City of Louisville
COLORADO • SINCE 1878

Historic Preservation Commission

Agenda

Monday, June 15, 2026
Council Chambers
749 Main Street
6:30 PM

Members of the public are welcome to attend and give comments remotely; however, the in-person meeting may continue even if technology issues prevent remote participation.

- You can call in to +1 719 359 4580 or 833 928 4609 (toll free)
  Webinar ID # 831 7647 9579
  Passcode 724734
- You can log in via your computer. Please visit the City's website to link to the meeting:

The Commission will accommodate public comments during the meeting. Anyone may also email comments prior to the meeting.

1. **Call to Order & Roll Call**

2. **Approval of Agenda**

3. **Public Comments on Items Not on the Agenda and Items on the Consent Agenda**
   Public comments are limited to 3 minutes per speaker. When several people wish to speak on the same position on a given item, a spokesperson may be used to state that position.

4. **Consent Agenda**
   The following items on the City Council Agenda are considered routine by the City Manager and shall be approved, adopted, accepted, etc., by motion of the City Council and voice vote unless the Mayor or a City Council person specifically requests an item be considered under "Regular Business." In such an event the item shall be removed from the "Consent Agenda" and Council action taken separately on said item in the order appearing on the Agenda. Those items so approved under the heading "Consent Agenda" will appear in the Council Minutes in their proper order.

5. **Board Informational Comments**

6. **Staff Report**

   A. 804 Walnut Street Probable Cause Request

   B. 1101 Main Street Landmark Designation Request

C. 700 Pine Street Alteration Certificate and Grant Request

7. Regular Business

A. Historic Preservation Sales Tax Task Force Background Information

8. Adjourn

Resident Information

If you wish to speak at the meeting in person, please fill out a sign-up card and present it to the Clerk at the meeting. If you are attending remotely, please use the “raise hand” icon to show you wish to speak in appropriate public comments section.

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or other accommodation should email the City Clerk’s Office or call 303.335.4574

A 2 business day notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión del Consejo, por favor llame a la Ciudad al 303.335.4574 o email

City of Louisville
COLORADO • SINCE 1878

Historic Preservation Commission Communication
Agenda Item 6.A.

Subject: 804 Walnut Street Probable Cause Request

Date: June 15, 2026

Prepared By: Jessica Daniels, Senior Planner

Presented By: Jessica Daniels, Senior Planner

Summary:

APPLICANT/OWNER:

Wendy Reeds
804 Walnut Street
Louisville, CO 80027

PROJECT INFORMATION:

ADDRESS: 804 Walnut Street
LEGAL DESCRIPTION: Lot 25 & Part of Lot 24 blk 2 Jefferson Place per R#2241084
DATE OF CONSTRUCTION: 1912

REQUEST:

A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 804 Walnut Street.

VICINITY MAP:

SUMMARY:

The applicant requests finding probable cause for landmark designation to allow for funding of a historic structure assessment for 804 Walnut Street. Under Resolution No. 17, Series 2019, a property may be eligible for reimbursement for a historic structure assessment (HSA) from the Historic Preservation Fund (HPF) if the Historic Preservation Commission finds "*probable cause to believe the building may be eligible for landmarking under the criteria in section 15.36.050 of the Louisville Municipal Code*." Further, "*a finding of probable cause under this Section is solely for the purposes of action on the pre-landmarking building assessment grant request, and such finding shall not be binding upon the HPC, City Council or other party to a landmarking hearing*."

Background / Prior Discussions:

HISTORICAL BACKGROUND:

Information from Gigi Yang, Louisville Historical Museum

This building is primarily remembered for having been the Forte grocery store, one of two neighborhood grocery stores on this block of La Farge, and a residence for the family. The property was owned by the Massaro/Forte family, one of several Italian families living in this block of La Farge, for 47 years. Later, it was the location of the Pillar of Fire Church, one of three churches located on this block.

Charles Welch, the developer of Jefferson Place, sold Lot 25 where 804 Walnut is located, to Bard Vetch in 1883. In 1890, it was sold to Eufrasina DiGiacomo Massaro. Her husband was Giuseppe Massaro. He appears in the 1892 directory for Louisville (Louisville's first known residential directory), where he is listed as a coal miner. In the 1896 directory, the Massaros are listed as operating a boarding house at what was likely this location. Eufrasina and Giuseppe Massaro were born in Italy, and immigrated to the U.S. in 1880.

In 1905, Eufrasina Massaro conveyed this property to her son-in-law, Michael Forte. The earliest record of Michael Forte having a grocery store appears in a 1908 Louisville business directory, and the store is described as selling groceries, shoes, dry goods, and cigars. Forte's store continues to appear in business directories for Louisville continuously until the early 1930s.

In the late 1920s, Forte's store was included on an advertising movie curtain that was made for the Rex theatre at 817 Main, just a short distance away. In 1937, Michael Forte sold 804 Walnut and moved to Denver. The new owners, who were Minnie Tate and Mary Lippis and who were connected to the Lippis family of Louisville, continued to operate the Forte grocery store at this location. In 1943, 804 Walnut was purchased by the Pillar of Fire Church and was retainded until 1972, although the building was frequently vacant during the decades of ownership. The lack of tenants led local school children to pass along an urban legend about a disembodied hand that haunted the abandoned house. In 1972, Jeremiah Whitney purchased 804 Walnut from the Pillar of Fire Church. Whitney was an architect and artist. He lived and worked at this residence for over 50 years until he sold the property to Wendy Reeds who is the current owner.

Please see the attached Social History Report for a more detailed history.

Photo from 1948 Boulder County Assessor Card.

Current street view of 804 Walnut Street

Current street view of 804 Walnut Street

ARCHITECTURAL INTEGRITY:
804 Walnut Street is not included in the PaleoWest "100 Architectural Inventories for the City of Louisville (2023). “Stories in Places: Putting Louisville’s Residential Development in Context” (2018). No architectural type is identified for the building. The survey does identify Eufrasina DiGiacomo Massaro as the first Italian to purchase a property in Louisville, who purchased the lot where her daughter and son-in-law later ran Forte’s grocery store, specializing in Italian groceries.

The structure appears to have maintained original building footprint since the Boulder County Assessor Card from 1948. Building permit records include a re-roof in 2018.>

Analysis:
Staff analysis of the criteria is as follows:

CRITERIA	*FINDINGS*
Landmarks must be at least 50 years old	804 Walnut Street was constructed ca.1908 making it approximately 118 years old. **Staff find the age of the structure meets the criteria.**
Landmarks must meet one or more of the criteria for architectural, social or geographic/environmental significance	Social Significance - *Exemplifies cultural, political, economic, or social heritage of the community.* The social history of 804 Walnut Street includes association with the Forte Grocery store and Italian Immigrant history.

	Staff find that the structure **meets** the cultural and social heritage of the community and **there is probable cause** to meet the criterion for social significance. Architectural Significance – *Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.* • The house is not identified in the City's architectural surveys. Additional information from a Historic Structure Assessment could assist in uncovering more architectural history and context for the building. Staff find that the location of the structure **may** have probable cause to meet the criteria for architectural significance in its current form.
Landmarks should meet one or more criteria for physical integrity	Physical Integrity - *Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.* • Interesting building character shaped by its social history as Forte Grocery Store. *Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.* • 804 Walnut Street appears to have maintained its historic footprint from 1948, possibly earlier. Staff **find** probable cause that the structure meets the criteria for physical integrity.

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

the following goals and objectives:

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

Objective 3.3 - Encourage voluntary designation of eligible resources
Objective 3.4 - Promote alternatives to demolition of historic buildings

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

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

Alternatives:
That the HPC deny the request.

Recommendation:
Staff recommends a finding of Probable Cause under the criteria in section 15.36.050 of the LMC, making the properties eligible for the cost of a historic structure assessment. The current maximum amount available for an HSA is $7,500. Staff recommend HPC approve a grant not to exceed $7,500 to reimburse the costs of a historic structure assessment.

Attachments:
1. 804 Walnut Social History Report

Gigi Yang
Louisville Historical Museum
Department of Cultural Services
City of Louisville, Colorado
May 2026

804 Walnut Ave History

Legal Description: LOT 25 & PART OF LOT 24 BLK 2 JEFFERSON PLACE

Year of Construction: c. 1900-1908

Summary: This building is primarily remembered for having been the Forte grocery store, one of two neighborhood grocery stores on this block of La Farge, and a residence for the family. The property was owned by the Massaro/Forte family, one of several Italian families living in this block of La Farge, for 47 years. Later, it was the location of the Pillar of Fire Church, one of three churches located on this block.

The majority of this report comes from an earlier history written by Bridget Bacon in 2011. Gigi Yang reformatted sections, added additional images, and updated history related to the Massaro/Forte family, the Pillar of Fire Church, and later ownership.

Development of the Jefferson Place Subdivision

The Jefferson Place subdivision was the first residential area created outside, and immediately west of the original town. Charles Welch, the founder of the Welch Mine, platted the subdivision to create a residential area for mine workers and people in supporting lines of business in 1880. The 20-acre subdivision consists of 170 lots, bordered by La Farge and Jefferson Avenues, with Pine, Spruce, and Walnut as cross-streets.

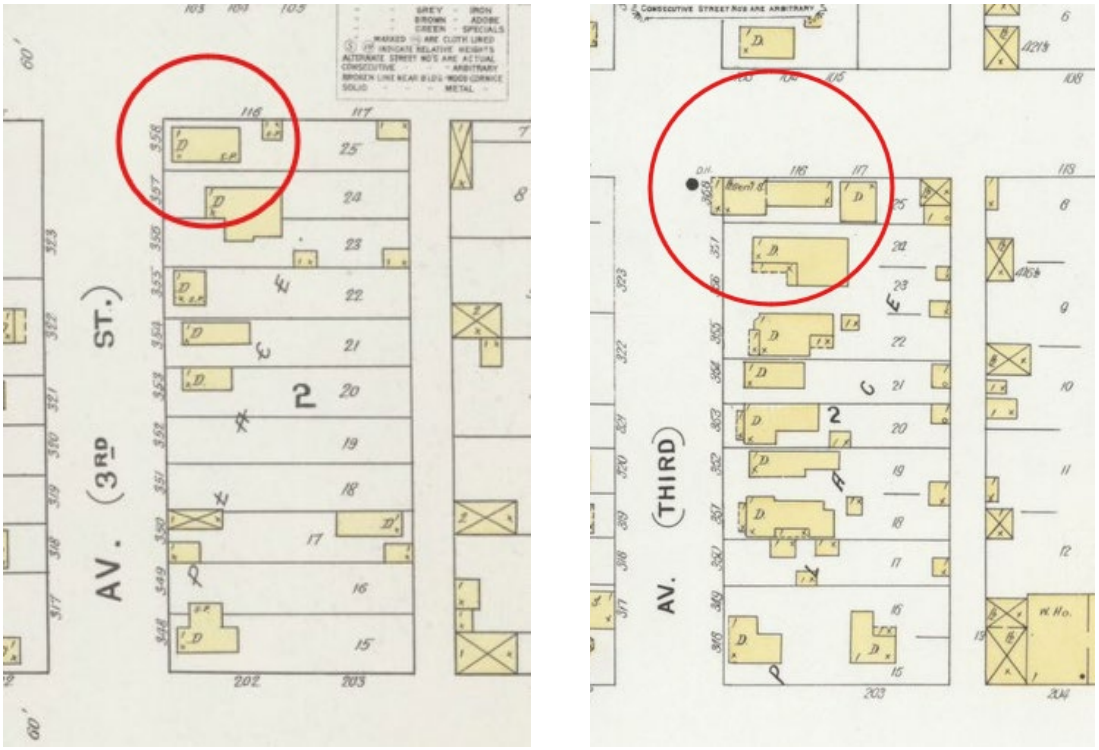
Early Property Ownership and Date of Construction:

Charles Welch, the developer of Jefferson Place, sold Lot 25 to Bard Vetch (whose name is also given as Bartle Veicht in the County property records) in 1883. In 1890, it was sold to Eufrasina DiGiacomo Massaro. Her husband was Giuseppe Massaro. He appears in the 1892 directory for Louisville (Louisville's first known residential directory), where he is listed as a coal miner. In the 1896 directory, the Massaros are listed as operating a boarding house at what was likely this location. Not only did they

not own any other property at the time, according to County property records, but the 1900 census shows them as having two boarders living with them, as noted below in more detail.

The County, which has been frequently shown to be mistaken with respect to the date of construction with respect to Louisville buildings, gives 1912 as the year in which the building was constructed. This is clearly in error, as the footprint of the building on the 1908 Sanborn map strongly resembles the footprint of the current building. (The building also appears on the 1909 Drumm's Wall Map.) Sanborn maps for 1893 and 1900 show a building with a slightly different footprint on this site that would have been the residence and boardinghouse of the Massaro family. Based on this evidence, the 2000 survey report written for 804 Walnut concluded that the house was constructed between 1900 and 1908.

Massaro/Forte family notes and observations from later owner Jeremiah Whitney, infer that the older house/boardinghouse structure that appears on the 1893 and 1900 Sanborn maps was incorporated into the main building that appears on the 1908 Sanborn map.



Sanborn Maps from 1893 (left) and 1908 (right) showing footprint of house at 804 Walnut.

Eufrasina DiGiacomo & Giuseppe Massaro Ownership, 1890-1905

Eufrasina and Giuseppe Massaro were born in Italy, Eufrasina in 1845 and Giuseppe in 1833. Eufrasina, as a DiGiacomo, may have been related to the DiGiacomo family who settled in the Louisville/Lafayette area. Giuseppe had two brothers who also settled in Colorado. Census records indicate that they came to the U.S. by 1880 or in around 1880. Their daughter, Orazia (Ora) was born in Colorado in 1884.

The 1900 federal census shows the following people living together in what appears to be this location (given the presence of La Farge neighbors listed on the same page): Joseph Massaro; his wife, “E.U.” Massaro; their daughter, Ora; and two boarders, who were Mick “Washots” and Nick Tomeo, both of whom had been born in Italy.

Michael Forte was born in Pastena, Province of Frosinone, Italy in 1872. He came to the U.S. in 1892 and to Louisville in 1902. According to a written Forte family history, Michael Forte boarded with the Massaro family and fell in love with Orazia Massaro. Ora Massaro and Michael Forte married in 1903, and he continued to live with the family.

The 1904 directory is the first Louisville residential directory that gives location information of residences. It lists Joseph and Mary “Mazaro” as well as Mike and Ora Forte, as living at “Lafarge & Walnut,” which is a correct description of the location of 804 Walnut. Both men were stated to be miners.

Michael Forte & Ora Massaro Forte Ownership, 1905-1937

In 1905, Eufrasina Massaro conveyed this property to her son-in-law, Michael Forte. The earliest record of Michael Forte having a grocery store appears in a 1908 Louisville business directory, and the store is described as selling groceries, shoes, dry goods, and cigars. Forte’s store continues to appear in business directories for Louisville continuously until the early 1930s.

In 1913, Eufrasina deeded the east 99 feet of Lot 25 Block 2 to Michael Forte. The Forte family also lived in the house at 804 Walnut until around 1915 (the year in which Giuseppe Massaro died), which is when Michael and Orazia Forte purchased the house across the street to the north, 801 Walnut, and the family moved there.

Two photos taken in the early 1900s show the Forte grocery store in the background. These were taken from the Wolfer family house that stood at 901 Main Street, looking west on Walnut. Some writing can be seen on the north side of the building, perhaps advertising for the store that could be seen from Main Street:

The 1910 federal census again shows the Massaro/Forte family living at La Farge, but this time, it is Michael Forte who is listed as the head of household. Besides Michael and Ora Forte, there were their children, Leonard, Lorina, Virginia, and Olivia, and Ora's parents, Joe and Eufrasina Massaro. They also had a boarder, Dominic Anancini, age 29. In 1910, Michael was listed as being a merchant at a general store and Ora was a "saleslady," while their boarder was a deliveryman for the store. The 1916 directory lists Joseph Potestio as working as a clerk at the Forte store.

Michael & Ora Forte wedding portrait, c. 1903.

In 1920, the Forte family lived at 801 Walnut and not at this location, but the Forte Store continued at 804 Walnut. Michael Forte's occupation in the 1920 census was stated to be retail merchant for a general store, and Ora was the proprietess of a general store. Similar occupations are stated for them in the 1930 census.

Michael and Ora had seven children. In addition to Leonard, Lorina, Virginia, and Olivia, there were also Alice, Joseph, and Patricia. According to a Forte family history written later by some of the Forte adult children:

> In the early 1930's, during the Depression, Michael Forte was the first person to raise head lettuce in the Granby area. He did this during the summer months while Ora managed the store. Later on he also was the first to raise head lettuce on rented acreage between Blackhawk and Central City and later in Nederland, Colorado. He served on the Boulder County Welfare Board between WWI and his retirement.

Michael Forte also served as a member of the Louisville City Council from 1915 to 1917.

As for their mother, the Forte family wrote:

[Ora Forte] had to quit school after the sixth grade to help her mother in the boarding house. She was self-educated to a very high degree. . . . She played the organ, conducted the choir and soloed in St. Louis Catholic church. She produced plays for the townspeople of Louisville as well as Denver neighborhood theaters. . . . Ora ran the store completely, from accounting, purchasing, sales and all other interior work while Michael contacted and delivered to families in the nearby towns of Superior and Marshall by dray wagon and later on by motor truck.

Michael & Ora Forte (center) with their children and Eufrasina Massaro (center front).

The St. Louis Catholic Church, in which Ora Forte was so involved, was located directly across the street at 833 La Farge during all of the years that the Massaro and Forte family owned 804 Walnut.

In the late 1920s, Forte's store was included on an advertising movie curtain that was made for the Rex Theatre at 817 Main, just a short distance away. The Rex's owner, Santino Biella, lived across the street from Forte's Store at 825 La Farge, just south of the St. Louis Catholic Church. Santino Biella included a number of nearby businesses in the advertising on his movie curtain, including "M. Forte & Son," as shown here:

This sign advertised the store's groceries, meats, imported Italian products, notions, shoes, and gave "infants apparel" as the store's specialty.

The 2000 Jefferson Place survey record written about this house stated that this building "was initially owned by Lawton and Nellie McCorkle who ran a general store here" from about 1906 to 1908. Evidence of this was not located in the course of research conducted for this report. Information at the Louisville Historical Museum indicates that Lewton McCorkle operated other stores in Louisville, but not at this location. Also, no evidence was found that Lewton and Nellie McCorkle were ever owners of this property, based on a search of the County property documents and based on the Massaro family owning this property prior to Michael Forte owning it. According to archival records located at the Louisville Historical Museum, Lewton McCorkle did start a grocery store just to the east of this property, at Main and Walnut, in 1906. This was the City Meat and Packing Co., which evolved into the City Market and Grocery. Perhaps it was the initial location of McCorkle's store in a different location on Walnut that initially led to the conclusion in the 2000 survey report that McCorkle owned 804 Walnut and located his store there.

Giuseppe Massaro passed away in 1915, while Eufrasina DiGiacomo Massaro died in 1926. Michael Forte's wife, Ora Massaro Forte, died in 1937. Also in 1937, Michael Forte sold 804 Walnut and moved to Denver. He died in 1968.

Minnie Tate & Mary Lippis Ownership, 1937-1943

The new owners, who were Minnie Tate and Mary Lippis and who were connected to the Lippis family of Louisville, continued to operate a grocery store at this location, although the store seems to have retained the Forte name. It is believed that it was early during this period of ownership that Marie Merciez and her daughter and son-in-law, Alice and Nestor Soupley, operated this store. Marie Merciez's daughter, Edith Chiolino, lived with her family at 729 La Farge in Jefferson Place. Marie's granddaughter, Lois Chiolino Tesone, has recalled that her aunt and uncle, Alice and Nestor Soupley, lived in the cottage behind the store. In the early 1940s, Benjamin and Mary Lippis and their son, Frank, who served in World War II, are listed as living at 802 Walnut, which is believed to be this building despite the variation in the address, in light of the fact that Mary Lippis was one of the owners of the building.

Pillar of Fire Church Ownership, 1943-1972

In 1943, 804 Walnut was purchased by the Pillar of Fire Church. A notice in the *Louisville Times* from November 25, 1943, announced the establishment of the Pillar of Fire Church with services by D.W. Coon. Not much is known about D.W. Coon, however, he does not appear to have lived at this residence and may have only conducted church services from 804 Walnut.

Pillar of Fire Establishes Church in Louisville

The Pillar of Fire church bought the store building at the corner of Lafarge and Walnut and remodeled it into a church. Services are now held there with Sunday school at 10 a. m. Preaching services at 11 a. m. and 7:30 p. m. D. W. Coon is the local pastor.

Around 1955, David Ruby came to Louisville as the new pastor with his wife Delpha. The Rubys are first listed in city directories as living on Lincoln and then after 1956 at 804 Walnut. Delpha Ruby advertised in the local newspapers to babysit the children of working mothers. During this time, the majority of Pillar of Fire Church activity is centered around Sunday school and a new kindergarten that opened at the Pillar of Fire Church in Lafayette. There is no mention of services or other activity in Louisville.

David and Delpha Ruby had five children, some of whom were born while they were living in Louisville. By 1965, the Rubys are no longer listed in city directories, and it appears that they may have moved to Westminster for work at Belleview College which was owned by the Pillar of Fire Church. David Ruby, passed away in 2008.

The Pillar of Fire retained 804 Walnut until 1972, although the building was frequently vacant during the decades of ownership. The lack of tenants led local school children to pass along an urban legend about a disembodied hand that haunted the abandoned house. This story was told to Museum staff by Betty Barnes who grew up in Louisville in the 1950s (see Appendix A). It is notable that the front door of 804 Walnut was adorned with an unusual doorknocker shaped like a hand.

804 Walnut from 1948 Boulder County Assessor Card.

Jeremiah Whitney Ownership, 1972-2026; Current Ownership

In 1972, Jeremiah Whitney purchased 804 Walnut from the Pillar of Fire Church. Whitney was an architect and artist. He lived and worked at this residence for over 50 years until he sold the property to Wendy Reeds who is the current owner.

Current Boulder County Assessor photo of 804 Walnut.

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

Appendix A

Based on Betty Barne's description, we believe this story is about 804 Walnut, former Forte's Store and Pillar of Fire Church. This story was sent to Museum staff after Betty's visit in 2023.

I think that most small towns have a "haunted" house. A house that the local kids tell stories about. As a kid growing up in Louisville in the mid 50's my "haunted" house was on the corner of La Farge and Walnut. It was a white two story house. The front door had a window that if you were brave enough to look through, you could see a small foray and steps going up. Most school days I passed by this ominous house. Generally I went this way when I would go home for lunch.

The haunted house was often a subject at recess time. The house was not haunted by a ghost, but by a hand. The hand supposedly belong to a man who had killed his wife in the house. During the struggle the wife severed one of the man's hands. The hand fell off and disappeared. The Sheriff arrested the man but could never find his hand. The hand was very clever and hid in the house….. for years.

Everyone was afraid of the evil hand. The older boys would often tell us stories about knocking on the door and seeing the hand come down the stairs. Of course they would have to run away before the hand could open the door and do who knows what to them.

When I was in the 4th or 5th grade, the house and the hand became a major topic during recess. After much talk a decision was finally made that we could catch the hand and put an end to it's reign of terror. A large group of kids decided that we could catch the foul hand in a pillow case. We planned for about a week on how we would get the hand to come outside, surround it, and then capture it.

A decision was made that everyone would bring a pillow case to school the next day, and rather than going home for lunch we would go to the house and capture the hand. One thing the group did not consider was what would our mothers do when we didn't show up for lunch.

At lunch we all walked down to the house with our pillow cases in our hands. We stood in front of the house trying to find someone brave enough to knock on the door. Finally, we all took turns running up and knocking on the door. No one was ever brave enough to look through the window to see if the terrible hand was coming down the steps.

Then a really scary thing happen……

Several mothers showed up looking for kids who didn't come home for lunch. We tried to explain that we were doing a community service by catching this foul hand. The mothers of course were looking at us incredulously. Asking question like: How could a hand get up and down the stairs? How could a hand open a door? More importantly we were told that the house was owned by a church. Why would a church let a murderous hand live there? Needlessly to say we all got in trouble, and we did not capture the hand. For me I still believed that it was possible for the hand to live there, I just could not explain how.

The mothers did have a point. How would it get up and down the stairs? How would it open the door? The answers to all of their questions happened many years later when the hand took on a new name, Thing, and became a TV star on the Addams Family.
Like I said I always believed that it was possible.

City of Louisville
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Historic Preservation Commission Communication
Agenda Item 6.B.

Subject: 1101 Main Street Landmark Designation Request

Date: June 15, 2026

Prepared By: Jessica Daniels, Senior Planner

Presented By: Jessica Daniels, Senior Planner

Summary:

APPLICANT:
Shelly Angel
288 Lois Drive
Louisville, CO 80027

OWNER:
Sarah McClung
1101 Main Street
Louisville, CO 80027

PROJECT INFORMATION:
ADDRESS: 1101 Main Street
LEGAL DESCRIPTION: LOT 1 & 2 BLK 2 BARCLAY PLACE
DATE OF CONSTRUCTION: ca.1928

REQUEST: A request to landmark 1101 Main Street, to be named the Caranci House.

VICINITY MAP:

SUMMARY:
The applicant requests landmark designation for 1101 Main Street.

STAFF RECOMMENDATION
Approval of the landmark designation at 1101 Main Street.

Background / Prior Discussions:
HISTORICAL BACKGROUND:
Information from Gigi Yang, Louisville Historical Museum

The property is associated with Italian culture in Louisville and the achievements of the individual Louisville residents of Italian heritage who have owned it. The Italian-born Jacoe brothers, Eliseo and Frank, owned the parcel individually or jointly for 45 years. They were musicians who were trained in Italy and who played in bands in the Louisville area and in Denver, often alongside other Italian-born musicians. Additionally, Eliseo and Annie Jacoe, who had the house at 1101 Main constructed and who lived there until the 1950s, operated the Jacoe grocery store that was a neighborhood store that also sold Italian foods to Louisville's residents of Italian heritage. Later, from 1959 until the present, the Eugene and Virginia Caranci family owned and lived in the house. Eugene Caranci was one of the founders of Louisville's Society of Italian Americans. Virginia Caranci was the primary person responsible for the preservation of the Jacoe Store and Tomeo House buildings and the establishment of the Louisville Historical Museum in 1986. Both are remembered for sharing stories and information about the Italian customs and culture that they grew up with in Louisville. Both Eugene and Virginia were extensively involved in the Louisville community. Among other accomplishments, Eugene Caranci was an educator for Denver Public Schools, Executive Director of the Louisville Chamber of Commerce, and one of the four founders of Louisville's Society of Italian Americans. Virginia served on the Historical

Commission for 30 years, from when the Commission was first created in 1979 until 2009, serving as Chair for many of those years. Eugene and Virginia Caranci were both instrumental in the shaping of Louisville, including working towards the establishment of Monarch High School, Avista Hospital, Coal Creek Golf Course, and other Louisville institutions, in addition to working on many Louisville community events through their involvement with the Chamber, Society of Italian Americans, the Historical Museum, and other organizations.

Please see the attached social history report for more information.

Photo from 1948 Boulder County Assessors Card

Photo of 1101 Main Street, *Stories in Place*

Current Photo of 1101 Main Street

Current Photo of 1101 Main Street

Current Photo of 1101 Main Street

ARCHITECTURAL INTEGRITY:
"Stories in Places: Putting Louisville's Residential Development in Context" (2018) identified 1101 Main Street as a Bungalow Form (1900-1930) architectural type and used this property as an example of the Bungalow Form in Louisville generally. Bungalows are one or one-and-one-half-story mass-plan houses that tend to (but not always) have large front porches. They reflect many of the ideals of the Arts and Crafts movement (1880–1920). The Bungalow form is abundant in Louisville. Although some have a clear Craftsman style (see below), many do not; a very recognizable alternate type in Louisville is the Bungalow with clipped gables and little or no ornamentation. Bungalows in Louisville also commonly feature stucco as the exterior material, such as seen at 1101 Main Street. The property is also identified as a stucco clipped gable with porch and high integrity.

Defining characteristics seen on Bungalows in Louisville include the following:

- Gently pitched front or side gable roof
- Large front porch with thick columns
- Clipped gable
- Overhanging eaves
- Stucco or wood on exterior
- One or one-and-one-half story

Photo of 1101 Main identifying key Bungalow Form characteristics from *Stories in Place,* Figure 122, pg. 111

Building permit records include a re-roof in 2018 and window awnings replacement in 1993.

HISTORIC STRUCTURE ASSESSMENT
A Historic Structure Assessment has not yet been completed for the property. At a regular meeting on March 16 2026, the Historic Preservation Commission (HPC) voted to find Probable Cause and approve a grant not to exceed $7,500.00 to reimburse the costs of a Historic Structure Assessment (HSA). The property owner have entered into contract to sell the property and wish to landmark it as a condition of the sale. The new owner could later complete an HSA with the grant awarded. The landmark incentive would be paid to the property owner at the time of landmarking, which is anticipated to be the new property owner.

Analysis:
HISTORICAL SIGNIFICANCE ANALYSIS AND CRITERIA FOR LISTING AS LOCAL LANDMARK:
In order to receive a City Landmark designation, landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in Louisville Municipal Code (LMC) Section 15.36.050(A).

Sec. 15.36.050. - Criteria for Designation
Staff analysis of the criteria is as follows:

Criteria	Meets Criteria?	Evaluation

1. *Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in this chapter.*	**Yes**	1101 Main Street was constructed ca.1928 making it approximately 98 years old.
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.* 7. *Pattern or grouping of elements representing at least one of the above criteria.* 8. *Significant historic remodel.*	**Yes**	• Best example of the Bungalow Form which is abundant in Louisville
1. 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***	**Yes**	• Housing for community members that contributed to Louisville through social and cultural activities.

notable person.		
1. 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.*	**Yes**	• Bungalow form is abundant in Louisville
3. *All properties will be evaluated for physical integrity and shall meet one or more of the following criteria:* a. ***Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.*** b. ***Retains original design features, materials and/or character.*** c. ***Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.*** d. *Has been accurately reconstructed or restored based on historic documentation.*	**Yes**	• Noted for its high integrity in *Stories in Place* • Best example of the Bungalow Form which is abundant in Louisville • Appears to have maintained its historic footprint

Alternatives:

Recommendation:
Staff recommends that the Historic Preservation Commission approve Resolution 6, Series 2026, recommending to City Council approval of the landmark designation with an incentive grant in the amount of $7,700.00, and that the structure be named the Caranci House.

Attachments:

1. 1101 Main Street Social History
2. Resolution 6, Series 2026

Bridget Bacon
Louisville Historical Museum
Department of Cultural Services
City of Louisville, Colorado
June 2023

1101 Main St. History

Legal Description: Lots 1 & 2, Block 2, Barclay Place Addition

Year of Construction: 1928

Summary: The property is associated with Italian culture in Louisville and the achievements of the individual Louisville residents of Italian heritage who have owned it. The Italian-born Jacoe brothers, Eliseo and Frank, owned the parcel individually or jointly for 45 years. They were musicians who were trained in Italy and who played in bands in the Louisville area and in Denver, often alongside other Italian-born musicians. Additionally, Eliseo and Annie Jacoe, who had the house at 1101 Main constructed and who lived there until the 1950s, operated the Jacoe grocery store that was a neighborhood store that also sold Italian foods to Louisville's residents of Italian heritage. Later, from 1959 until the present, the Eugene and Virginia Caranci family has owned and lived in the house. Eugene Caranci was one of the founders of Louisville's Society of Italian Americans. Virginia Caranci was the primary person responsible for the preservation of the Jacoe Store and Tomeo House buildings and the establishment of the Louisville Historical Museum in 1986. Both are remembered for sharing stories and information about the Italian customs and culture that they grew up with in Louisville.

Prior to the current house that was constructed in 1928, the Fischer family had a carpentry shop on the property that the Jacoe family lived in.

Development of Barclay Place

The Colorado Mortgage and Investment Co., Limited, a corporation organized under the laws of Great Britain and doing business in Colorado, in 1897 platted the Barclay Place subdivision in which this property is located and began to sell lots. (A second plat filing for clarification was recorded in 1901.)

Herman H. Fischer Ownership, 1902-1909

In 1902, Hermann Heinrich (Herman H.) Fischer purchased Lots 1 & 2 of Block 2 (now 1101 Main) from the developers of Barclay Place. In the next year, 1903, he also purchased Lots 3 & 4 (now 1109 Main) from Lute McCorkle. Fischer (1845-1921) was born in Germany and married Marie Brasse in 1869. They then immigrated to the U.S. later the same year. They moved across the U.S. for the next few decades and came to Louisville in 1896 with some of their adult children.

Herman H. Fischer and his sons worked as builders and carpenters in Louisville. According to a written history from the Fischer family on file with the Louisville Historical Museum, they built the 1903 addition to the Louisville Public School; the State Mercantile Building at 801 Main; the Baptist Church at 701 Grant; the original Town Hall in the 700 block of Main; the Rex Theatre at 817 Main; the former Lackner Saloon (now Casa Alegre) at 1006 Pine; and the DiFrancia saloon at 740 Front (now the 740 Front restaurant). According to a different source, the Fischers also built the DiFrancia house at 1045 La Farge. After Herman H. Fischer's death in 1921, his sons and grandsons continued to build homes and businesses in Louisville, including such buildings as the Chamber of Commerce building at 901 Main and the restaurant at 809 Main (now Zucca).

At 1101 Main, on the back of the property, Herman H. Fischer and his sons constructed the original Fischer Carpentry Shop. It appears to have been used as a workshop for their carpentry business. No interior photos of it have been found. This building has been documented as being in this location in the written Fischer family history and in the following photo that originated with the Fischer family. The carpentry shop was located next to the alley and faced Short Street (the same location as the current garage at 1101 Main). Fischer presumably purchased the parcel for the purpose of using it for his business, as it was located a short distance from many of the buildings that he and his sons had under construction at the time.

In 1909, Fischer sold all of the lots, 1, 2, 3, and 4, to brothers Eliseo Jacoe and Marcello “Frank” Jacoe. (Despite photographic evidence showing the existence of the Fischer Carpentry Shop in this location, the building is not shown on the 1909 Drumm’s Wall Map of Louisville, for unknown reasons.)

Jacoe Family Ownership, 1909-1954

Brothers Eliseo Jacoe (1881-1958) and Marcello “Frank” Jacoe (1884-1972) purchased Lots 1, 2, 3, and 4 in 1909. By all accounts, they soon began to use the existing Fischer Carpentry Shop as a residence, although their listing in the 1910 census records is not clear with respect to the exact location of their home in that year.

Eliseo and Frank were born in Grimaldi, province of Cosenza, region of Calabria, Italy and came to the U.S., Frank in about 1900 and Eliseo in 1901. Another brother, Robert, and a sister, Josephine, also settled in Louisville.

In February 1913, Eliseo married Anna “Annie” Jordinelli (1891-1954). She was born in Marshall, Colorado to parents who had been born in Italy. She grew up right behind 1101 Main, at 1100 La Farge. (Her home, the Jordinelli House, was later moved to the Louisville Historical Museum campus.) They may have met due to living next to one another. The following photo is their wedding photo with Frank Jacoe (Eliseo’s brother) and Katie Jordinelli (Annie’s sister and Frank’s future wife), standing behind them on the left, and Robert (Eliseo’s other brother) with his future wife, Mary Dionigi, standing behind them on the right.

The following photo from the Jacoe family shows Frank Jacoe by a car outside of the former Fischer Carpentry Shop that became the Jacoe residence, and the next photo labeled "Jacoe's Place" shows a fuller picture of the rear of the same building (looking from Main St.).

The next residential directory after the Jacoe brothers purchased the Fischer property, which is the one for 1916, gives the address of 215 Short for Eliseo and Annie Jacoe and Frank Jacoe. Eliseo and Annie's son, Pasqual (who had been born in November 1913), would have been part of the household as well. The other Jacoe brother, Robert, was also listed in the 1916 directory with the same address. For Eliseo and Frank and their families, this remained their address for a long time, and this also appears to have been the makeup of the household for several years (except for Robert, who moved nearby). Records show that the address of 215 Short was also the address of the property until well after the new house (the current structure) was built.[1]

[1] 1109 Main was constructed next to 1101 Main on the same parcel that the Fischers had owned. The County's date for the construction of 1109 Main is 1908. The accuracy of this date has not been researched. If the Fischers did construct a dwelling at 1109 Main in 1908, it is not out of the question that the Jacoes may have resided there at some point. However, the fact that their address was on Short Street, along with the photographic evidence of

The following three photos show different views of the east side of the Jacoe home (formerly the Fischer Carpentry Shop). Frank Jacoe took these photos and many others of the building; many of them show that it was a focal point for family life for the Jacoes and their extended family in Louisville. Pasqual Jacoe and his dog are in the first and third photos, while Eliseo Jacoe appears to be the man on the left in the middle photo.

many photos of the family in the Jacoe Photo Album that were taken next to the former Fischer Carpentry shop, suggests that 1109 Main may not have actually been constructed in 1908.

Eliseo and Frank Jacoe had several occupations since their arrival in the U.S., with several of them being things that they did jointly. In the years just before Prohibition began in Colorado in 1916, they operated a saloon on Front Street. Then, for a short time after Prohibition started, they had the "Jacoe Bros. Pool Hall" on Main Street.

In 1923, Eliseo and Annie Jacoe opened a grocery store one block to the south of their home, at 1001 Main. (Today, it is the main building of the Louisville Historical Museum.) It was one of Louisville's small neighborhood grocery stores where people regularly shopped or to which they called in delivery orders, but it also sold Italian foods. Like other store owners in Louisville, the Jacoes extended credit to their customers. This was especially important in a town like Louisville, where coal mining was seasonal and men were out of work during the summers. The following County Assessor photo shows the Jacoe Store in 1948:

Clearly, it was a convenience for Eliseo and Annie Jacoe to be able to own their home just one block up from the location of their grocery store (which they rented). Many Louisville boys and a few girls worked for the store over the years. Delivery boys for the store got to drive Eliseo Jacoe's delivery truck. Members of the Rossi family who had grown up in the Tomeo House near the Jacoe Store in the 1920s and 1930s remembered Eliseo Jacoe as having been generous to the family, as their father had died and they had no regular source of income. Eliseo would give them day-old bread that hadn't sold in the store and allowed them the use of the yard behind the store in order to have more space for growing vegetables. In 2004, John Rossi told the Museum staff that he himself worked at the Jacoe Store in the 1930s and was paid with a cut of meat for a roast each week.

Eliseo and Frank were also both talented musicians who were members of various bands. Eliseo Jacoe played in bands in the Denver-Louisville-Boulder area. According to the news item about his retirement, he had performed for period of a few years at the Tabor Grand Opera House and for the Denver municipal band. He was known as "the Professor" (and the family of his niece, Virginia Caranci, still refer to him as "Uncle Professor"). Parents paid him to teach such instruments as the trumpet, trombone, saxophone, and accordion to their children. Richard La

Salle, who later went on to have a career as the leader of an orchestra during WWII and in Hollywood as the composer of scores for movies and TV shows, took musical instrument lessons from Eliseo Jacoe in the late 1920s and early 1930s.

The Louisville Historical Commission selected Eliseo Jacoe to receive the 2000 Pioneer Award, and the write-up is at Louisville Pioneer Award | City of Louisville, CO (louisvilleco.gov) on the Museum website.

Frank Jacoe appears to have focused his later career almost entirely on music, unlike Eliseo, who combined operating a store with being a musician. Frank was a music teacher and also performed in the Denver municipal band, often at City Park; Denver newspapers as early as 1911 listed him on the program at popular concerts at which he was a soloist, often playing the cornet. Frank was also an amateur photographer who is believed to have taken this photo of the Louisville Band in 1911 that appears to show include Eliseo.

In 1921, Frank Jacoe conveyed his co-ownership of Lots 1, 2, 3, and 4 to Eliseo Jacoe and took a trip to Italy to visit their parents. A 1926 Denver directory lists him as living in Denver and working as a musician. In 1927, Frank married Katie Jordinelli, who was the sister of Annie Jordinelli Jacoe (two brothers married two sisters).

In 1928, following Frank's marriage in 1927, Eliseo divided the property and conveyed more than half of it to Frank Jacoe. Eliseo ended up with Lot 1 and the south half (12.5 feet) of Lot 2. Frank ended up with the north half (12.5 feet) of Lot 2 plus, Lots 3 and 4. (This was 1109 Main, which would be the residence of Frank and Katie Jacoe for many years.)

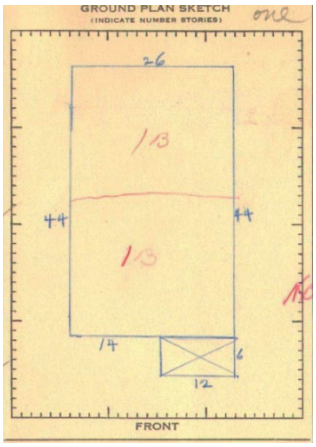
Construction and History of Current House; Date of Construction

Following Frank Jacoe's marriage in 1927 to Katie Jordinelli, the Jacoe brothers appear to have jointly decided to live next to one another on Lots 1, 2, 3, and 4. As noted just above, in 1928, Eliseo took the south side (where the Fischer Carpentry Shop was located) and Frank took the north side of the property.

Eliseo then set about having the house at 1101 Main constructed. The 1948 Boulder County Assessor card for this property and the Boulder County website both give the construction date of 1928 for the house at 1101 Main. Boulder County has sometimes been found to be in error with respect to the date of construction of Louisville buildings, so other evidence is looked to. In this case, the date of 1928 is believed to be correct and is supported by the division of the property in 1928. The Jacoes' niece, Virginia Caranci, stated in an oral history interview recorded on May 5, 2011 for the Louisville Historical Museum that a number of people who owed bills at the Jacoe Store worked off their debts to Eliseo Jacoe by doing work on the house when it was constructed. Virginia Caranci's mention of the house having been constructed in 1929 in the same interview is notable for the year being so close to the County's year of 1928, and in fact it is very possible that the final finishes were not completed until 1929. Information regarding when the Fischer Carpentry Shop was torn down could not be found.

The following undated photo from the Jacoe family shows the house at 1101 Main, possibly in the 1940s.

The following images show the photo and ground layout of 1101 Main from the 1948 Boulder County Assessor card:



In addition to Eliseo and Annie Jacoe having his brother (Frank Jacoe) and her sister (Katie Jordinelli Jacoe) living right next door at 1109 Main, Annie and Katie's parents (and later their sister and her family) lived behind 1101 Main at 1100 La Farge. Also, the third Jacoe brother, Robert, lived at 1045 La Farge, which was catty-corner from the Jordinellis. This arrangement was similar to the other family complexes of homes that families created in Louisville.

The saucer magnolia tree that planted on the south side of the house at 1101 Main has garnered regular attention in the *Louisville Times* and even statewide. The earliest *Times* article found, from April 16, 1942, stated that Louisvlle claimed the only blooming magnolia tree in Colorado, that it first bloomed in 1941, and that people even came from Denver to see it in bloom. The article also stated it had come from a nursery in Michigan and that "Mr. and Mrs. E. Jacoe" had planted it by their house in about 1936. According to a search in the Colorado Historic Newspapers Collection, the *Times* also highlighted the tree and its blooms in 1946, 1972, 1974, 1977, 1978, 1981, and 2003. The 2003 item stated that it was "the largest of its species in Colorado and thus earned the title of state champion tree," having been nominated by the City of Louisville.

Annie Jordinelli Jacoe passed away in 1954. Eliseo Jacoe sold the house the same year and went to live at his son's home in Louisville. In 1958, Eliseo Jacoe announced his retirement for health reasons after 35 years of operating the store, and passed away not long after. (Eliseo and Annie Jacoe's son, Pasqual, became a chemist and authority on uranium mine research who, at the time of his death in 1972, was the Director of the Occupational and Radiological Division of the Colorado State Department of Health, according to his obituary in the *Louisville Times*.)

Lester and Doris Else Ownership, 1954-1959

In 1954, Eliseo Jacoe sold 1101 Main to Lester Else (1899-1978) and Doris Else (1906-1992). At the same time, Frank Jacoe conveyed his ownership of two-and-a-half feet of his property at 1109 Main to the Elses. (This meant that the legal description of 1101 Main was now all of Lot 1

and the south 15 feet of Lot 2.) Lester and Doris Else moved to Louisville that year to take over the Bungalow Drug Store from the family of Ralph Grunkemeyer, who had recently died. (Bunglalow Drug was at the time located in the 700 block of Main Street where the City Hall parking lot is located now.) The *Louisvlle Times* reported that the Elses' son, Dwayne (1925-2009), was a pharmacist who was going to manage it.

Louisville directories for the period of ownership by Lester and Doris Else do show them and their son Dwayne as living at 1101 Main. In 1959, they sold both 1101 Main and their store.

Virginia and Eugene Caranci Family Ownership, 1959-present

In 1959, Virginia DeRose Caranci (1931-2023) and Eugene Caranci (1929-2018) bought 1101 Main from Lester and Doris Else. Virginia Caranci had prior connections to the home, as her aunts were Annie Jordinelli Jacoe and Katie Jordinelli Jacoe, and her uncles by marriage were the Jacoe brothers, Eliseo and Frank. Virginia grew up in the home of her Jordinelli grandparents at 1100 La Farge, which was the house behind 1101 Main. When Virginia's father died in 1940, Virginia and her mother and brother moved to the Jordinelli home in Louisville. (She stated in her 2011 oral history interview that her brother, Dick, lived with the Jacoes at 1101 Main for at least part of the time.) Virginia's mother, Minnie DeRose (1904-1997), lived at 1100 La Farge, behind her daughter's home at 1101 Main, from about 1940 until her death, carrying on the tradition of members of this family living close to one another. Eugene and Virginia raised their three daughters, Reggie, Jeanne, and Shelley, at 1101 Main.

In 1974, Virginia Caranci was the heir to the estate of her aunt Katherine Jordinelli Jacoe (1890-1973), owner and resident of 1109 Main next door (Frank Jacoe had died the previous year). Virginia Caranci executed a quit claim deed to herself and Eugene Caranci. In 1979, the two sold 1109 Main, but they retained the north 10 feet of Lot 2 instead of having it be part of the 1109 Main parcel. Therefore, the legal description of 1101 Main today is Lots 1 & 2 of Block 2, and the legal description of 1109 Main is Lots 3 & 4 of Block 2.

Both Eugene and Virginia were extensively involved in the Louisville community. Among other accomplishments, Eugene Caranci was an educator for Denver Public Schools, Executive Director of the Louisville Chamber of Commerce, and one of the four founders of Louisville's Society of Italian Americans. Virginia was the person most responsible for the establishment of the Louisville Historical Museum in 1986. She served on the Historical Commission for 30 years, from when the Commission was first created in 1979 until 2009, serving as Chair for many of those years. Eugene and Virginia Caranci were both instrumental in the shaping of Louisville, including working towards the establishment of Monarch High School, Avista Hospital, Coal Creek Golf Course, and other Louisville institutions, in addition to working on many Louisville

community events through their involvement with the Chamber, Society of Italian Americans, the Historical Museum, and other organizations.

In 1992, the Louisville Historical Commission selected Eugene Caranci to receive the Louisville Pioneer Award, and in 2006, the Commission selected Virginia Caranci to receive the same award. This Louisville Pioneer Award | City of Louisville, CO (louisvilleco.gov) page at the Historical Museum website tells of what they each did for the Louisville community. The two are also remembered for having made themselves available to talk about Louisville history and Italian culture in Louisville. For example, in her 2011 oral history interview, Virginia described the traditional Christmas Eve dinner at the Caranci home at 1101 with seven different Italian seafood dishes, and Eugene was interviewed for articles such as this 2012 article about the Society of Italian Americans and its annual festival, La Festa.

Recent Architectural Analysis

According to the 2018 report "Stories in Places: Putting Louisville's Residential Development in Context" (Microsoft Word - Final Louisville Residential Context 111918 (louisvilleco.gov)) written by PaleoWest Archaeology for the City of Louisville, with respect to the Bungalow Form (1900–1930): "Bungalows are one or one-and-one-half-story mass-plan houses that tend to (but not always) have large front porches. They reflect many of the ideals of the Arts and Crafts movement (1880–1920). The Bungalow form is abundant in Louisville. Although some have a clear Craftsman style (see below), many do not; a very recognizable alternate type in Louisville is the Bungalow with clipped gables and little or no ornamentation. Bungalows in Louisville also commonly feature stucco as the exterior material, such as seen at 1101 Main Street (Figure 122). . . . Defining characteristics seen on Bungalows in Louisville include the following (Colorado Historical Society 2008):

- Gently pitched front or side gable roof
- Large front porch with thick columns
- Clipped gable
- Overhanging eaves
- Stucco or wood on exterior
- One or one-and-one-half story" (page 111).

The Residential Context Report also described 1101 Main Street as being a "stucco clipped gable with porch and high integrity" (p. 158).

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

RESOLUTION NO. 7
SERIES 2026

A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING THE LANDMARK DESIGNATION FOR A HISTORICAL RESIDENTIAL PROPERTY LOCATED AT 1101 MAIN STREET.

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a landmark eligibility determination for a historical property located at 1101 Main Street, legally described as LOT 1 & 2 BLK 2 BARCLAY PLACE, City of Louisville, State of Colorado; and

WHEREAS, 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, 1101 Main Street (the Caranci House) has social significance because it exemplifies the cultural, political, economic, or social heritage of the community considering its association with various Louisville families and Louisville's cultural heritage; and

WHEREAS, the property has architectural significance because it has architectural integrity that is representative of the built environment in 1900s Louisville; and

WHEREAS, the HPC finds that these and other characteristics specific to the Caranci 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 the property at 1101 Main Street be approved for the following reasons:
    a. Architectural integrity has been largely maintained over time.
    b. Association with Louisville's heritage.
2. The Historic Preservation Commission recommends the City Council approve the landmark incentive grant in the amount of $7,700.00
3. With the amendment that the structure be named the Caranci House.

PASSED AND ADOPTED this 15th day of June, 2026.

_____
Sloane Whidden, Chairperson

City of Louisville
COLORADO • SINCE 1878

Historic Preservation Commission Communication
Agenda Item 6.C.

Subject: 700 Pine Street Alteration Certificate and Grant Request

Date: June 15, 2026

Prepared By: Jessica Daniels, Senior Planner

Presented By: Jessica Daniels, Senior Planner

Summary:

APPLICANT/OWNER:
Aaron & Janis Volgelsberg
700 Pine Street
Louisville, Colorado 80027

PROJECT INFORMATION:
ADDRESS: 700 Pine Street (James House)
LEGAL DESCRIPTION: Lots 21-22 Blk 7 Jefferson Place
DATE OF CONSTRUCTION: c. 1903

REQUEST:
Requests for an Alteration Certificate and Preservation and Restoration Grant

VICINITY MAP:

SUMMARY:
The property was landmarked in 2013 and received a landmark bonus of $1,000 but did

not apply for any additional grant funding at that time. A Historic Structure Assessment (HSA) grant was subsequently approved in 2024 for $4,000. The current application requests the following:

- Alteration Certificate to preserve, restore, and rehabilitate the landmarked home, including site work, foundations, window and door replacement, repair wood soffit and fascia, match entry porch to historic original; and
- A Preservation and Restoration Grant request of $128,300, including "extraordinary circumstances" grant funding.

STAFF RECOMMENDATION

- Approval of the alteration certificate
- Approval of a Preservation and Restoration Grant of up to $15,000.00

The grant application is subject to the grant funding guidelines under Resolution No. 2, Series 2012, the resolution in effect at the time of landmarking. Based on this resolution, there are "Flexible" and "Focused" grant categories for properties that landmarked under this resolution. The "Flexible" grants are limited to $5,000 and expire after 18 months. "Focused" grants are limited to sustaining the existing form, integrity, and materials of a historic property (not broader rehabilitation work), do not have an expiration date, and are limited to $15,000. Staff finds that there are eligible expenses in the grant request that qualify for the "Focused" grant category.

Requests for "extraordinary circumstances" grants must follow the process and criteria under Resolution No. 102, Series 2025 but are subject to the funding guidance of Resolution No. 2, Series 2012, which does not have a grant maximum. "Extraordinary circumstances" must be related to building size, condition, architectural details, or other unique conditions compared to similar Louisville properties and meet the following criteria:

i. Preserve, restore, and rehabilitate the integrity of historic architectural features and materials of the exterior of the buildings, including but not limited to historic windows, doors, siding, and other historic features that, without the additional grant funds, would be replaced by new materials; or

ii. Pay for vital structural work and building code compliance -related work that exceed Tier 1 grant amounts, if identified in an approved HSA.

Staff finds that the first criterion is not met. Additional grant funding is not needed to ensure that historic materials and features are not replaced with new materials. Parts of the application could be eligible for the second criterion, including structural work outlined in the HSA, such as foundation work.

However, staff does not recommend approval of an "extraordinary circumstances" grant request. The property was landmarked 13 years ago, and providing additional grants is

inconsistent with purpose of the fund to *incentivize* local landmark designation and the intended use of Historic Preservation Funds outlined in Louisville Municipal Code (LMC) Sec. 3.20.605.

The City's funding resolutions that have been developed to implement the incentive program purposely limit the time when grants may be requested and limit grants to the resolution in effect at the time of landmark designation to ensure the funds are used for the required purpose of *incentivizing* local landmark designation.

Because Resolution No. 2, Series 2023 does not have an expiration date for the "Focused" grant category, Staff recommends providing the grant funding under this category, as that was part of the incentive that the City committed to for this property to participate in the landmark program. However, Staff does not support additional grant funding outside of this category since it was not part of the incentives offered at that time.

Additionally, this would set a precedent that could allow many past landmark properties to return for open-ended grant funding at a future date. This is inconsistent with the intent that the fund be used as an incentive and could significantly impact fund balance, limiting the potential for future incentive programs.

Background / Prior Discussions:
HISTORICAL BACKGROUND:
Information from Bridget Bacon, Louisville Historical Museum

This property is part of the Jefferson Place Subdivision, which was platted in 1880. Records indicate the house was built around 1903.

Carveth Family, Owners 1891-1925
Arthur and Ann Carveth acquired the property at 700 Pine in 1891, though the house was not built until about 1903. Arthur was a carpenter. His and Ann's sons, James Arthur and Frank, ran the Carveth Brothers & Dalby general store in the State Mercantile building from 1910 to 1945.

James Family, Owners 1938-2008
Gladys and George James bought the house in 1938, and George worked as a miner in the winter, including at the Centennial Mine, and for the Public Service Company in the summers. After the mines closed in the 1950s, George worked for the National Bureau of Standards in Boulder. He was also an amateur actor.

Volgelsberg Family, 2008 – Present Debbie Volgelsberg acquired ownership of the home when Gladys James passed away in 2008. In 2009, Aaron & Janis Volgelsberg moved into the home and assumed ownership in 2024. The home was landmarked in 2013.

Please refer to the attached social history for more information.

Recent Photo of 700 Pine Street from HSA, 2024 (Northwest Corner)

Recent Photo of 700 Pine Street from HSA, 2024 (Southwest Corner)

Recent Photo of 700 Pine Street from HSA, 2024 (Northeast Corner)

Recent Photo of 700 Pine Street from HSA, 2024 (Rear)

ARCHITECTURAL INTEGRITY:
The property was landmarked in 2013. The City's Paleowest Architectural surveys *Stories in Places: Putting Louisville's Residential Development in Context* identifies 700 Pine Street as a National Folk House architectural type constructed in 1945. This date of construction is likely an error based on documentation of construction in the social history report. National folk house forms were associated with railroads and worker housing in general. They were popular from the 1870s to 1930s and are the dominant residential type in Louisville from that time.

The National family of folk houses includes several variations that are present in Louisville:

- Gable-front form
- Gable-front-and-wing form (also "Gable Ell" or "L-gable")
- Side-gabled, massed-plan form
- Folk Victorian
- Pyramidal/Hipped form
- I-House form

HISTORIC STRUCTURE ASSESSMENT
A Historic Structure Assessment was previously done for the property in 2024 and paid for by the Historic Preservation Fund in the amount of $4,000 (Attachment No. 2). As per the HSA, the existing house at 700 Pine Street has a high degree of historic integrity when compared to historic photos. Based on site measurements and observations, it is believed that the original wood siding, a shiplap with a Dutch cove profile, is present throughout under the existing aluminum siding. Further investigative deconstruction has the potential to reveal a larger extent of original materials.

As per the HSA, the garage appears to have been constructed prior to 1948. However, the HSA notes that current condition of the garage does not contribute to the overall historic context of the 700 Pine site.

LANDMARK DESIGNATION
The home was landmarked in 2013 by the previous owner Debbie Volgelsberg. An alteration certificate was requested and approved in 2018 for a re-roof. Building permit records include the re-roof in 2018, a new furnace and water tank heater in 2013, electrical 124 amp service change in 2009, re-roof in 2009, re-siding of the garage in 1988, and soffit and window alterations in 1984. Several additions have been added to the property, likely in the early 1990s (east addition) and 1920's (south addition and enclosed porch).

Analysis:
ALTERATION CERTIFICATE REQUEST:
The applicant is also applying for an Alteration Certificate. Alteration Certificate requests are intended to ensure that exterior alterations and additions to the historic property do not affect a property's historical integrity. Alteration Certificates are not required for routine maintenance, such as painting, but are required for work that requires a building permit. The proposed work falls under this review purview, which should focus on how the proposed changes may or may not impact the property and its historic integrity.

The scope of work related to preservation and restoration of the historic structure is summarized below and detailed in Attachment No. 3 and Attachment No. 4. Alteration certificates only apply to exterior work:

1. Envelope - Exterior Walls
    1. Remove existing metal siding to expose historic wood siding
    2. Patch and repair siding (replace with like material where beyond repair
    3. Any new siding to match the structure's original ship-lap siding
    4. Insulate all exterior walls- blown in
    5. Existing chimney to remain- tuck-point masonry to stabilize
2. Envelope Roofing & Attic
    1. New asphalt shingle roofing
    2. Provide new ridge vent for high venting.
    3. Provide low roof venting – at soffits or a mid-roof vent.
    4. Remove metal awnings roofs over side and rear doors.
    5. Insulate attic to R60.
3. Windows and Doors
    1. Replace all existing windows with wood windows in historic window openings
    2. Maintain existing entry, side and rear door
    3. Provide new storm doors
4. Exterior Details
    1. Remove aluminum soffits and fascia. Patch and repair wood soffit and fascia underneath or replace
5. Entry Porch
    1. Remove finishes (carpet, vinyl siding, and metal soffit).
    2. Repair, refinish and/or replace finishes to match historic original.
6. Garage

    1. Remove existing metal siding to expose masonry.
    2. Repair CMU as per engineer.
    3. Re-stucco exterior.
7. New Addition
    1. A new southern 1 bedroom addition.

Interior scope of work not pard of the alternation certificate, but included for context and the proceeding grant request:

1. Site Work
    1. Improve drainage around structure
    2. Work may involve a raised foundation detail at top of foundation wall
2. Foundation
    1. Shore, structure and remove existing foundations
    2. Replace with new foundation wall with foundation drain at entire perimeter.
3. First Floor Framing
    1. Sister or reinforce existing framing per engineer
4. Roof Framing
    1. Sister, reinforce, or brace existing framing per engineer
5. Mechanical Systems
    1. Remove and replace furnace. Provide new ductwork.
    2. Replace plumbing as necessary.
    3. Provide new water heater.
6. Electrical Systems
    1. Provide new (at minimum) 200-amp panel.
    2. Remove and replace distribution wiring throughout.

ALTERATION CERTIFICATE CRITERIA AND STANDARDS ANALYSIS:

Sec. 15.36.120. - Criteria to review an Alteration Certificate.

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

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

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

Criteria and Standards	Met?	Evaluation
1. The effect upon the general historical and architectural character of the structure and property.	**Yes**	The project will improve the historic quality and character of the building and preserve the landmarked home.
2. The architectural style, arrangement, texture, and material used on the existing and proposed structures and their relation and compatibility with other structures.	**Yes**	The project includes restoration, and uncovering of original materials where possible, and matching to historic style if new materials are required to match the historic architectural style.
3. The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structures and the site.	**Yes**	The size of the home is to be maintained, and the new addition fits with the character and allowances of the site.
4. The compatibility of accessory structures and fences with the main structure on the site, and with other structures.	**Yes**	The non-original steel siding is proposed to be removed on the garage, which may have been constructed prior to 1948.
5. The effects of the proposed work in creating, changing, destroying, or otherwise impacting the exterior architectural features of the structure upon which such work is done.	**Yes**	Aluminum soffits and fascia will be removed and repaired/replaced to match historical elements. The effect of the work enhances the architectural features of the structure upon which such work is done.
6. The condition of existing improvements and whether they are a hazard to public health and safety.	**N/A**	There are no known hazards to public health and safety.
7. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property.	**Yes**	The proposal will maintain the existing use of the property.
8. *a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building*	**Yes**	The proposal does not affect the continued and historic residential use of the structure.

and its site and environment.		
8. b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	**Yes**	The project restores and replicates historic elements and features through original or matching materials.
8. c. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.	**Yes**	The requests do not include conjectural features or other features that create a false sense of history.
8. d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	**N/A**	There are no significant historic changes over time.
8. e. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.	**Yes**	Existing distinctive features are proposed to be removed and replaced with matching architectural style.
8. f. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. In the replacement of missing features, every effort shall be made to substantiate the structure's historical features by documentary, physical, or pictorial evidence.	**Yes**	Historic features will be repaired or replaced including windows, doors, and soffit and fascia.
8. g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means	**N/A**	Damaging techniques are not proposed for use on this project.

possible.		
8. h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.	**N/A**	Significant archeological resources have not been identified on this property.
8. i. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.[1]	**Yes**	A new one bedroom addition is proposed which will be compatible with the massing, size and scale of the home.
8. j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	**N/A**	The new proposed one bedroom addition will not impair the integrity of the historic home.

Staff find that the changes made **will not** result in a loss of the character of the historic building and **does** meet the standards of Section 15.36.120.

GRANT REQUEST AND ELIGIBILITY:
Under the current HPF funding Resolution No. 102, Series 2025 (Attachment No. 5):

> *Section 12. Time limits and procedures.*
> *e.* ***Owners of properties landmarked prior to enactment of this resolution shall have access to the grant funds available through the resolutions in effect at the time of landmarking approval****. Such owners may also apply for additional grants through the* ***extraordinary circumstances*** *process described above.*

Prior Resolution No. 2, Series 2012
Resolution No. 2, 2012, is the applicable resolution of the time. The following sections are relevant to this request:

> *Section 3. Flexible grants for preserving, restoring, rehabilitating, or protecting landmarked property:*
> *a.* ***For a period of 18 months from when a property is declared a***

landmark *pursuant to Chapter 15.36 of the Louisville Municipal Code the owner of* ***the property shall be eligible for a grant from the Historic Preservation Fund in the amount of up to $ 5, 000 for residential structures*** *and up to $ 65,000 for commercial structures. These grants are available for the following purposes…:*

Section 5. Focused preservation and/or restoration grants with matching funding requirements:

1. ***In addition to being eligible for the grants listed elsewhere*** *in this Resolution, a property declared a landmark pursuant to Chapter 15. 36 of the Louisville Municipal Code is eligible for a grant from the Historic Preservation Fund in the amount of up to $ 100, 000 for commercial structures and* ***up to $ 15, 000 for residential structures*** *activities described in this Section, or a series of grants totaling $ 100,000 for commercial structures and up to $ 15,000 for residential structures.*

c. Grants specified in this section ***may only be used for preservation and/or restoration projects: These projects include measures directed towards sustaining the existing form, integrity, and materials of a historic property. None of the funding awarded pursuant to this section may be used for any actions considered routine maintenance. Routine maintenance includes painting, refinishing and exterior cleaning.***

Staff reviewed the Preservation and Restoration Grant request (Attachment No. 5) by evaluating whether each request line item qualified for grant funding under Section 5 of Resolution 102, Series 2025 as focused preservation/restoration work, or not eligible.

Findings are summarized in the following table:

Table 1. Preservation Grant requests

Requests		**Analysis**
Description	Amount	Focused Preservation and/or Restoration
Manual J/S/D, Blower-door test & Letters	$1,251.00	Ineligible
Blueprint Copies	$250.20	Ineligible
Surveying	$2,168.40	Ineligible
Engineering, Inspections, Letters	$1,251.00	Ineligible
Soils Report & Inspections	$834.00	Ineligible

Site Work	$2,919.00	Ineligible – Not Focused Preservation or Restoration
Temporary Facilities & Controls	$3,753.00	Ineligible
Excavation, Grade, Prep, Backfill & Trucking	$44,000	Ineligible – Not Focused Preservation or Restoration
Temporary Shoring of Existing Main House Structure	$12,000	Ineligible – Not Focused Preservation or Restoration
Concrete Footings, Foundations & Concrete Window Wells	$44,505.60	Ineligible – Not Focused Preservation or Restoration
Perimeter Drain System & Foundation Waterproofing	$5,200.00	Ineligible – Not Focused Preservation or Restoration
Undergrade prep for Basement concrete slab - Materials & Labor	$5,200.00	Ineligible – Not Focused Preservation or Restoration
Basement Concrete Slab	$14,300.00	Ineligible – Not Focused Preservation or Restoration
Concrete Pump Truck - If needed	$1,400.00	Ineligible – Not Focused Preservation or Restoration
Undergrade prep for all concrete patio slabs - Materials & Labor	$4,800.00	Ineligible – Not Focused Preservation or Restoration
Rear & South Concrete Patios - Materials & Labor	$2,800.00	Ineligible – Not Focused Preservation or Restoration
Radon Mitigation System	$1,440.00	Ineligible – Not Focused Preservation or Restoration
Framing - Materials, Including Trusses	$25,600.00	Ineligible – Not Focused Preservation or Restoration
Framing - Labor	$26,400.00	Ineligible – Not Focused Preservation or Restoration
Plumbing	$18,400.00	Ineligible – not limited or code sensitive
Mechanical/HVAC	$25,600.00	Ineligible – not limited or code sensitive
Electrical	$26,400.00	Ineligible – not limited or code sensitive
Insulation - Materials & Labor - Cellulose & Foam	$17,344.00	Ineligible
Drywall - Materials &	$17,600.00	Ineligible

Labor		
Windows & Exterior Doors - Materials & Installation Labor	$24,000.00	Eligible – Focused Restoration/Rehabilitation
Painting - Interior & Exterior - Materials & Labor	$12,800.00	Ineligible
Exterior Siding & Trim - Soffit & Eaves - Materials - Hardie	$12,640.00	Eligible – Focused Restoration/Rehabilitation
Exterior Siding & Trim - Soffit & Eaves - Labor	$12,000.00	Eligible – Focused Restoration/Rehabilitation
Roofing - Materials & Labor	$6,400.00	Ineligible
Gutters & Downspouts - Materials & Labor	$3,600.00	Ineligible
Backout - Materials & Labor	$6,960.00	Ineligible
Cleaning & Finals	$4,400.00	Ineligible
RCI - Project Administration	$4,000.00	Ineligible
RCI - Construction Management & Supervision	$28,000.00	Ineligible
Total Project Cost	$359,816.20	Note: Quote provided for addition, but total cost only includes work for home.
Eligible Focused Preservation and Restoration Expenses	$52,240	
Total Recommended Focused Preservation and Restoration Grant	$15,000.00	
Total Recommended Extraordinary Circumstances Grant	$0.00	
Total Recommend Grant	$15,000.00	

STAFF ANALYSIS:
The Historic Preservation Fund grant program has been established as an incentive to

landmark a property and includes a maximum allowed timeframe to apply for grants following landmark designation. The 2017 voter approved ballot extended the sales tax and codified financial incentives for landmarking and preservation. Staff do not find that the request supports the intent of the fund, which is to incentivize landmarking.

The Historic Preservation Commission recently considered a similar grant request at the October 20, 2025 HPC meeting. That property (701 Lincoln Avenue) landmarked in 2015 and had already completed some eligible historic preservation work. The staff recommendation was denial of the grant request due to ineligibility. The Commission made a motion to approve $5,000 in future matching funds based on extraordinary circumstances based on the prominence of the location. At the same meeting, the Commission deliberated on time extensions as part of the resolution in effect and prior resolutions. The Commission ultimately decided to maintain similar language in the current resolution around timing for requesting grant funds after landmarking. As per the current funding Resolution No. 102, Series 2025:

> *Section 12. Time limits and procedures.*
> *e.* ***Owners of properties landmarked prior to enactment of this resolution shall have access to the grant funds available through the resolutions in effect at the time of landmarking approval****. Such owners may also apply for additional grants through the* ***extraordinary circumstances*** *process described above.*

Resolution in Effect at Time

In applying Resolution No. 2, 2012, the resolution in effect at the time of landmarking, the property is only eligible for up to $15,000 in Focused Preservation and Restoration Grants. The following is a summary of what grants have already been paid and eligibility based on the resolution:

- $1,000 landmark bonus was paid to previous property owner at time of landmarking
- $4,000 has already been reimbursed paid for the HSA
- Ineligible for $5000 under Section 3, Resolution No. 2, Series 2012 as 18 month deadline after landmarking expired.
- $15,000 available under Section 5 for Focused Preservation and Restoration Grants (no time specified)

New Construction

New construction grants were not available to residential properties (only commercial properties) under Resolution No. 2, 2012. Therefore the request is not eligible for any grants for new construction associated with the proposed 1 bedroom addition.

Extraordinary Circumstance Request

Staff find that the scope of work presented and condition of the home at 700 Pine Street is comparable to other homes in Old Town Louisville in relation to contemporary grant

requests, and for that reason do not consider the requests to be extraordinary. Staff recognizes that there is structural work identified in the recent HSA, but does not find that the request meets the intended use of the grant funds as an incentive for landmark designation due to the 13-year delay in requesting grant funds after the property was landmarked.

Comparison to Current Resolution No. 102, Series 2025
The recent funding resolution update defined extraordinary circumstances and determined a maximum cap amount of $22,300, The new definition is defined as:

> *e. For purposes of Table 1 and Table 2, " extraordinary circumstances" shall mean additional grant funds are appropriate to:*
> *i. Preserve, restore, and rehabilitate the integrity of historic architectural features and materials of the exterior of the buildings, including but not limited to historic windows, doors, siding, and other historic features that, without the additional grant funds, would be replaced by new materials; or*
>
> *ii. Pay for vital structural work and building code compliance -related work that exceed Tier 1 grant amounts, if identified in an approved HSA.*

While the property is not eligible for consideration under the current funding resolution, this information is provided to assist the Historic Preservation Commissions deliberation in comparison to the current incentives available for new landmarked properties with extraordinary circumstances requests.

There are 12 of 36 properties (including 700 Pine Street) landmarked between 2010 and 2018 that have not submitted applications for grant funds, and these properties are subject to the resolutions in effect at that time. In addition, the potential impact on fund balance by setting a precedent of allowing open-ended extraordinary circumstance funding for all past landmarked properties should be considered.

Alternatives:
Alteration Certificate:
- Approve the Alteration Certificate as submitted.
- Deny the Alteration Certificate.

Grant Request:
- Approve a Focused Preservation and Restoration Grant of up to $15,000.
- Approve an Extraordinary Circumstances grant for eligible expenses up to a maximum amount determined by the HPC. The HPC could consider using the Resolution No. 102, Series 2025 limit of $22,300 as guidance for the maximum grant amount.

Recommendation:
Approval of Resolution No. 7, Series 2026, approving the Alteration Certificate.
Approval of Resolution No. 8, Series 2025, recommending approval to City Council of a Focused Preservation and Restoration Grant of up to $15,000.

Attachments:

1. 700 Pine Street Social History Report
2. 700 Pine Street Historic Structure Assessment
3. Statement of Work
4. Alteration Certificate Drawings
5. Preservation Grant Appplication
6. Narrative for Extraordinary Circumstances Funding Request
7. Resolution 2012-02
8. Resolution 2025-102
9. Resolution 7, Series 2026
10. Resolution 8, Series 2026

700 Pine

Legal Description: Lots 21 and 22, Block 7, Jefferson Place

When Constructed:

Boulder County Assessor records say that it was built in 1903. However, it seems likely that at least part of the house was constructed before that. The 1900 federal census indicates that Arthur Carveth, who was the owner of this property in 1900, "owns" his home, and this was the only property that he owned.

The 1909 Drumm's Wall Map of Louisville at the Historical Museum shows a structure standing on Lot 22 (the corner lot) only. There may have been a later addition to the house to the east, on Lot 21.

Development of Jefferson Place

The subdivision in which 700 Jefferson is located was Jefferson Place. Charles Welch was its developer and he platted Jefferson Place in 1880. Charles Welch was the prominent Colorado businessman who played a large role in the founding of Louisville and the opening of its first coal mine, the Welch Mine.

Carveth Ownership

Boulder County records show that a deed from Charles Welch for Lot 22 was recorded in 1891, and a deed from Charles Welch for Lot 21 was recorded in 1899. (1898)

Arthur and Ann Carveth were both born in England. Arthur was a carpenter. Arthur lived 1836 to 1913 and Ann lived 1838 to 1920.

Arthur and Ann Carveth's sons, James Arthur and Frank, formed a business with their cousin called Carveth Brothers & Dalby that was located in the State Mercantile Building on Main Street from approximately 1910 to 1945.

The Louisville directory for 1904 shows Arthur and Ann Carveth living at the corner of Jefferson and Pine, the correct location for 700 Pine. Their son, James A., was living with them at that time.

The directory for 1916 shows that Ann, a widow, was living on Pine.

The 1920 census shows that Ann Carveth was living on Pine, likely in this home, with her brother, James Dalby.

Humphrey Ownership, 1925 - 1938

In 1925, James Arthur Carveth (son of Arthur and Ann) and Mary Carveth sold Lots 21 and 22 to Joseph and Della Humphrey. It is believed that Della was the second wife of Joseph. Joe Humphrey (1865 – 1930) had previously operated the Commercial Hotel a block to the east on Pine Street.

James Ownership

Gladys and George James, who married in 1933, acquired this property in 1938 from Della Humphrey.

The property is still in the James family, meaning that it has been in the same family for 72 years.

DAJDESIGN
ARCHITECTURE+INTERIORS

HISTORIC STRUCTURAL ASSESSMENT

700 PINE STREET, LOUISVILLE, COLORADO

May 31, 2024

Evaluated by:

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

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

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1.0 INTRODUCTION

1.1 RESEARCH BACKGROUND / PROJECT PARTICIPANTS

DAJ Design conducted an Historic Structural Assessment for the structure located at 700 Pine Street, Louisville, Colorado to determine its feasibility as a candidate for 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. Therefore, the Commission approved the Historic Structural Assessment to be paid for by the Louisville Preservation Fund grant.

The primary purpose of this HSA is to evaluate the property's current condition and to identify preservation priorities for the best use of rehabilitation funds. DAJ Design inspected 700 Pine 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 700 Pine Street on May 9th, 2024, with GFE Structural. The weather for the visit was cool and overcast. Adequate access to the basement and attic were available, though not all areas were entirely visible. Additionally, there is a detached garage on the site. It is not considered historic, so assessment was minimal.

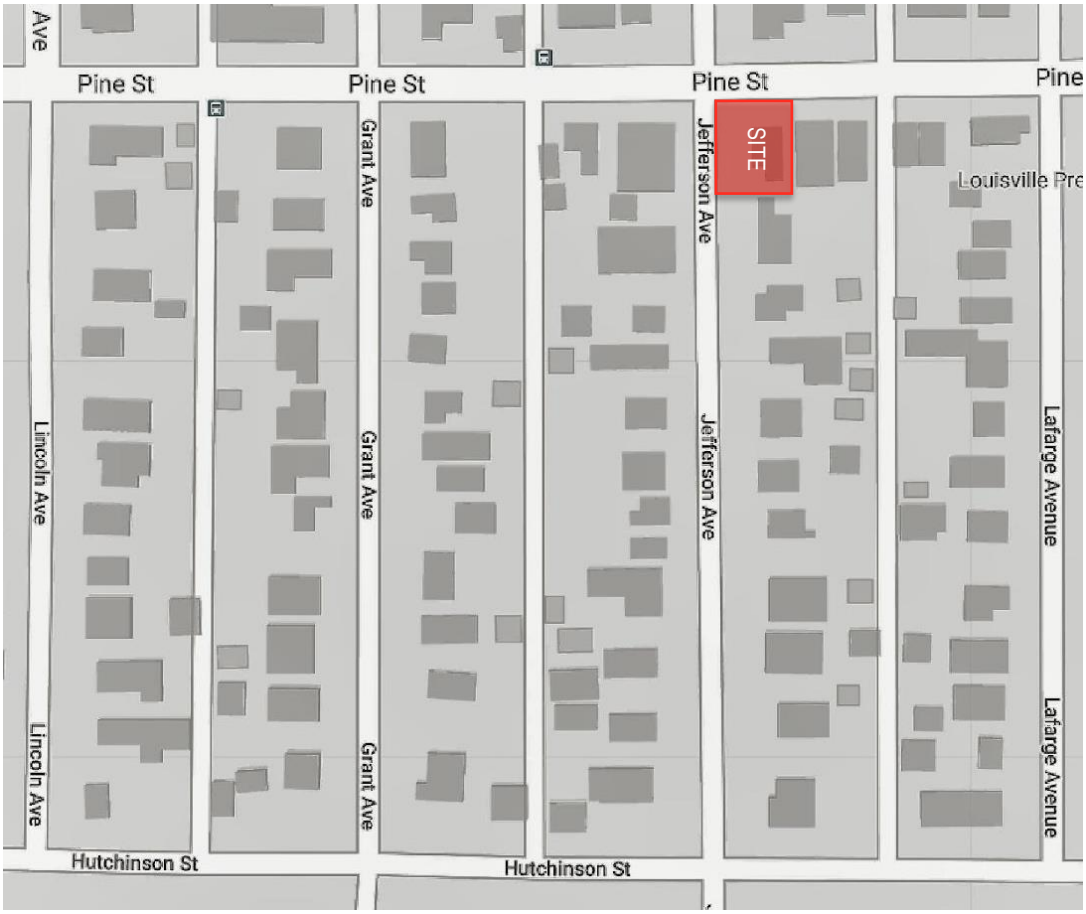
LIST OF CONSULTANTS AND SOURCES:

STRUCTURAL ENGINEER
Vignan Beesam, M.S.
Reviewed By: Jesse Sholinsky, P.E.
GFE STRUCTURAL
PO BOX 20708
BOULDER, CO 80308
303.554.9591

SOURCES
"Louisville Historic Preservation Commission Staff Report," March 18, 2024.

1.2 BUILDING LOCATION

VICINITY MAP



LEGAL DESCRIPTION

Lots 21 and 22, Block 7, Jefferson Place

2.0 HISTORY AND USE

The following report was written by Bridget Bacon of the Louisville Historical Museum.

700 Pine St. History

Legal Description: Lots 21 and 22, Block 7, Jefferson Place

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James Ownership

George and Gladys James, who married in 1933, acquired this property in 1938 from Della Humphrey. The property is still in the James family, meaning that it has been in the same family for 72 years.

2.1 ARCHITECTURAL SIGNIFICANCE & CONSTRUCTION HISTORY

The residential property at 700 Pine was built sometime around 1900. It is a typical wood frame vernacular house of the Louisville area. In 2024 the structure is clad in steel siding, although evidence remains of the original painted wood siding existing beneath. The foundation is essentially original, compared to 1948, and the house has had minimal renovation since. The building is composed of a series of very early additions. As these were built around the turn of the century, there is minimal documentation of the home's evolution.

The following is a conjectural timeline.

It is believed that the first phase of construction was the west living room and bedroom. This phase approximately mirrors the footprint on the site from the 1909 Drumm's Wall Map, although this is not conclusive. It appears that the current east sitting room was constructed next, since the roof ridge is above that of the west side. It is unlikely that the roofline of an addition would be set at a lower height, hence the west side is believed to predate the south side. It is conjectured that when the phase two roof was built, the original front facing gable was partially removed, resulting in the irregular roof line seen today. The bay window on the east may be original to this second phase, but it could also be a very early addition. The south kitchen wing was added after the bay window. Physical evidence suggests this was built in one phase. Sometime after, the parallel gable roofs of phases one and three were combined by extending the roof upwards, hence the peak on the main façade, as supported by roof framing observations. The front porch must have been built, at the earliest after phase two, but it may postdate phase three.

The primary façade faces north to Pine Street and the original form of the house is apparent when viewed from the northeast. The overall mass and footprint of the house remain unchanged since 1948, and the only significant change since then has been the installation of steel siding.

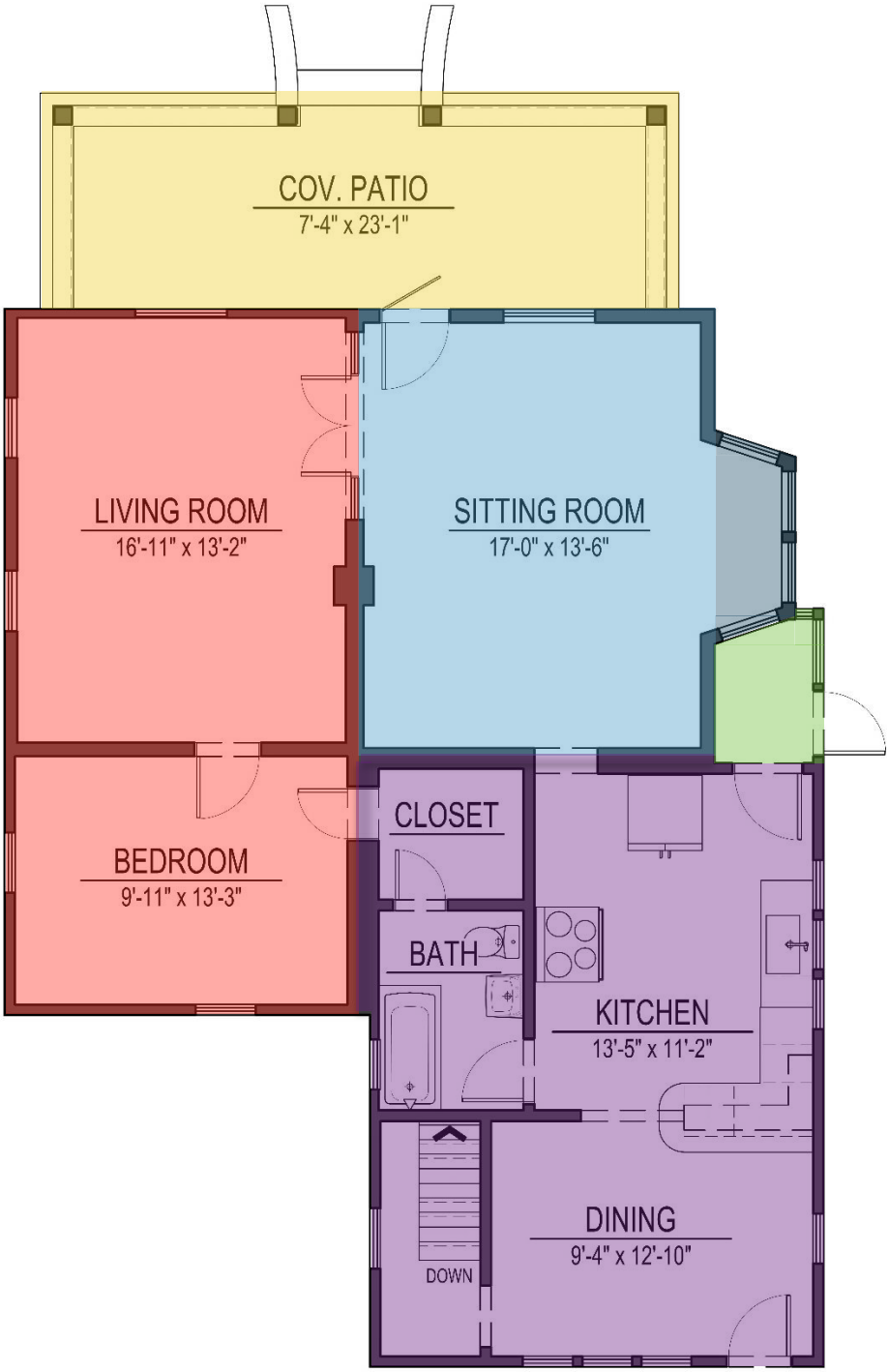
The wood frame construction style of the original house is typical of early 20th century construction techniques found in the Louisville area. Many of the original materials remain and are consistent with other building materials and details used on other houses built around the same time in the Louisville area.

700 Pine has the potential to be restored to a high degree of architectural integrity when compared to historic photos. Overall, the home is well maintained, with items that require prioritization, as outlined in the analysis of this report. The original house is essentially intact with very few modifications since the original construction in the 1900's. Based on site measurements and observations, it is believed that the original wood siding, a shiplap with a Dutch cove profile, is present throughout under the existing aluminum siding . Further investigative deconstruction has the potential to reveal a larger extent of original materials.

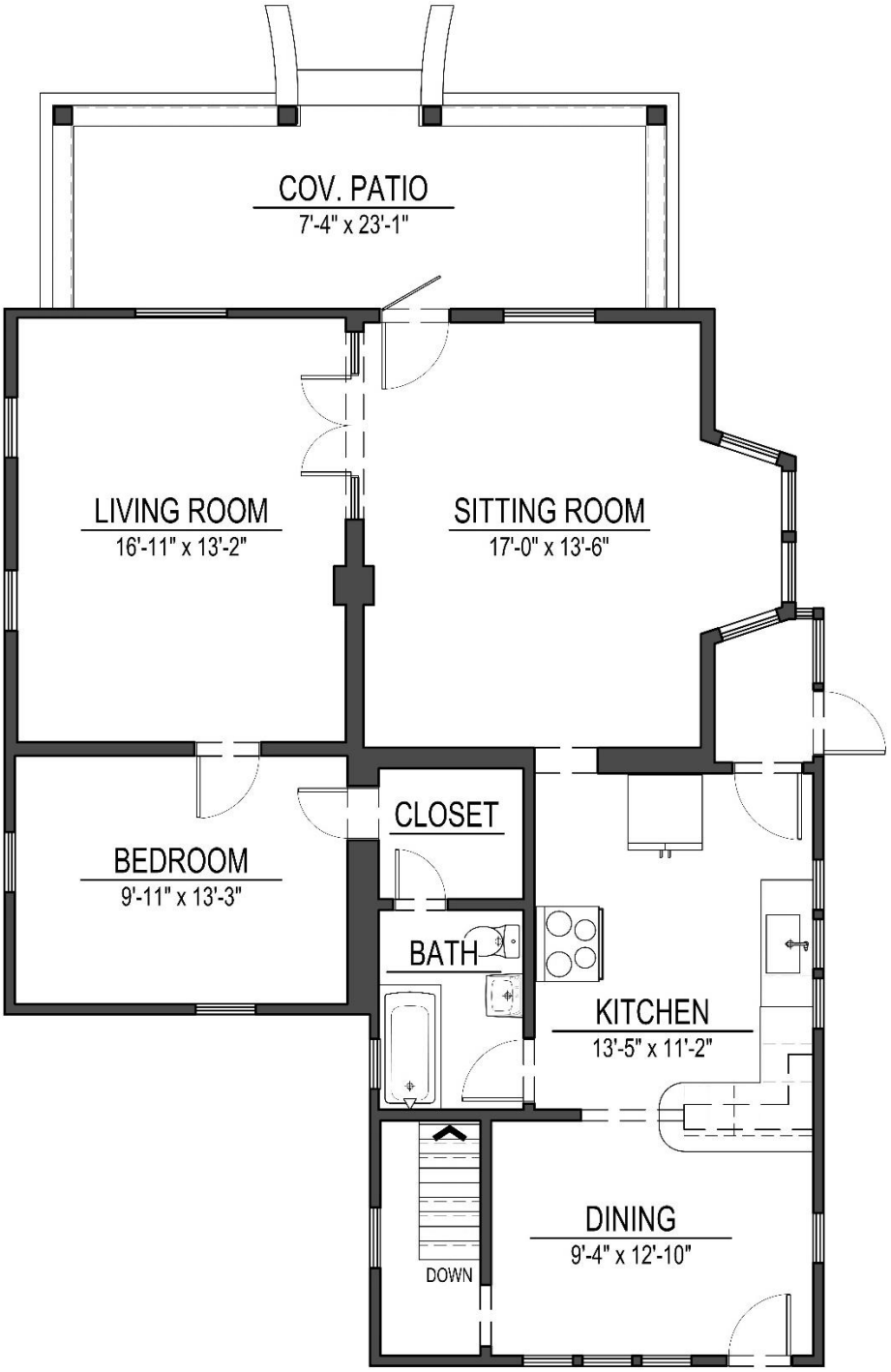
700 Pine is listed on the Local Register.

<u>Primary Changes Occurring Over Time</u>:

- Original house (RED): ca. 1900
- Probable east addition (BLUE): Unknown, early 1900s.
- Bay window (GRAY): Unknown, early 1900s.
- South addition (PURPLE): Unknown, ca.1920s.
- Enclosed porch: Unknown, ca.1920s, enclosed post 1948.
- New asphalt roof: 2018
- New floor joists: Unknown
- New siding: 1974
- New windows: Unknown
- New gutters & downspouts: Unknown


COV. PATIO
7'-4" x 23'-1"
LIVING ROOM
16'-11" x 13'-2"
SITTING ROOM
17'-0" x 13'-6"
BEDROOM
9'-11" x 13'-3"
CLOSET
BATH
KITCHEN
13'-5" x 11'-2"
DINING
9'-4" x 12'-10"
DOWN

2.2 FLOOR PLANS



Main Level Floor Plan

2.3 PROPOSED USE

There is no proposed change of use at this time.

3.0 STRUCTURE CONDITION ASSESSMENT

3.1 SITE

ASSOCIATED LANDSCAPE FEATURES

Description:

700 Pine is set on a corner lot in downtown Louisville that is approximately 50 feet wide by 100 feet deep, running lengthwise in the north-south direction and totaling approximately 5,000 sf. The property is bordered on the north by Pine Street, on the west by Jefferson Avenue, on the south by an alley, and on the east by a residential property. The property is enclosed along the alley by a wood and metal fence, partially along the east property line by a plastic fence, and there are smaller metal fences enclosing a rear yard between the house and a garage.

Approximately 35% of the lot is covered by the footprints of the main house and the garage. The main house sits about 25 feet from Pine Street and 18 feet from Jefferson Avenue. The garage sits near the southwest corner of the property and abuts the alley. There is a small concrete driveway between Jefferson Avenue and the garage.

Most of the site is grass, with a large shrub at the southwest corner of the house, shrubs on the east and west sides of the covered front porch, a garden in the southeast corner of the site, and small shrubs around the north and east of the garage. There are mature trees in the alley but none that are located on the site.

Finally, in the southeast corner of the lot there are three small structures built of concrete, brick, and CMU blocks with metal caps. These appear to be historic trash incinerators that are no longer used.

Southwest corner of the house with large shrub.

Possible historic trash incinerators.

Condition Evaluation:

Overall, the landscape features are in good condition. The trash incinerators may be historic, though further analysis by an historian is necessary.

Recommendations:

The Louisville Historical Museum should further evaluate the three concrete, brick, and CMU structures located in the southeast corner of the property to determine their potential historic value to the site and to Louisville as a whole.

GRADING

Description:

Overall, the site is relatively flat with a slight downward slope to the east. The grade has a pronounced negative slope towards the house on the west side as it slopes down from the Jefferson Avenue sidewalk towards the house. This negative drainage was likely created when the streets around old town Louisville were paved, thus raising their historic elevations relative to the houses in the area. This is particularly noticeable in this area along the east side of Jefferson Avenue. Finished grade sits below the finish materials of the house in most areas, though minimally along the west side and in some areas on the west side the grade sits at or above the height of the foundation.

Typical relationship between grade and finish material

Negative drainage along the west property line

Condition Evaluation:

The overall site grading is in poor condition. It is important that the grading around the house should be a minimum of 6 inches below the top of the foundation and slope away from the foundation for at least the first 5 feet. Due to the nature of the lot, it is difficult to meet these requirements without some amount of regrading or lifting the building and pouring a new foundation.

The effects of poor grading are difficult to determine in one site visit. However, the owner notes that there is water infiltration into the basement during and after significant rain and snow events. Furthermore, the affected areas are not visible without the removal of finish materials. It is apparent however that the grading around the house, particularly on the west side, directs surface water towards the house foundation.

Recommendations:

1. Continue to monitor the drainage around the perimeter of the house. The perimeter should be observed after snow and significant rain events to assess for all areas of pooling water.
2. The top of the foundation relative to the top of grade should be determined around the entire perimeter of the house. If the top of the foundation is determined to be at or below the existing grade, new grading should occur to bring the grade down below the top of the foundation, as prescribed by a licensed structural engineer.
3. Finished grade around the house perimeter should be re-graded to create positive drainage away from the house. The top of finished grade should be a minimum of 6 inches below the top of the foundation and slope away from the foundation for at least the first 5 feet. Coordinate slope with a licensed geotechnical engineer.
4. The house foundation should be replaced to bring the top of foundation at least six inches above finished grade. Coordinate with a licensed structural engineer and a licensed geotechnical engineer.
5. The wood floor framing members including the sill plate, rim board, floor joists, and floor sheathing should be inspected for rot caused by poor drainage. If rot is found in any of these members, the affected flooring should be replaced as prescribed by a licensed structural engineer.

PARKING

Description:

Parking on the site is provided by a one-car garage located in the southwest corner of the site, abutting the south alley and facing Jefferson Avenue. There are no records for when the garage was built, but it is mentioned on the 1948 Boulder County assessor's card and the construction type is typical of that timeframe for the Louisville area. The building is constructed of 8x8x16 CMU block walls supported by a concrete foundation of unknown depth, and it is not clear if there is a footing. The garage roof is constructed with 2x6 roof rafters at approximately 17 inches on-center and sloping down towards the east. The rafters bear on 1x sill plates along the east and west CMU walls and are spliced on a mid-span 6x6 beam that bears on the north and south walls. The garage roof sheathing is constructed with 1x12 skip sheathing. There is a poured concrete slab floor and a poured concrete driveway to Jefferson Avenue.

The exterior finish is a steel siding that was applied in 1988, according to building records. This is after the steel siding was added to the house in 1974. The overhead door facing Jefferson is a painted wood door. There is a painted wood person door and three single-pane, divided lite windows on the north side.

Garage interior, showing CMU walls & roof construction.

Southwest corner of the garage.

Condition Evaluation:

The garage is in fair condition. Minimal assessment of this structure was made due to the lack of information of the date of construction. The garage meets the criteria for an historic structure as it appears to have been constructed prior to 1948. However, the current condition of the garage does not contribute to the overall historic context of the 700 Pine site. There are several significant cracks in the CMU wall, finish materials of the parapet appear to be deteriorating or have detached, and it was difficult to fully assess the roof. Furthermore, it is difficult to determine if the garage is supported by a proper foundation.

Recommendations:

1. The garage should continue to perform adequately for its intended use. Consult a licensed structural engineer if any modifications are to be made. Grouting of the CMU walls, strengthening of existing roof framing and verification of the type of foundation and footing below the perimeter CMU walls are some of the likely repairs needed if new loads are to be added to the detached garage.
2. Repair, refinish, or replace the garage doors and windows.
3. Remove the steel siding. Upon removal, further analysis of the CMU walls and roof structure should be made by a licensed structural engineer.

3.2 STRUCTURAL SYSTEM

FOUNDATION SYSTEMS

Description:

The house foundation was observed from beneath the main floor within a dug-out basement area. Access to the basement is through an interior wood framed stair that does not meet current codes, located west of the dining room. It is unclear if this access location is original to this portion of the house or if it was added after the original construction. Most of the original crawlspace appears to have been dug out after the original construction and the original house would have had a shallower crawlspace, likely 12-18 inches in depth. Portions of the house still sit on top of a shallow crawlspace with CMU retaining walls between the basement and crawlspace depth areas to retain the crawlspace soil. The current basement was likely dug out after the original construction to accommodate the installation of a furnace, as seen by the central chimney that runs through to the basement floor. It is unclear if the crawlspace foundation walls bear on a footing below.

Transition from crawlspace to basement depth concrete foundation with a CMU retaining wall.

The basement depth areas are located beneath the kitchen, and the central portions of the living and sitting rooms, around the chimney location. Crawlspace areas still exist along the perimeter of the house, beneath the dining, the bedroom, the east portions of the kitchen and sitting room, and beneath the covered front patio. There is also an old coal room directly west of the living room. This room was not accessible during the site visit, but the concrete cap is visible from the exterior.

The foundation at the front of the house, possibly at the covered patio, is stacked brick at crawlspace depth. This then transitions to what appears to be a concrete foundation at a crawlspace depth, though this might be a layer of concrete on top of an original brick or stone rubble foundation. Moving southward beneath the living room, the foundation then transitions to a board-formed concrete foundation poured to basement depth along the west wall adjacent to the coal room. This is the only basement depth concrete wall. The remainder of the concrete walls only go to crawlspace depth. The transition from the crawlspace perimeter to the basement interior is created with a single-course, 4-inch thick, CMU retaining wall that retains the cut soils at the crawlspace areas. This CMU wall is stepped in from the exterior walls between 3 ½ to 4 feet from the inside face of the original foundation. The CMU walls sit on a concrete slab floor and stop short of the bottom of the floor joists, providing access to the crawlspace areas. It is unclear if the CMU retaining wall is grouted solid or if any of the foundation walls or CMU retaining walls have footings. Creating partial basement areas by digging out original crawlspace foundations was a common practice in the Louisville area to accommodate the installation of coal furnaces in basements. This often included the addition of a coal storage room, as seen along the west side of this house.

From the exterior of the house, it appears that a concrete sister wall was poured next to the original foundation around the entire perimeter of the house. This practice can be seen on several other houses in the Louisville area and was done to help with water infiltration through original foundations without replacing the original foundation. The depth of the concrete sister wall could not be determined, but it appears to be 6-8 inches thick and abuts the bottom of the steel siding.

The foundation wall insulation type could not be determined, if any exists. It is likely that there is minimal to no insulation on the exterior of the foundation walls. There is no insulation on the inside face of the foundation walls in the basement or crawlspace areas and no insulation at the crawlspace floor.

Condition Evaluation:

The entire foundation is in poor condition and does not meet the minimum IRC code requirements for today's standards. The top of the foundation on the west side of the house sits at or below grade in most areas. Additionally, the top of the foundation around the remainder of the house does not sit high enough above grade to keep water from entering the basement and away from the wood framing members. According to the homeowner, water enters the basement during and after rain and snow events. It is likely that the concrete sister wall helps to mitigate this issue, but it is not a long-term solution and only delays damage to the foundation rather than prevent it. Furthermore, the crawlspace foundations do not appear to be of adequate depth or supported by a proper footing. It is unclear if the board-formed, basement depth foundation is supported by a footing, but this foundation sits below the exterior grade.

The CMU retaining walls are difficult to assess as it is uncertain if they are grouted solid or bear on proper footings. The retaining walls appear to be retaining the crawlspace soil adequately, but they are also carrying significant beam loads from the floor framing without proper attachments, and again, with an unknown footing.

Original foundation may be concrete with large aggregate, or a concrete coat on top of a stone or brick foundation.

Concrete sister wall poured around the exterior face of the original foundation.

Recommendations:

1. The foundation walls (including the perimeter crawlspace/porch walls and interior basement CMU walls) should be replaced with a new concrete foundation at either a basement or crawlspace depth below frost, or a combination of basement and crawlspace depths. New foundation walls should be designed by a licensed structural engineer and supported with proper footings.
2. A new foundation should be set high enough to allow for proper drainage away from the foundation as prescribed by a geotechnical engineer. To pour a new concrete foundation, the house will need to be temporarily lifted or moved to a temporary location by a licensed house mover. The location of the house on the site should not vary from the current, historic location.
3. Alternatively, the existing crawlspace foundation walls and basement retaining walls could be reinforced or partially replaced, but this would be at a greater cost and with a less desirable outcome than entirely replacing the foundation. The following outline a few options to evaluate and reinforce the existing foundation:
    a. Bracing should be added to laterally support the CMU walls to help in retaining the crawlspace soil. In addition, steps should be taken to prevent water infiltration through the CMU wall.
    b. Grouting of the CMU walls should be completed especially at the locations where main floor beams are bearing on the CMU walls.
    c. The footings were not visible during the observation and should be verified and evaluated prior to any remodel or new construction. Coordinate all findings with a licensed structural engineer.
    d. Continually monitor the main floor walls for signs of foundation distress such as cracking or improper door operation. Wall cracks were not observed within the wall finish on the main level. If signs of cracking are detected, these areas should be evaluated by a licensed engineer and repaired as needed.
4. New footings are likely needed to support the point and distributed loads from the roof and floor framing as specified in the recommendations below. New foundation support below any new beam and posts supporting the floor and roof framing should be coordinated with a licensed structural engineer.
5. Foundation wall and crawlspace insulation should be added to achieve an R-value as close as possible to current code standards.

FLOOR & CEILING SYSTEMS

Description:

The floor framing of the north half of the house, beneath the front living areas, is constructed of 2x6 floor joists at 24 inches on-center, running east to west. These floor joists are rough-sawn, indicating that they are of older construction. The floor joists bear on the east and west foundation walls with a 2x wood sill plate. The floor joists in the basement portion of this area are supported by a couple of beam lines. One beam is a 3-ply 2x6 dropped beam construction that terminates and bears on the CMU retaining walls and the other beam is a 2-ply 2x6 flush beam construction that extends between the CMU retaining wall and crawlspace wall. The 3-ply dropped beam appeared to be installed later as it was not rough-sawn like the other beams and joists. The floor joists in the crawlspace areas of the north half of the house are supported by stacked wood, CMU blocks, bricks, and other various wood members that bear directly on the crawlspace soil. The floor joists in the northeast portion of the house are spliced on a central beam line supported by various stacked material bearing on the crawlspace dirt.

The floor framing of the south half of the house, beneath the kitchen and dining room, is constructed of 2x8 floor joists at 24 inches on-center, running east to west. These floor joists are also rough-sawn, indicating that they are of older construction. The joists bear directly on the east and west original foundation walls without a sill plate. The floor joists in this area are supported mid-span by a slightly off-center beamline. The joists are not spliced along this beamline and span approximately 18 feet. The central beam is a 4-ply 2x6 dropped construction that appears to run from the south side of the house and terminates somewhere in the crawlspace at the north end of the house. The beam is supported by the CMU retaining walls and an 8x8 column that appears to bear directly on the concrete slab floor. The beam appears to have been added later when the basement was dug out as it is not rough-sawn like the other beams and joists and the floor joists were likely originally supported with stacked wood, bricks, or blocks as seen in the other crawlspace areas and was common in similar houses in the Louisville area. The stairs to access the basement are in this part of the house and the floor joists are cut around the stair opening. All joists at the entire main floor framing area are spliced at one location above a bearing member.

Sheathing throughout the house is constructed of 1x3 tongue-and-groove hardwood. This sheathing would have been the original finish flooring though it has since been covered by a layer linoleum and carpet and possibly other finish layers beneath the carpet.

Floor joists supported by various stacked material bearing on the crawlspace soil.

There is no insulation at the main floor rim joist nor in the floor cavity of the crawlspace. It could not be determined if the crawlspace is a conditioned space.

Condition Evaluation:

The 2x6 and the 2x8 floor joists are in fair condition. The 2x6 floor joists are typical for houses built around the same time in the Louisville area, while the 2x8 joist sizing is less common, though other examples can be found. The joist sizing and spacing do not meet minimum IRC code requirements for today's standards. However, the main level floor felt sturdy, and no significant areas of bulging or sagging were observed.

The beams supporting the floor joists are in poor condition. The spacing and sizing of the beams are not adequate for the current loads that they are supporting. The beams are not properly attached to their supports nor extend the full length of the floor system. The beam sizing, spacing, and spans do not meet minimum IRC code requirements for today's standards.

The beam supports are in poor condition as well. It is unclear how the CMU retaining walls that are also carrying the beam loads are constructed, whether they have proper footings or are grouted solid. Furthermore, it does not appear that any of the columns are supported by proper footings. The materials, sizing, and construction methods of the beam supports do not meet minimum IRC code requirements for today's standards. Similarly, the stacked materials that support the floor joists in the crawlspace areas consisting of masonry block, brick, and various wood sizes are in poor condition and are likely in place to help stabilize a sagging or soft floor system. These joist supports are not properly attached and bear on the crawlspace soil without proper footings.

The floor sheathing appears to be in fair condition. The sheathing appears to be performing adequately, but the extent of the sheathing and the number of layers on top of the sheathing could not be determined. The floor sheathing does meet minimum IRC code requirements for today's standards and appears to be performing adequately.

Beam supporting the floor joists and bearing on the CMU retaining wall.

Recommendations:

1. The beams and beam supports should be replaced or reinforced as prescribed by a licensed structural engineer. The best method is to construct new beams and beam supports that support the existing floor joists and remove the existing beams and beam supports as prescribed by a licensed structural engineer. These new supports should bear on footings, or any other type of foundation as prescribed by a licensed structural engineer and located at a depth and soil bearing capacity as specified by a licensed geotechnical engineer.
2. The floor framing should be observed by a licensed engineer and repaired as needed. The existing floor joists may be over spanned per current IRC code. New floor joists should be sistered to the existing floor joist or new beam lines should be added to the main floor system to support the existing floor joists as mentioned above. Special attention should be given to the connections between the foundation walls, floor joists, beams, and beam supports. The floors are not suitable for additional load resulting from a remodel or addition.
3. It is likely that the non-visible portions of the floor structure are constructed in a similar manner to those areas that are exposed. However, the entire floor structure should be verified and evaluated by a licensed structural engineer prior to any remodel or addition.
4. If the main floor deflection is inadequate, consult a licensed structural engineer for additional support design options.
5. New beams may need to be added to support the point and distributed loads from the roof framing as specified in the recommendations of the 'Roof Framing Systems' section of this report.
6. Rim joist insulation should be added to achieve an R-value as close as possible to current code standards. Verify that the crawlspace is a conditioned area otherwise insulation should be added to achieve an R-value as close as possible to current code standards.

Original floor joist and floor sheathing.

ROOF FRAMING SYSTEMS

Description:

Access to view the roof framing is through an exterior attic hatch in the south wall of the south facing gable. However, not all areas of the roof framing were visible from this location. The northwest portions of the house roof were not visible nor was the roof framing over the covered front patio. Also, the upper portions of the roof appear to have been over-framed on top of the south facing gable without access to this space. The below analysis is for the visible portions of the roof only. However, it is likely that the non-visible portions of the roof are constructed in a similar manner to those that are visible, as common materials and techniques are found on many houses built around the same time in the Louisville area.

The roof framing over the west side of the house was likely an original north-south gable that was later connected to an east facing gable in the northeast part of the house. The east facing gable is still visible though partially covered on the south side. Where these two roofs meet, the roof forms a hip at the northwest corner. The south part of the house forms a south facing gable roof at a steeper pitch than the previously described roof elements. This roof is connected to the lower roofs with a taller north-south gable with a steeper pitch on the east side than on the west side, where it connects to the original gable ridge. The covered patio roof is a shed roof sloping north that is partially framed on top of the east-west running gable. The bay window roof sits lower than the other roof elements and is a hipped roof. There is a small portion of low-pitched roof south of the bay window that partially covers the east side entrance room.

Where observed, the roof rafters are 2x4 at 24 inches on-center and the ceiling joists are 2x4 at 24 inches on-center. The roof sheathing is an original layer of 1x skip sheathing with a second layer of OSB sheathing on top. There is no ridge beam or collar ties. There are several 1x vertical and diagonal braces supporting the rafters, but these only occur in a few places and do not appear to bear on walls below. Part of the original south aspect of the east facing gable is visible in the attic space. The roof framing over the east entrance room is partially visible and is 2x4 construction, but it is unclear how this roof is supported. The north portions of the house, including the bay window and front patio roofs were not accessible for analysis.

Where observed, the insulation in the attic is a combination of blown-in cellulose and fiberglass batt insulation with a depth of approximately one foot, maybe more in some areas. This insulation appears to cover the entire house roof above conditioned space. It is unclear when the roof insulation was added, though it is not original.

Original roof rafters and sheathing with new sheathing on top. Vertical 1x supports do not bear below.

Condition Evaluation:

The roof is in fair condition and is constructed of typical materials and methods for houses built around the same time in the Louisville area. There is some evidence of water damage on the rafters and original sheathing where the roof was able to be observed.

Several roof areas were minimally assessed due to limited access to observe the structural members. These roofs appear to be constructed using similar materials and techniques as those areas observed and appear to be performing adequately.

The roof over the east entrance room is in poor condition as it does not appear to be properly supported. Limited access to this area was available, but those framing members that were visible do not appear to have proper supports, if any at all.

The attic insulation is in fair condition but difficult to assess due to unknown depths in most areas and the combination of blown-in and fiberglass batts are difficult to determine. The insulation R-value does not meet current code standards.

Visible portion of roof framing viewed from the south. The south aspect of an original gable is partially visible.

Recommendations:

The roof and ceiling structure is not to current code standards. Since Louisville did not likely have a building code at the time of construction, we are unable to determine if it was built to a code or engineered. The original roof is built to a similar standard of other buildings typical of this type and age.

All new repairs should be specified by a licensed structural engineer. Repair details should be provided and submitted to the City of Louisville for review and be observed by the engineer and city inspectors during construction.

1. An attic access hatch should be installed in the ceiling per code.
2. Hurricane clips (or toe-nails) may need to be added where roof framing members bear on exterior walls to meet the minimum IRC code requirements of today.
3. Collar ties are needed to be in compliance with current IRC code for prescriptive roof framing.
4. Diagonal braces and purlins are needed to strengthen the existing rafters to be in compliance with the current IRC code for prescriptive roof framing.
5. Gusset plates or ridge straps are needed at the ridge to be in compliance with the current IRC code for prescriptive roof framing.
6. Additional beams are needed in the attic area to support the above-mentioned diagonal braces and purlins. This is mainly needed approximately at the mid-span of the roofs. These beams will require support in the wall system and likely would require new foundation support in the crawlspace and basement. This must be coordinated with a licensed structural engineer.
7. Attic insulation should be added to achieve an R-value as close as possible to current code standards. The maximum insulation possible should be added at the perimeter of the roof as the roof depth in this location does not allow for the minimum required by code. Any energy upgrades, such as increased insulation in the attic, could result in prolonged snow retention on the roof and could ultimately affect roof performance without first completing structural reinforcement.
8. It is not recommended to add additional roofing materials such as an additional layer of shingles, or solar panels without the additional structural support mentioned above.
9. The above-mentioned recommendations are for the visible portions of the roof (mainly the south portion of the roof). The northern and western portions of the roof (including the roof over the entry porch) were not entirely visible during the observation. Further analysis would be required once these roof structures are exposed. However, we assume that the roof framing in these areas may be built in a similar way and would need similar repairs as mentioned above.

3.3 ENVELOPE – EXTERIOR WALLS

EXTERIOR WALL CONSTRUCTION

Description:

The main level wall framing was not exposed for review. The wall framing is likely a 2x4 stud wall with studs on regular spacing (site measurements support this assumed wall thickness). The original wood siding appears to be attached directly to the wall framing, as seen in the attic. The wall insulation type could not be determined, if any exists. It is likely that there is minimal to no insulation in the original house walls.

South facing gable end wall as seen in the attic.

Condition Evaluation:

Since the wall structure was not exposed for observation, we are unable to evaluate the condition or determine if there is any structural damage. The wall heights are approximately 8 feet tall which is an acceptable height for 2x4 wood stud construction. Wall finish cracks were observed on some of the interior wall and ceiling surfaces. The cause of this cracking could be from foundation movement or from improper application of textured surfaces of the original plaster over gypsum board. Furthermore, the insulation type and R-value within the walls could not be determined, if any is present. It is likely that there is minimal to no wall insulation.

Recommendations:

1. Without the opportunity to observe the exterior wall structure, we do not have any recommendations currently. If the opportunity presents itself, the exterior walls should be assessed by a licensed structural engineer. The owner is to note that the walls 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. Also, if any remodel or addition plan is in place, new braced wall lines may be added by adding OSB or gypsum board on the interior side of exterior walls to resist wind loading.
2. Wall cavity insulation should be added to achieve an R-value as close as possible to current code standards. Any energy upgrades, such as increased insulation in the attic, could result in prolonged snow retention on the roof and could ultimately affect roof performance without first completing structural reinforcement.

EXTERIOR FINISHES

Description:

The entirety of the house is clad in painted steel siding that was added in 1974, according to building records. The steel siding wraps the house, and the siding runs from the top of the foundation all the way up through the gable ends. Based on historic images and areas within the east side enclosed porch, the original siding appears to be a shiplap siding with a Dutch-cove profile. It is possible that different areas of the house might have different siding, as they were probably built at different times. Based on evidence in the attic, it is likely that the original wood siding still remains beneath the steel siding and is attached directly to the wall studs.

Steel siding & brick chimney.

Condition Evaluation:

The steel siding is in fair condition as there are a few bent or chipped panels. The condition of the wood shiplap siding is difficult to assess as very little of the siding was exposed for analysis. The areas of exposed shiplap siding appear to be in fair condition.

Recommendations:

1. Remove the steel siding and any layers beneath to expose the original wood siding.
2. Repair, refinish, or replace the original wood siding.

Painted shiplap siding with a Dutch cove profile is visible in the east side entrance room.

EXTERIOR MASONRY

Description:

A brick chimney is present that runs from the basement through the roof of the house. The chimney is likely original to the sitting room, which is believed to have been an early addition. The chimney was likely added when the basement was dug out and a coal furnace would have been added. Additionally, the 1948 Boulder County Assessor's card images shows a brick chimney that is centered on the east gable. No physical evidence remains of the chimney seen in the 1948 photograph.

Condition Evaluation:

The chimney is in fair condition where visible. The chimney is enclosed on the main floor and in the attic so the condition of this part of the chimney can not be assessed.

Recommendations:

The chimney's masonry should be tuck-pointed to stabilize its condition.

EXTERIOR APPENDAGES

Description:

A covered porch is attached to the front of the house that is roughly 7 ½ feet deep and 23 feet wide. Access to the porch roof, knee-wall, and floor structure was not possible, but the roof and walls are most likely wood framed with 2x4 construction. The porch floor felt to be wood framed over a crawlspace with a concrete or brick foundation, similar to the other parts of the house. The porch ceiling has a vinyl panel soffit, and the floor is covered with exterior carpet. The porch roof is supported by four tapered wood columns that sit on a knee-wall with an opening centered on the north side of the porch. The knee-walls have steel siding that flares out at the base. There are likely wood shingles beneath the steel siding at the porch walls. The front porch is visible on the 1948 Boulder County Assessor's card floor plan sketch. However, based on the roof construction, the covered front porch is likely not original, though it is an early addition. Tapered columns and shingled, flared knee-walls are typical of front porches constructed in the 1910's to 1920's in the Louisville area.

Front porch knee-wall and column.

Condition Evaluation:

Overall, the front porch is in fair condition. The structure was not visible for analysis, but it appears to be preforming adequately and is likely constructed in a similar manner to the remainder of the house. The carpet flooring, steel siding, and vinyl soffit found at the front porch are not original, but it is likely that original materials remain beneath these finishes. If not, there are several examples of similarly constructed porches built around the same time in the Louisville area.

Recommendations:

1. The porch foundation should be replaced along with the entire house foundation as described above.
2. The porch finishes including the carpet, steel siding, and vinyl soffit should be removed, potentially exposing original finishes beneath. Repair, refinish, or replace the original finishes. These are likely a wood deck floor, wood shingle siding on the knee-walls, and a beadboard soffit.
3. The front porch floor, wall, and roof structure should be assessed by a licensed structural engineer when finishes are removed. It is likely that further support of these elements will be necessary once analyzed.

Covered front porch as viewed from the northwest.

3.4 ENVELOPE – ROOFING & WATERPROOFING

ROOFING SYSTEMS

Description:

The house roof is covered with an asphalt composite shingle roof that was added in 2018, according to building records. This roof was likely replaced due to hail damage, as was common in the Louisville area at this time. Building records indicate that an asphalt composite shingle roof was added in 2009 that appears to have replaced a cedar shingle roof that had been added in 1984. The 1948 Boulder County Assessor's card shows that in 1948 the roof material was wood shingles, and this is visible in the associated photograph. There is a small portion of roof south of the bay window that is a low-pitched roof that appears to be finished with a membrane, though this was difficult to determine. There are also corrugated metal awnings over the south and east doors.

There is a gable end vent in the east facing gable constructed of slats in the steel siding panel. The attic hatch in the south facing gable also provides some venting of the roof. Aluminum drip edges along the rakes and eaves were also likely added in 2018 as was required by code.

Asphalt shingle roof, metal awning over east door, low pitched roof south of the bay window, and a gable end vent.

Condition Evaluation:

The asphalt composition shingle roof is in good condition. Roof venting does not appear to be adequate for the amount of attic space. The metal awnings at the east and south doors are in fair condition but are not historic. The low-pitched roof south of the bay window is in poor condition and appears to be an area that might trap water or prolong snow retention.

Recommendations:

1. Roof venting should be increased with the addition of low and high venting as required by code.
2. Consider removing or replacing the steel awnings above the south and east doors as these are not historic.
3. Replace the low-pitched roof south of the bay window. This roof should be properly supported as prescribed by a licensed structural engineer, and sloped to direct water away from the exterior walls and the foundation of the house.

SHEET METAL FLASHING

Description:

There appears to be sheet metal flashing where the chimney meets the roof, though access and analysis were limited. It is possible that there is flashing beneath the steel siding where roof aspects meet exterior walls, but this is indeterminable due to the siding. There is also flashing at the upper edges of the front porch roof where it meets the lower roof to direct water down the roof slope.

Condition Evaluation:

The condition of metal flashing is indeterminable at this time. The flashing was minimally visible at best and may exist in several areas that are not exposed.

Recommendations

1. Remove or replace the metal flashing when the steel siding is removed. Install new flashing as prescribed by code.
2. Replace the metal flashing around the chimney when the chimney is tuck-pointed.

PERIMETER FOUNDATION DRAINAGE

Description:

A perimeter foundation drain was not observed during the inspection. Due to the construction period and construction methods used, it is unlikely that a perimeter foundation drain exists.

Recommendations

A perimeter foundation drain should be installed with the installation of a new foundation that adheres to all current City of Louisville building codes.

DRAINAGE SYSTEM, GUTTERS & DOWNSPOUTS

Description:

Painted white, k-style gutters are found throughout the house and covered front porch, although not all roof aspects contain gutters. Gutters are not present on the bay window or the low-pitched roof south of the bay window. Gutters are also not present on the north aspect of the east facing gable. Where gutters are present, they are located at the end of eaves in appropriate locations and of appropriate lengths for adequate water collection. 2x3 downspouts are located throughout and appear to be of an adequate amount for proper drainage where located. According to building records, the gutters and downspouts were added in 1982.

Typical gutter & downspout.

Condition Evaluation:

The gutters are in fair condition. Gutters can be difficult to assess outside of significant rain or snow events, but they appear to be properly attached and no visible signs of leaking were present. The downspouts are in fair condition as they appear to be of an adequate amount and in proper locations but are missing in a few locations. Some of the downspouts drain onto concrete splash blocks that direct water away from the foundation. However, several downspouts appear to discharge water in a location that is not properly drained from the house foundation.

Recommendations:

1. Ensure that all gutters, downspouts, and downspout extensions are maintained to discharge water away from the building foundation and are kept clear of debris.
2. The gutters and downspouts are not historic. Consider replacing the gutters with ½ round gutters and the downspouts with round downspouts. Though not historic, these styles will more appropriately match the historic nature of the house.

SKYLIGHTS / CUPOLAS

Description:

There are no skylights or cupolas.

3.5 WINDOWS & DOORS

DOORS

Description:

The front door is a stained wood door with a 1/3-lite divided into three single panes of glass. The door is craftsman-style with a dentil shelf beneath the window and a large single panel below the dentil. The front door is probably not original to the original phase of construction, but it may have been replaced in the 1930's, as many details suggest a renovation during this time. There is also the possibility that the opening location is not original, as it is likely the window openings have changed since this part was added ca. 1900. That said, the current opening is historic as it appears in the 1948 Boulder County Assessor's card image. Additionally, the front door has an aluminum, full-lite storm door.

The back door on the south side is a stained wood, 1/3-lite door with three panels beneath a single-pane glass window. It is unclear when the door was replaced, but it likely predates 1948 as well. The door appears to be original to this location, although the opening may be a later alteration. An aluminum door frame for a storm or screen door is present in this location but the door has been removed. There is another door midway along the east side of the house. This area was once a porch, but it has been enclosed as part of the house at an unknown date. The current door to this side entrance room is an aluminum storm door. The original entrance to the house on this side has a painted wood door of similar design to the rear door. However, the panels are more detailed with an extra panel above the glass, and this door appears to be of older construction than either of the other two doors.

Front door.

Rear door.

Side door.

Condition Evaluation:

The two wood doors are in fair condition. All doors work properly and appear to create acceptable seals. However, the unfinished wood on the doors is in need of refinishing. The aluminum storm doors are in fair condition that are all operable, though some of the unmaintained hardware makes operability difficult.

Recommendations:

1. Scrape, sand, and stain or paint all wood doors.
2. Remove the aluminum storm door from the front door. The door is in a well-covered area that does not need a storm door for weather protection. If a screen door is desired, a minimally framed screen door could be added.
3. Replace the storm door on the east side with a lockable full-lite screen door.

WINDOWS

Description:

As the home at 700 Pine is the product of many historic expansions, there is scarce information about what the true "original" windows may have looked like. That said, all the current openings on the front portion of the house appear to be historic locations. These openings probably reached their present form around 1920, if not earlier.

The windows on the front façade are aluminum, single-hung, cottage-style windows. The current windows are replacements for original wood windows, but the original windows would have been cottage-style. These window openings may have been altered early on in the home's life as the trim is slightly different to the other openings, but the windows have most likely existed in this form for around 100 years. The cottage window form has many examples throughout Louisville.

Cottage window

The window openings on the west side of the house are unchanged since 1948. These openings are typical of the early 1900's in Louisville. The windows for each location are single-hung aluminum windows. The replacement aluminum windows approximate the original wood window style.

Typical aluminum single-hung window.

The windows on the kitchen addition are more recent than the other windows but they are still within the period of significance. Most of the windows in the kitchen area (south part of the house) are wood, single-hung, 3-over-1 and 4-over-1 units. It is unclear when these were added, but they are not typical of the early 1900s. Nonetheless, the windows are historic. It is possible that these windows were added when the kitchen was renovated. One window in this part of the building matches the single-hung windows found elsewhere in the house. This opening may be original, and the newer openings might have been made to match this window.

The bay window on the east façade has the same aluminum replacement single-hung windows.

Condition Evaluation:

All of the windows are in fair condition. Operation was not tested but appears to be minimal. The aluminum and wood windows are beyond the expected lifespan of such windows and do not perform well thermally in Louisville's climate.

Recommendations:

1. Remove the aluminum storm windows from all windows. Consider replacing with new wood storm windows of minimal visual impact. These windows should be removable, with an option for bug screens installed in their place during the warmer months.
2. All of the windows should be replaced with new window units that match the appearance of those in the historic photo from 1948.

Typical wood 3-over-1 window.

3.6 EXTERIOR DETAILS

SOFFIT & FASCIA

Description:

According to building records, all of the soffits at the roof overhangs and at the front porch were replaced or covered in 1984. The soffits and fascia at the roof overhangs are painted aluminum coil stock that appears to have been applied directly on top of the existing soffits and fascia. It is possible that wood soffits and fascia are beneath the current aluminum but they might have been removed, or there might not have been any soffits as is sometimes the case on similar homes in Louisville. The original fascia and soffits, if any, would have been painted wood 1x material and numerous examples can be found on other houses in Louisville. The eaves are square-cut and project approximately one foot beyond the exterior wall surface, both typical for similar houses in Louisville.

Aluminum soffit and fascia with steel corner trim. The covered porch has a corrugated vinyl soffit.

Condition Evaluation:

The aluminum soffits and fascia are in fair condition. The aluminum holds up well and appears to have been painted relatively recently. If wood soffits or fascia are beneath the aluminum, their condition is indeterminable at this time.

Recommendations:

Remove the aluminum coil stock soffits and fascia. Determine if wood soffits and fascia are beneath the aluminum and repair refinish or replace as necessary. If there are no soffits or fascia beneath the aluminum, add painted wood 1x soffits and fascia as seen throughout similar houses in the Louisville area.

TRIM

Description:

All the corner trim is standard painted steel siding trim, 2 ½" wide. Standard painted steel j-trim wraps some of the windows and doors but not all. This trim would have been added along with the steel siding in 1974. The original corner trim would have been painted wood that was either removed or covered by the steel siding.

Some windows retain wood five-piece window trim, consisting of a sill, trim and drip cap. This is presumed to be original as it appears in the 1948 image. The trim has also been wrapped in painted aluminum coil stock that was added in 1984, according to building records.

Condition Evaluation:

The existing steel and aluminum trim is in good condition.

Recommendations:

Remove the steel and aluminum trim with the steel siding exposing the original window, door, and corner trim sizes below. Repair, refinish, or replace the original wood trim.

3.7 MECHANICAL SYSTEMS

HEATING & AIR-CONDITIONING

Description:

Heating is provided to the entire house through a gas-fired forced-air furnace located in the basement. The furnace is a 40,000 btu, sealed combustion unit that is direct-vented through the roof. According to building records, the furnace is a replacement that was added in 2013. The furnace sits on the concrete slab floor with adequate space for servicing. Rigid ductwork runs throughout the basement to floor vents servicing the main floor. A 2-ton air conditioning unit is part of the forced-air system that was also added in 2013.

Gas furnace located in the basement.

Condition Evaluation:

The furnace, air conditioning, and air delivery system appear to be in good condition but were not tested. Building records indicate that the furnace was installed in 2013 and it seems to have had regular maintenance. Therefore, the furnace and air conditioning should continue to perform as they have if regular maintenance is continued.

Recommendations:

1. Continue to perform routine maintenance on the furnace and air conditioning to prolong their lifespans.
2. If heating or cooling does not perform to the homeowner's satisfaction, consult with a licensed mechanical designer for upgrade options.

WATER SERVICE, PLUMBING, & SEWER UTILITIES

Description:

A standard 40-gallon, gas-fired water heater with a sidearm is located in the basement and is direct-vented through the roof. According to building records, the water heater was replaced in 2013. The water delivery system is copper. The waste lines are a combination of abs plastic, copper, and cast-iron. The sewer line exits the house at the south wall, at a relatively low depth which is common for similar houses in Louisville. Additionally, there is no fire sprinkler system in the house.

Gas water heater located in the basement.

Condition Evaluation:

The water heater, supply and waste lines, and sewer appear to be in good condition, but were not tested. Building records indicate that the water heater was installed in 2013, therefore, the water heater should continue to perform if properly maintained.

Recommendations:

No recommendations at this time.

3.8 ELECTRICAL SYSTEMS

ELECTRICAL SERVICE & PANELS

Description:

2009 – 125 amp service change
Electrical service to the house is brought in overhead from an electrical pole near the southwest corner of the lot in the alley. The electrical panel and meter are located on the west exterior of the house. According to building records, the electrical panel was replaced in 2009 with a 125-amp panel. There are panels located in the west wall of the kitchen and in the basement. It is unclear if these panels are sub-panels or if they have been abandoned.

Overhead electrical service, panel, and meter.

Condition Evaluation:

The electrical service was not tested during the site visit but appears to be in working condition. The panel appears to be sized appropriately for the existing house requirements but will likely need to be upgraded for any future improvements.

Recommendations:

1. The electrical service panel should be replaced by a licensed electrical engineer with a new 200-amp panel compliant with current codes.
2. Replace the electrical sub-panels in the kitchen and basement if still in use.
3. The overhead electrical service should be replaced by a licensed electrical engineer with a new underground electrical line compliant with current codes.

ELECTRICAL DISTRIBUTION SYSTEM

Description

Electrical distribution throughout the house is Romex wiring that is visible in the crawlspace. It appears that this wiring serves the entire house, though not all areas are visible for analysis. There are also cloth-sheathed wires in the basement that are still used, though it is unclear to what extent. It is likely that knob and tube wiring was originally used as was common with similar houses in the Louisville area, through no remains were observed in the basement.

Romex & cloth-sheathed wiring.

Condition Evaluation:

The electrical distribution was not tested during the site visit but appears to be in good condition.

Recommendations:

Determine the extent of the cloth-sheathed wiring throughout the house and remove and replace with new wiring to current codes.

LIGHTING

Description:

Exterior wall sconce light fixtures are located next to the front door and above the south facing rear door. The light fixtures were not tested but appear to be on interior switched circuits.

Wall sconce next to the front door.

Condition Evaluation:

The light fixtures were not tested but appear to be in working condition. Neither of the exterior light fixtures are historic but they might be replacement fixtures in historic locations.

Recommendations:

1. Removal of the steel siding may reveal original light fixture locations apparent on the original wood shiplap siding. If the siding is removed and historic light fixture locations are determined, replace the exterior light fixtures with a full cutoff, high-efficiency unit.
2. Consider installing new exterior lighting that complies with Dark Sky regulations.

4.0 ANALYSIS AND COMPLIANCE

4.1 HAZARDOUS MATERIALS

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

4.2 MATERIALS ANALYSIS

Does not apply.

4.3 ZONING CODE COMPLIANCE

Notes:

- It is recommended that the owner have a survey of the property conducted to verify the *Lot Size*. All *Lot Coverage* and *Floor Area Ratio* percentages are based on the actual property size and are subject to change from what is specified in this report.
- Building area square footages are taken from:
  - Boulder County Property Records (R)
  - As-built measurements as measured from the interior face of wall, by DAJ Design (M)
- Some areas are taken from the Boulder County Property Records. These records are found to be inaccurate at times. All areas are subject to change based on actual measurements.
- Only the main floor of the house was measured by DAJ Design as this is the main historic structure located on the specified property.

Legal Description:	Lots 21 and 22, Block 7, Jefferson Place City of Louisville, County of Boulder, State of Colorado
Year Built (Main House):	Ca. 1900
Lot Dimensions:	Approx. 50' x 100'
Lot Size:	5,000sf (ISP)
Zoning:	RL (one residential unit per 7,000sf) Property is subject to the Old Town Overlay Zoning District Regs

Areas of levels in square feet (sf):

First (above ground) finished area:	1083 sf (M)
Basement (below ground) area:	255 sf (R)
Front porch area:	170 sf (M)
Detached garage area:	368 sf (R)

Allowable Building Height (from existing grade):

Primary Structure:	27'
Accessory Structure:	20'

Lot Coverage:			
Existing:	1,713 sf	34.2%	House & Garage
Landmark:	2,375 sf	47.5%	662 sf remain
Floor Area Ratio:			
Existing:	1,451 sf	29%	First floor
Landmark:	2,750 sf	55%	1,299 sf remain
Setbacks:			
Front:	20’		(could be different depending on the front of neighboring house locations)
Front Porch:	14’		(6’ encroachment into front yard & street side yard setback)
Rear:	25’		
Side (interior lot line):	5’		
Side (street lot line):	10’		
Accessory Rear:	3’		
Accessory Side:	3’		

5.0 PRESERVATION PLAN

5.1 PRIORITIZED WORK

CRITICAL DEFICIENCY

- The Louisville Historical Museum should further evaluate the three concrete, brick, and cmu structures located in the southeast corner of the property to determine their potential historic value to the site and to Louisville as a whole.
- Continue to monitor the drainage around the perimeter of the house. The perimeter should be observed after snow and significant rain events to assess for all areas of pooling water.
- The top of the foundation relative to the top of grade should be determined around the entire perimeter of the house. If the top of the foundation is determined to be at or below the existing grade, new grading should occur to bring the grade down below the top of the foundation, as prescribed by a licensed structural engineer.
- Finished grade around the house perimeter should be re-graded to create positive drainage away from the house. The top of finished grade should be a minimum of 6 inches below the top of the foundation and slope away from the foundation for at least the first 5 feet. Coordinate slope with a licensed geotechnical engineer.
- The house foundation should be replaced to bring the top of foundation at least six inches above finished grade. Coordinate with a licensed structural engineer and a licensed geotechnical engineer.
- The wood floor framing members including the sill plate, rim board, floor joists, and floor sheathing should be inspected for rot caused by poor drainage. If rot is found in any of these members, the affected flooring should be replaced as prescribed by a licensed structural engineer.
- Remove the steel siding. Upon removal, further analysis of the CMU walls and roof structure should be made by a licensed structural engineer.
- The foundation walls (including the perimeter crawlspace/porch walls and interior basement CMU walls) should be replaced with a new concrete foundation at either a basement or crawlspace depth below frost, or a combination of basement and crawlspace depths. New foundation walls should be designed by a licensed structural engineer and supported with proper footings.
- A new foundation should be set high enough to allow for proper drainage away from the foundation as prescribed by a geotechnical engineer. To pour a new concrete foundation, the house will need to be temporarily lifted or moved to a temporary location by a licensed house mover. The location of the house on the site should not vary from the current, historic location.
- Alternatively, the existing crawlspace foundation walls and basement retaining walls could be reinforced or partially replaced, but this would be at a greater cost and with a less desirable outcome than entirely replacing the foundation. The following outline a few options to evaluate and reinforce the existing foundation:
    - Bracing should be added to laterally support the CMU walls to help in retaining the crawlspace soil. In addition, steps should be taken to prevent water infiltration through the CMU wall.
    - Grouting of the CMU walls should be completed especially at the locations where main floor beams are bearing on the CMU walls.
    - The footings were not visible during the observation and should be verified and evaluated prior to any remodel or new construction. Coordinate all findings with a licensed structural engineer.
    - Continually monitor the main floor walls for signs of foundation distress such as cracking or improper door operation. Wall cracks were not observed within the wall finish on the main level. If signs of cracking are detected, these areas should be evaluated by a licensed engineer and repaired as needed.

- New footings are likely needed to support the point and distributed loads from the roof and floor framing as specified in the recommendations below. New foundation support below any new beam and posts supporting the floor and roof framing should be coordinated with a licensed structural engineer.
- Foundation wall and crawlspace insulation should be added to achieve an R-value as close as possible to current code standards.
- The beams and beam supports should be replaced or reinforced as prescribed by a licensed structural engineer. The best method is to construct new beams and beam supports that support the existing floor joists and remove the existing beams and beam supports as prescribed by a licensed structural engineer. These new supports should bear on footings, or any other type of foundation as prescribed by a licensed structural engineer and located at a depth and soil bearing capacity as specified by a licensed geotechnical engineer.
- The floor framing should be observed by a licensed engineer and repaired as needed. The existing floor joists may be over spanned per current IRC code. New floor joists should be sistered to the existing floor joist or new beam lines should be added to the main floor system to support the existing floor joists as mentioned above. Special attention should be given to the connections between the foundation walls, floor joists, beams, and beam supports. The floors are not suitable for additional load resulting from a remodel or addition.
- It is likely that the non-visible portions of the floor structure are constructed in a similar manner to those areas that are exposed. However, the entire floor structure should be verified and evaluated by a licensed structural engineer prior to any remodel or addition.
- New beams may need to be added to support the point and distributed loads from the roof framing as specified in the recommendations of the 'Roof Framing Systems' section of this report.
- Rim joist insulation should be added to achieve an R-value as close as possible to current code standards. Verify that the crawlspace is a conditioned area otherwise insulation should be added to achieve an R-value as close as possible to current code standards.
- An attic access hatch should be installed in the ceiling per code.
- Hurricane clips (or toe-nails) may need to be added where roof framing members bear on exterior walls to meet the minimum IRC code requirements of today.
- Collar ties are needed to be in compliance with current IRC code for prescriptive roof framing.
- Diagonal braces and purlins are needed to strengthen the existing rafters to be in compliance with the current IRC code for prescriptive roof framing.
- Gusset plates or ridge straps are needed at the ridge to be in compliance with the current IRC code for prescriptive roof framing.
- Additional beams are needed in the attic area to support the above-mentioned diagonal braces and purlins. This is mainly needed approximately at the mid-span of the roofs. These beams will require support in the wall system and likely would require new foundation support in the crawlspace and basement. This must be coordinated with a licensed structural engineer.
- Attic insulation should be added to achieve an R-value as close as possible to current code standards. The maximum insulation possible should be added at the perimeter of the roof as the roof depth in this location does not allow for the minimum required by code. Any energy upgrades, such as increased insulation in the attic, could result in prolonged snow retention on the roof and could ultimately affect roof performance without first completing structural reinforcement.
- The above-mentioned recommendations are for the visible portions of the roof (mainly the south portion of the roof). The northern and western portions of the roof (including the roof over the entry porch) were not entirely visible during the observation. Further analysis would be required once these roof structures are exposed. However, we assume that the roof framing in these areas may be built in a similar way and would need similar repairs as mentioned above.

- Without the opportunity to observe the exterior wall structure, we do not have any recommendations currently. If the opportunity presents itself, the exterior walls should be assessed by a licensed structural engineer. The owner is to note that the walls 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. Also, if any remodel or addition plan is in place, new braced wall lines may be added by adding OSB or gypsum board on the interior side of exterior walls to resist wind loading.
- Wall cavity insulation should be added to achieve an R-value as close as possible to current code standards. Any energy upgrades, such as increased insulation in the attic, could result in prolonged snow retention on the roof and could ultimately affect roof performance without first completing structural reinforcement.
- Remove the steel siding and any layers beneath to expose the original wood siding.
- Repair, refinish, or replace the original wood siding.
- The chimney's masonry should be tuck-pointed to stabilize its condition.
- The porch foundation should be replaced along with the entire house foundation as described above.
- The porch finishes including the carpet, steel siding, and vinyl soffit should be removed, potentially exposing original finishes beneath. Repair, refinish, or replace the original finishes. These are likely a wood deck floor, wood shingle siding on the knee-walls, and a beadboard soffit.
- The front porch floor, wall, and roof structure should be assessed by a licensed structural engineer when finishes are removed. It is likely that further support of these elements will be necessary once analyzed.
- Roof venting should be increased with the addition of low and high venting as required by code.
- Replace the low-pitched roof south of the bay window. This roof should be properly supported as prescribed by a licensed structural engineer and sloped to direct water away from the exterior walls and the foundation of the house.
- Remove or replace the metal flashing when the steel siding is removed. Install new flashing as prescribed by code.
- Replace the metal flashing around the chimney when the chimney is tuck-pointed.
- Scrape, sand, and stain or paint all wood doors.
- Remove the aluminum storm door from the front door. The door is in a well-covered area that does not need a storm door for weather protection. If a screen door is desired, a minimally framed screen door could be added.
- Remove the aluminum storm windows from all windows. Consider replacing with new wood storm windows of minimal visual impact. These windows should be removable, with an option for bug screens installed in their place during the warmer months.
- All of the windows should be replaced with new window units that match the appearance of those in the historic photo from 1948.
- Remove the aluminum coil stock soffits and fascia. Determine if wood soffits and fascia are beneath the aluminum and repair refinish or replace as necessary. If there are no soffits or fascia beneath the aluminum, add painted wood 1x soffits and fascia as seen throughout similar houses in the Louisville area.
- Remove the steel and aluminum trim with the steel siding exposing the original window, door, and corner trim sizes below. Repair, refinish, or replace the original wood trim.
- Determine the extent of the cloth-sheathed wiring throughout the house and remove and replace with new wiring to current codes.

SERIOUS DEFICIENCY

- Repair, refinish, or replace the garage doors and windows.
- Consider removing or replacing the steel awnings above the south and east doors as these are not historic.
- Ensure that all gutters, downspouts, and downspout extensions are maintained to discharge water away from the building foundation and are kept clear of debris.
- The gutters and downspouts are not historic. Consider replacing the gutters with ½ round gutters and the downspouts with round downspouts. Though not historic, these styles will more appropriately match the historic nature of the house.
- The electrical service panel should be replaced by a licensed electrical engineer with a new 200-amp panel compliant with current codes.
- Replace the electrical sub-panels in the kitchen and basement if still in use.
- The overhead electrical service should be replaced by a licensed electrical engineer with a new underground electrical line compliant with current codes.
- Removal of the steel siding may reveal original light fixture locations apparent on the original wood shiplap siding. If the siding is removed and historic light fixture locations are determined, replace the exterior light fixtures with a full cutoff, high-efficiency unit.
- Consider installing new exterior lighting that complies with Dark Sky regulations.

MINOR DEFICIENCY

- The garage should continue to perform adequately for its intended use. Consult a licensed structural engineer if any modifications are to be made. Grouting of the CMU walls, strengthening of existing roof framing and verification of the type of foundation and footing below the perimeter CMU walls are some of the likely repairs needed if new loads are to be added to the detached garage.
- If the main floor deflection is inadequate, consult a licensed structural engineer for additional support design options.
- It is not recommended to add additional roofing materials such as an additional layer of shingles, or solar panels without the additional structural support mentioned above.
- Replace the storm door on the east side with a lockable full-lite screen door.
- Continue to perform routine maintenance on the furnace and air conditioning to prolong their lifespans.
- If heating or cooling does not perform to the homeowner's satisfaction, consult with a licensed mechanical designer for upgrade options.

5.2 PHASING PLAN

A phasing plan is not available at this time.

5.3 ESTIMATE OF PROBABLE COST OF CONSTRUCTION

A probable cost of construction is not available at this time.

6.0 PHOTOGRAPHS AND ILLUSTRATIONS

1948 Boulder County Assessor's Card Image

2024 Northwest Corner

2024 Southwest Corner

2024 Rear Façade, Looking North.

2024 Northeast Corner

Preservation Scope of Work

Date: April 3, 2026

Project: Vogelsberg Residence (Historic James House)
700 Pine Street
Louisville, CO 80027

Preservation Scope of Work Outline
Work limited to preservation, rehabilitation and restoration of the historic structure. Scope does not include any work associated with planned additions

Principal Structure

3.1 Site Work:
- Improve drainage around structure
- Work may involve a raised foundation detail at top of foundation wall

3.2 Structural Systems
- Foundation
  - Shore, structure and remove existing foundations- replace with new
  - Provide new foundation wall with foundation drain at entire perimeter.
- First Floor Framing
  - Sister or reinforce existing framing per engineer
- Roof Framing
  - Sister, reinforce, or brace existing framing per engineer

3.3 Envelope- Exterior Walls
- Remove existing metal siding to expose historic wood siding- patch and repair siding (replace with like materail where beyond repair) Any new siding to match the structure's original ship-lap siding. Include painting.
- Insulate all exterior walls- blown in
- Existing chimney to remain- tuck-point masonry to stabilize

3.4 Envelope Roofing & Attic
- New asphalt shingle roofing. Provide new ridge vent for high venting
- Provide low roof venting – at soffits or a mid-roof vent
- Remove metal awnings roofs over side and rear doors
- Insulate attic to R60

3.5 Windows and Doors
- Replace all existing windows with wood windows in historic window openings
- Maintain existing entry, side and rear door. Prep doors for new stain. Provide new storm doors

3.6 Exterior Details

- Remove aluminum soffits and fascia. Patch and repair wood soffit and fascia underneath or replace with painted 1x

3.7 Mechanical Systems

- Remove and replace furnace. Provide new ductwork
- Replace plumbing as necessary
- Provide new water heater.

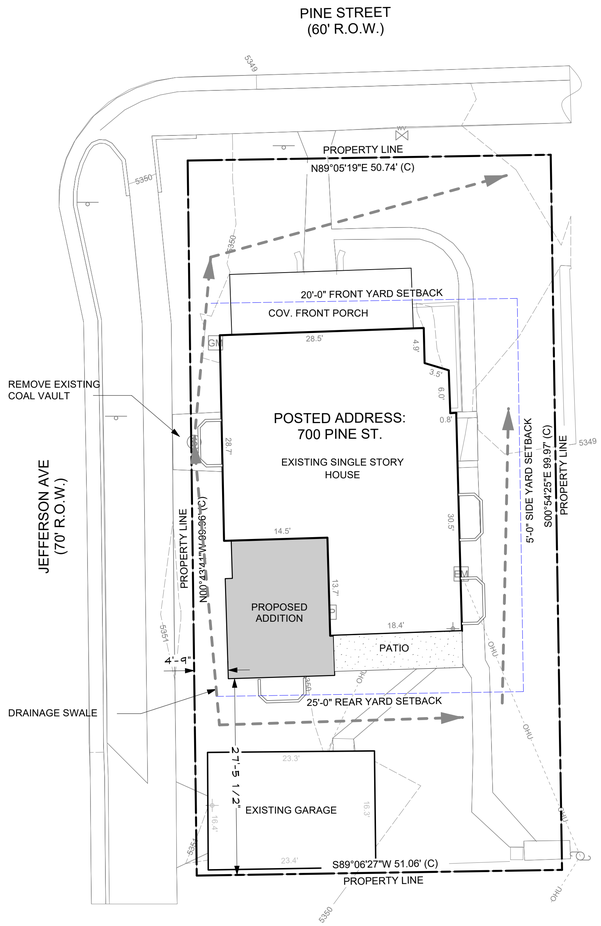
3.8 Electrical Systems

- Provide new (at minimum) 200-amp panel
- Remove and replace distribution wiring throughout.

Appearances & Accessory Structure

- Entry Porch- remove finishes (carpet, vinyl siding, and metal soffit)- repair, refinish or replace finishes to match historic original.
- Garage- Remove existing metal siding to expose masonry. Repair CMU as per engineer. Re-stucco exterior.

VICINITY MAP



SITE PLAN
1" = 10'-0"

PROJECT INFORMATION

LEGAL DESCRIPTION:
LOTS 21-22 BLK 7 JEFFERSON PLACE

JURISDICTION:
LOUISVILLE

ZONING
Zone District: Old Town Overlay-RL

PROJECT DESCRIPTION:
Alteration and addition to existing single family residence.

BUILDING CODES:
2024 International Residential Code (IRC)
2024 International Energy Conservation Code (IECC)
2023 National Electrical Code (NEC)

PROJECT DATA

LOT SIZE (SF)	Per ISP	5,088
LOT COVERAGE ALLOWED (47.5% Landmark)		2,417
FLOOR AREA RATIO ALLOWED (55% Landmark)		2,798

FLOOR AREA (Net)	
Basement	NA
Main Floor (Existing)	1,060
Garage (Existing)	359
Addition (Proposed)	271
Total Floor Area Ratio	1,690

LOT COVERAGE (Gross)	
House (Existing)	1,124
Front Porch (Existing)	182
Garage (Existing)	382
Addition (Proposed)	278
Total Lot Coverage	1,966

* Floor Area as defined by LMC *17.08.165* (floors within the exterior walls excluding stair openings)

PROJECT DIRECTORY

OWNER
Aaron and Janice Vogelsberg
700 Pine Street
Louisville, CO 80027

ARCHITECT
Stewart Architecture
1132 Jefferson Ave.
Louisville, CO 80027
Contact: Peter Stewart 303-665-6668

BUILDER
Raimo Construction
127 Shale Ridge Rd.
Berthoud, CO 80513

STRUCTURAL ENGINEER
40th Parallel Structural Engineering
318 Main St.
Longmont, CO 80501
Contact: Dan Belleau 970-227-6368

DRAWING INDEX

ARCHITECTURAL DRAWINGS

1. PROPOSED SITE PLAN
2. CRAWL SPACE (EXISTING & PROPOSED)
3. MAIN FLOOR (EXISTING & PROPOSED)
4. ELEVATIONS (EXISTING & PROPOSED)
5. ELEVATIONS (EXISTING & PROPOSED)
6. ELEVATIONS (EXISTING & PROPOSED)
7. 3D VIEWS (PROPOSED)

stewart ARCHITECTURE
1132 JEFFERSON AVE.
LOUISVILLE, CO 80027
303. 665. 6668

Restoration and Addition to the Vogelsberg Residence
The Historic James House, 700 Pine Street, Louisville CO. 80027

LOTS 21-22 BLK 7 JEFFERSON PLACE

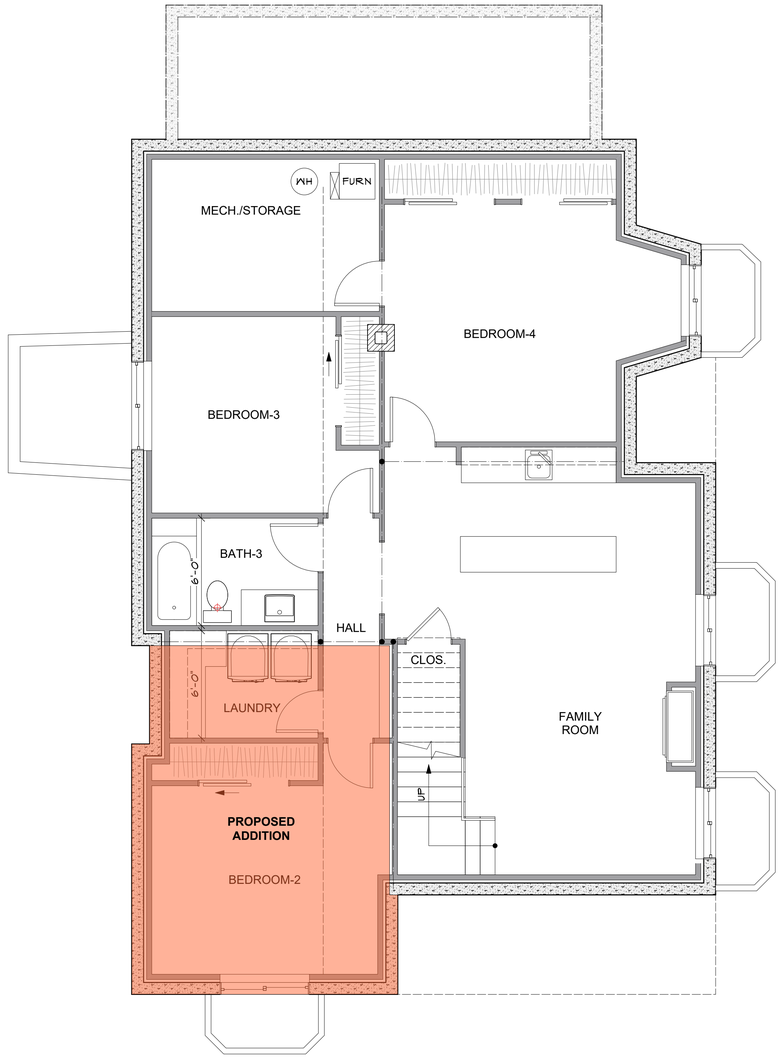
Issue:

Date	Comments	Init.
4/3/26	Alt Cert	PS

LANDMARK ALTERATION CERTIFICATE APPLICATION

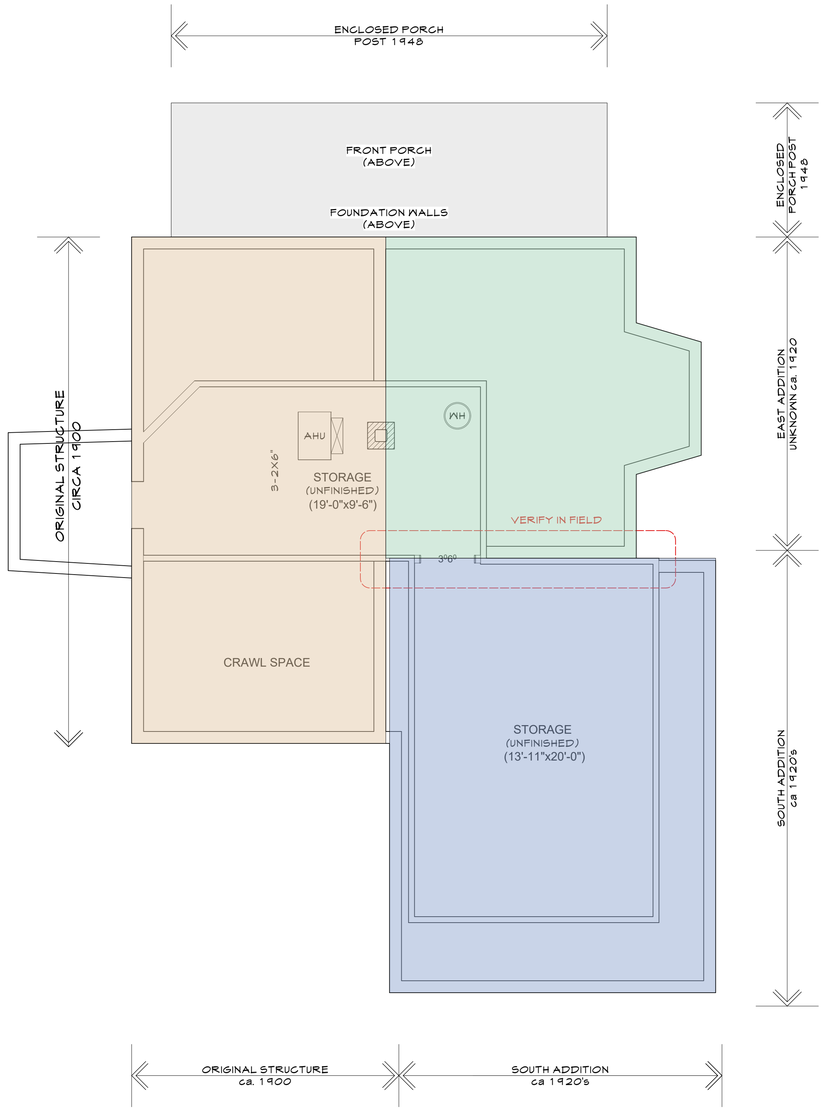
Sheet Title
Site Plan

Sheet No.
1 of 6



PROPOSED BASMENT PLAN
1/4"=1'-0"

N



EXISTING BASEMENT PLAN
1/4"=1'-0"

N

LEGEND

- ORIGINAL STRUCTURE (CIRCA 1900)
- PROBABLE EAST ADDITION (EARLY 1900's)
- SOUTH ADDITION (1920's)
- ENCLOSED PORCH (1920's, ENCLOSED POST 1948's)

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303. 665. 6668

Restoration and Addition to the Vogelsberg Residence
The Historic James House, 700 Pine Street, Louisville CO. 80027

LOTS 21-22 BLK 7 JEFFERSON PLACE

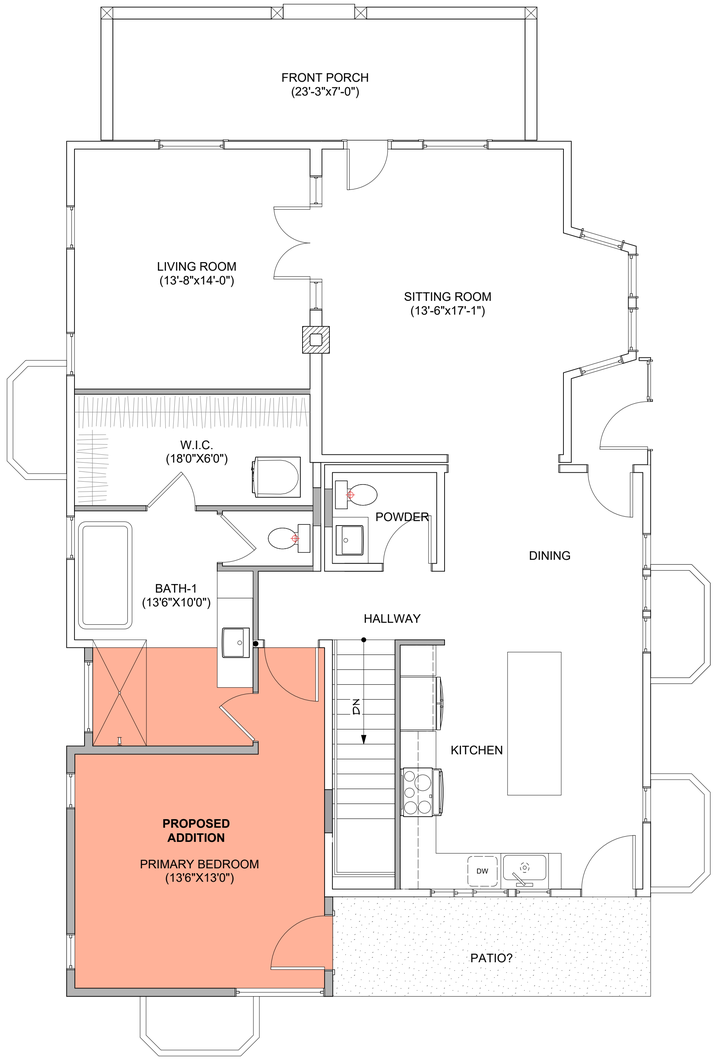
Issue:

Date	Comments	Init.
4/3/26	Alt Cert	PS

LANDMARK ALTERATION CERTIFICATE APPLICATION

Sheet Title
Crawl Space
Existing & Proposed

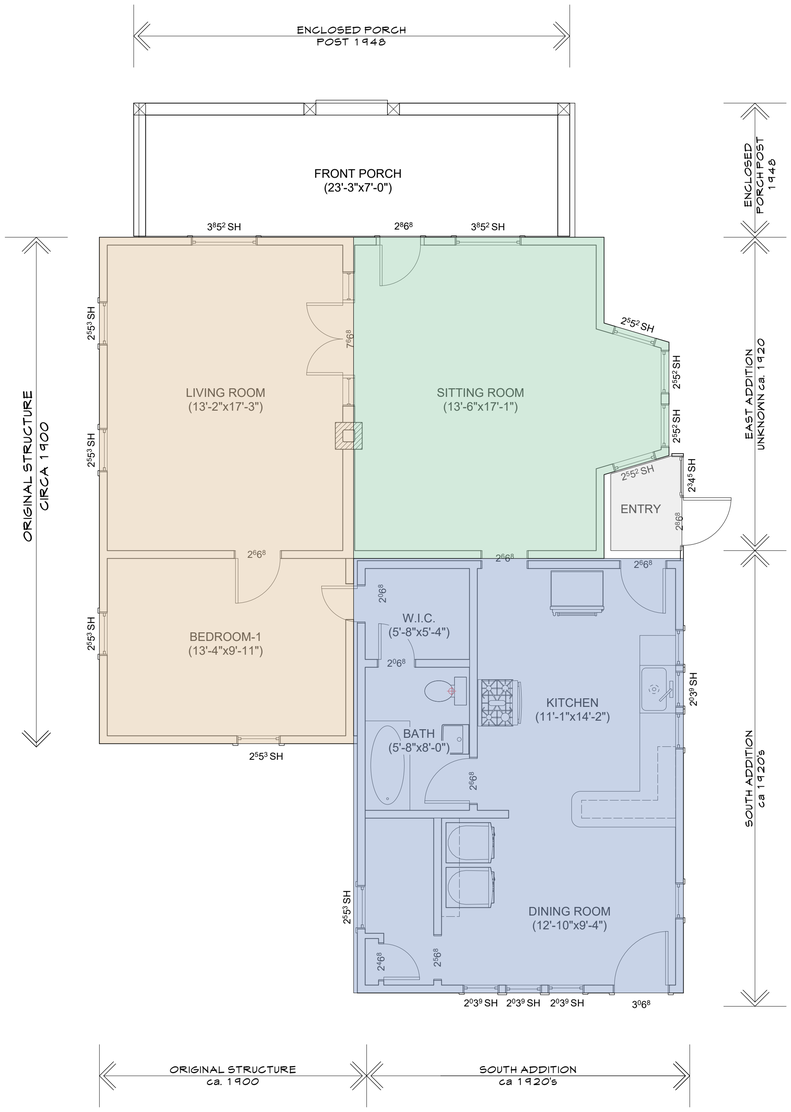
Sheet No.
2 of 6



PROPOSED MAIN FLOOR PLAN

1/4"= 1'-0"

N



EXISTING MAIN FLOOR PLAN

1/4"= 1'-0"

N

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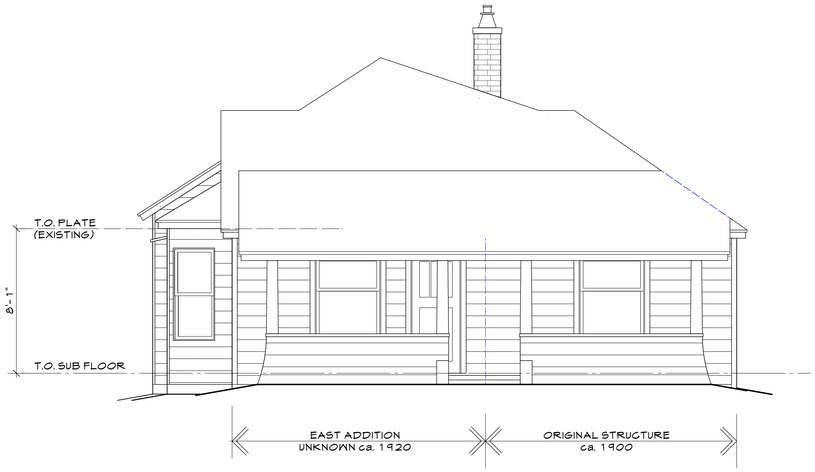
Issue:

Date	Comments	Init.
4/3/26	Alt Cert	PS

LANDMARK ALTERATION
CERTIFICATE APPLICATION

Sheet Title
Main Floor
Existing & Proposed

Sheet No.
3 of 6



EXISTING NORTH ELEVATION

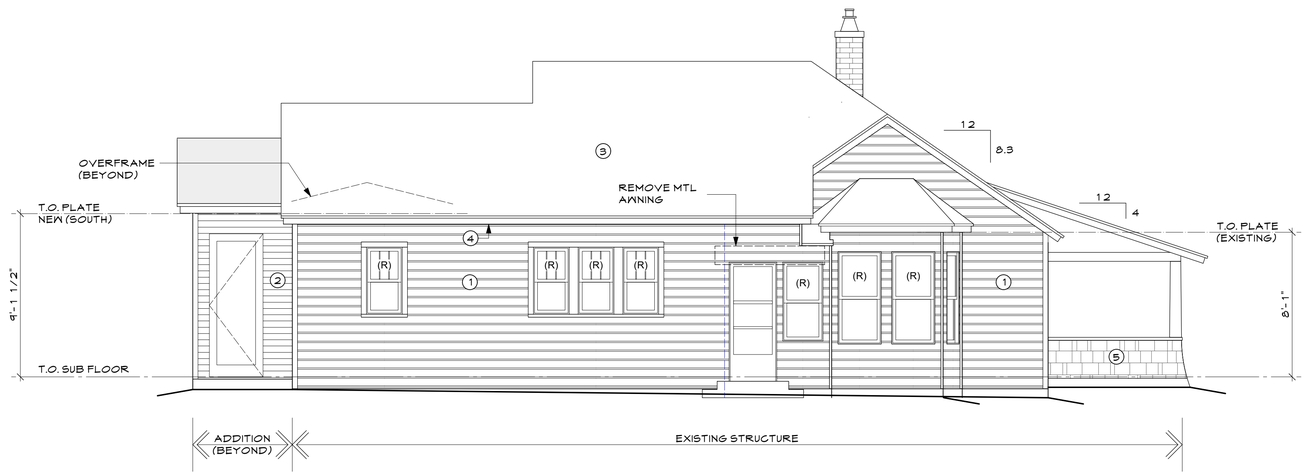
1/4"=1'-0"

EXISTING EAST ELEVATION

1/4"=1'-0"

PROPOSED NORTH ELEVATION

1/4"=1'-0"



PROPOSED EAST ELEVATION

1/4"=1'-0"

ELEVATION KEY NOTES ⑨

1. EXISTING SIDING: CAREFULY REMOVE EXISTING STEEL SIDING, REPAIR ORIGINAL WOOD SIDING - OR REPLACE WIITH LIKE MATERIAL IF BEYOND REPAIR
2. NEW SIDING AT ADDITION: COMPOSITE LAP SIDING WITH 4 1/2" EXPOSURE
3. ASPHALT COMPOSITION SHINGLES
4. WOODWORK: (SOFFITS, FASCIA, & TRIM) CAREFULY REMOVE EXISTING STEEL MATERIALS, REPAIR ORIGINAL WOOD WORK - OR REPLACE WIITH LIKE MATERIAL IF BEYOND REPAIR
5. REMOVE METAL SIDING, PROVIDE NEW WOOD SHINGLES TO MATCH HISTORIC.

(R) REMOVE EXISTNG WINDONS AND REPLACE WITH NEW WOOD WINDONS - OPERATIONS, DIVIDED LITES AND DIMENSIONS TO MATCH HISTORIC.

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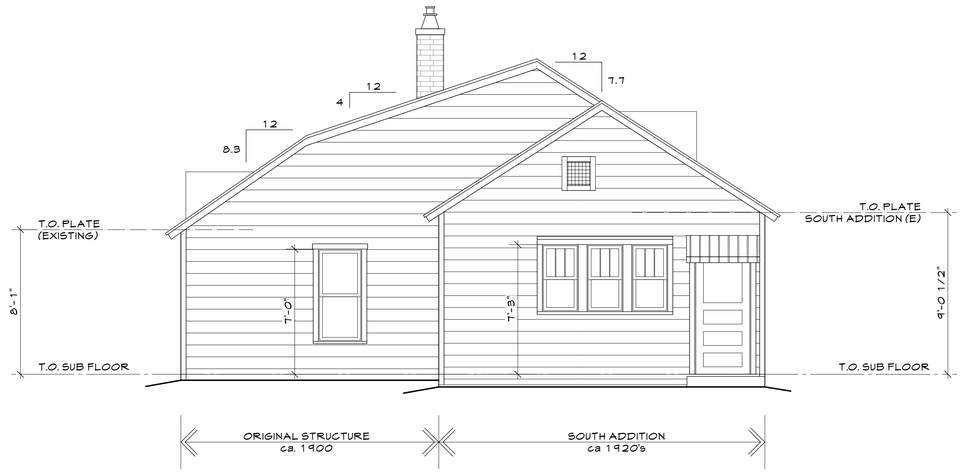
LOTS 21-22 BLK 7 JEFFERSON PLACE

Issue:

Date	Comments	Init.
4/3/26	Alt Cert	PS

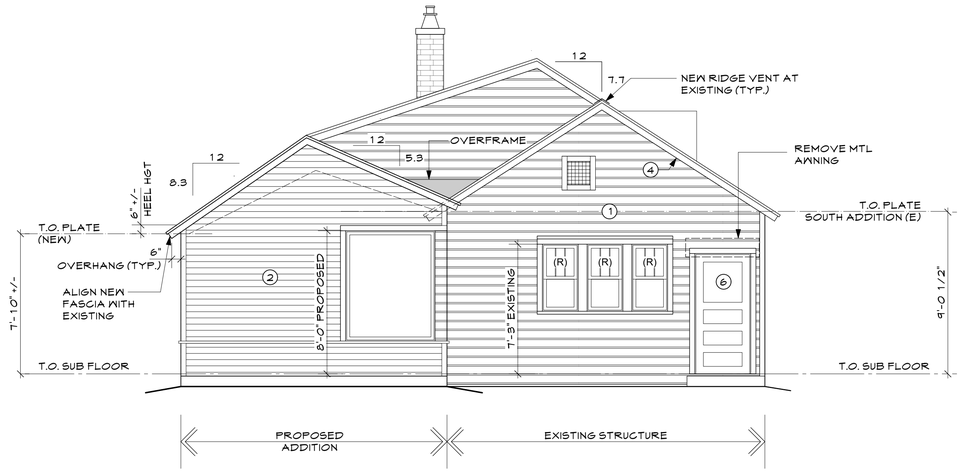
LANDMARK ALTERATION CERTIFICATE APPLICATION

Sheet Title
Elevations
Existing & Proposed
Sheet No.
4 of 6



EXISTING SOUTH ELEVATION

1/4"=1'-0"



ELEVATION KEY NOTES ⓟ

1. EXISTING SIDING: CAREFULY REMOVE EXISTING STEEL SIDING, REPAIR ORIGINAL WOOD SIDING - OR REPLACE WIITH LIKE MATERIAL IF BEYOND REPAIR
2. NEW SIDING AT ADDITION: COMPOSITE LAP SIDING WITH 4 1/2" EXPOSURE
3. ASPHALT COMPOSITION SHINGLES
4. WOODWORK: (SOFFITS, FASCIA, & TRIM) CAREFULY REMOVE EXISTING STEEL MATERIALS, REPAIR ORIGINAL WOOD WORK - OR REPLACE WIITH LIKE MATERIAL IF BEYOND REPAIR
5. REMOVE METAL SIDING, PROVIDE NEW WOOD SHINGLES TO MATCH HISTORIC.

(R) REMOVE EXISTNG WNDOWS AND REPLACE WITH NEW WOOD WINDOWS - OPERATIONS, DIVIDED LITES AND DIMENSIONS TO MATCH HISTORIC.

PROPOSED SOUTH ELEVATION

1/4"=1'-0"

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Restoration and Addition to the Vogelsberg Residence
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LOTS 21-22 BLK 7 JEFFERSON PLACE

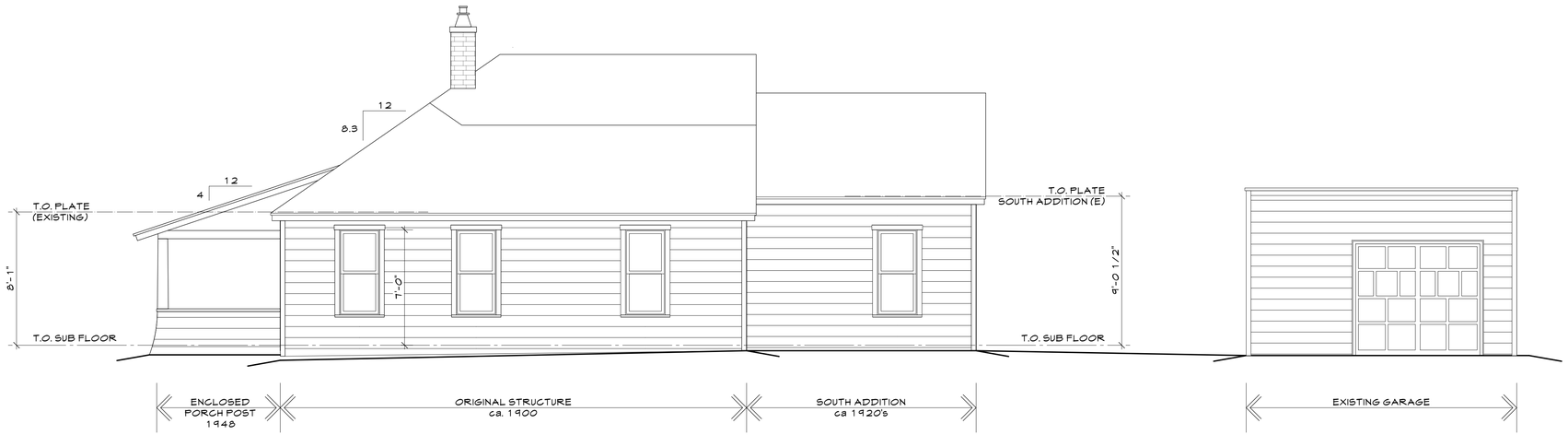
Issue:

Date	Comments	Init.
4/3/26	Alt Cert	PS

LANDMARK ALTERATION CERTIFICATE APPLICATION

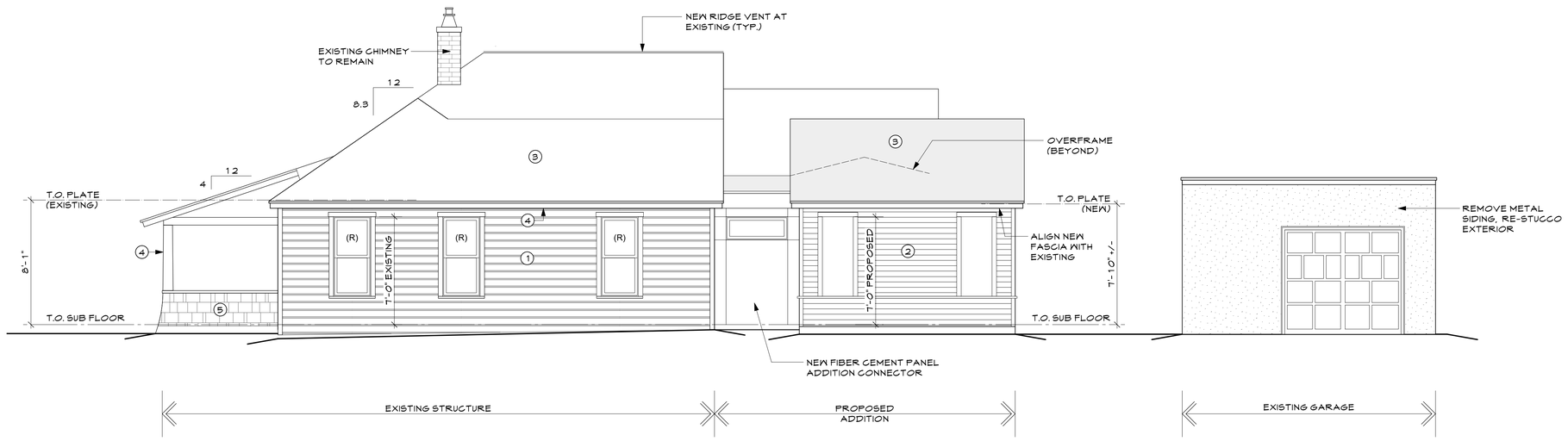
Sheet Title
Elevations
Existing & Proposed

Sheet No.
5 of 6



EXISTING WEST ELEVATION

1/4"=1'-0"



PROPOSED WEST ELEVATION

1/4"=1'-0"

ELEVATION KEY NOTES ⓡ

1. EXISTING SIDING: CAREFULY REMOVE EXISTING STEEL SIDING, REPAIR ORIGINAL WOOD SIDING - OR REPLACE WIITH LIKE MATERIAL IF BEYOND REPAIR
2. NEW SIDING AT ADDITION: COMPOSITE LAP SIDING WITH 4 1/2" EXPOSURE
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4. WOODWORK: (SOFFITS, FASCIA, & TRIM) CAREFULY REMOVE EXISTING STEEL MATERIALS, REPAIR ORIGINAL WOOD WORK - OR REPLACE WIITH LIKE MATERIAL IF BEYOND REPAIR
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(R) REMOVE EXISTNG WNDONS AND REPLACE WITH NEW WOOD WINDONS - OPERATIONS, DIVIDED LITES AND DIMENSIONS TO MATCH HISTORIC.

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LOTS 21-22 BLK 7 JEFFERSON PLACE

Issue:

Date	Comments	Init.
4/3/26	Alt Cert	PS

LANDMARK ALTERATION CERTIFICATE APPLICATION

Sheet Title
Elevations
Existing & Proposed
Sheet No.
6 of 6

VIEW OF WEST SIDE
NTS

VIEW OF NORTH-WEST CORNER
NTS

VIEW OF SOUTH-EAST CORNER
NTS

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LOTS 21-22 BLK 7 JEFFERSON PLACE

Issue:

Date	Comments	Init.
4/3/26	Alt Cert	PS

LANDMARK ALTERATION CERTIFICATE APPLICATION

Sheet Title

3D Views

Sheet No.

City of Louisville **Historic Preservation Program**

PRESERVATION & RESTORATION GRANT APPLICATION

APPLICATION MATERIALS REQUIRED (submit final docs to abrackett@louisvilleco.gov)

- ☐ Application form (3 pages)
- ☐ Separate list with detailed descriptions of proposed work
- ☐ Alteration Certificate Application, if relevant (for work that alters the exterior of a property)
- ☐ Optional: Cover letter describing the proposal
- ☐ Optional: Invoices, estimates, and other cost-related materials to support request

GENERAL INFORMATION

Site Address: 700 Pine Street

Owner Name: Aaron & Janis Volgelsberg

Owner Phone: (720) 561-7733

Owner Email: aaron.vogelsberg@bvsd.org

Owner Representative Name: _____

Owner Rep. Phone: _____

Owner Rep. Email: _____

FILLING OUT THE GRANT TABLE ON PAGE 2

Column 1: Give a title to each line item. Include the same title in your list of descriptions of the work so that it is clear which description corresponds to which estimate.

Column 2: Provide the total cost of the line item.

Column 3: Check if relevant. Work completed within the past 5 years prior to landmarking is eligible for grants.

Total Project Cost: Fill in the total cost of all of the line items.

Half of Total: Divide the total project cost in half. This becomes your Total Grant Request. Preservation & Restoration Grants are 50/50 matching grants.

Grant requests greater than maximum allowed: If the Total Grant Request is greater than the maximum allowed, you must submit a letter describing your request. Applications for grants above the maximum must begin with a specific meeting with staff to discuss the request above maximum.

Grant Table

Description of Work	Preservation	New Construction / Other	Total Estimated Costs
Manual J/S/D, Blower-door test & Letters	$ 1,251.00	$ 249.00	$ 1,500.00
Blueprint Copies	$ 250.20	$ 49.80	$ 300.00
Surveying	$ 2,168.40	$ 431.60	$ 2,600.00
Engineering, Inspections, Letters	$ 1,251.00	$ 249.00	$ 1,500.00
Soils Report & Inspections	$ 834.00	$ 166.00	$ 1,000.00
Site Work	$ 2,919.00	$ 581.00	$ 3,500.00
Temporary Facilities & Controls	$ 3,753.00	$ 747.00	$ 4,500.00
Material Disposal	$ 4,587.00	$ 913.00	$ 5,500.00
Permits			TBD
New Water Meter Pit & New Sewage Line - Materials & Labor			TBD
Excavation, Grade, Prep, Backfill & Trucking	$ 44,000.00	$ 11,000.00	$ 55,000.00
Temporary Shoring of Existing Main House Structure	$ 12,000.00	$ 3,000.00	$ 15,000.00
Engineered Shoring for Street/Walkway if required by the City - Design & Labor			TBD
Concrete Footings, Foundations & Concrete Window Wells	$ 44,505.60	$ 11,126.40	$ 55,632.00
Perimeter Drain System & Foundation Waterproofing	$ 5,200.00	$ 1,300.00	$ 6,500.00
Undergrade prep for Basement concrete slab - Materials & Labor	$ 5,200.00	$ 1,300.00	$ 6,500.00
Basement Concrete Slab	$ 14,300.00	$ 3,575.00	$ 17,875.00
Concrete Pump Truck - If needed	$ 1,440.00	$ 360.00	$ 1,800.00
Concrete Walkway - Materials & Labor			TBD
Undergrade prep for all concret patio slabs - Materials & Labor	$ 4,800.00	$ 1,200.00	$ 6,000.00
Rear & South Concrete Patios - Materials & Labor	$ 2,800.00	$ 700.00	$ 3,500.00
Radon Mitigation System	$ 1,440.00	$ 360.00	$ 1,800.00
Framing - Materials, Including Trusses	$ 25,600.00	$ 6,400.00	$ 32,000.00
Framing - Labor	$ 26,400.00	$ 6,600.00	$ 33,000.00
Plumbing	$ 18,400.00	$ 4,600.00	$ 23,000.00
Mechanical/HVAC	$ 25,600.00	$ 6,400.00	$ 32,000.00
Electrical	$ 26,400.00	$ 6,600.00	$ 33,000.00
Insulation - Materials & Labor - Cellulose & Foam	$ 17,344.00	$ 4,336.00	$ 21,680.00
Drywall - Materials & Labor	$ 17,600.00	$ 4,400.00	$ 22,000.00

Description of Work	Preservation	New Construction / Other	Total Estimated Costs
Windows & Exterior Doors - Materials & Installation Labor	$ 24,000.00	$ 6,000.00	$ 30,000.00
Front Door - Materials	$ -	$ 1,800.00	$ 1,800.00
Tile & Prefinished Engineered Flooring & Stairs - Materials	$ -	$ 25,000.00	$ 25,000.00
Tile & Prefinished Engineered Flooring & Stairs - Installation Labor	$ -	$ 26,000.00	$ 26,000.00
Kitchen & Bathroom Cabinets - Installation Labor	$ -	$ 15,000.00	$ 15,000.00
Countertops - Materials & Labor	$ -	$ 10,000.00	$ 10,000.00
Interior Doors & Trim - Materials	$ -	$ 22,600.00	$ 22,600.00
Interior Doors & Trim - Labor	$ -	$ 23,350.00	$ 23,350.00
Interior Railings - Materials & Labor	$ -	$ 5,000.00	$ 5,000.00
Door and Cabinet Hardware - Materials			TBD
Painting - Interior & Exterior - Materials & Labor	$ 12,800.00	$ 3,200.00	$ 16,000.00
Plumbing Valves & Fixtures/Mirrors - Materials			TBD
Lighting Fixtures - Materials			TBD
Shower Glass - Materials & Labor			TBD
Exterior Siding & Trim - Soffit & Eaves - Materials - Hardie	$ 12,640.00	$ 3,160.00	$ 15,800.00
Exterior Siding & Trim - Soffit & Eaves - Labor	$ 12,000.00	$ 3,000.00	$ 15,000.00
Exterior Siding - Garage - Stucco - Materials & Labor			TBD
Roofing - Materials & Labor	$ 6,400.00	$ 1,600.00	$ 8,000.00
Gutters & Downspouts - Materials & Labor	$ 3,600.00	$ 900.00	$ 4,500.00
Backout - Materials & Labor	$ 6,960.00	$ 1,740.00	$ 8,700.00
Cleaning & Finals	$ 4,400.00	$ 1,100.00	$ 5,500.00
RCI - Planning and Selection Assistance, Pricing, Ordering, Receiving, Inspecting & Storing Fixtures, Delivering on Site for Installation			TBD
RCI - Project Administration	$ 4,000.00	$ 1,000.00	$ 5,000.00
RCI - Construction Management & Supervision	$ 28,000.00	$ 7,000.00	$ 35,000.00
Total Project Costs:	**$ 424,843.20**	**$ 234,093.80**	**$ 658,937.00**
Half of Total	**$ 212,421.60**		
Maximum Tier 1, 2 & 3 Total	**$ 128,300.00**	⇦ **Total Grant Request**	

The Property Owner (or Grantee) hereby agrees and acknowledges that:

A. Funds received as a result of this application will be expended as reimbursements of up to half of actual expenses 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 projects are subject to zoning and building code review and approval of a grant does not constitute building permit approval.

E. All work approved for grant funding must be completed even if only partially funded through this incentives program.

F. Unless the conditions of approval provide otherwise, disbursement of grant or rebate funds will occur after completion of the project and shall be accompanied by proof of payment. Reimbursements are processed as payments to the Property Owner or Grantee.

G. The incentive funds may be considered taxable income and Applicant should consult a tax professional if they have questions.

H. The grant application will be reviewed in accordance with all relevant City policy, including but not limited to the categories of eligible expenses described below.

Eligible expenses fall into one or more of the categories below. Interior improvements for protection, stabilization, or code-required work are eligible for grants. Other interior improvements are not.

- **Preservation** applies methods to sustain existing form, integrity, and materials. Approved work focuses on repairing exterior historic materials and features rather than extensive replacement and new construction.
- **Rehabilitation** facilitates new uses and standards for a building through repair, alterations, and additions that preserve those portions or features that convey its historical, cultural, or architectural significance. Rehabilitation acknowledges the need to alter or add to a historic property while retaining the property's historic character. Upgrading mechanical, electrical, and plumbing systems and other code-related work may be considered rehabilitation.
- **Restoration** accurately depicts the form, features, and character of a property as it appeared at a particular period of time. Approved work focuses on exterior work and includes the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

SIGNATURES AND DATES

4/1/24

Owner (or Grantee) Signature Date

If Grantee is not Property Owner, describe relationship to property:

CITY USE ONLY – INTAKE VERIFICATION

- ☐ Table is filled out completely
- ☐ List of Line Item Descriptions is attached
- ☐ Title of Line Items matches Line Item Description Addendum
- ☐ Accompanied by Alteration Certificate, if needed
- ☐ Line items correspond to one of the 3 eligible categories (preservation, restoration, rehabilitation)
- ☑ Applicant has met with staff if grant request is above maximum allowed

Narrative for Extraordinary Circumstances Funding Request

700 Pine Street – Louisville, Colorado

The property located at 700 Pine Street is a locally landmarked historic resource that reflects the architectural, cultural, and social history that defines the City of Louisville. Constructed circa 1903 and prominently situated at the corner of Pine Street and Jefferson Avenue; two highly visible and heavily traveled corridors just west of downtown - the home serves as a gateway feature to Louisville's historic core and a visible representation of the community's early development.

This property has remained in the James family since 1938, when it was purchased by our grandparents, George and Gladys James. Our family's connection to Louisville extends even further, including homesteading roots in the immediate area and our grandmother's childhood residence just two blocks away. Our grandfather, a coal miner, was actively involved in the Louisville community through participation in the Louisville Miners baseball team and the Louisville Rod and Gun Club. The home therefore represents not only a preserved architectural form, but a multi-generational link to the people and industries that shaped Louisville's identity.

Following our grandmother's passing in 2008, ownership transitioned to our mother, Debbie Vogelsberg. In 2009, we moved into the home, and in February 2024, we formally assumed ownership with the explicit intent of restoring and preserving the property for future generations. This long-term stewardship reflects a sustained commitment to maintaining both the structure and the historic character of the surrounding neighborhood.

In 2013, we worked with the City to designate the home as a local landmark under the Historic Preservation program. This decision was made in direct response to the increasing loss of historic homes in Louisville and a desire to preserve the architectural character that contributes to the City's identity and sense of place. At the time of landmarking, funding opportunities were governed by City of Louisville Resolution No. 2 Series 2012, which limited residential preservation grants to approximately $15,000, with a maximum total funding cap of $21,900 per property.

While these incentives encouraged landmarking, they were not designed to address the level of structural rehabilitation now required for a property of this age that has remained largely unaltered for over a century.

A Historic Structural Assessment (HSA) completed by DAJ Design in May 2024 confirms that the home retains a high degree of historic integrity, with minimal changes since at least the mid-20th century. However, this same integrity has resulted in significant deferred structural and system deficiencies. The report identifies critical issues that must be addressed to preserve the structure, including:

- Complete replacement of the failing and non-code-compliant foundation

- Structural reinforcement or replacement of floor systems and supports
- Hazardous material mitigation, including asbestos and mold
- Electrical system upgrades to meet current safety standards
- Site grading and drainage corrections to prevent ongoing water intrusion

These are not elective improvements, but necessary interventions required to stabilize and preserve the historic structure.

The financial impact of these required preservation efforts is substantial. A detailed construction budget prepared in February 2026 identifies **$424,843.20 in preservation-related costs alone**, exclusive of new construction or non-preservation improvements. This amount exceeds the historic funding cap established under the 2012 resolution by more than twenty times.

This disparity highlights the core issue: the funding framework in place at the time of landmarking did not—and could not—anticipate the true cost of preserving a structure of this age and condition under modern building codes, environmental regulations, and construction costs.

Section 7(b) of the 2012 resolution explicitly allows for these limitations to be exceeded "upon a showing of extraordinary circumstances," subject to recommendation by the Historic Preservation Commission and approval by City Council. The conditions present at 700 Pine Street clearly meet this threshold:

- The home requires complete structural rehabilitation, including foundation replacement requiring the lifting of the structure
- The project includes mandatory health and safety remediation (asbestos and mold)
- The property has exceptional historic integrity, with minimal alteration since the early 20th century
- The structure occupies a highly visible and community-defining location
- The cost of preservation is disproportionate to previously available funding levels

Furthermore, the City's more recent actions to increase available preservation funding (as reflected in updated policy direction in 2025) demonstrate recognition that meaningful preservation requires funding levels aligned with real-world costs. This project is precisely the type of preservation effort those updates were intended to support.

Importantly, the preservation of 700 Pine Street provides a clear public benefit. Due to its prominent location and longstanding presence, the home contributes directly to the visual and historical fabric of Louisville. Its restoration will preserve a rare example of early 20th-century vernacular construction, reinforce the historic character of the downtown area, and maintain continuity within a neighborhood that has experienced increasing redevelopment pressure.

Our family has maintained continuous ownership of this property for over 85 years and has demonstrated a long-standing commitment to its preservation. We are prepared to make a significant personal financial investment in this project. However, the scale of required work creates a financial burden that cannot reasonably be addressed without support aligned with the City's preservation goals.

For these reasons, we respectfully request that the Historic Preservation Commission recommend, and City Council approve, funding beyond the standard grant limitations under the extraordinary circumstances provisions per City Council Resolution No. 112, Series 2025. Doing so will ensure the preservation of a historically significant property that embodies both the architectural and human history of Louisville and aligns directly with the purpose and intent of the Historic Preservation Fund.

RESOLUTION NO. 2
SERIES 2012

A RESOLUTION ESTABLISHING ADDITIONAL INCENTIVES FROM THE HISTORIC PRESRVATION FUND TO ENCOURAGE HISTORIC LANDMARK DESIGNATIONS AND NEW BUILDINGS OF CHARACTER FOR RESIDENTIAL AND COMMERCIAL PROPERTIES IN THE CITY OF LOUISVILLE AND TO FACILITATE THE ASSESSMENT OF PROTECTED STRUCTURES

WHEREAS, historic properties and buildings of character in the City of Louisville (the "City") are major contributors to the City's economic prosperity and quality of life; and,

WHEREAS, the Louisville City Council, pursuant to the City Charter, established a Historic Preservation Commission to assist it in the preservation and landmarking of these properties; and,

WHEREAS, when properties are locally landmarked they are preserved for future posterity and enjoyment and continue contribution to the unique character of the City; and

WHEREAS, at the November 4, 2008 election, the voters approved a ballot issue to levy one-eighth of one percent (1/8%) sales tax for purposes of historic preservation purposes within Historic Old Town Louisville; and,

WHEREAS, City council by Ordinance No. 1544, Series 2008, imposed the tax approved by the voters and established the Historic Preservation Fund; and

WHEREAS, the City Council by Resolution No. 20, Series 2009, created provisions related to the administration and uses of the Historic Preservation Fund; and

WHEREAS, Resolution No. 20, Series 2009, authorized the creation of a grant program to assist property owners in the rehabilitation and restoration of historic properties and new buildings of character;

WHEREAS, Resolution No. 20, Series 2010, authorized the creation of incentives to assist property owners in the rehabilitation and restoration of historic properties;

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

In order to further facilitate and enhance the implementation of Resolution 20, Series 2009, and Resolution No. 20, Series 2010 the following provisions shall be enacted:

Section 1. Incentive program to encourage owners of historic structures and buildings of character to seek designations as landmarks or structures of merit:

a. An incentive of $10,000 shall be awarded to commercial property owners whose properties are declared landmarks pursuant to Chapter 15.36 of the Louisville Municipal Code, with the intended protections for landmarks pursuant to that chapter.

b. An incentive of $10,000 shall be awarded to commercial property owners whose properties are designated a Structure of Merit and who grant a conservation easement approved by the Louisville City Council. A property subject to a conservation easement is also subject to requirements for alteration certificates.

c. While property owners are encouraged to enhance and preserve the historic character of their property, incentives made under this section have no conditions other than landmark status or designation as a structure of merit.

Section 2. Grant program to conduct structural assessments of protected structures:

a. Any structure that is declared a landmark pursuant to Chapter 15.36 of the Louisville Municipal Code, or which is declared a Structure of Merit by the Historic Preservation Commission, shall undergo a building assessment to develop a preservation plan to establish priorities for the maintenance of the property.

b. For a period of 18 months from when a property is declared a landmark pursuant to Chapter 15.36 of the Louisville Municipal Code, or declared a Structure of Merit by the Historic Preservation Commission, the owner of the property shall be eligible for a grant from the Historic Preservation Fund in the amount of up to $900 for residential properties or up to $6,000 for commercial properties. Such grants shall be used solely to offset a portion or all of the cost of conducting a building assessment as described in this Section.

c. The assessment shall be conducted by a qualified consultant under contract with the City, or by a qualified consultant of the owner's choosing.

d. An exception to the requirement for a building assessment may be granted by the Historic Preservation Commission for good cause.

Section 3. Flexible grants for preserving, restoring, rehabilitating, or protecting landmarked property:

a. For a period of 18 months from when a property is declared a landmark pursuant to Chapter 15.36 of the Louisville Municipal Code the owner of the property shall be eligible for a grant from the Historic Preservation Fund in the amount of up to $5,000 for residential structures and up to $65,000 for commercial structures. These grants are available for the following purposes:

    i. Preservation and restoration: These projects include measures directed towards sustaining the existing form, integrity, and materials of a historic property, including preliminary measures to protect and stabilize the property. Up to 10% of a grant may be used for one-time actions considered routine maintenance. Routine maintenance includes painting, refinishing and exterior cleaning.

    ii. Rehabilitation: These projects include measures directed toward adapting a property to make efficient contemporary use of it while sensitively preserving the features of the property, which are significant to its historical, architectural, and cultural values. Sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make the property functional is appropriate within a rehabilitation project. This category also includes the restoration of a property to a specific, significant point in its history.

    iii. Pre-development: These projects include assessments of past and present historical features of a property for the purpose of properly and adequately documenting these characteristics. This includes assessing the physical condition of any existing historic features. Grants for this purpose will be available to individuals desiring to do restoration and renovation projects.

b. Grant funding may only be expended for the activities listed in this section for landmarked portions of a property.

Section 4. Incentive grants to encourage conservation easements on properties which contribute to the character, historical or architectural merit in Downtown Louisville and which are not eligible to be landmarked:

a. For a period of 18 months from when a property is designated by the City Council as a structure of merit, the owner of the property shall be eligible for a grant from the Historic Preservation Fund in the amount of up to $50,000. These grants are available for:

   i. Preserving, rehabilitating, restoring or protecting the property.

   ii. Offsetting costs of preserving the structural merit of a building that is being expanded pursuant to Section 17.16.280 and 17.28.050 of the Louisville Municipal Code.

b. Grant funding may only be expended for the activities listed in this section for those portions of a property designated to be a structure of merit.

Section 5. Focused preservation and/or restoration grants with matching funding requirements:

a. In addition to being eligible for the grants listed elsewhere in this Resolution, a property declared a landmark pursuant to Chapter 15.36 of the Louisville Municipal Code is eligible for a grant from the Historic Preservation Fund in the amount of up to $100,000 for commercial structures and up to $15,000 for residential structures activities described in this Section, or a series of grants totaling $100,000 for commercial structures and up to $15,000 for residential structures.

b. In addition to being eligible for the grants listed elsewhere in this Resolution, a property designated by the City Council as a structure of merit is eligible for a grant from the Historic Preservation Fund in the amount of up to $75,000 for commercial structures activities described in this Section.

c. Grants specified in this section may only be used for preservation and/or restoration projects: These projects include measures directed towards sustaining the existing form, integrity, and materials of a historic property. None of the funding awarded pursuant to this section may be used for any actions considered routine maintenance. Routine maintenance includes painting, refinishing and exterior cleaning.

d. All grants authorized under this Section shall be conditioned on the applicant matching at least one hundred percent (100 %) of the

amount of the grant with expenditures or an equivalent value of approved in-kind services that are integral to the project that is deemed eligible for a grant from the Historic Preservation Fund.

Section 6. New construction grants:

Owners of property on which new commercial structures or additions to existing commercial structures are proposed are eligible for grants of up to $75,000 total from the Historic Preservation Fund in order 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.

Section 7. Maximum grant amounts and procedures:

a. The maximum combined amount of incentive and grant funding from the Historic Preservation Fund that any property may receive is limited to the following:

   i. $21,900 per property for a landmark residential structure

   ii. $181,000 per property for a landmark commercial structure

   iii. $141,000 per property for a designated commercial structure of merit

   iv. $75,000 for any new commercial construction project that limits the mass, scale, and number of stories; preserves setbacks, preserves pedestrian walkways between buildings; and utilizes materials typical of historic buildings, above mandatory requirements.

b. These limitations may be exceeded upon recommendation of the Historic Preservation Commission and approval by City Council upon a showing of extraordinary circumstances. Any grant exceeding the above limitations shall be conditioned on the applicant matching at least one hundred percent (100%) of the amount of the grant with expenditures or an equivalent value of approved in-kind services that are integral to the project that is deemed eligible for a grant from the Historic Preservation Fund.

c. The Historic Preservation Commission will review all grant applications and make recommendations to the City Council for approval or disapproval. The City Council may approve, deny or return a proposal to the HPC for further information.

d. Grants may be given in installments upon the satisfactory completion of portions of the project, or given in total upon the satisfactory completion of the project. Conditions for the satisfactory completion of the project shall be given when the grant is awarded. Grants may be revoked if the conditions are not met. Grants given prior to the beginning of a project may be given only in suitable situations, as recommended by the HPC and approved by City Council.

e. In addition to the procedures outlined herein, the administration of grants shall be in compliance with all applicable procedures in Resolution No. 20, Series 2009.

PASSED AND ADOPTED this 3RD day of January 2012.

CITY OF LOUISVILLE SEAL COLORADO

ATTEST:

Robert P. Muckle, Mayor

Nancy Varra, City Clerk

RESOLUTION NO. 102
SERIES 2025

A RESOLUTION MODIFYING AND INCREASING INCENTIVES UTILIZING THE HISTORIC PRESERVATION FUND

WHEREAS, historic properties and buildings of character in the City of Louisville (the "City") are major contributors to the character and quality of life of our City; and

WHEREAS, the City Council, pursuant to the City Charter, established a Historic Preservation Commission to assist it in the preservation and landmarking of these properties; and

WHEREAS, when properties are locally landmarked, they are preserved for future posterity and enjoyment and continue to contribute to the unique character of the City; and

WHEREAS, at the November 4, 2008 election, the voters approved Ballot Issue 2A to levy a one-eighth of one percent (1/8%) sales tax for purposes of historic preservation purposes within Historic Old Town Louisville through December 31, 2018; and

WHEREAS, at the November 2, 2010 election, the voters approved Ballot Issue 2D to levy a permanent use tax of 3.50%, which superseded the City's then-current use tax, of which one-eighth of one percent (1/8%) of the use tax was dedicated to historic preservation purposes consistent with Ballot Issue 2A; and

WHEREAS, at the November 7, 2017 election, the voters approved Ballot Issue 2F, which extended the expiration date of the temporary sales tax of one-eighth of one percent for historic preservation from December 31, 2018 to December 31, 2028; and

WHEREAS, by Ordinance No. 1544, Series 2008, and Ordinance No. 1743, Series 2017, the City Council imposed the tax approved by the voters, established the Historic Preservation Fund ("HPF"), and codified the financial incentives set forth within Ballot Issues 2A (2008), 2D (2010), and 2F (2017); and

WHEREAS, Resolution No. 20, Series 2009, Resolution No. 20, Series 2010, Resolution No. 2, Series 2012, and Resolution No. 2, Series 2014, the City Council adopted provisions related to the administration and uses of the HPF and established grant programs and incentives to assist property owners in the rehabilitation and restoration of historic properties and new buildings of character; and

WHEREAS, by Resolution No. 4, Series 2014, and Resolution No. 21, Series 2016, the City Council established a revolving loan program within the HPF to encourage landmark designations and rehabilitation of historic properties in the City of Louisville; and

WHEREAS, by Resolution No. 17, Series 2019, the City Council combined all previously adopted incentives into a single resolution and increased certain incentives; and

WHEREAS, by Resolution No. 25, Series 2025, the amounts available for Historic Structure Assessment (HSA) grants were increased from $4,000 to $7,500 for residential properties and from $9,000 to $10,000 for commercial properties; and

WHEREAS, a core value of the City's Comprehensive Plan is promotion and preservation of the City's history and cultural heritage, particularly the City's mining and agricultural past; and

WHEREAS, increasing incentives for historic preservations will promote and strengthen another core value of the City's Comprehensive Plan, which is to promote unique commercial areas and distinctive neighborhoods, recognizing the diversity of commercial areas and neighborhoods by establishing customized policy and tools to ensure that each maintains its individual character, economic vitality, and livable structures; and

WHEREAS, the City Council desires to increase the maximum amounts of certain Historic Preservation incentives to best serve the City's core values, as set forth herein.

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

Section 1. Historic Preservation Fund.

There exists a Historic Preservation Fund ("HPF") in the City of Louisville, as established by Ordinance 1544, 2008 and amended by Ordinance 1743, 2017.

a. The HPF shall be funded by:

i. Proceeds from the 1/8% sales tax established by 2008 Louisville Ballot Issue 2A and Ordinance 1544, Series 2008 and extended by Louisville Ballot Issue 2F and Ordinance 1743, Series 2017;

ii. Proceeds from the allocation of 1/8% use tax for historic preservation, as established by Louisville Ballot Issue 2D and Ordinance 1575, Series 2010;

iii. Private and public donations, bequests, grants and funding from other sources made to the City for historic preservation purposes;

iv. Interfund loans from the City of Louisville; if approved by ordinance; and

v. Earnings on such amounts as may be deposited in the HPF.

b. The City of Louisville Historic Preservation Commission (the "Commission") shall make recommendations regarding expenditures from the HPF, but final action shall be taken by City Council by resolution, provided that after January 1, 2019, any expenditure of funds outside historic Old Town Louisville is approved by the affirmative vote of not less than five members of the entire City Council. The HPF should be managed to achieve maximum preservation of historic structures and the character of historic Louisville.

c. The Commission shall annually submit to the City Council an annual workplan and may supplement, modify, or update this document throughout the year as necessary.

d. As further detailed in the Sections below, the uses of the HPF shall be consistent with the following funds or purposes:

i. Administrative Funds;

ii. Contingency/Emergency Reserve Funds;

iii. Sales and Use Tax Proceeds to Support the Operations and Maintenance of the Louisville Museum Campus;

iv. Acquisitions Funds; and

v. Incentives for Historic Preservation, to Preserve Character, and for New Construction, including grants and loans.

Section 2. Administrative Funds.

Administrative Funds shall be used for purposes consistent with the establishment of the HPF, and shall include, but not be limited to:

a. Historical building surveys, other site surveys or reconnaissance-level or intensive-level historic and architectural surveys;

b. Staff to support the Commission and City activities in administering programs funded by the tax, including, but not limited to, interns, preservation planners, staff to conduct research for demolition review functions by the Commission and to assist vendors in conducting historic preservation surveys, and other support staff;

c. Plaques or other designations to honor structures that are landmarked or add to the character of historic Louisville;

d. Public outreach and education efforts; and

e. Funding of public-private partnerships for preservation of buildings of historic significance.

Section 3. Contingency/Emergency Reserve Funds.

On an annual basis twenty-five percent (25%) of the previous year's 1/8% sales tax revenue shall be set as the Contingency/Emergency Reserve. These funds shall be accessed only for incentives or acquisitions that become necessary due to exigent circumstances, upon the recommendation of the Commission and approval of City Council. "Exigent circumstances" for purposes of this section shall mean that the Commission has determined, with concurrence of City Council, that without urgent action, significant damage will be done to the historic fabric or character of Louisville.

Section 4. Operation and Maintenance for the Louisville Museum Campus.

Each year no more than twenty percent (20%) of the net annual City fiscal year proceeds of the one-eighth percent sales and use tax for historic preservation shall be transferred from the HPF to the City's General Fund to be used for the operation and maintenance of the Louisville Museum Campus.

Section 5. Acquisitions Funds.

Use of Acquisition funds of the HPF shall include, but not be limited to:

a. The purchase of historic properties or properties which contribute to the historic character of Louisville. These properties, if eligible, shall be landmarked pursuant to Chapter 15.36 of the Louisville Municipal Code and if not eligible, shall have a conservation easement placed upon them to preserve the outside appearance of the structure or other historical attributes of the structure or site. Prior to the purchase of any property, the City Council shall consider the financial risk, but the City Council may base its approval on considerations other than financial. The City may perform any restoration or rehabilitation work necessary on properties the City acquires, subject to availability of funds therefore, and may then sell the properties unless retained for a municipal purpose. A conservation easement for historic preservation purposes may be placed on the property prior to or in connection with any sale. Any loss and any costs resulting from the acquisition, rehabilitation and sale of the property shall be charged to the HPF, while any profits shall be deposited to the HPF; and

b. The purchase of conservation easements to protect the appearance of structures that contribute to the character of historic Louisville. Easements funded by the City may be held solely by the City or jointly with another governmental entity or a third-party non-profit preservation organization.

Section 6. Grant program to conduct Historic Structure Assessments (HSAs) of eligible structures.

Prior to any structure being declared a landmark pursuant to Chapter 15.36 of the Louisville Municipal Code or the establishment of a conservation easement, or approval of grants for preserving, restoring, rehabilitating, or protecting a landmark property, the property will undergo a historic structure assessment (HSA) to develop a preservation plan to establish priorities for the maintenance of the property.

a. At a regular meeting, the Commission shall review the building history, application, and other relevant information to determine whether there is probable cause to believe the building may be eligible for landmarking under the criteria in § 15.36.050 of the Louisville Municipal Code. If probable cause is not found by the Commission, an HSA grant will not be issued. If probable cause is found by the Commission, the owner of the property shall be eligible for a Historic Structure Assessment (HSA) grant in an amount up to $7,500 for residential properties and $10,000 for commercial properties. Such grants shall be used solely to offset a portion or all of the cost of conducting the HSA. A finding of probable cause is solely for purposes of action on the HSA grant request and does not guarantee any outcome at subsequent hearings by the Commission or City Council.

b. The maximum grant amounts may be increased up to $10,000 for residential properties and $15,000 for commercial properties upon a demonstration by the applicant that the additional grant amount is needed due to extraordinary circumstances relating to building size, condition, architectural details, or other unique conditions compared to similar Louisville properties.

c. All grants are approved subject to the City's HSA process. The HSA shall be conducted by qualified consultants that are approved by the City prior to commencing the assessment. The primary consultant must be an architect licensed in the State of Colorado, and unless waived by the Historic Preservation Commission for good cause, a structural engineer licensed in the State of Colorado must contribute to all pertinent parts of the assessment. Qualified consultants in other specialty areas, such as mechanical and electrical systems, should be utilized as needed for a thorough and complete assessment. The primary consultant must have significant experience in the field of historic preservation and must be familiar with and able to apply The Secretary of the Interior's Standards for the Treatment of Historic Properties.

d. The City shall establish minimum standards and scopes of work for assessments and make such available to the consultants prior to commencing the assessment. The City shall be provided with a copy of any completed assessment for which grant funds are awarded and verify that the assessment meets the established standards and follows the scope of work prior to providing reimbursement of the grant funds awarded.

e. An exception to the requirement for an HSA prior to landmarking or the establishment of a conservation easement may be granted by the Commission for good cause.

Section 7. Qualifying Work for Grant and Loan Programs.

Grants and loans may be approved for any of the following categories of work; however, grant funds may not be used for interior improvements other than for protection, stabilization, or code-required work.

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

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

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

d. **Maintenance** is the act or process of maintaining or preserving the form, features, and characters of a property as existing at the time of the work to maintain its historic character and condition. Approved work is limited to exterior work.

Section 8. Grants for preserving, restoring, rehabilitating, or protecting landmarked property.

a. For a period of 36 months from when a property is declared a landmark pursuant to Chapter 15.36 of the Louisville Municipal Code or from the establishment of a conservation easement, the owner of the property may be eligible for a grant from the HPF in the amount set forth in Table 1 for residential structures and Table 2 for commercial structures.

b. The landmarking bonus is an unmatched incentive grant. Owners of a landmarked property will be eligible for this grant following the signing of the landmark and grant agreements. Except for applicants whose household income is at or below 120% Area Median Income ("AMI"), as calculated by the United States Department of Housing and Urban Development ("HUD") ("Income Qualified Applicants") who have applied for grant funds to perform maintenance, the remaining grants shall be conditioned based on the applicant matching at least one hundred percent (100%) of the amount of

the grant with expenditures or an equivalent value of approved in-kind services for approved work based on the completed HSA and deemed eligible for a grant from the HPF. Income Qualified Applicants will not be required to provide matching funds or approved in-kind services for maintenance work. Eligible work will fall under the preservation, rehabilitation, or restoration, and maintenance for Income Qualified Applicants, categories as described above.

d. Applicants must complete the work covered by any grants and submit their reimbursement requests within 60 months of the landmark declaration or the establishment of a conservation easement. Upon a showing of good cause, the above timeline may be extended with approval of a subcommittee consisting of a designated staff person and two randomly selected members of the Commission. If the request for timeline extension is not approved unanimously, the request shall be forwarded to the full Commission for consideration at a public meeting.

Table 1: Residential Grant Amounts

Type	**Amount**
Residential Landmark Incentive	$7,700
Tier 1	
Residential (Matching)	$63,000
Additional Structural Funds (Matching)	$20,000
New Construction (Matching)	$23,000
(Tier 1 Subtotal)	*$106,000*
Tier 2	
Extraordinary Circumstances (Maximum Amount; Matching)	$22,300
(Tier 1 + Tier 2 Subtotal)	*$128,300*
Tier 3	
Exceptional Circumstances (Matching)	No limit if criteria met
Total Grant Funds Available Per Residential Property*	**$136,000+**

* Total includes landmark incentive
+ Plus unlimited exceptional circumstances matching grant under Tier 3
+Total excludes HSA grant.

Table 2: Commercial Grant Amounts	
Type	**Amount**
Commercial Landmark Incentive	$77,000
Tier 1	
Commercial (Matching)	$232,000
New Commercial Construction (Matching)	$111,000
(Tier 1 Subtotal)	*$343,000*
Tier 2	
Extraordinary Circumstances (Maximum Amount; Matching)	$80,000
(Tier 1 + Tier 2 Subtotal)	*$423,000*
Tier 3	
Exceptional Circumstances (Matching)	No limit if criteria met
Total Grant Funds Available Per Commercial Property*	**$500,000⁺**
OR	
Conservation Easement	**$77,000**

* Total includes landmark incentive

⁺ Plus unlimited exceptional circumstances matching grant under Tier 3

\+ Total excludes HSA grant.

e. For purposes of Table 1 and Table 2, "extraordinary circumstances" shall mean additional grant funds are appropriate to:

i. Preserve, restore, and rehabilitate the integrity of historic architectural features and materials of the exterior of the buildings, including but not limited to historic windows, doors, siding, and other historic features that, without the additional grant funds, would be replaced by new materials; or

ii. Pay for vital structural work and building code compliance-related work that exceed Tier 1 grant amounts, if identified in an approved HSA.

f. For purposes of Table 1 and Table 2, "exceptional circumstances" must meet all of the following criteria:

i. Demonstrate exceptional architectural style or social history contributing to the historic fabric of Louisville; and

ii. Demonstrate exceptional uniqueness in the City; and

iii. Demonstrate that, without the additional grant funds, the project is not financially viable; and

iv. Demonstrate a gap in funding for the project to be financially feasible.

iv. HPF funds are available, after taking into consideration other priorities and obligations (including encumbered funds).

Section 9. Residential new construction grants.

Owners of landmarked property or property with an established conservation easement on which additions to existing residential structures are proposed are eligible for matching grants as set forth in Section 8, Table 1 for new residential construction that, beyond mandatory requirements, substantially limits mass, scale, and number of stories, preserves setbacks in a manner that 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.

Section 10. Residential Structural Grant.

Residential properties that require extensive stabilization work that exceeds Tier 1 funding amounts as set forth in Section 8, Table 1 may apply for additional funds for structural work. The condition warranting additional funds must be detailed/justified in an approved Historic Structure Assessment (HSA). Eligibility is for the historic home only and not foundation or stabilization work for new construction.

Section 11. Commercial new construction grants.

Owners of landmarked property or property with an established conservation easement on which new commercial structures or additions to existing commercial structures are proposed are eligible for grants as set forth in Section 8, Table 2 for new commercial construction that, beyond mandatory requirements, substantially limits mass, scale, and number of stories, preserves setbacks in a manner that, a protects the historic integrity of the property and its environment by differentiating new work from the old. Qualifying new construction must limit building height to two stories and have a floor area ratio (FAR) 20% below what is allowed by zoning.

Section 12. Time limits and procedures.

a. To be considered for incentives funding, the owner must complete an application and submit it to the Community Development Department, together with sufficient building plans, if appropriate. Applications may be submitted at any time. Applications shall initially be reviewed by City staff, followed by a recommendation to the Commission. The Commission shall make a recommendation to City Council for final action. Any recommendation by the Commission may be to grant some, all, or none of the requested incentives. If the Commission recommendation is to grant the requested incentives in whole or part, it shall also forward recommendations regarding the terms of an agreement which must be met for receipt of the incentives. All recommendations are subject to approval, rejection and/or modification by City Council, and City Council may return recommendations for further information or review. All incentives are subject to budgetary requirements and considerations, including review of amounts currently and foreseeably available in the HPF and appropriation in the discretion of City Council. Applications for incentive and grant funds must be received by the Community Development Department within 36 months of the date a property is declared a landmark pursuant to Chapter 15.36 of the Louisville Municipal Code or the establishment of a conservation easement. Following the second anniversary of landmarking or establishment of a conservation easement, if no application has been filed for incentive and grant funds for the property, City staff shall provide a courtesy notice to the owner reminding them of the upcoming deadline for filing such applications.

b. Reimbursement requests for completed work approved for grant funding must be received within 60 months of a property being declared a landmark pursuant to Chapter 15.36 of the Louisville Municipal Code or the establishment of a conservation easement.

c. Upon a showing of good cause, the above timeline for work not started or completed may be extended with approval of a subcommittee of the Historic Preservation Commission consisting of a designated staff person and two randomly selected members of the Commission. If the request for timeline extension is not approved unanimously, the request will be forwarded to the full Commission for consideration at a public meeting.

d. Any time extensions due to extraordinary circumstances that exceed the 36-month cap for grant applications or the 60-month cap for reimbursement requests may require an update to the existing HSA described in Section 7 if the necessary work has changed in that time period or if the applicants are proposing work not identified in the HSA. If deemed necessary, this update will be completed at the expense of the applicant.

e. Owners of properties landmarked prior to enactment of this resolution shall have access to the grant funds available through the resolutions in effect at the time of landmarking approval. Such owners may also apply for additional grants through the extraordinary circumstances process described above.

f. The Commission will review all complete grant applications and make recommendations to the City Council for approval or disapproval. The City Council may approve, deny, or return a proposal to the Commission for further information.

g. Grants may be given in installments upon the satisfactory completion of portions of the project, or given in total upon the satisfactory completion of the project. Conditions for the satisfactory completion of the project shall be given when the grant is awarded. Grants may be revoked if the conditions are not met. Grants given prior to the beginning of a project may be given only in suitable situations, as recommended by the Commission and approved by City Council, including approval by not less than five members of City Council for grants outside Old Town Louisville.

h. An applicant may request that the value of stabilization, restoration or preservation work completed on the structure prior to landmarking be considered as a credit against the matching requirement of this Section. Credit for such previously completed work is at the discretion of the City Council. Credit may only be considered under the following circumstances:

i. Only work completed within five years prior to the effective date of landmarking may be considered for potential credit against the matching requirement.

ii. The work previously performed was for stabilization, restoration, or preservation of the historic structure. No landscaping or site work may be considered for potential credit against the matching requirement. No interior work, except for structural work, sensitive upgrading of mechanical, electrical, and plumbing systems, and other code-required work to make the property functional, may be considered for potential credit against the matching requirement.

iii. Consideration for credit against the matching requirement may only be given to costs of previously completed work which is documented by paid receipts or invoices. The applicant shall provide the City with complete copies of all such receipts or invoices together with proof of payment, and shall also provide any available supporting documentation upon City request. The request for consideration of previously completed work shall also be accompanied by applicant's written certification that the work for which credit is requested was completed and the costs thereof were incurred and paid, and that the information in such request is true and accurate to the best of applicant's knowledge and belief. The value of in- kind services completed by the applicant shall not be considered.

iv. The amount of credit given for any previously completed work shall be determined by the City Council with input from the Commission,

considering such factors as the nature, extent and useful life of the work, the time it was completed, the appreciated or depreciated value of the work, and such other factors as determined relevant.

Section 13. Incentive grants to encourage conservation easements on properties which contribute to the character, historical or architectural merit in Downtown Louisville and which are not eligible to be landmarked.

a. For a period of 18 months from when a property is designated by the City Council as a structure of merit, the owner of the property shall be eligible for a grant from the HPF as set forth in Section 8, Table 2. These grants are available for:

i. Preserving, rehabilitating, restoring or protecting the property.

ii. Offsetting costs of preserving the structural merit of a building that is being expanded pursuant to Sections 17.16.280 and 17.28.050 of the Louisville Municipal Code.

iii.

b. Grant funding may only be expended for the activities listed in this section for those portions of a property designated to be a structure of merit.

Section 14. Loans from the Revolving Loan Program.

a. The historic preservation revolving loan program shall be used to provide low-interest loans for the purposes of preservation, restoration, rehabilitation and protection of properties that are landmarked pursuant to Chapter 15.36 of the Louisville Municipal Code or subject to a conservation easement to preserve the character of historic Louisville. All loans shall be funded solely from those funds held within the HPF for such purposes, and all loans shall be expressly contingent upon the availability of funds. Additionally, low-interest loans may be provided to Income Qualified Applicants for the purpose of maintaining a landmarked home.

b. The City Manager is authorized to issue requests for proposals and enter into contracts for entities to administer the loans from this program.

c. The City Manager is authorized to adopt written rules for the administration of the loan program, the provisions of which shall be consistent with Ballot Issues 2A, 2D and 2F and City ordinances and resolutions implementing the Ballot Issues.

d. Complete loan request applications shall be submitted to the Community Development Department and shall be reviewed by the Commission at a public meeting. The Commission shall provide its recommendation on the application before final action is taken by City Council. Final action on loans awarded to property outside historic Old Town Louisville shall be approved by at least five Council Members.

e. Loan requests applications may be submitted and considered in conjunction with grants from the HPF, respecting the grant limitations established herein. The Commission may recommend a mixture of loans and grants from the HPF even if the applicant requested only one type of assistance, and also may recommend one type of assistance where a mixture is requested. City Council may also decide to approve any one or a mixture of loans and grants regardless of the number or types of assistance requested in the request application. A mixture of loans and grants awarded to property outside historic Old Town Louisville shall be approved by not less than five Council Members.

f. Loans shall be at least $2,500. There is no specific loan limit, but the Commission and City Council shall consider the following in setting a loan amount:

g. HPF funds are available, after taking into consideration other priorities and obligations (including encumbered funds).

h. The necessity of the work to be performed for the preservation or rehabilitation of the structure, or maintenance of the structure for those income-qualified applicants, and how the proposed work fits into the approved HSA recommendations;

i. The availability of other funding sources.

j. Interest rates shall be equal to 2% below the Wall Street Journal Prime Rate as reported on the date of city acceptance of a complete application, not to go below 1%. Any fees for loan processing shall also be established at the time of the award. The loan repayment schedule shall also be established at the time of the award; provided, however, that all loans shall include a due-on-sale clause providing that any outstanding balance on the loan shall be paid in full upon sale or transfer of the property.

k. In connection with the processing of loan requests, the City may require such information as is reasonably necessary to determine the state of title to and encumbrances upon the subject property, the creditworthiness of the proposed borrower(s), and other matters relevant to loan award and repayment criteria. The City or loan program administrator may require applicants provide written consents to obtain such information.

l. Receipt of any loans, grants or other incentives shall require that the structure be landmarked pursuant to Chapter 15.36 of the Louisville Municipal Code, or if not eligible for landmarking, that the owner grant the City a conservation easement to preserve the outside appearance of the structure or other historic attributes of the structure or site.

m. Loan funds may not be used for interior improvements other than for protection, stabilization, or code-required work.

Section 15. Repeal and Reenactment; Effective Date. Resolution No. 17, Series 2019 and Resolution No. 24, Series 2025 are hereby repealed.

PASSED AND ADOPTED this 16th day of December 2025.

Christopher M. Leh, Mayor

ATTEST:

Gemmy Kline, City Clerk

CITY OF LOUISVILLE SEAL COLORADO

RESOLUTION NO. 7
SERIES 2026

A RESOLUTION APPROVING OF AN ALTERATION CERTIFICATE FOR THE HOUSE LOCATED AT 700 PINE STREET FOR EXTERIOR ALTERATIONS.

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting an alteration certificate for a historic residential structure located at 700 Pine Street Street, on property legally described as Lots 21-22 Blk 7 Jefferson Place , 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 15.36.120, establishing criteria for alteration certificates; and

WHEREAS, the HPC held a properly noticed public hearing on the proposed alteration certificate on June 15, 2026, where evidence and testimony were entered into the record, including findings in the Louisville Historic Preservation Commission Staff Report.

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 700 Pine Street as described in the Staff Report:

PASSED AND ADOPTED this 15th day of June, 2026.

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Sloane Whidden, Chairperson

RESOLUTION NO. 8
SERIES 2025

A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A FOCUSED PRESERVATION AND RESTORATION GRANT FOR THE JAMES HOUSE LOCATED AT 700 PINE STREET

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration grant for the Unger House, a historic residential structure located at 700 Pine Street on property legally described as Lots 21-22 Blk 7 Jefferson Place, 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

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 focused preservation and restoration grant application for the James House, in the amount of **$15,000** as per the funding resolution in effect at the time of landmarking for work as described in the attached Exhibit A.

PASSED AND ADOPTED this 15th day of June 2025.

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Sloane Whidden Chairperson

EXHIBIT A

Table 1. Preservation Grant requests		
Requests		**Analysis**
Description	Amount	Focused Preservation and/or Restoration
Manual J/S/D, Blower-door test & Letters	$1,251.00	Ineligible
Blueprint Copies	$250.20	Ineligible
Surveying	$2,168.40	Ineligible
Engineering, Inspections, Letters	$1,251.00	Ineligible
Soils Report & Inspections	$834.00	Ineligible
Site Work	$2,919.00	Ineligible – Not Focused Preservation or Restoration
Temporary Facilities & Controls	$3,753.00	Ineligible
Excavation, Grade, Prep, Backfill & Trucking	$44,000	Ineligible – Not Focused Preservation or Restoration
Temporary Shoring of Existing Main House Structure	$12,000	Ineligible – Not Focused Preservation or Restoration
Concrete Footings, Foundations & Concrete Window Wells	$44,505.60	Ineligible – Not Focused Preservation or Restoration
Perimeter Drain System & Foundation Waterproofing	$5,200.00	Ineligible – Not Focused Preservation or Restoration
Undergrade prep for Basement concrete slab - Materials & Labor	$5,200.00	Ineligible – Not Focused Preservation or Restoration
Basement Concrete Slab	$14,300.00	Ineligible – Not Focused Preservation or Restoration
Concrete Pump Truck - If needed	$1,400.00	Ineligible – Not Focused Preservation or Restoration
Undergrade prep for all concrete patio slabs - Materials & Labor	$4,800.00	Ineligible – Not Focused Preservation or Restoration

Rear & South Concrete Patios - Materials & Labor	$2,800.00	Ineligible – Not Focused Preservation or Restoration
Radon Mitigation System	$1,440.00	Ineligible – Not Focused Preservation or Restoration
Framing - Materials, Including Trusses	$25,600.00	Ineligible – Not Focused Preservation or Restoration
Framing - Labor	$26,400.00	Ineligible – Not Focused Preservation or Restoration
Plumbing	$18,400.00	Ineligible – not limited or code sensitive
Mechanical/HVAC	$25,600.00	Ineligible – not limited or code sensitive
Electrical	$26,400.00	Ineligible – not limited or code sensitive
Insulation - Materials & Labor - Cellulose & Foam	$17,344.00	Ineligible
Drywall - Materials & Labor	$17,600.00	Ineligible
Windows & Exterior Doors - Materials & Installation Labor	$24,000.00	Eligible – Focused Restoration/Rehabilitation
Painting - Interior & Exterior - Materials & Labor	$12,800.00	Ineligible
Exterior Siding & Trim - Soffit & Eaves - Materials - Hardie	$12,640.00	Eligible – Focused Restoration/Rehabilitation
Exterior Siding & Trim - Soffit & Eaves - Labor	$12,000.00	Eligible – Focused Restoration/Rehabilitation
Roofing - Materials & Labor	$6,400.00	Ineligible
Gutters & Downspouts - Materials & Labor	$3,600.00	Ineligible
Backout - Materials & Labor	$6,960.00	Ineligible
Cleaning & Finals	$4,400.00	Ineligible
RCI - Project Administration	$4,000.00	Ineligible
RCI - Construction Management & Supervision	$28,000.00	Ineligible
Total Project Cost	$359,816.20	Note: Quote provided for addition, but total cost only includes work for home.
Eligible Focused Preservation and Restoration Expenses	$52,240	

Total Recommended Focused Preservation and Restoration Grant	$15,000.00	
Total Recommended Extraordinary Circumstances Grant	$0.00	
Total Recommend Grant	$15,000.00	

City of Louisville
COLORADO • SINCE 1878

Historic Preservation Commission Communication
Agenda Item 7.A.

Subject: Historic Preservation Sales Tax Task Force Background Information

Date: June 15, 2026

Prepared By: Jessica Daniels, Senior Planner

Presented By: Jessica Daniels, Senior Planner

Summary:
The City's Historical Preservation Tax is a one-eighth of one percent (0.125%) tax for the purpose of preserving the historic character of Louisville. The existing temporary tax is set to expire on December 31, 2028. A task force was struck by City Council, the Historic Preservation Tax (HPT) Task Force, to consider and advise Council on possible extension of, use of, and future amount of the City's Historic Preservation Tax. The recommendations of the task force were developed over two meetings (May 13, 2026 and May 28, 2026) are included below for discussion by the Historic Preservation Commission:

- Placing a ballot initiative on the November 2026 ballot to extend the dedicated sales tax for an additional 10 years at the same rate of one-eighth of one percent (0.125%) tax.
- Updating the use of the tax revenue so that no less than 30-40% is dedicated to Museum operations (the current allocation is 20%).
- Adding that the tax revenue can be used for museum programs and museum capital (in addition to the 30-40% allocation for Museum operations), and historic preservation funding of City-owned landmarks. (Currently, use of tax revenue is limited to providing incentives for landmarking.)

The Historic Preservation Commission (HPC), Historic Museum Advisory Board (HMAB), and City Council have a joint meeting scheduled on Tuesday, July 14 for the HPC and HMAB to convey any additional information to Council on the proposed ballot language.

The purpose of this agenda item is to inform the HPC of the current Task Force recommendations and discussions so that the HPC is prepared to provide feedback to City Council at the July 14 meeting.

Background / Prior Discussions:
The City's Historical Preservation Tax is a one-eighth of one percent (0.125%) tax for the purpose of preserving the historic character of Louisville. The existing temporary tax is set to expire on December 31, 2028. The following briefly summarizes the background and prior discussions surrounding the task force and the City's Historic

Preservation and Museum programs. The Historic Preservation Tax currently generates approximately $1M per year, with 80% designated for Historic Preservation incentives and management of the program, and 20% dedicated to Museum programming and operations.

More detailed summaries of each program as well as links to the task force materials are at the following link:

- City Council met on April 28, 2026 and provided direction for the HPT Task Force: City Council Meeting • Agendas & Minutes • CivicClerk
- City Council created the Task Force May 12, 2026: City Council Meeting Agendas & Minutes • CivicClerk
- The Task Force held their first meeting May 13th, 2026: Historic Preservation Tax Task Force • Agendas & Minutes • CivicClerk
- The Task Force held their second meeting May 28th, 2026: Historic Preservation Tax Task Force • Agendas & Minutes • CivicClerk

Membership is outlined below and was set by Council during their May 12, 2026 meeting:

- 2 Council Members
- 1 Historic Preservation Commission Member (HPC Chair Sloane Whidden)
- 1 Historical Museum Board Member
  1 Architect
- 1 Chamber member (representing business not previously benefited from the program)
- 2 Community members from general public

Original Tax – Approved in 2008
In November 2008, voters approved Ballot Issue 2A which levied a .125% (1/8%) sales tax, collected for a ten-year period commencing January 1, 2009, with proceeds spent exclusively for historic preservation purposes within the historic Old Town and Downtown Louisville. Measure passed — Yes 55% / 6,037 votes and No 45% / 4,890 votes.

- Ordinance No. 1544, Series 2008 – An emergency ordinance amending Chapter 3.20 of the Louisville Municipal Code to impose the Historic Preservation Tax as approved by the voters at the November 4, 2008 election and establishing the Historic Preservation Fund. Ordinance 2008-1544
- Resolution No. 20, Series 2009 – A resolution enacting provisions related to administration and uses of the Historic Preservation Fund, and establishing requirements and procedures applicable to the funding of incentives for historic preservation purposes. Resolution 2009-20

Continuation of Tax – Extended in 2017

In November 2017, voters approved the continuation of the tax which levied a .125% sales and use tax, to be collected for a ten-year period commencing January 1, 2019, with proceeds spent for historic preservation purposes within the historic Old Town and Downtown Louisville, with updated provisions to include funding of the Historical Museum Campus (20% of the annual tax revenues) and citywide expansion of the boundaries with a super majority of Council (no less than 5 council members). Measure passed — Yes 64% / 4,460 votes and No 36% / 2,558 votes.

- Ordinance No. 1743, Series 2017 – An ordinance imposing for an additional ten-year period the City's 0.125% Historic Preservation Sales Tax; expanding the purposes for which sales and use taxes in the historic preservation fund may be spent to include expenditure f up to twenty percent annual on operating and maintaining of the Louisville Museum campus; authorizing expenditures of sales and use taxes in the Historic Preservation Fund outside the historic Old Town Louisville is such expenditures are approved the affirmative vote of not less than five members of the entire City Council, and providing for the submission of the ordinance to a vote of the registered electors at the regular election to the held November 7, 2017. Ordinance 2017-1743
- Resolution No. 60, Series 2018 – A resolution amending resolutions No. 20, Series 2009, No. 2, Series 2012, No. 4, Series 2014, and Resolution No. 21, Series 2016, which implemented voter-approved taxes for historic preservation, to update administrative provisions to reflect 2017 ballot issue 2F. Resolution 2018-60

Awards and Accomplishments

Dating back to 2016, the City has awarded over $3.8M in Grants to 40 unique recipients. Over $405,000 in Pre-Landmarking assessments to 73 recipients. From 2019-2025, provided over $1.1M in total funding for the Historical Museum.

City's Voluntary Local Landmark Program

The City started its local landmark program in 2005 and since that time has designated 67 residential and commercial properties as local landmarks. The landmark program is voluntary, utilizing grants and low-interest loans for preservation and rehabilitation of historic properties as an incentive to designate the property as a local landmark and to make such projects financially attractive to property owners. The City periodically updates the grant program to ensure that the grant and loan program account for inflation and to strengthen the available financial incentives. The grant program was recently updated by Resolution No. 102, Series 2025 to increase available grant amounts. The program also includes zoning incentives for landmark properties, allowing building additions to the historic properties that may exceed the maximum lot coverage and floor area allowances.

Museum Program

Funding is drawn from a mix of city support, grants, donations, and earned revenue. The Museum is staffed with only one full-time position, three part-time positions, and 2 interns for 25 open hours per week. The museum has experienced 100% staff turnover in recent years, creating challenges in continuity, institutional knowledge, and long-term planning.

The Museum supports exhibitions, collections management, educational programs, walking tours, community partnerships, and special events with stage engaged in both public-facing programming and behind-the-scenes preservation work. The museum also serves in an internal service role building reports, storytelling, and doing research requests for Historic Preservation, including for applicants.
In 2025 there were 89 total programs and tours provided by the Museum.

Analysis:
N/A - For information

Alternatives:
N/A

Recommendation:
N/A - for information.

Attachments:
None