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

Landmarking Grants

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

Eligible Costs and Improvements:

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

Repair and stabilization of historic materials:

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

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

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

Energy upgrades:

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

Reconstruction of missing elements or features:

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

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

Ineligible Costs and Improvements:

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

Application Review Process

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

Project Review and Completion

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

Disbursement of Funds

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

Grant/Loan Process Outline

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

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

Historic Preservation Application

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

TYPE(S) OF APPLICATION

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

1. OWNER/APPLICANT INFORMATION

Owner or Organization

Name(s): Christina Dickenson

Mailing Address: 838 14th Street, Boulder CO 80302

Telephone: (303) 868-6482

Email: christina.d@earthlink.net

Applicant/Contact Person (if different than owner)

Name: James Hopperstad

Company: Longs Peak CAD

Mailing Address: 1015 Confidence Drive, Longmont CO 80504

Telephone: (303) 885-6176

Email: jrhopper@me.com

2. PROPERTY INFORMATION

Address: 925 Jefferson Avenue

Legal Description: Lots 6-7 Block 11 Jefferson Place

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

Landmark Name and Resolution (if applicable): _____

Primary Use of Property: Single Family Residence

3. REQUEST SUMMARY

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

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

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

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

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

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

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

Name of Architectural Feature:

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

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

Name of Architectural Feature:

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

Name of Architectural Feature:

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

Name of Architectural Feature:

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

Name of Architectural Feature:

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

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

Name of Architectural Feature:

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

Name of Architectural Feature:

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

Name of Architectural Feature:

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

<p>Describe feature and its condition:</p>	<p>Describe proposed work on feature:</p>
--	---

Name of Architectural Feature:

<p>Describe feature and its condition:</p>	<p>Describe proposed work on feature:</p>
--	---

6. COST ESTIMATE OF PROPOSED WORK

Provide a budget that includes accurate estimated costs of your project. Include an **itemized breakdown** of work to be funded by the incentives and the work to be funded by the applicant. Include only eligible work elements. Use additional sheets as necessary. When possible, include quotes for the proposed work.

Type of Incentive: GRANT LOAN BOTH

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

For loan requests, indicate total loan request here:	\$ 0
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If partial incentive funding were awarded, would you complete your project? YES NO

7. ADDITIONAL MATERIALS REQUIRED

The following items must be submitted along with this application:

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

8. ASSURANCES

The Applicant hereby agrees and acknowledges that:

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

Signature of Applicant/Owner

Date

Signature of Applicant/Owner

Date

APPENDIX A: HELPFUL TERMS & DEFINITIONS

BASIC PRESERVATION

The Concept of Significance

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

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

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

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

BUILDING RATING SYSTEM

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

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

Supporting category

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

Non-contributing building category

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

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

PRESERVATION APPROACHES

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

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

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

THE SECRETARY OF THE INTERIOR'S STANDARDS

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

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

April 24, 2020

To-Petra Custom Builders

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

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

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

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

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

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

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

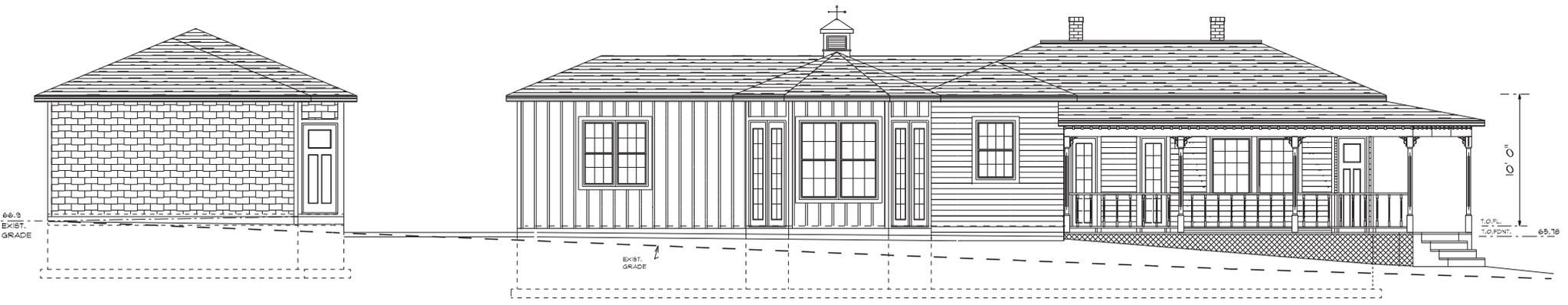
Owner/Contractor will be responsible for removal and disconnect of the heat and plumbing systems and the utilities. Owner/Contractor to remove brick chimneys.

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



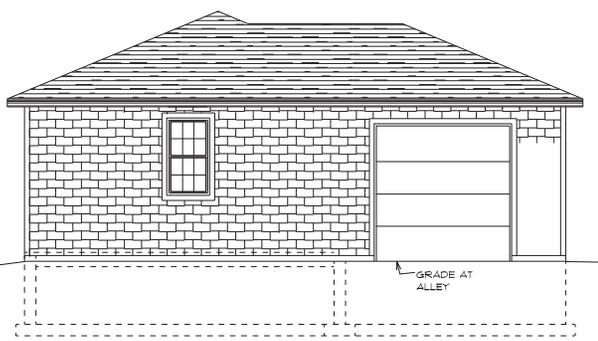
RIGHT (NORTH) ELEVATION

GARAGE/STUDIO SOUTH ELEVATION



GARAGE/STUDIO SOUTH ELEVATION

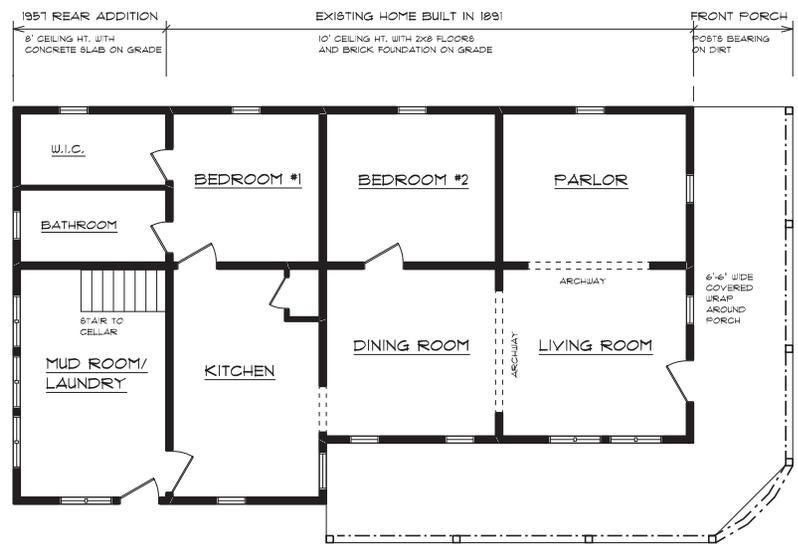
LEFT (SOUTH) ELEVATION



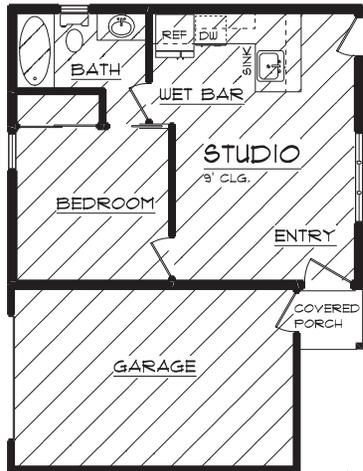
GARAGE/STUDIO WEST ELEVATION
FACES TO ALLEY



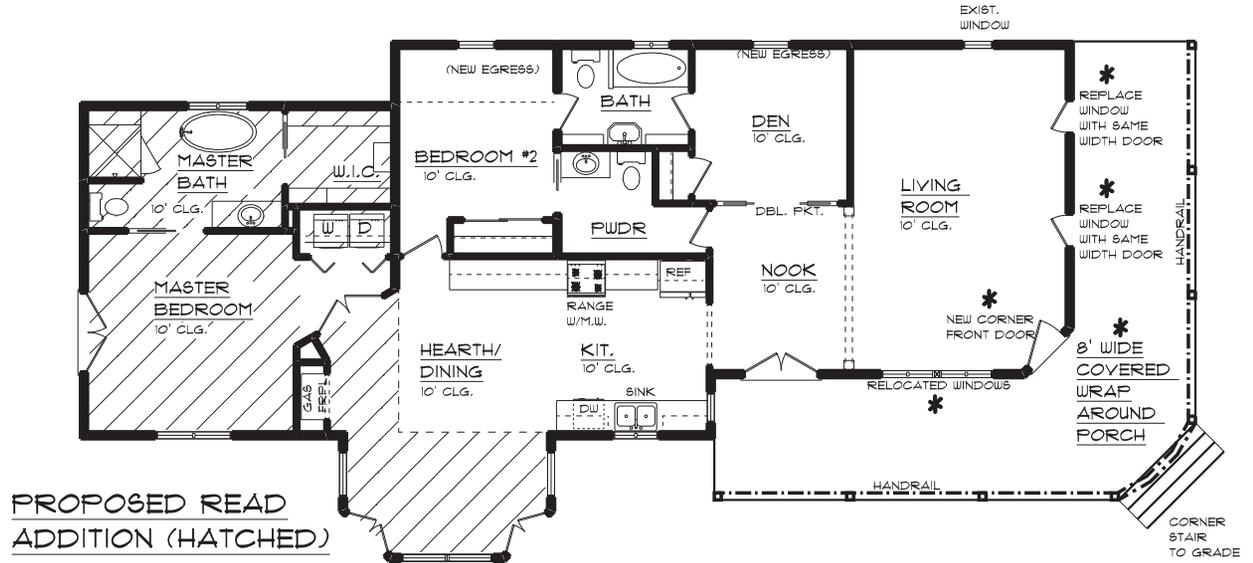
GARAGE/STUDIO EAST ELEVATION
FACES TO MASTER BEDROOM COURTYARD



**925 JEFFERSON AVENUE
HISTORIC RESIDENCE**

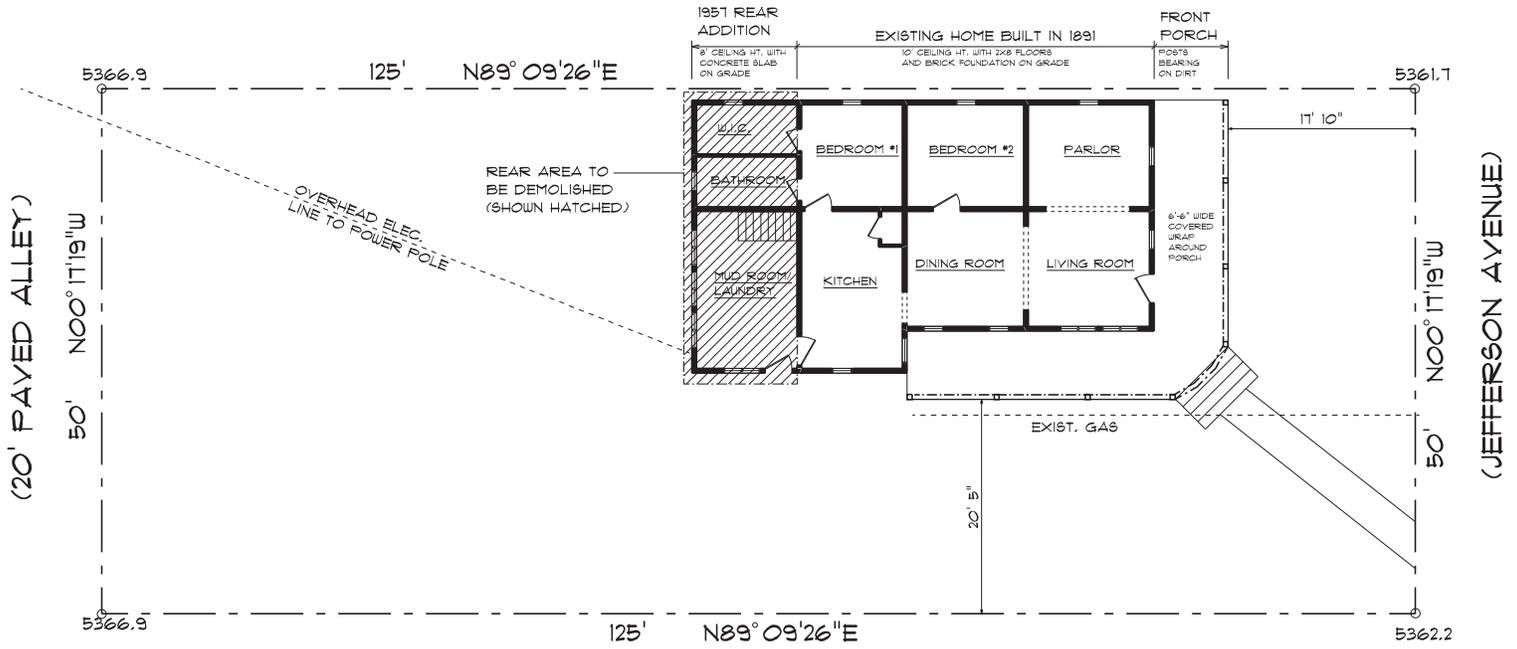


**PROPOSED GARAGE/
STUDIO (HATCHED)**

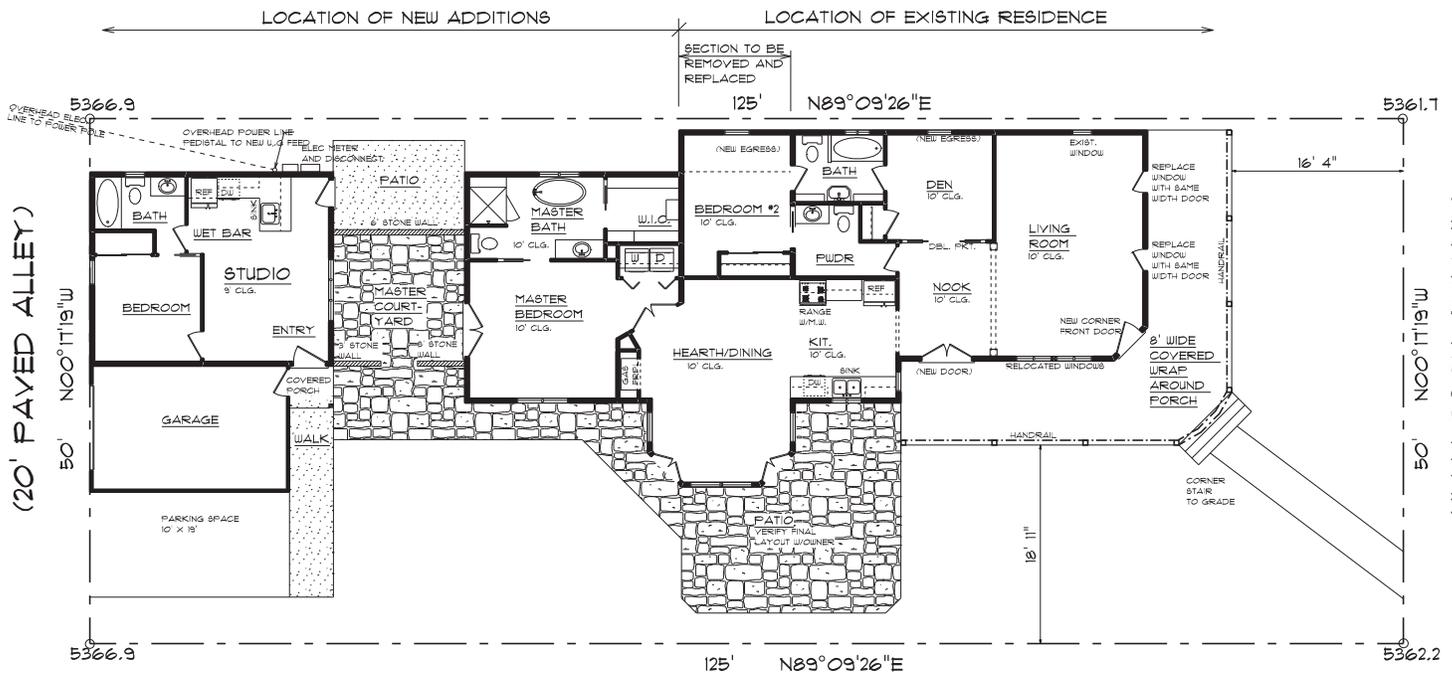


**PROPOSED READ
ADDITION (HATCHED)**

**925 JEFFERSON AVENUE
PROPOSED ADDITIONS**



925 JEFFERSON AVENUE
EXISTING SITE PLAN



925 JEFFERSON AVENUE
PROPOSED SITE PLAN



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



925 Jefferson Avenue
Street View



925 Jefferson Avenue

Table Of Contents

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

INTRODUCTION

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

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

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

CONSULTANTS

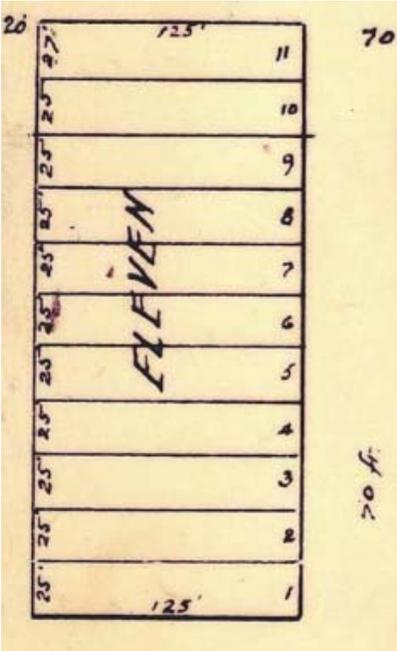
Licensed Structural Engineer
THE ASCENT GROUP
Matt Berry
6707 Winchester Circle #100
Boulder, Colorado 80301
m.berry@ascentgrp.com

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

SOURCES

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

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



Boulder County Assessor records, 1950

HISTORY AND USE

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

HISTORICAL BACKGROUND:

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

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

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



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

ARCHITECTURAL INTEGRITY

925 Jefferson is a one-story wood frame structure with a rectangular plan, with its primary facade facing east to Jefferson Avenue. The foundation is brick. The exterior is clad with horizontal wood lap siding painted white. The main roof is hipped with two red brick central chimneys. A wraparound porch stretches across the full width of the front facade and along the south side. The porch has a hip roof with a frieze and dentils. The porch roof is supported on turned wood posts with decorative brackets. A concrete walk leads to four wooden steps at the corner of the porch. The stairs have a newer turned wood posts and railings. The porch floor is wooden boards painted blue, and the soffit is bead board painted white. The front door is clear finished wood with a nearly full - height oval glass light. A crawl space below the porch is enclosed with painted wood latticework. The west end of the house is a 1957 addition. This extends the full width of the house and has similar wood lap siding, a shed roof, three 9-light wood windows and a side door leading to the back yard

Primary Changes over time:

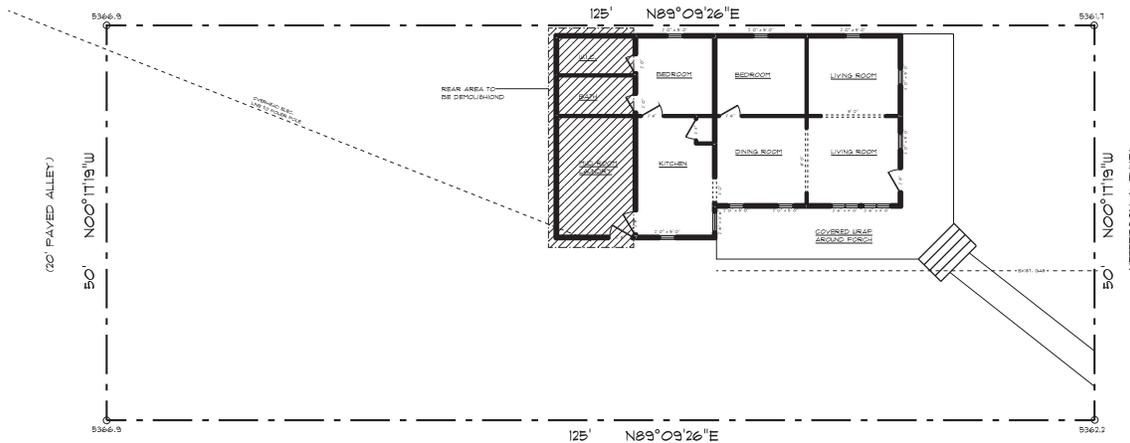
The Boulder County Assessor shows the House to be 1048 square feet, and the Wraparound Front Porch at 312 square feet.

A Rear Addition was completed in 1957. This addition functioned as a Mud Room with a washer, dryer and large sink. It also includes a steep stair with access to a small underground cellar. This cellar currently holds a gas fired furnace and water shut off valve. The addition is a slab-on-grade, and does not have a foundation.



Full width rear addition with vertical trim connection and wider profile siding, low back wall and shed roof.





The original footprint of the house as observed. Rear addition in 1957 shown hatched.

The Roofing was replaced in 2008.

A window replacement project was completed in 2014 (approved by HPC).

There are no additional structures on the property.

A detailed social history and timeline has been provided by the Louisville Historic Museum. The building has always been used as a single family residence. Overall, the “original” structure has been maintained with a high level of architectural integrity.

STRUCTURE CONDITION ANALYSIS

The “Original Home” is planned for Preservation and Rehabilitation. The 1957 Rear Addition does not compliment the original design, and is not in view from Jefferson Street.

Historic Rehabilitation Priorities include:

1. Provide all necessary structural improvements as recommended by the structural engineer for the integrity of the home to include:
 - New foundation walls and crawl space to frost depth
 - Reinforce the floor system
 - Repair damaged walls
 - Reinforce the roof system

The requirement for a new foundation to adequate frost depth will impact all utilities to the home. These need to be safed-off by the appropriate utility companies and sub-contractors back to the street and alley to include water, sewer, gas and electric services. The existing furnace and ductwork, plumbing system, and electrical wiring will need to be removed to allow for shoring up of the house to add a new foundation, to access floor joists, and to dig a new crawl space. The scope of these demolition items is to be determined by the construction contractor.

2. Repair wrap around front porch. Deconstruct and reconstruct the entire porch, to include the floor system, decking, ceiling, posts, railings, and roof structure. Reuse existing posts, decorative spindles, brackets etc. where viable. Install matching ornamental trim, post and spindles as necessary.
3. Maintain both chimneys on the roof. Provided necessary repairs to the brickwork and roof for proper weather seal. Neither chimney are currently viable, but will be kept for their architectural appearance.

Foundation:

Description: The foundation system consists of primarily a brick foundation bearing on grade. The North side of the foundation appeared to have a concrete sister wall placed against the brick. The cellar space consists of CMU block that did not appear to be reinforced. The foundation for the front porch was not accessible and could not be verified. Several locations under the floor and front porch consisted of wood posts bearing directly on grade.

Condition: The condition of the visible brick foundation is fair. Some cracks are visible and some daylight is visible in the crawl-space and should be expected in construction of this type and age. It should be assumed that little or no reinforcement is present. The foundation for the front porch was not accessible and could not be verified. The CMU block supporting the earth for the cellar space is in fair condition and shows signs of movement.

Recommendations: The Engineer recommends the foundation be replaced with a reinforced concrete foundation extending at least to the frost depth. Repair and repointing of the existing masonry will not reduce the possibility of future movement due to frost heave and expansive soils. Evidence of past foundation repairs (Such as the new concrete wall on the north side of the house indicate foundation problems have occurred in the history of the structure.



Floor Framing:

Description: The floor consists of wood 2x8 floor joists with random supports in varying directions. The framing for the front porch floor is similar. Several locations under the porch and main level floor were supported by wood posts bearing on grade. The crawl-space toward the front of the house was small and not accessible.

Condition: The condition of the existing floor framing is fair. A floor system of this type would not be used under current codes. There are some areas in the home where floor movement can be felt. Some deflection is evident in the joists and there is little room to make any repairs. Some joists have been notched for plumbing or electrical lines. The framing for the front porch showed some signs of rot and a repair of the floor decking had occurred in the past already. The deck framing and floor boards are in poor condition.

Recommendations: The Engineer recommends the floor joists should be reinforced and re-supported with an organized beam and foundation system. Severely notched

joists should be reinforced or replaced. The ends of the joists bearing directly on the foundation should be observed and protected from moisture. The framing for the front porch should be replaced with properly designed joists suitable for exterior conditions.



Roof Framing

Description: The roof framing consists of 2x roof joists and an integrated ceiling diaphragm. The roof under the covered front porch was covered in a ceiling and not visible but is assumed to be wood rafters. The porch beams were wrapped in trim and they bear on turned wood columns.

Condition: The condition of the roof framing is fair. There are signs of some water infiltration, but rot was not evident. A roof system of this type would not be used under current codes. The front porch roof framing was not visible but the bottom of the turned wood columns shows some rot and are therefore in poor condition.

Recommendations: The Engineer recommends that Consideration should be given to reinforce the roof framing to resist current loads, and supports may extend to interior bearing walls (Coordinated with the floor reinforcement). The front porch roof framing was not visible but the bottom of the turned wood columns should be repaired.

Wall Framing

Description: The walls were covered so the studs were not visible, but it can be assumed that the walls are framed with wood studs that bear directly on the brick foundation wall.

Condition: Wall studs that bear directly on the brick foundation wall should be exposed to observe for rot, and will be assumed to be in fair condition.

Recommendations: Wall studs that bear directly on the brick foundation wall should be exposed to observe for rot, and will be assumed to be in fair condition.

Roofing/Front Porch

Description: New Asphalt shingle roofing was installed in 2008

Condition: satisfactory Condition.

Recommendations: The existing front porch will need to be deconstructed and reconstructed due to the poor condition of the porch structure (per Engineer). New Asphalt shingle roofing will need to be installed on the porch roof.



Exterior Windows

Description: A window replacement project was completed in 2014

Condition: Good condition

Recommendations: The new windows will be kept in place unless a larger window is required by code for egress. In such case a matching window will be used.

Site Grading and Drainage

Description: The site grade slopes from the rear alley to the front street with approximately 5' of fall.

Condition: Poor drainage away from the house and porch is one cause for the foundation movement and structural damage.

Recommendations: Regrade site to provide positive drainage away from the new foundation walls. Install new gutters and downspouts.



Site Utilities

Description: Overhead electric service from the alley; water and gas from the front street, sanitary sewer from the alley.

Condition: The condition of sewer piping is uncertain, and will be checked with a camera. Gas, water and electric services appear to be in good condition.

Recommendations: Remove underground gas piping and water piping back to the street during new foundation wall construction for site safety. Install new water meter and meter pit as required per City standards. Replace the Sanitary Sewer line if required upon further investigation.

Electrical System:

Description: Cloth wrapped electrical wiring.

Condition: The electrical wiring appears to be satisfactory.

Recommendations: Due to the age of the wiring and safety hazards, it is recommended all wiring, breakers and panels be replaced. Remove all internal wiring that is fed through the floor system to allow for new foundation construction.

Plumbing system:

Description: The Bathroom and Kitchen sink plumbing were added with the completion of the Rear Addition completed in 1957.

Condition: Water and sewer lines are located directly under the existing floors. Due to a slab on grade, and lack of a crawl space, these lines are not accessible to inspect.

Recommendations: These systems will need to be removed during crawl space and wall excavation for the new foundation. New water piping and drain piping will be necessary upon completion of the new foundation walls and floor system improvements.

HVAC system:

Description: A gas fired furnace and metal ductwork are used to heat the home.

Condition: Fair

Recommendations: This system will need to be removed during crawl space wall excavation and floor system rehabilitation. An energy efficient furnace and new ductwork will be necessary upon completion of the new crawl space and floor system improvements.



Existing furnace located in small cellar.



Stair to existing cellar.



**Boulder
Carbondale
Winter Park**

December 17, 2019

Christina Dickenson
925 Jefferson
Louisville, CO 80027

Reference: Ascent Job# 2019-0433: 925 Jefferson Historic Assessment

Dear Ms. Dickenson,

At your request our firm visited the building at the address referenced above to conduct a visual assessment of the structure.

Description:

General Structural System: This is a single story wood framed house with a framed front porch that wraps around the side. The floor is over a crawlspace with a dug-out cellar at the back of the house.

Foundation: The foundation system consists of primarily a brick foundation bearing on grade. The North side of the foundation appeared to have a shallow concrete sister wall placed against the brick above grade. The cellar space consists of CMU block wall built of a combination of 4", 6" and 8" CMU blocks that did not appear to be reinforced. To the west of this is a mud-room that was added to the house consisting of a slab-on-grade. The foundation for the front porch was not accessible and could not be verified. Several locations under the floor and front porch consisted of wood posts bearing directly on grade or on a piece of flag-stone.

Floor framing: The floor of the front four primary rooms consists of wood 2x8 floor joists spaced at 16" centers spanning in the north/south direction with random supports in varying directions. The rear two rooms of the house where the plumbing resides has a random layup of 2x6 joists spaced at 24" centers with occasional posts and beams. The framing for the front porch floor consists of wood 2x8 floor joists spaced at 24" centers with two layers of wood flooring making up the walking surface above. Several locations under the porch and main level floor were supported by wood posts bearing on grade. The crawl-space toward the front of the house was small and not accessible.

Roof Framing: The roof framing consists of 2x roof joists and an integrated ceiling diaphragm. The roof under the covered front porch was covered in a ceiling and not visible but is assumed to be wood rafters. The porch beams were wrapped in trim and they bear on turned wood columns.

Wall framing: The walls were covered so the studs were not visible, but it can be assumed that the walls are framed with wood studs that may bear directly on the brick foundation wall. The interior walls are likely lath and plaster with an overlayment gyp board applied at a later date.

Condition:

Foundation: The condition of the visible brick foundation is poor. Some cracks are visible and some daylight is visible in the crawl-space and should be expected in construction of this type and age. It should be assumed that little or no reinforcement is present. The foundation for the front porch was not accessible and could not be

verified. Signs of foundation movement are evident throughout the house. The cmu block supporting the earth for the cellar space is in fair condition and shows signs of movement. The mud-roof floor/foundation is cracked and shows signs of movement.

Floor Framing: The condition of the existing floor framing is fair. A floor system of this type would not be used under current codes. There are some areas in the home where floor movement can be felt. Some deflection is evident in the joists and there is little room to make any repairs. Some joists have been notched for plumbing or electrical lines. The framing for the front porch showed some signs of rot and a repair of the floor decking had occurred in the past already. The deck framing and floor boards are in poor condition.

Roof Framing: The condition of the roof framing is fair. There are signs of some water infiltration, but rot was not evident in the framing members, only a small area under the flat top portion of the roof. A roof system of this type would not be used under current codes. The front porch roof framing was not visible but the deck floor under the bottom of the turned wood columns shows some rot and are therefore in poor condition.

Wall framing: Wall studs that bear directly on the brick foundation wall should be exposed to observe for rot, and will be assumed to be in fair condition. The exterior walls have cracks indicating signs of foundation movement.

Recommendations:

Foundation: Our firm recommends the foundation be replaced with a reinforced concrete foundation extending at least to the frost depth. Repair and repointing of the existing masonry will not reduce the possibility of future movement due to frost heave and expansive soils. Evidence of past foundation repairs (Such as the new concrete wall on the north side of the house, and the gyp-board overlay of the lath and plaster) indicate foundation problems have occurred throughout the history of the structure.

Floor Framing: The floor joists should be reinforced and re-supported with an organized beam and foundation system. Severely notched joists should be reinforced or replaced. The ends of the joists bearing directly on the foundation should be observed and protected from moisture. The framing for the front porch should be replaced with properly designed joists suitable for exterior conditions.

Roof Framing: Consideration should be given to reinforce the roof framing to resist current loads and supports may extend to interior bearing walls (Coordinated with the floor reinforcement). The front porch roof framing was not visible but the bottom of the turned wood columns should be repaired.

Wall framing: Wall studs that bear directly on the brick foundation wall should be exposed to observe for rot, and repaired or reinforced as required. Interior wall sheathing will need to be repaired.

For all structural components, regular maintenance and monitoring of existing conditions shall occur. Any changes in the condition of the structure or structural elements (Cracks, shifting, doors sticking) should be noted and investigated. Any future construction work shall include the opportunity to reinforce the existing structure to meet current design codes. Site drainage away from the foundation should be maintained at all times.

It is a pleasure to work with you on this project and we look forward to its successful completion. Please feel free to contact our office if you have any questions or if we may be of any further assistance regarding these matters.

Sincerely,

Matthew K. Berry, PE
Principal



Resource Number: 5BL 923
Temporary Resource Number: 157508406003

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination (OAHP use only)

Date _____ Initials _____
 Determined Eligible- NR
 Determined Not Eligible- NR
 Determined Eligible- SR
 Determined Not Eligible- SR
 Need Data
 Contributes to eligible NR District
 Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL 923
2. Temporary resource number: 157508406003
3. County: Boulder
4. City: Louisville
5. Historic building name: Hamilton House
6. Current building name: Schulte House
7. Building address: 925 Jefferson Avenue, Louisville, CO 80027. Alternate address: 424 Jefferson. Louisville addresses were changed in the 1930s.
8. Owner name and address: Schulte, 925 Jefferson Ave Louisville, CO 80027-1815.



II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
NW ¼ of NE ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference NAD 83
Zone 13; 488484 mE 4425457 mN
11. USGS quad name: Louisville, Colorado
Year: 1965 revised 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 6, 7 Block: 11
Addition: Jefferson Place Year of Addition: 1880
13. Boundary Description and Justification: The surveyed property is bounded by Jefferson Avenue on the east, an alley on the west, and property lines on the north and south.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 44 x Width 26
16. Number of stories: One
17. Primary external wall material(s): Wood horizontal siding
18. Roof configuration: Hip
19. Primary external roof material: Asphalt

20. Special features: Porch, chimney, fence
21. General architectural description: 925 Jefferson is a one-story wood frame structure, rectangular in plan, with its primary façade facing east to Jefferson Avenue. The foundation is brick. The exterior is clad with horizontal wood lap siding painted white. The main roof is hipped, with gray/green asphalt shingles. There are two red brick central chimneys. A prominent wraparound porch graces the full width of the front façade and 24 feet of the south side. The porch has a hip roof with a frieze and dentils. The porch roof is supported on turned wood posts with decorative brackets. Harkening to the days when this house was in the center of a large land parcel, the approach to the house is at an angle, with a concrete walk leading to four wooden steps at the corner of the porch. The stairs have a newer turned wood posts and railings. The porch floor is wooden boards painted blue, and the soffit is bead board painted white. The front door is clear finished wood with a nearly full-height oval glass light. A crawl space below the porch is enclosed with painted wood latticework. Windows on the original part of the house are regularly spaced, historic wood 4/4 divided light double hung sash. The west end of the house is a 1957 addition. This extends the full width of the house and has similar wood lap siding, a shed roof with gray asphalt roll roofing, three 9-light wood windows facing west and a side door leading to the back yard.
22. Architectural style/building type: Hipped-Roof Box
23. Landscaping or special setting features: Jefferson Place Subdivision is a historic residential neighborhood adjacent to downtown Louisville. The subdivision is laid out on a standard urban grid of narrow, deep lots with rear alleys. Houses are built to a fairly consistent setback line along the streets with small front lawns, deep rear yards and mature landscaping. Small, carefully maintained single-family residences predominate. Most of the houses are wood framed, one or one and one-half stories in height, featuring white or light-colored horizontal wood or steel siding, gabled or hipped asphalt shingled roofs and front porches. While many of the houses have been modified over the years, most of the historic character-defining features have been preserved. 925 Jefferson Avenue is consistent with these patterns and blends well with the scale and character of the neighborhood. This small house is set in the center of the block, flanked by neighboring small houses, although it once anchored the center of a six-lot estate. The house is set close to the street with a shallow, unfenced lawn at the front and sides. Somewhat uniquely for Jefferson Place, the front concrete walk approaches the house at an angle, leading to four wooden steps at the southeast corner of the wraparound front porch. There is a very large cottonwood tree in front and large juniper shrubs at the front and sides of the house. The rear yard contains a lawn and planted areas. It is enclosed with a combination of wire fencing and wood picket fencing.
24. Associated buildings, features, or objects: NA

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: ca. 1891 Actual: _____
Source of information: Boulder County property records for lot purchase and 1900 Federal census
26. Architect: Unknown
Source of information: NA
27. Builder/Contractor: Unknown
Source of information: NA
28. Original owner: Virginia Hamilton
Source of information: Boulder County property records
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The house was built at an unknown date between 1891 and 1905, most likely in 1891. For many years, the house had very generous side yards as it occupied the center of a six-lot property, lots 4 through 9. The two southernmost lots were sold in 1936 and the two northern lots were sold in 1952, leaving the property in its current two-lot configuration. A 10x26 rear addition was constructed in 1957. The original wood shingle roof was replaced at an

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unknown date with asphalt shingles. Turned wood posts at the front porch stair railing are more recently added. No other exterior modifications were noted.

30. Original location X Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic, Single Dwelling

32. Intermediate use(s): N/A

33. Current use(s): Domestic, Single Dwelling

34. Site type(s): Urban residence

35. Historical background:

This building is part of Jefferson Place, the first residential subdivision in Louisville.

Virginia Hamilton and her family owned this property for over 65 years, and this was their residence. Virginia Hamilton was a school teacher in Louisville for many years, and this home was conveniently located near her place of work, which was the school for first and second grade students at 801 Grant (5BL7974). Virginia Hamilton was also one of the four charter members of Louisville's Saturday Study Club, a women's organization credited with bringing culture to the coal mining town of Louisville. The Hamilton family was also associated with 833 Jefferson (5BL8433) in Jefferson Place. 925 Jefferson has a connected history with 913 Jefferson (5BL8434) and 933 Jefferson.

Marybeth Chambers originally purchased the lots for this property in 1885 from Jefferson Place developer Charles Welch. She was involved in buying and selling a great deal of property in Louisville, as was her husband, John S. Chambers. John and Marybeth Chambers, along with Lyman and Helen Andrews, operated the businesses Andrews & Chambers, located on Front Street, then the Louisville Mercantile Company, located in the brick building that used to stand at 701 Main. All were from New York State, as was Welch. Marybeth and John Chambers were a prominent and influential couple in Louisville until John Chambers died, which appears to have occurred in the 1890s. Marybeth Chambers then moved to Denver to live with a relative, according to census records.

County property records show that Asenath Virginia Hamilton, nicknamed Jennie, purchased the lots for 925 Jefferson by 1891, when the deed was recorded.

Virginia Hamilton was from Missouri (born in 1851, it is believed) and her maiden name was Clemens. (Long after her death, it was believed by some in Louisville that she had been the sister of Samuel Clemens (Mark Twain), but they had been only distant cousins.)

Virginia Hamilton and her husband, Thomas, were living in Erie with their five children when he was struck by lightning and killed at the age of 30 in 1878. He was principal of Erie schools and postmaster in Erie.

The widowed Virginia and her children, who at that time ranged in age from 1 to 9, ended up living in Boulder in the early 1880s, then moved to Louisville. In the 1885 Colorado State Census, the family is shown as living on Main Street in Louisville and Virginia was already working as a school teacher to support her family.

The County gives 1905 as an estimated date of construction for this house, but the house is believed to have been constructed earlier. Boulder County has sometimes been found to be in error with respect to the dates of construction of historic buildings in Louisville. The inventory record completed for 925 Jefferson in 1985 estimated that it was constructed in 1880-1890. The 1904 directory for Louisville has the Hamilton family, the owners of 925 Jefferson, as living on Jefferson Avenue north of Walnut, which is an accurate description of this property. Also, although the 1900 federal census does not indicate streets for Louisville, it does list the family as living very close to other families who resided on Jefferson, and states that the Hamiltons owned their house free of a mortgage. It seems likely that the house would have been constructed at around the time that Virginia Hamilton purchased the property in 1891.

The house at 925 Jefferson appears in the correct location on the 1909 Drumm's Wall Map of Louisville and on the Methodist Church Map of Louisville that was made in circa 1923-25.

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The Hamilton property originally included what are now 913 Jefferson (lots 4&5) and 933 Jefferson (lots 8&9). These may have originally been used as side yards for the house. Frank Hamilton sold the property that became 913 Jefferson in 1936 and sold the property that became 933 Jefferson in 1952.

Virginia Hamilton's children who lived to adulthood and stayed in Louisville were her son Harry (1874-1918), who lived with his family at 833 Jefferson, and her son Frank (1877-1956), who was to live with his family at 925 Jefferson.

It is definitely known that Virginia Hamilton taught young children in Louisville for many years. Exactly which range of years is not known. Her obituary in *The Lafayette Leader* states that she taught in Louisville for 32 years.

In 1898, Virginia Hamilton was one of the four founding members of Louisville's Saturday Study Club, which was a women's club that sought to culturally enrich its members and the town. A primary reason why the Saturday Study Club is remembered today is because of its operation of the Louisville Public Library for a period of about thirty-five years. In fact, Virginia Hamilton's granddaughter, Asenath Hamilton, was one of the Camp Fire Girls who started the Louisville Library in 1924.



According to a 1904 *Denver Post* article, Virginia Hamilton became involved in local politics in 1904 by running for office as Superintendent of Schools on the Boulder County Prohibitionists' ticket. Information about the outcome of the election could not be located, but she apparently did not win.

In the photo at left from circa 1908, Virginia Hamilton has been identified as the teacher. She appears with her class in front of the brick school house at 801 Grant that was used for first and second grade classes and which is now the Louisville Center for the Arts. The photo is from the Louisville Historical Museum.



In this undated photo, Virginia Hamilton is again shown with a class by the same brick school. This photo is also in the Louisville Historical Museum.

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In the next photo, which is from the Carnegie Branch Library for Local History in Boulder and is dated 1900, Virginia Hamilton is shown in the center front with the teaching staff and board of the Louisville school:



Virginia Hamilton died in 1925 at the age of 74. According to her obituary, "Hundreds of the residents of [Louisville] and hundreds more who are scattered to the four corners of the earth were pupils of Mrs. Hamilton.... As a token of respect the schools were closed as were the business houses and the funeral was one of the largest ever held in Louisville."

Virginia's son, Frank Hamilton (1877-1956), then owned and lived at 925 Jefferson with his wife, Sarah "Sade" or "Sadie" Hilton Hamilton (1877-1942). Sadie was herself a member of a pioneer Boulder County family from England. Earlier in his life, Frank was a coal miner and operated a saloon in Superior, and he later became a deputy County Clerk and a County road overseer. His obituary in the Daily Camera stated that he was "one of the community's leading citizens." Sarah's Daily Camera obituary, according to Columbia Cemetery records, stated that "she was one of the most popular residents of Louisville."

At the time of the 1930 census, Sarah Hamilton's brother, Samuel Hilton, also resided with them at 925 Jefferson.

Members of the extended Clemens/Hamilton family, including the parents of Virginia Clemens Hamilton who are believed to have brought the family out to Colorado, are buried in the Columbia Cemetery in Boulder.

Following the death of Frank Hamilton in 1956, his granddaughter, Norma Lou Kuempel, sold the property.

The additional owners since the property left the Hamilton family in 1957 have been: Everette Burd; Carl & Allegra Collister; Delbert & Leona Jones and Peggy Frank; James Goudebeck & Jo Ann Feigenheimer; Richard Jackson; Philip & Louisa Prescott; and the current owner, Elizabeth Schulte, who has owned the house since 1979.

Another addresses found for 925 Jefferson, under Louisville's old address system, was 424 Jefferson.

36. Sources of information:

Boulder County "Real Estate Appraisal Card – Urban Master," on file at the Carnegie Branch Library for Local History in Boulder, Colorado.

Boulder County Clerk & Recorder's Office and Assessor's Office public records, accessed through <http://recorder.bouldercounty.org>.

Directories of Louisville residents and businesses on file at the Louisville Historical Museum.

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Census records and other records accessed through www.ancestry.com

Drumm's Wall Map of Louisville, Colorado, 1909.

Methodist Church Parish Map of Louisville, Colorado, circa 1923-25.

Sanborn Insurance Maps for Louisville, Colorado, 1893, 1900, and 1908.

Columbia Cemetery (Boulder) records, accessed at Boulder Genealogical Society website,
<http://www.rootsweb.ancestry.com/~bgs/>

"Boulder Prohibs Name Full Ticket." *Denver Post*, September 30, 1904. Accessed at www.genealogybank.com .

Archival materials on file at the Louisville Historical Museum.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: NA

Designating authority: NA

37A. Applicable Local Landmark Criteria for Historic Landmarks:

A. Architectural.

- (1) Exemplifies specific elements of an architectural style or period.
- (2) Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.
- (3) Demonstrates superior craftsmanship or high artistic value.
- (4) Represents an innovation in construction, materials or design
- (5) Style particularly associated with the Louisville area.
- (6) Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.
- (7) Pattern or grouping of elements representing at least one of the above criteria.
- (8) Significant historic remodel.

B. Social.

- (1) Site of historic event that had an effect upon society.
- (2) Exemplifies cultural, political, economic or social heritage of the community.
- (3) Association with a notable person or the work of a notable person.

C. Geographic/environmental

- (1) Enhances sense of identity of the community.
- (2) An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.

Does not meet any of the above local criteria.

Local Field Eligibility Assessment: The property is worthy of nomination as a Louisville Historic Landmark as a good example of a Hipped-Roof Box form house in Louisville. It is also worth of nomination for its long association with the Hamilton family for over 60 years. Virginia Hamilton was a well-known teacher who taught in Louisville for 32 years and was one of four founding members of Louisville's Saturday Study Club. Frank

Hamilton was a coal miner, saloon operator and deputy County Clerk who was identified as one of the community's leading citizens.

37B. Applicable State Register of Historic Properties Criteria:

- A. The property is associated with events that have made a significant contribution to history.
- B. The property is connected with persons significant in history.
- C. The property has distinctive characteristics of a type, period, method of construction or artisan.
- D. The property has geographic importance.
- E. The property contains the possibility of important discoveries related to prehistory or history.
- Does not meet any of the above State Register criteria.

State Register Field Eligibility Assessment: The property is eligible for the State Register under Criterion C for architecture as a good example of a Hipped-Roof Box form house, with the period of significance of 1891, and 1957 for the addition.

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual)
- Does not meet any of the above National Register criteria

39. Area(s) of significance (National Register): Architecture

40. Period of significance: 1891 and 1957 (addition)

41. Level of significance: National State Local

42. Statement of significance: This house is associated with the historic development of Louisville as one of the early homes in Louisville's first residential subdivision, Jefferson Place. Although Jefferson Place was platted in 1880, few homes were actually built here before 1900. The property is significant for architecture as a good example of a Hipped-Roof Box form house. It is locally significant for its 60+-year association with Louisville's prominent Hamilton family. Virginia Hamilton was a well-known Louisville teacher and founding member of the Saturday Study Club. Frank Hamilton was a coal miner, saloon operator, deputy County Clerk and a leading citizen in the community.

43. Assessment of historic physical integrity related to significance: The property has integrity of location, design, materials, workmanship and feeling. Integrity of setting is compromised by the construction of adjacent homes that reduce the once-substantial size of the property. Integrity of association with the Hamilton family is lost, but association with Jefferson Place subdivision is still intact. There is a 1957 addition, but it is within the period of significance. The addition is small, on the rear, and not readily visible from the street.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:
Eligible ___ Not Eligible X Need Data ___
45. Is there National Register district potential? Yes X No ___

Discuss: This building is being recorded as part of a 2010-2011 intensive-level historical and architectural survey of Jefferson Place, Louisville's first residential subdivision, platted in 1880. The purpose of the survey is to determine if there is potential for National Register, State Register or local historic districts. Jefferson Place is eligible as a State Register historic district under Criterion A, Ethnic Heritage, European, for its association with European immigrants who first lived here and whose descendants continued to live here for over fifty years. The period of significance for the State Register historic district is 1881 – 1980. Jefferson Place is potentially eligible as a National Register historic district under Criterion A, Ethnic Heritage, European. However it needs data to determine dates of some modifications, and to more definitely establish the significant impacts of various European ethnic groups on the local culture of Louisville. The period of significance of a National Register district is 1881 – 1963. Jefferson Place is eligible as a local Louisville historic district under local Criterion B, Social, as it exemplifies the cultural and social heritage of the community.

European immigrant families flocked to Colorado coal mining communities, including Louisville, in the late nineteenth and early twentieth centuries in search of economic opportunities they could not find in their own countries. Louisville's Welch Coal Mine, along with other mines in the area, recruited skilled workers from western Europe. In the early years before 1900, most of the miners who lived in Jefferson Place came from English-speaking countries.

Immigrants from England brought a strong tradition and expertise in coal mining. The English are widely credited with developing the techniques of coal mining that were used locally, and they taught these techniques to other miners. The British mining culture was instilled in the early Colorado coal mines. English immigrants also brought expertise in other necessary skills such as blacksmithing and chain forging.

Later Jefferson Place residents arrived from Italy, France, Austria, Germany, Hungary, Slovakia, and Slovenia, among other places. The Italians eventually became the largest single ethnic group in Jefferson Place and in Louisville as a whole. About one-third of the houses in Jefferson Place were owned and occupied by Italian immigrants. Italian immigrants left their mark on Louisville in the food and beverage industries. To the present day, downtown Louisville is known throughout the Front Range for its tradition of Italian restaurants. The impacts of the heritage and customs of the other European ethnic groups could be significant, but are not well documented and need further investigation.

- If there is National Register district potential, is this building: Contributing X Noncontributing _____
46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing ___
- The property is not within an existing National Register district.

VIII. RECORDING INFORMATION

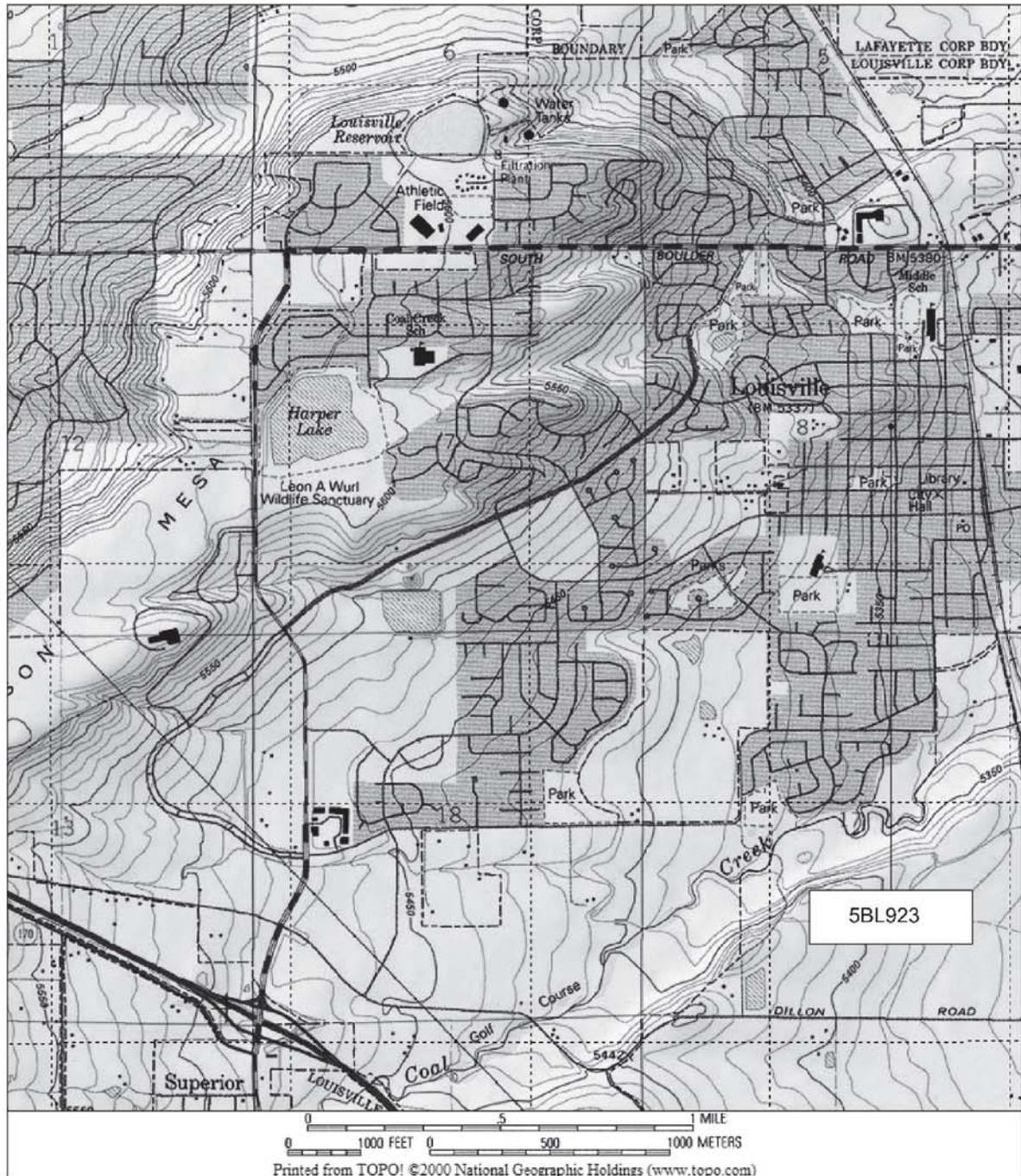
47. Photograph numbers: 5BL923_Jefferson_01 through 5BL923_Jefferson_04.
Digital images filed at: City of Louisville, Planning Department
48. Report title: Historical and Architectural Survey of Jefferson Place Subdivision, Louisville, Colorado
49. Date(s): 2013
50. Recorder(s): Kathy and Leonard Lingo, Avenue L Architects, and Bridget Bacon, City of Louisville
51. Organization: Avenue L Architects
52. Address: 3457 Ringsby Court Suite 317, Denver, CO 80216
53. Phone number(s): (303) 290-9930

Resource Number: 5BL 923

Temporary Resource Number: 157508406003

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395



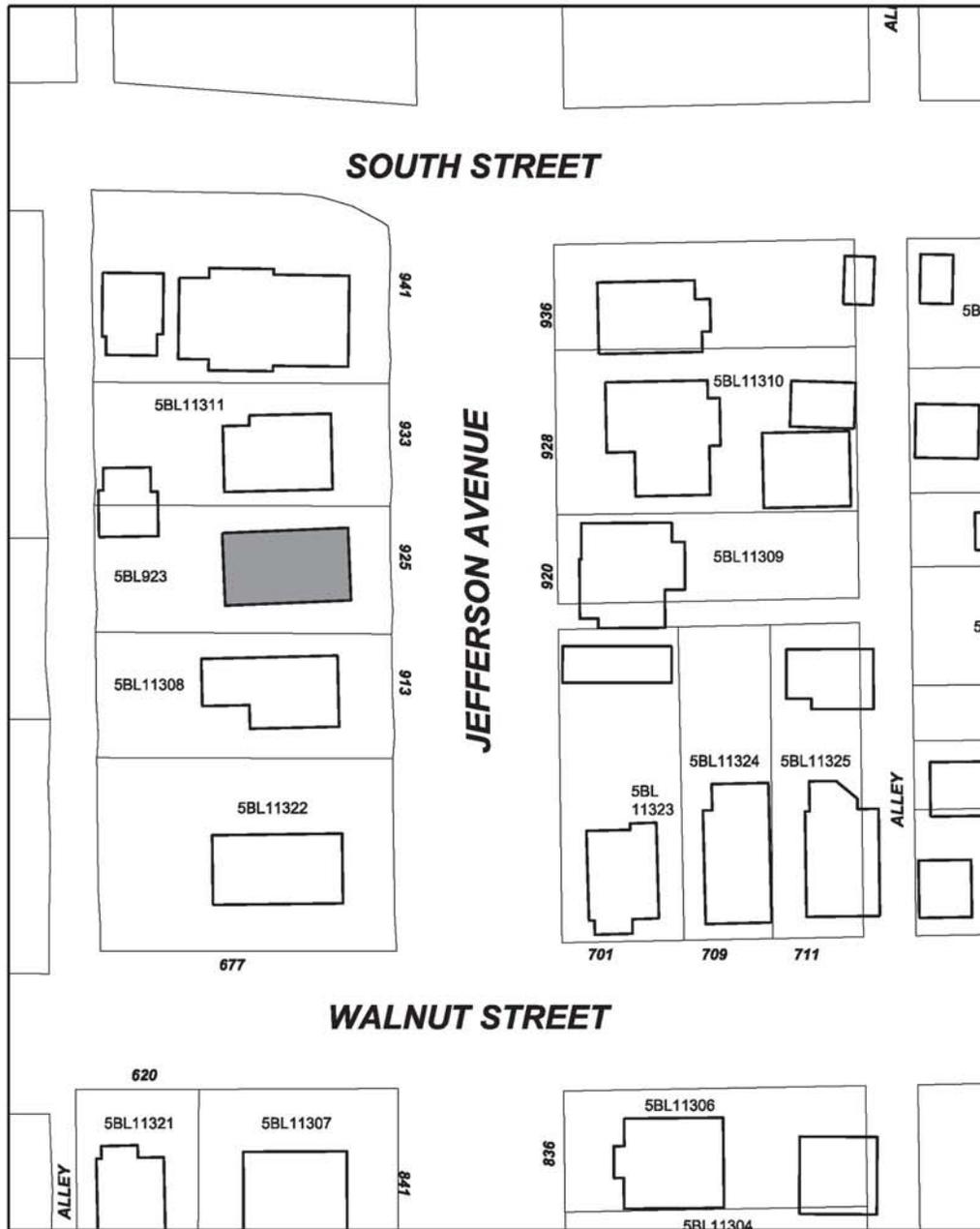
925 Jefferson Avenue, Louisville, Colorado

SOURCE: Extract of Louisville, Colorado
USGS map, 1994.



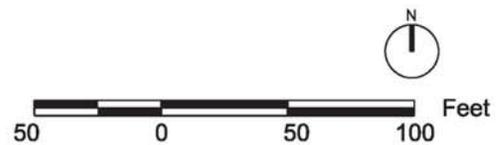
Resource Number: 5BL923

Architectural Inventory Form
Site Location Map



925 Jefferson Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado
GIS Files.



Resource Number: 5BL 923
Temporary Resource Number: 157508406003



5BL923_925Jefferson_01 east



5BL923_925Jefferson_02 south

Resource Number: 5BL 923
Temporary Resource Number: 157508406003



5BL923_925Jefferson_03 north



5BL923_925Jefferson_04 west

Resource Number: 5BL 923
Temporary Resource Number: 157508406003



925 Jefferson. Boulder County Real Estate Appraisal card, 1950.

**RESOLUTION NO. 10
SERIES 2020**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING THE
LANDMARK DESIGNATION FOR A HISTORICAL RESIDENTIAL STRUCTURE
LOCATED AT 925 JEFFERSON AVENUE**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a landmark eligibility determination for a historical residential structure located on 925 Jefferson Avenue, on property legally described as Lots 6-7 of Block 11, Jefferson Place, Town of Louisville, City of Louisville, State of Colorado; and

WHEREAS, the City Staff and the HPC have reviewed the application and found it to be in compliance with Chapter 15.36 of the Louisville Municipal Code, including Section 15.36.050.A, establishing criteria for landmark designation; and

WHEREAS, the HPC has held a properly noticed public hearing on the proposed landmark application; and

WHEREAS, 925 Jefferson Avenue (Hamilton House) has social significance because it exemplifies the cultural, political, economic or social heritage of the community considering its association with families from a variety of ethnic groups; and

WHEREAS, the Hamilton House has architectural significance because it is a vernacular structure that is representative of the built environment in late 19th century Louisville; and

WHEREAS, the HPC finds that these and other characteristics specific to the Hamilton House have social and architectural significance as described in Section 15.36.050.A of the Louisville Municipal Code; and

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF LOUISVILLE, COLORADO:

1. The application to landmark 925 Jefferson Avenue be approved for the following reasons:
 - a. Architectural integrity of the vernacular structure.
 - b. Association with Louisville's heritage.
2. The Historic Preservation Commission recommends the City Council approve the landmark incentive grant in the amount of \$5,000.
3. With the understanding that the structure be named the Hamilton House.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson

**RESOLUTION NO. 11
SERIES 2020**

**A RESOLUTION RECOMENDING APPROVAL OF AN ALTERATION CERTIFICATE
FOR THE HAMILTON HOUSE LOCATED AT 925 JEFFERSON AVENUE FOR
EXTERIOR ALTERATIONS.**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting an alteration certificate for a historic residential structure located at 925 Jefferson Avenue, on property legally described as Lots 6-7 of Block 11, Jefferson Place, Town of Louisville, City of Louisville, State of Colorado; and

WHEREAS, the City Staff and the HPC have reviewed the application and found that it complies with Chapter 15.36 of the Louisville Municipal Code, including Section 15.36.120, establishing criteria for alteration certificates; and

WHEREAS, the HPC has held a properly noticed public hearing on the proposed alteration certificate on June 15, 2020, where evidence and testimony were entered into the record, including findings in the Louisville Historic Preservation Commission Staff Report dated June 15, 2020.

**NOW, THEREFORE, BE IT RESOLVED THAT THE HISTORIC PRESERVATION
COMMISSION OF THE CITY OF LOUISVILLE, COLORADO:**

Does hereby recommend approval of the application for an alteration certificate for the Hamilton House as described in the staff report dated June 15, 2020.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson

**RESOLUTION NO. 12
SERIES 2020**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A
PRESERVATION AND RESTORATION GRANT FOR THE HAMILTON HOUSE
LOCATED AT 925 JEFFERSON AVENUE**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration grant for the Hamilton House, a historic residential structure located at 925 Jefferson Avenue, on property legally described as Lots 6-7 of Block 11, Jefferson Place, Town of Louisville, City of Louisville, State of Colorado; and

WHEREAS, the City Staff and the HPC have reviewed the application and found it to be in compliance with Section 3.20.605.D and Section 15.36.120 of the Louisville Municipal Code; and

WHEREAS, the HPC has held a properly noticed public hearing on the preservation and restoration grant; and

WHEREAS, the preservation and restoration work being requested for the Hamilton House includes making repairs to the existing structure; and

WHEREAS, the Historic Preservation Commission finds these proposed improvements will assist in the preservation of the Hamilton House, which is to be landmarked by the City;

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF LOUISVILLE, COLORADO:

1. The Historic Preservation Commission recommends the City Council approve the proposed Preservation and Restoration Grant application for the Hamilton House, in the amount of **\$98,000**.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson

City Council

925 Jefferson Ave.

Resolution #58-2020 (Landmark)

Resolution #59-2020 (Grant)

A request to landmark 925 Jefferson Avenue.

A request for a Preservation and Restoration Grant for the structure at 925 Jefferson Avenue.



Age: Constructed circa 1891

Architectural Significance: The structure at 925 Jefferson is associated with the historic development of Louisville as one of the first homes built in the Jefferson Place subdivision. The house is a late 19th century wood frame residential structure. The architecture is significant as an example of a Hipped-Roof Box form house.

Physical Integrity: The structure adds character and value to Old Town Louisville. 925 Jefferson Avenue is in its original location and the modifications to the original structure do not impact the overall integrity of the structure. The structure retains its overall form and appearance from the street and exhibits a high level of physical integrity.

925 Jefferson Avenue: Landmark Request

Alteration Certificate

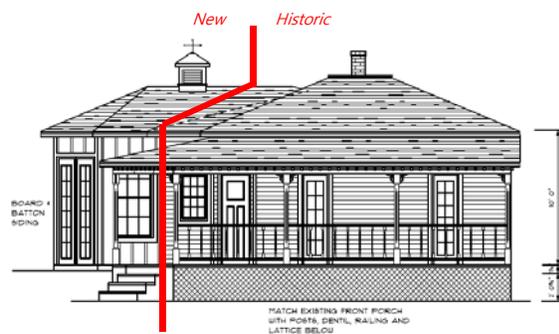
- Raise the house and install a new foundation and crawl space;
- Reinforce and support the existing floor and roof framing;
- Deconstruct and rehabilitate the wraparound front porch (save and reuse existing posts and ornamental trim);
- Mechanical and electrical demolition and re-installation of new systems per current codes;
- Re-grading for proper drainage;
- Rebuild and expand the width of the front porch;
- Remove the rear addition to the house (circa 1957) and replace with a modern addition with a larger footprint.



925 Jefferson Avenue: Alteration Certificate

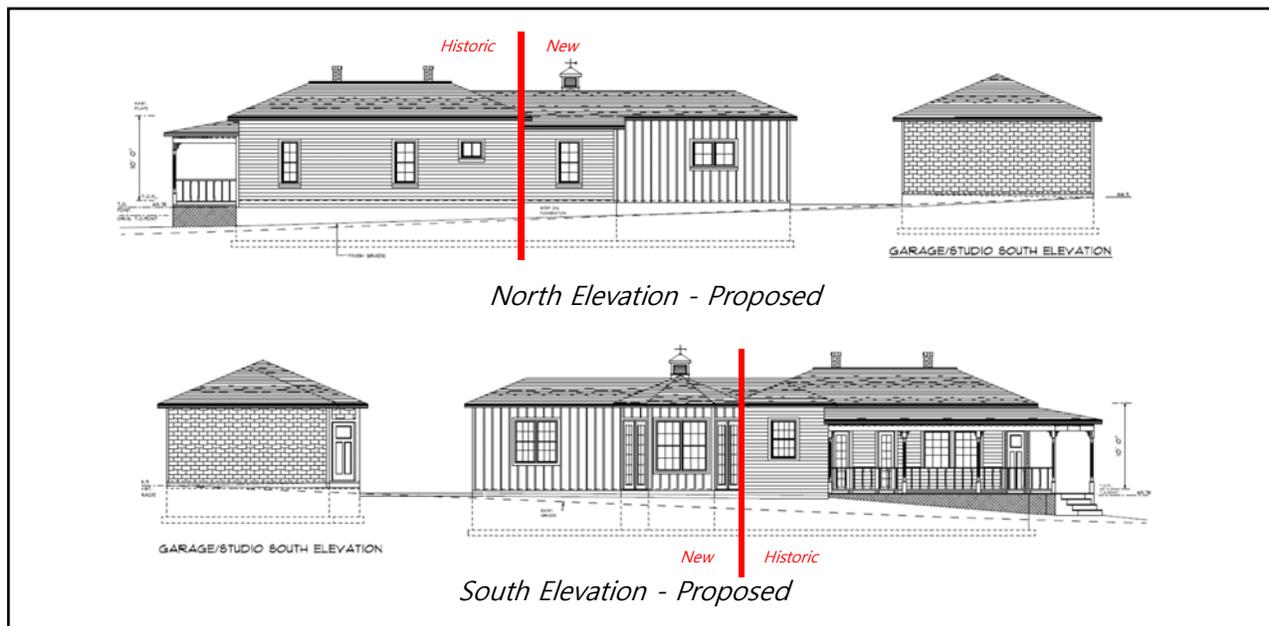


East Elevation - Current



East Elevation - Proposed

925 Jefferson Avenue: Alteration Certificate



925 Jefferson Avenue: Alteration Certificate

Landmarking

- Staff recommends approval: \$5,000
- Hamilton House – Res. 58, Series 2020

Extraordinary Circumstances Grant

- Staff recommends approval: \$98,000
- Res. 59, Series 2020

925 Jefferson Avenue: Staff Recommendations