

Historic Preservation Commission

Agenda

Monday, July 20, 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. Board Consent Agenda

The following items on the Consent Agenda are considered routine, and shall be approved, adopted, accepted, etc. by a motion of the Board unless a board member specifically requests an item be considered under "Regular Business". In such an event, the item shall be removed from the "Consent Agenda" and 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 Board Minutes in their proper order.

5. Board Informational Comments

6. Staff Report

- A. 1132 La Farge Avenue - Probably Cause Request for Historic Structure Assessment Grant

B. 1013 La Farge Avenue - Landmark Designation, Alteration Certificate, and Grant Request

7. Regular Business

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](#)

Subject: 1132 La Farge Avenue - Probably Cause Request for Historic Structure Assessment Grant

Date: July 20, 2026

Prepared By: Jessica Daniels, Senior Planner

Presented By: Jessica Daniels, Senior Planner

Summary:

APPLICANT/OWNER:

Anne McGehan
1132 LaFarge Avenue
Louisville, CO 80027

PROJECT INFORMATION:

ADDRESS: 1132 La Farge Avenue
LEGAL DESCRIPTION: Lots 15 & 16 Blk 2 Barclay Place
DATE OF CONSTRUCTION: ca.1908

REQUEST:

A request to find probable cause to allow for funding of a historic structure assessment for 1132 La Farge Avenue.

VICINITY MAP:



SUMMARY:

The applicant requests finding probable cause for landmark designation to allow for funding of a historic structure assessment for 1132 La Farge Avenue. Under Resolution No. 17, Series 2019, a property may be eligible for reimbursement for a historic structure assessment (HSA) from the Historic Preservation Fund (HPF) if the Historic Preservation Commission finds *“probable cause to believe the building may be eligible for landmarking under the criteria in section 15.36.050 of the Louisville Municipal Code.”* Further, *“a finding of probable cause under this Section is solely for the purposes of action on the pre-landmarking building assessment grant request, and such finding shall not be binding upon the HPC, City Council or other party to a landmarking hearing.”*

Background / Prior Discussions:

HISTORICAL BACKGROUND:

Information from Gigi Yang, Louisville Historical Museum

The history of 1132 La Farge holds great significance because of its connection to John “Ring” Dionigi and related families as well as John “Bugdust” Madonna and the Bug Dust Pool Hall. The property’s early history and location also exemplifies how property is used and inherited among family members and the mingling of Italian and Austrian immigrant groups.

John “Ring” Dionigi and Elizabeth “Lizzie” Winkler Dionigi Family Ownership, 1925-1947

After getting married, John and Lizzie briefly moved to Dacono where they had two sons before returning to Louisville and purchasing the house at 1132 La Farge (which was then 637 La Farge). John was a coal miner for a short time and worked as a butcher at Rosenbaum’s grocery and Colacci’s grocery over the next ten years. While serving Louisville’s diverse immigrant populations, John picked up numerous languages including Italian, French, Polish/Slavic, German, and Spanish. The Dionigi’s eventually had four more children (Rudy b. 1927, Rosemarie b. 1929, Yvonne b. 1935, and Marion b. 1940) two of whom were born at 1132 LaFarge. The family rented the home to other Louisville residents over the years before selling it in 1947.

John “Bugdust” Madonna Jr. and Lula Belle Fletcher Madonna Ownership, 1947 - 2016

John “Bugdust” Madonna (1918-2022) was a middle son of ten children and his parents were born in Italy. His father, John Madonna Sr., came to Colorado in the late 1800s to work as a coal miner. His mother, Marguerite arrived in 1908 and shortly after married John Madonna Sr. in 1910. They moved to Louisville in 1913. John Madonna Jr. was born and raised in Louisville, graduating from Louisville High School in 1936. He acquired his nickname “Bugdust” when he began working in the coal mines at age seventeen. Bugdust served in the Navy during WWII, repairing ships in the South Pacific. After the war, he married his high school classmate Lula Belle Fletcher and they purchased 1132 La Farge as their new home. Family and local stories about

John Madonna indicate that he became an expert card player while in the Navy and frequently won large sums from gambling. In 1948, he purchased property at 916 Main and opened the Bug Dust Pool Hall. At the time, gambling was illegal in Colorado and many gambling establishments operated as pool halls during the daytime- serving ice cream and soft drinks. After hours, businessmen from Denver, some locals, and reportedly members of the Smaldone organized-crime family arrived for late night gambling, dice, and card games. After almost 70 years in the Madonna family, John Madonna Jr. sold 1132 La Farge in 2016. John Madonna eventually moved to live with his son in Texas. He lived to be 104 years old and passed away in 2022.

Please see the attached Social History Report (Attachment No. 1) for a more detailed history.



Photo, Boulder County Assessor Card from 1948



1977 Boulder County Assessor appraisal photo



Street view of 1132 LaFarge Avenue, July 2026

Analysis:

ARCHITECTURAL INTEGRITY:

The property is not included in PaleoWest "100 Architectural Inventories for the City of Louisville" (2023). A Cultural Resource Survey does not exist for the property. "[Stories in Places: Putting Louisville's Residential Development in Context](#)" (2018) identifies 1132 La Farge Avenue as a National Folk House Architectural Type constructed in 1908. No further analysis is included on the building. The National Folk House Architectural Type is described as:

National folk house forms were associated with railroads and worker housing in

general (McAlester 2017:134–147). They were popular from the 1870s to 1930s and are the dominant residential type in Louisville from that time. Housing forms and styles were strongly influenced by the presence of railroads, in that railroads facilitated the transport of construction materials. Balloon frame construction used standardized lumber sizes and wire nails that could be ordered and then shipped in large quantities to towns located adjacent to rail lines, including Louisville...The most basic and common forms are gable-front, gable-front-and-wing, and side-gabled. National houses are generally simple, although builders and owners sometimes applied Victorian, Greek Revival, Craftsman, or other stylistic elements for decoration...The gabled roofs of standard National houses are usually relatively lower-pitched in comparison with those of Folk Victorian houses, with which they could potentially be confused....

The structure has changed in comparison to the Boulder County Assessor Card from 1948 and 1977 appraisal photo. The social history report indicates that the Madonna family completely remodeled their house in 1956 to the current configuration and layout. Building permit records include a reroof in 2004 and electrical upgrades (200 Amp) in 2016.

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

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

Staff analysis of the criteria is as follows:

CRITERIA	FINDINGS
<i>Landmarks must be at least 50 years old</i>	1132 La Farge Avenue was constructed in 1908 making it approximately 118 years old. Staff find the age of the structure meets the criteria.
<i>Landmarks must meet one or more of the criteria for architectural, social or geographic/environmental significance</i>	<u>Social Significance</u> - <i>Exemplifies cultural, political, economic, or social heritage of the community.</i> The social history of 1132 La Farge Avenue includes association with: • Housing for community members that contributed to Louisville through mining, Colacci grocery, and Bug Dust Pool Hall.

	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. <u>Architectural Significance</u> – <i>Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.</i> The house have a national architectural type which is common to Louisville. Staff find that the location of the structure does have probable cause to meet the criteria for architectural significance in its current form.
<i>Landmarks should meet one or more criteria for physical integrity</i>	Physical Integrity - <i>Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</i> • Interesting building character shaped by its social history. <i>Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.</i> • 1132 La Farge Avenue was remodeled and reconfigured in 1956 from its original condition, but still meets the age criteria. 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. 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 Historic Preservation Commission denies 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. Social History Report



1132 La Farge History

Legal Description: LOTS 15 & 16 BLK 2 BARCLAY PLACE

Year of Construction: 1908

Summary: The history of 1132 La Farge holds great significance because of its connection to John “Ring” Dionigi and related families as well as John “Bugdust” Madonna and the Bug Dust Pool Hall. The property’s early history and location also exemplifies how property is used and inherited among family members and the mingling of Italian and Austrian immigrant groups.

Development of the Barclay Place Subdivision

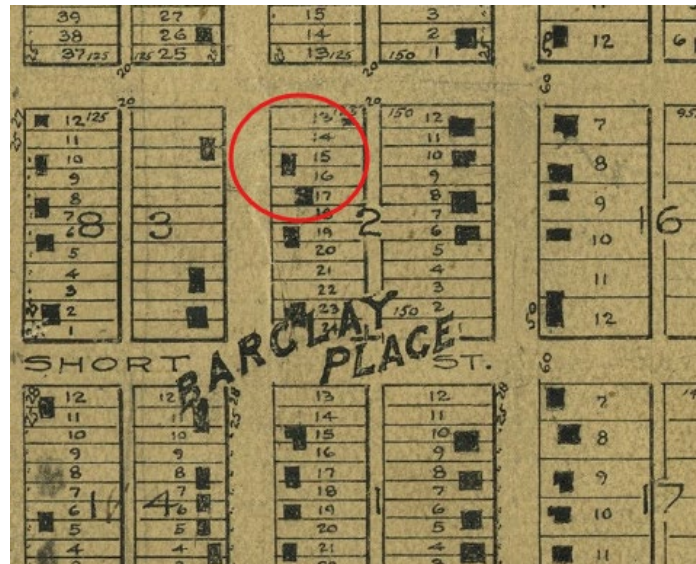
The Colorado Mortgage and Investment Co., Limited, a corporation organized under the laws of Great Britain and doing business in Colorado, in 1897 platted the Barclay Place subdivision. The corporation was managed by George Murray, Edward Holmes, and Alfred Gossett.

Early Property Ownership

The earliest recorded deed for Lots 15 & 16 Block 2 of the Barclay Addition is from 1907 to Charles O. Tobey who purchased the land directly from the Colorado Mortgage & Investment Company. It is assumed that Charles Tobey built a house there since a structure is shown on the 1909 Drumm’s Map of Louisville. The 1948 Boulder County Assessor card notes the year of construction as 1908.

In 1912, Tobey sold the house to H.A. Moore who then sold it to W.F. Denton in 1913. Throughout the 1890s, Denton appears to be a Denver businessman with a wide range of investments from building construction to supporting an evangelical Sunday school, managing the West Creek Tunnel and Mining Co., and even entangling in a drawn-out lawsuit after being accused of violating the oleomargarine law – selling margarine as butter at a grocery store run by his wife. However, in 1907, Denton joined Peter Murphy and J.V. Sickman as Vice-president and salesman for the

Louisville Realty and Investment Company. They platted the twenty acres of the Murphy Farm in south Louisville which became the Murphy Place Addition. While W.F. Denton appeared in many local newspapers, it is not evident whether he ever lived in Louisville and the Barclay Place house was likely either rented or left vacant during his ownership.



1909 Drumm's Map showing Lots 15 & 16 Block 2, Barclay Place.



1948 Assessor card image of 1132 La Farge.

Adam & Irene Cito (Iannacito) Ownership, 1918-1925

In 1918, Adam and Irene Lalli Cito purchased Lots 15 & 16 from W.F. Denton. The Cito name seems to be a variation of Iannacito and is also seen as "Ceto". Some of Adam's siblings (including his

brothers Amidore and Angelo) occasionally switched between using Cito and Iannacito as their surname. Today, there are still descendants of Angelo Iannacito in Louisville.

Adam Cito (1882-1973), named Adamo Iannacito, was born in Italy in 1882 to Antonio Iannacito and Angela Carmosino. He came to the US in 1898 at age 16 with his younger brother Amidore (age 15). Their older brother Angelo was already married and living in Boulder. Adam and Amidore found work in the coal mines of Louisville and Adam is listed as a boarder living with Joe and Rosa James (an Anglicized form of DiGiacomo) in the 1900 census. They were neighbors to numerous James (DiGiacomo) families and were likely living in the DiGiacomo Addition which was adjacent to the Barclay Place neighborhoods.

By 1905, Adam had met and married Perine Irene Lalli (1889-1981). Irene Lalli was 14 years old. She was born in Italy to Carlo and Lucy Lalli and came to the US in 1897. Her father was an ore miner in Dolores, CO before moving to Louisville sometime between 1900 and 1905.

Adam and Irene Cito immediately started a family which eventually included four daughters and two sons. They are shown in the 1910 census as living on Grant St. in North Louisville where Adam continued working as a coal miner. By 1916, the Cito family is listed in the city directory as renting a house at 645 La Farge which may have been an early house numbering (along with 637 La Farge) for 1132 La Farge. In this case, the Citos were renting the house for two years from W.F. Denton before purchasing the property in 1918.

The Cito family raised their children (Lucy b.1905, Susie b.1908, Sella b.1910, Elmer 1913-1934, Joseph A. b.1915, and Helen R. b.1920) in the house on LaFarge until 1925 when the family moved to Los Angeles, CA. However, they maintained close ties to friends and family members and their visits back are noted in the *Louisville Times* for several decades.



Above is a photo from the Museum collections identified as "Cito girls" which appears to be c. 1920s. It is possible that the women are the daughters of Adam and Irene Cito or even Irene Cito in her early 30's and a daughter.

John “Ring” Dionigi and Elizabeth “Lizzie” Winkler Dionigi Family Ownership, 1925-1947

In 1925, Adam & Irene Cito sold Lots 13-16, Block 2 of the Barclay Addition to John “Ring” Dionigi and his wife, Elizabeth Winkler Dionigi. At that time, Lots 13 & 14 were vacant and extended the property to the corner of Caledonia St.

John Dionigi (1897-1966) was one of nine children born to Joseph Dionigi and Jennie Zacchi Dionigi. His parents and oldest siblings Atori and Josephine came from Italy in 1894 to Colorado where his father worked as a coal miner. John was born in Louisville and grew up at 1009 La Farge Ave. He began working at a young age delivering groceries for McCorkle’s Grocery and learned to butcher meat. According to family stories from his children, John worked briefly as a coal miner but enjoyed talking to people too much and preferred working at the grocery store.



Interior of Lute McCorkle’s grocery c. 1914. John Dionigi is one of the boys on the right.

In 1920, he married his classmate, Elizabeth Winkler. Elizabeth “Lizzie” Winkler (1899-1989) was born in Austria to Alois Louis Winkler and Marie Bauman Winkler. Her parents came to the US in 1883 and lived in Illinois where Elizabeth’s three older brothers (David, Louis, and Frank) were born. They apparently returned to Austria around 1895, and Elizabeth and her brother Otto were born there. The family returned to the US in 1908 or 1909 and are shown in the 1910 census as renting a house on Pine St. in Louisville. Lizzie attended Louisville schools while her father and older brothers worked in the coal mines and the family also took in boarders.

After getting married, John and Lizzie briefly moved to Dacono where they had two sons (Glenn b. 1920, and Jack b. 1922) before returning to Louisville and purchasing the house at 1132 La Farge (which was then 637 La Farge). John continued to work as a butcher at Rosenbaum’s grocery and Colacci’s grocery over the next ten years. While serving Louisville’s diverse immigrant populations, John picked up numerous languages including Italian, French, Polish/Slavic, German, and Spanish. The Dionigi’s eventually had four more children (Rudy b. 1927, Rosemarie b. 1929, Yvonne b. 1935, and Marion b. 1940) two of whom were born at this address. In 1932, Lizzie’s parents conveyed their house at 721 La

Farge to her and the Dionigis moved the few blocks to live with her parents. That same year, John's brother Joseph and his wife Hazel Dionigi are listed in the City Directory as living at 645 La Farge which may have been the same address as 1132 La Farge.

It is likely that Joseph and Hazel lived at 1132 La Farge while they were building a house next door on Lots 13 & 14. By 1940, Joseph and Hazel appear in City Directories with the new address of 1158 La Farge, which is the current address for Lots 13 & 14, Block 2.

As a young man, John Dionigi acquired the nickname of "Ring". There are many stories about how the nickname came about. Early in their married life, John was an avid boxer and was good enough that he often won money for winning fights so the reference may have been about his skill in the boxing ring. Another story notes that after gambling, he won a diamond ring and wore it (or many other rings) all the time. In the 1930s, Ring Dionigi began working as one of the few employees for the town. According to a 1989 *Louisville Times* article, "Dionigi went to work for the Town of Louisville as the town clerk, police chief (and entire department), water operator, sewer operator, court recorder, and justice of the peace." In fact, a more common story about his nickname stems from a story that as Justice of the Peace, he once took his wife's wedding ring to give to a young couple who wanted to get married but needed a ring. Other variations say that it became a tradition for him to keep a bowl of rings on his desk, ready for any wedding ceremony. Over the years, Ring was known for his outgoing and generous nature. He was posthumously awarded the Pioneer Award in 1989.



Ring Dionigi (front left) during the dedication of the pipeline in Eldorado Canyon to improve Louisville's water supply in 1956.

In an oral history recorded with Ring and Lizzie's children, Marion Junior and Rudy Dionigi, they recalled stories of their mother making Sunday night spaghetti in a washtub because she had to feed so many family members. As a mother of six children, Lizzie appeared to a well-loved but stricter parent as noted in the following oral history excerpt:

Marion Dionigi Junior (00:08:55):

...Mom was a tough German, Austrian. Dad was a tough Italian.

Rudy Dionigi (00:09:05):

Yeah. Well, Dad used to say about Mom, he says, "If she says, 'That paper is black,' you better believe it." He says, "Even though you know it's white, you better believe it's black."

Rudy Dionigi (00:09:45):

But I come walking down the sidewalk in the house there on Lafarge Street. Walking by, mom was sweeping. She was always sweeping the sidewalk and she's sweeping along. I come walking by and I says, "Hi, mom." Went on by her. Pretty soon, wham, I got hit in the back of the head with that darn broom. I said, "What'd you do that for?" I said, "I didn't do nothing." She says, "You will before the day's over."

While the Dionigis lived at 721 La Farge, they rented out 1132 La Farge in the 1940s to Robert and Lillian Porta Arnott. Robert worked as a miner, and they were able to live next door to Lillian's parents, Henry and Edith Porta who owned Lots 17 & 18 at 1124 La Farge. Harry and Frances McLaughlin also rented the house briefly in 1942-43. Harry McLaughlin was the half-brother of Mary Trebing – a WASP pilot and former Louisville resident who was killed in 1943 while ferrying a supply plane. While the exact sequence of renters is unclear, by 1947, Robert and Lillian Arnott moved next door to 1124 La Farge and the McLaughlin family is reported in the *Louisville Times* as moving a house from Superior to a lot west of the Methodist Church.

Ring and Lizzie Dionigi sold the property at 1132 La Farge to John Madonna Jr. and Lula Belle Fletcher Madonna in 1947.

John "Bugdust" Madonna Jr. and Lula Belle Fletcher Madonna Ownership, 1947 - 2016

John "Bugdust" Madonna (1918-2022) was a middle son of ten children born to John Madonna Sr. and Marguerite Perna Madonna. His parents were born in Italy. His father, John Madonna Sr., came to Colorado in the late 1800s to work as a coal miner. His mother, Marguerite arrived in 1908 and shortly after married John Madonna Sr. in 1910. They moved to Louisville in 1913. John Madonna Jr. was born and raised in Louisville, graduating from Louisville High School in 1936. He acquired his nickname "Bugdust" when he began working in the coal mines at age seventeen. Because of his small stature, the other miners compared him to "bug dust" - the small chips of coal that flew out from cutting machines used in the mines.

Bugdust served in the Navy during WWII, repairing ships in the South Pacific. After the war, he married his high school classmate Lula Belle Fletcher and they purchased 1132 La Farge as their new home. Lula Belle Fletcher (1918-2009) was born in Lafayette to Harley and Irene Fletcher. Her father was born in Illinois and her mother was born in Colorado. Harley Fletcher worked as a farmer in Lafayette and then worked as a truck driver after moving to Louisville around 1930. Belle's younger siblings included her

sister, Verna, and brother, Harley Jr. Belle also graduated from Louisville High School in 1936 and during the war, she worked manufacturing bullets for Remington Arms in Denver.

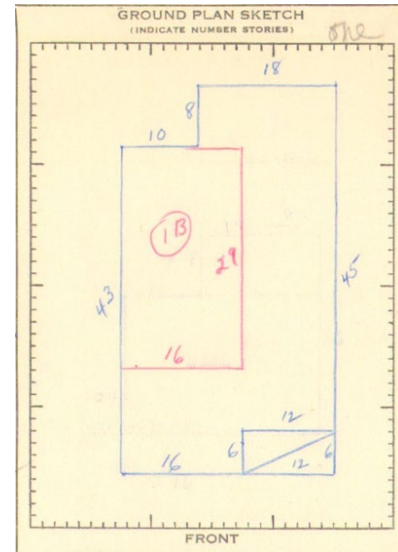
Family and local stories about John Madonna indicate that he became an expert card player while in the Navy and frequently won large sums from gambling. In 1948, he purchased property at 916 Main and opened the Bug Dust Pool Hall. At the time, gambling was illegal in Colorado and many gambling establishments operated as pool halls during the daytime- serving ice cream and soft drinks. After hours, businessmen from Denver, some locals, and reportedly members of the Smaldone organized-crime family arrived for late night gambling, dice, and card games.

Between 1948 and 1966, the Bug Dust Pool Hall was raided several times by local police trying to break up illegal gambling. Most notably in 1953, the District Attorney attempted to shut down the pool hall for rigged dice tables controlled by the Smaldones. At that point, John Madonna sold the business to Joe Colacci and it was allowed to stay open while Bugdust switched to construction work for the next few years. Colacci renamed the business as “Joe’s Soft Drinks” and Bugdust kept that name after he bought back the pool hall in 1959. However, high stakes gambling and raids picked up again until 1966 when 22 men were arrested during a late-night raid. Newspaper coverage reported some men hiding in a crawl space while others attempted to flee out the back door. A much more in depth coverage of the Bug Dust Pool Hall and gambling shenanigans can be found in the [2023 building report on 916 Main](#). As a result of the raid, John Madonna was given probation for one year after which he closed the business and sold the building.

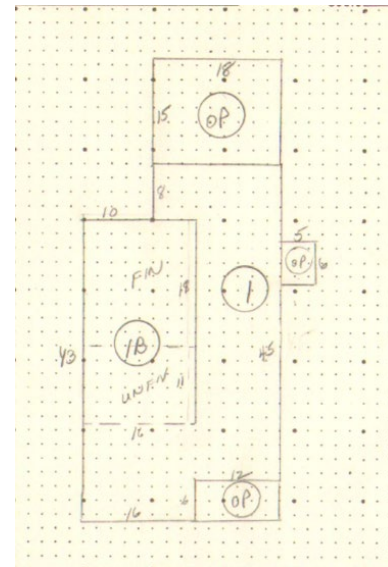


The Bug Dust Pool Hall c. 1948-1953.

In 1956, the Madonna family completely remodeled their house to the current configuration and layout. It was reappraised in 1977 and two photos of the house are shown below.



1956 Boulder County assessor photo and floor plan.



1977 Assessor appraisal photo.

From the late 1960s, John Madonna was the owner of the Platte Valley Roofing Company which he operated until he retired in 1979. In 1991, John and Belle Madonna celebrated their 50th wedding anniversary. Despite the tumultuous business of the Bug Dust Pool Hall, the Madonnas raised their two children and were active members of the St. Louis Church and Louisville community organizations while living at 1132 La Farge for over 60 years until Belle's death in 2009.

John Madonna eventually moved to live with his son in Texas and sold the house in 2016. He lived to be 104 years old and passed away in 2022.



John and Belle Madonna in 2007 during a recording of their oral history for the Museum.

Current Ownership

After almost 70 years in the Madonna family, John Madonna Jr. sold 1132 La Farge in 2016 to Paul Gross and Darla Lamper who are the current owners.



Current Boulder County Assessor photo of 1132 La Farge.

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.

Subject: 1013 La Farge Avenue - Landmark Designation, Alteration
Certificate, and Grant Request

Date: July 20, 2026

Prepared By: Jessica Daniels, Senior Planner

Presented By: Jessica Daniels, Senior Planner

Summary:

APPLICANT

Andy Johnson, DAJ Design
922A Main Street
Louisville, CO 80027

OWNER:

Craig Thompson
1013 La Farge Avenue
Louisville, CO 80002

PROJECT INFORMATION:

ADDRESS: 1013 LaFarge Avenue

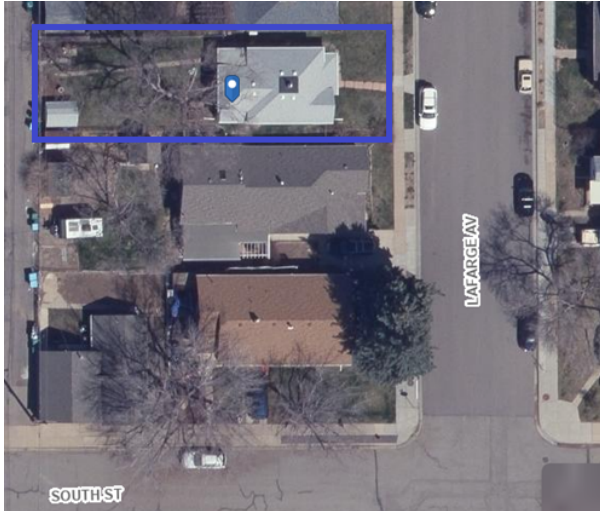
LEGAL DESCRIPTION: Lots 5 & S 8 FT LOT 6 BLK 4 Barclay Place

DATE OF CONSTRUCTION: ca.1906-1909

REQUEST:

Requests for Landmark Designation, Alteration Certificate and Preservation and
Restoration Grant

VICINITY MAP:



SUMMARY:

The following summarizes the application request:

- Landmark designation
- Alteration Certificate to restore, rehabilitate, and preserve the home, and construct a new addition.
- A Preservation and Restoration Grant request of \$128,300, including “extraordinary circumstances” grant funding.

STAFF RECOMMENDATION:

- Approval of the landmark designation and a landmark incentive bonus of \$7,700
- Approval of the alteration certificate
- Approval of a Historic Preservation Fund Grant of up to \$128,300, corresponding to the Tier 1 and Tier 2 grant categories outlined by Resolution 102, Series 2025.

Background / Prior Discussions:

HISTORICAL BACKGROUND:

Information from Gigi Yang, Louisville Historical Museum

1013 La Farge shares an unusual history with several houses on the block that were built by E.J. Di Francia as dowries for his daughters. E.J. Di Francia appears to have been living in Louisville by 1891 and opened his first saloon on Front Street at around that time. The home’s history also contributes to the story of property ownership by families of Italian heritage in the neighborhood and along La Farge. Also notable is ownership by only two families over its 120-year history including the Di Francia family and the extended Giorzelli, Enrietto, and DiSalle families.

The 1916 City Directory lists Camillo and Margaret Di Francia Domenico living at 518 La Farge which could be an early address for 1013 La Farge. Margaret Di Francia was

Maria and Eusebio's eldest daughter. She married Camillo Domenico in 1912 and appears to be the only Di Francia daughter to live in one of the "dowry" houses. 1013 La Farge was sold by Maria Di Francia in 1928 to Joseph and Estella (Stella) Bottinelli Giorzelli (1906-2006). Both Joseph and Stella grew up in Louisville. A number of tenants are mentioned in the *Louisville Times* as living at this address throughout the 1950s-1970s. While the 1013 La Farge remained primarily as a rental property, descendants of the Giorzelli family lived nearby at the original Giorzelli home at 1000 La Farge and still live there today. In 2000, June Enrietto transferred ownership of 1013 La Farge to her daughter, Barbara DiSalle. June passed away in 2023 and in 2025, Barbara DiSalle sold the property to Craig Thompson who is the current owner.

Please see the attached Social History Report (Attachment No. 2) for a more detailed history.



1948 Boulder County Assessor Card photo for 1013 La Farge Avenue



Street view of 1013 La Farge Avenue (July 2025, Courtesy of Ires ColoProperty)

Analysis:

ARCHITECTURAL INTEGRITY:

1013 La Farge is included in the [PaleoWest "100 Architectural Inventories for the City of Louisville" \(2023\)](#). Its description is as follows: *"1013 La Farge is a wood frame home that has a hipped roof with a roughly 5 x 5 ft flat area at the peak. A small front-gabled section extends east from the south end of the east side. An entry door is just north of this extension. A small porch runs from the main entry door to the northeast corner of the house. The porch has ornate historic wooden supports and a hipped roof. A small hipped-roof addition extends west from the rear (west) side of the house and has a hipped roof. A small entryway with its own hipped roof exists on the northwest corner of the house. The house has horizontal siding that appears to be either vinyl or aluminum. The house sits on a stacked stone foundation. 1013 La Farge has both double hung and fixed picture windows. Windows on the front-gabled extension and south side may be original...The entry door and all windows on the east and north sides, with the possible exception of two windows on the front-gabled extension, are post-1950 replacements. Windows on the south side may be original. A brick chimney at the roof peak has been replaced with a modern chimney. The house had wood siding in 1950 and now has vinyl or aluminum. According to the current tenant, the addition on the west side is not original but is historic. This addition is shown on the 1948 Boulder County Assessor card and confirms this report. However, the small hipped-roof entryway on the northwest corner of the house is not shown on the card and is therefore a post-1950 addition"*

["Stories in Places: Putting Louisville's Residential Development in Context"](#)

(2018) identifies 1013 LaFarge as an example of a distinctive type of house present in Barclay Place: a Pyramidal/Hipped-roof cottage with a small gabled-front projection on

the side. Four are located on the same block which include 1013, 1021, 1029, and 1040 La Farge Avenue. PaleoWest recommends 1013 La Farge Avenue for recording and further investigation because it may have the potential to yield further information about residential development and patterning in Louisville.

HISTORIC STRUCTURE ASSESSMENT:

A Historic Structure Assessment (HSA) was done for the property in 2025 and paid for by the Historic Preservation Fund in the amount of \$7,500 (Attachment No. 3). As per the HSA, the existing house at 1013 LaFarge Avenue has the potential to be restored to a high degree of architectural integrity when compared to historic photos dated to 1948. Overall, the home is well maintained, but extensive foundation work is required to repair and replace foundations (page 20-22, 47) which is identified as a critical deficiency and is related to the grant request.

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. <i>Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in this chapter.</i>	Yes	1013 La Farge Avenue was constructed ca.1906-1909, making it approximately 119 years old.
1. a. <i>Architectural.</i> 1. <i>Exemplifies specific elements of an architectural style or period.</i> 2. <i>Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.</i> 3. <i>Demonstrates superior</i>	Yes	• The house is a distinct example of a Pyramidal/Hipped-roof cottage with a small gabled-front type of home • Recommended for recording/future investigation

<i>craftsmanship or high artistic value.</i> 4. <i>Represents an innovation in construction, materials or design.</i> 5. <i>Style particularly associated with the Louisville area.</i> 6. <i>Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.</i> 7. <i>Pattern or grouping of elements representing at least one of the above criteria.</i> 8. <i>Significant historic remodel.</i>		
1. <i>b. Social.</i> 1. <i>Site of historic event that had an effect upon society.</i> 2. <i>Exemplifies cultural, political, economic or social heritage of the community.</i> 3. <i>Association with a notable person or the work of a notable person.</i>	Yes	The social history of 1013 La Farge Avenue includes association with: • Italian immigrant history • Ownership of two prominent families over a 120 year period
1. <i>c. Geographic/environmental.</i> 1. <i>Enhances sense of identity of the community.</i> 2. <i>An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.</i>	Yes	• Interesting building character shaped by its social history and unique architectural type.
3. <i>All properties will be evaluated for physical integrity and shall meet one or more of the following criteria:</i> a. <i>Shows character, interest or value as part of the development, heritage or cultural characteristics of</i>	Yes	• Interesting building character shaped by its social history and unique architectural type. • Retains some original features including siding

<i>the community, region, state, or nation.</i> b. <i>Retains original design features, materials and/or character.</i> c. <i>Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.</i> d. <i>Has been accurately reconstructed or restored based on historic documentation.</i>		
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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 exterior 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. 1. Alteration certificates only apply to exterior work:

Alteration Certificate Scope of Work:

- Removal and replacement of non-historic windows with the following changes:
 - Increasing the number of windows on the east elevation from one to two
 - Reducing the size of the windows on the north elevation
 - Adding a new window on the south elevation
- Replacing front door with historically accurate new door
- Removing the northwest addition of the house (formerly an unenclosed porch that was modified to be enclosed)
- Removal and disposal of the metal siding and trim, to be replaced with historically accurate siding
- Removing the front porch deck and foundation (roof and columns to remain) and replacing with new.
- Replacing roof and gutters/downspouts
- Replacing soffits and fascia
- New construction of a single-story addition and deck at the rear of the home

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
<i>1. The effect upon the general historical and architectural character of the structure and property.</i>	Yes	The project will improve the historic quality and character of the building and preserve the landmarked home.
<i>2. The architectural style, arrangement, texture, and material used on the existing and proposed structures and their relation and compatibility with other structures.</i>	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.
<i>3. The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structures and the site.</i>	Yes	The size of the home is to be maintained, and the new addition fits with the character and allowances of the site.
<i>4. The compatibility of accessory structures and fences with the main structure on the site, and with other structures.</i>	N/A	There are no accessory structures and fences proposed.

5. <i>The effects of the proposed work in creating, changing, destroying, or otherwise impacting the exterior architectural features of the structure upon which such work is done.</i>	Yes	The effect of the work enhances the architectural and historical features of the structure.
6. <i>The condition of existing improvements and whether they are a hazard to public health and safety.</i>	N/A	There are no known hazards to public health and safety.
7. <i>The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property.</i>	Yes	The proposal will maintain the existing use of the property.
8. a. <i>A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.</i>	Yes	The proposal does not affect the continued and historic residential use of the structure.
8. b. <i>The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.</i>	Yes	The project restores and replicates historic elements and features through original or matching materials. Some new windows are created.
8. c. <i>Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.</i>	Yes	The requests do not include conjectural features or other features that create a false sense of history.
8. d. <i>Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</i>	N/A	There are no significant historic changes over time.
8. e. <i>Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.</i>	Yes	Existing distinctive features are proposed to be removed and replaced with matching architectural style.
8. f. <i>Deteriorated historic features shall be repaired rather than replaced.</i>	Yes	Historic features will be repaired or replaced including

<i>When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. In the replacement of missing features, every effort shall be made to substantiate the structure's historical features by documentary, physical, or pictorial evidence.</i>		windows, doors, and soffit and fascia.
<i>8. g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</i>	N/A	Damaging techniques are not proposed for use on this project.
<i>8. h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</i>	N/A	Significant archeological resources have not been identified on this property.
<i>8. i. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.^[1]</i>	Yes	A new one story addition and deck is proposed which will be compatible with the massing, size and scale of the home.
<i>8. j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i>	N/A	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 Historic Preservation Fund (HPF) funding Resolution No. 102, Series 2025 (Attachment No. 4), the property is eligible for consideration of the following grant amounts:

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
<i>(Tier 1 Subtotal)</i>	<i>\$106,000</i>
Tier 2	
Extraordinary Circumstances (Maximum Amount; Matching)	\$22,300
<i>(Tier 1 + Tier 2 Subtotal)</i>	<i>\$128,300</i>
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.

As per Resolution No. 102, Series 2025, 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:

1. *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.*
2. *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.

3. *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.*
4. *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.*

Staff reviewed the Historic Preservation Fund grant request (Attachment No. 5 and 6) by evaluating whether each request line item qualified for grant funding as per the definitions of preservation, rehabilitation, and restoration above. Findings are summarized in Table 2:

Table 2. Preservation Grant requests			
	Requests	Analysis of Eligible Expenses	Grant Type
Item	Amount	Eligible	Tier 1, Structural, New Construction, Tier 2,
Tier 1 – Residential Requests			
Demolition	\$28,200	Eligible	Tier 1
Site Grading and Drainage	\$3,525	Eligible	Tier 1
Framing Upgrades	\$60,512	Eligible	Tier 1
Envelope – Exterior Walls	\$36,425	Eligible	Tier 1
Exterior Appendages	\$16,156	Eligible	Tier 1
Roofing & Waterproofing	\$11,750	Eligible	Tier 1
Electrical	\$7,050	Eligible	Tier 1

Windows and Doors	\$34,075	Eligible	Tier 1
Exterior Details	\$2,938	Eligible	Tier 1
Insulation & Drywall	\$35,250	Eligible	N/A
<i>Total Tier 1 Eligible Residential Expenses</i>	<i>\$235,881</i> <i>Half of eligible expenses: \$117,940.50</i>		
Maximum Tier 1 Residential Grant Amount	\$63,000		
Tier 1 – New Construction Requests			
New Addition	\$23,000	Eligible	New Construction - Tier 1
Maximum Tier 1 Eligible New Construction Grant Amount	\$23,000 <i>(Note: Total addition cost: \$855,752)</i>		
Tier 1 – Structural Sub-Grant Requests			
Foundation	\$106,167	Eligible	Structural
House Move	\$35,000	Eligible	Structural
<i>Total Structural Eligible Expenses</i>	<i>\$141,167</i> <i>Half of eligible expenses: \$70,583.50</i>		
Maximum Residential Structural Grant Amount	\$20,000 (*\$50,583.50 remaining eligible to be considered under Tier 2)		
Tier 2 – Extraordinary Circumstances Grant Requests			
Remaining Foundation and House Move Eligible Expenses	\$50,583.50		
Maximum Tier 2 Extraordinary Circumstances Grant Amount	\$22,300		

<i>Total Eligible Historic Grant Expenses</i>	<i>\$364,098</i>
<i>Total Project Cost</i>	<i>\$1,232,800</i>
Total Recommended Grant (Tier 1 & Tier 2)	\$128,300

STAFF ANALYSIS:

The following is the detailed scope of work and description associated with the grant request, which staff find eligible to be considered for use of grant funds:

- *Demolition* - Remove parts necessary for house move, remove foundation, remove windows, remove doors, & remove existing chimney. Shore buildings for move, stockpile existing materials for reuse (where applicable).
- *Site Grading & Drainage* - Rough and final grade to provide proper slope away from the building.
- *Foundation* - Installation of new foundation for house. New damp-proofing, perimeter drain & sump pump per code.
- *Framing* - Install necessary support beams, columns, joists, & additional floor supports per structure & code, for the relocation of house on a new foundation.
- *Exterior Envelope (Walls)* - New weather barrier & siding to match the historic siding.
- *Exterior Appendages* - Repair / replacement of covered front porch elements including the roof, columns, & floor.
- *Roofing and Waterproofing* - Replace flat roof area, replace gutters & downspouts, add roof venting per code.
- *Electrical* - New 200 Amp electrical panel & wiring
- *Windows & Doors* - Install of historically correct windows and doors in existing wood framed openings.
- *Exterior Details* - Replace soffits & fascia. Repair / replace window & door trim, & frieze board. Add new corner trim.
- *House move* - Temporarily move the house then place the structure on a new foundation.

The following is not an eligible expense as it is considered interior work: *Insulation and Drywall - Installation of 1/2" GWB on all walls and 5/8" GWB on all ceilings with screw attachment specifications by the structural engineer. Insulate house per code.*

Staff find that there are enough eligible preservation, restoration, rehabilitation expenses to meet and exceed the Tier 1 maximum grant amounts, including sub-grants for additional structural work, as identified as a critical deficiency in the HSA and new construction.

Staff also find that the extensive foundation work and house move meets the definition of extraordinary circumstances under Tier 2 as defined in Resolution 102, Series 2025:

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

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

For these reasons, Staff recommend approval of Tier 1 and Tier 2 grant amounts for a total recommended grant of \$128,300.00 as per the corresponding grant categories in Resolution 102, Series 2025. A landmark bonus of \$7,700 would bring the total grant award to \$136,000; the maximum available funding for residential homes under Tier 1 and Tier 2.

Alternatives:

Landmark Designation:

- Recommend approval of the local landmark designation
- Recommend denial of the local landmark designation.

Alteration Certificate:

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

Grant Request:

- Recommend approval of a total Preservation and Restoration Grant of up to \$128,300 as per the HPF funding resolution categories.
- Recommend approval of an alternative grant amount.

Recommendation:

- Approval of Resolution No. 9, Series 2026, recommending approval to the City Council the Landmark Designation and an incentive bonus of \$7,700
- Approval of Resolution No.10, Series 2026, approving the Alteration Certificate.
- Approval of Resolution No. 11, Series 2025, recommending approval to City Council of a Historic Preservation Fund Grant of up to \$128,300 as per the corresponding categories in Resolution No 102, Series 2025:

- Residential Grant (Tier 1) - \$63,000
- Structural Sub-Grant (Tier 1) - \$20,000
- New Construction Grant (Tier 1) - \$23,000
- Extraordinary Circumstances grant (Tier 2) - \$22,300

Attachments:

1. Project Narrative
2. Social History Report
3. Historic Structure Assessment
4. Resolution No 102, 2025
5. Application
6. Grant Request Chart
7. Resolution 9, Series 2026 (Landmark)
8. Resolution 10, Series 2026 (Alteration Certificate)
9. Resolution 11, Series 2026 (Grant Request)

May 29, 2026

Jess Daniels
Senior Planner
City of Louisville
749 Main Street
Louisville, CO 80027

RE: 1013 LaFARGE HISTORIC PRESERVATION APPLICATION

Dear Ms. Daniels,

Please find our historic preservation application for 1013 LaFarge Ave. Following the Historic Structure Assessment, conducted by DAJ Design, the owners of 1013 LaFarge have elected to preserve their home in as close to its known historic condition as possible with minor modifications. Below are the objectives for our application:



922A MAIN STREET
LOUISVILLE, CO 80027
T (303) 527-1100
INFO@DAJDESIGN.COM
WWW.DAJDESIGN.COM

Objectives

- Requesting Landmark status for the property.
- Requesting grant funding for historic preservation, rehabilitation, and restoration.
- Requesting an alteration certificate for the following:
 - 2 windows on the east elevation instead of one
 - Reduced size of the windows on the north elevation
 - Removal of the northwest corner of the house, formerly an unenclosed porch that was modified to be enclosed.
 - Additional window on the south elevation
 - Single-story addition and deck at the rear of the house

The residential property at 1013 LaFarge Avenue was constructed around 1906 and is a typical early-1900's wood frame vernacular house of the Louisville area. The house closely resembles two neighboring houses to the north and was built around the same time as those houses, all three under a single owner. The primary façade faces east towards LaFarge Avenue and the original form is apparent when viewed from the street. There are three small additions all to the rear of the house. These additions were constructed early in the lifespan of the house, all three prior to 1948. The house footprint, form, and size are unchanged since 1948.

In 2026 the house is clad in steel siding, but evidence exists indicating that the original painted wood siding is beneath the current siding. Some of the windows are in original locations and are the original size though several of the windows are replacement windows that do not match the original sizes. There are two exterior doors that are in original locations, but the doors are not original. Other elements that have been added over the years include an asphalt shingle roof, gutters & downspouts, and trim. The foundation appears to be original as is the floor, wall, and roof structure.

1013 LaFarge Avenue has the potential to be restored to a high degree of architectural integrity when compared to historic photos dated to 1948. Overall, the home is well maintained but has a few items that require prioritization, as outlined in the analysis of the HSA report. There is sufficient evidence that the original wood siding and any other original features like trim work and original window sizes still exist beneath the current steel siding. Further investigative deconstruction has the potential to reveal a larger extent of original materials.

Proposed Work for Grant Application



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- Demolition
 - removal and disposal of metal siding & trim
 - removal and disposal of non-historic windows and doors
 - removal and disposal of two chimney remnants in the attic
 - removal and disposal of front porch (deck and foundation only, roof and columns to remain)
 - removal and disposal of the northwest addition that was previously a porch
 - removal and disposal of the foundation as part of temporarily moving the house
- Site grading and drainage
 - provide adequate slope away from all sides of the house and provide adequate drainage from gutter & downspout system
 - the house will be set on a new foundation that is set higher than the current foundation to facilitate proper drainage
- Foundation
 - new concrete foundation as designed by a licensed structural engineer
 - new damp-proofing
 - new perimeter drain & sump pump per code
- Framing
 - add necessary support beams, columns, joists, and additional roof supports as designed by a licensed structural engineer and prescribed by code
 - add necessary window and door framing as designed by a licensed structural engineer and prescribed by code
- Envelope - Exterior Walls
 - replace all historic wood siding with new historically accurate siding
 - new weather barrier
- Exterior Appendages
 - replace the front deck framing, foundation, and stairs
 - repair the front deck columns and roof
- Roofing & Waterproofing
 - replace the historic flat roof area of the main roof
 - replace gutters and downspouts
- Electrical
 - replace the main electrical panel per code
 - replace electrical wiring per code
- Windows & Doors
 - install new historically accurate windows in historic locations
 - replace the front door with a historically accurate door
- Exterior Details
 - replace soffits and fascia
 - repair and/or replace window and door trim, frieze board, skirt board, & corner trim
- Insulation & Drywall
 - insulate entire house to current building code
 - install 1/2" GWB on all walls and 5/8" GWB on all ceilings with screw attachment as specified by a licensed structural engineer and per code
- House Move
 - temporarily move the house for installation of a new foundation
 - place the house on the new foundation in the same historic location

The below table outlines the 1013 LaFarge project costs as determined by a Louisville licensed general contractor and based on similar historic preservation projects. Also included are the grant requests and percentage of the project covered by the grant request.

Proposed Budgets Qualifying for Grant Funding

Qualifying Items	Total Budget	Qualifying for Tier 1	Qualifying for Tier 2	Qualifying for Tier 3	Grant Request	Grant Match by Owner	Grant % of Total
Demolition	\$28,200	\$0	\$0	\$0	\$0	\$28,200	0.00%
Site Grading & Drainage	\$3,525	\$3,525	\$0	\$0	\$1,763	\$1,763	50.00%
Foundation	\$106,167	\$40,000	\$66,167	\$0	\$40,000	\$66,167	37.68%
Framing	\$60,512	\$60,512	\$0	\$0	\$20,000	\$40,512	33.05%
Envelope - Exterior Walls	\$36,425	\$36,425	\$0	\$0	\$18,213	\$18,213	50.00%
Exterior Appendages	\$16,156	\$16,156	\$0	\$0	\$8,078	\$8,078	50.00%
Roofing & Waterproofing	\$11,750	\$11,750	\$0	\$0	\$4,240	\$7,510	36.09%
Electrical	\$7,050	\$7,050	\$0	\$0	\$0	\$7,050	0.00%
Windows & Doors	\$34,075	\$34,075	\$0	\$0	\$17,038	\$17,038	50.00%
Exterior Details	\$2,938	\$2,938	\$0	\$0	\$1,469	\$1,469	50.00%
Insulation & Drywall	\$35,250	\$35,250	\$0	\$0	\$0	\$35,250	0.00%
House Move	\$35,000	\$0	\$35,000		\$17,500	\$17,500	50.00%
Total Historic Project	\$377,048	\$247,681	\$101,167	\$0	\$128,300	\$248,749	34.03%
Residential Landmark Incentive	-	-	-	-	\$7,700	-	-
Non-Historic	\$855,752	-	-	-	-	-	-
Total Proposed Project	\$1,232,800	-	-	-	\$136,000	\$248,749	-
Percent of total project funded by the Historic Preservation Fund:					11.03%		

In summary, the requested grant amount is \$128,300. This amount would fund 34.03% of the historic preservation part of the project. The grant and landmark incentive would fund 11.03% of the total project costs.



922A MAIN STREET
LOUISVILLE, CO 80027
T (303) 527-1100
INFO@DAJDESIGN.COM
WWW.DAJDESIGN.COM

Proposed Work for Alteration Certificate

The 1948 Boulder County Assessor's card photograph shows window locations and sizes that do not exist in 2026. There appears to have been a single window on the east facade next to the front door. This window was removed and a larger window was added at an unknown date. Our alteration proposal is for two windows at this location that match the historic window sizes found throughout the house instead of a single window. This alteration allows for more light into the home that is provided by the current window but in a manner that matches the historic windows found throughout the house in order to create better compatibility with the historic house.



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INFO@DAJDESIGN.COM
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EXISTING EAST ELEVATION



HISTORIC EAST ELEVATION



PROPOSED EAST ELEVATION

Previously, there were also three windows on the north side of the house that all appear to match the size and style of the remaining historic windows. These windows were removed at an unknown time and there is currently a single large window opening in approximately the same location as two of the original windows. Our alteration proposal is to restore all three of the north side historic window locations. However, the original windows were tall windows with low sill heights. Low sill heights make use of space difficult in modern houses, and there are privacy concerns given the close proximity of the neighboring house to the north. Therefore, while we propose restoring the historic window locations, we are also proposing to reduce the size of all three windows to be equal to half the size of the original single-hung windows.



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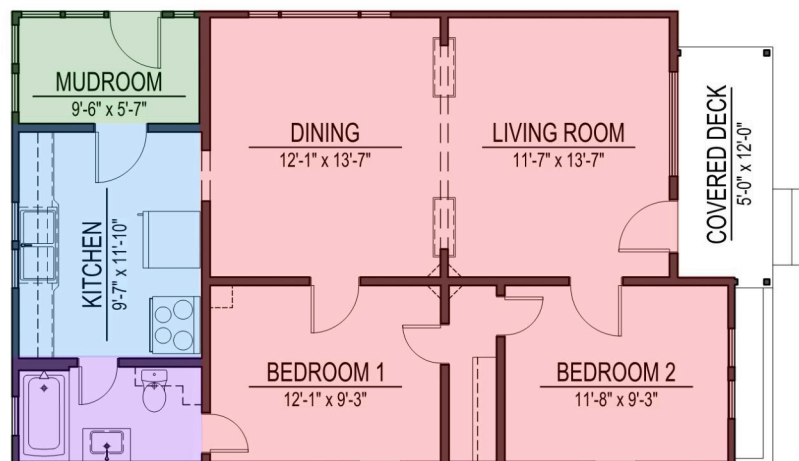


EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

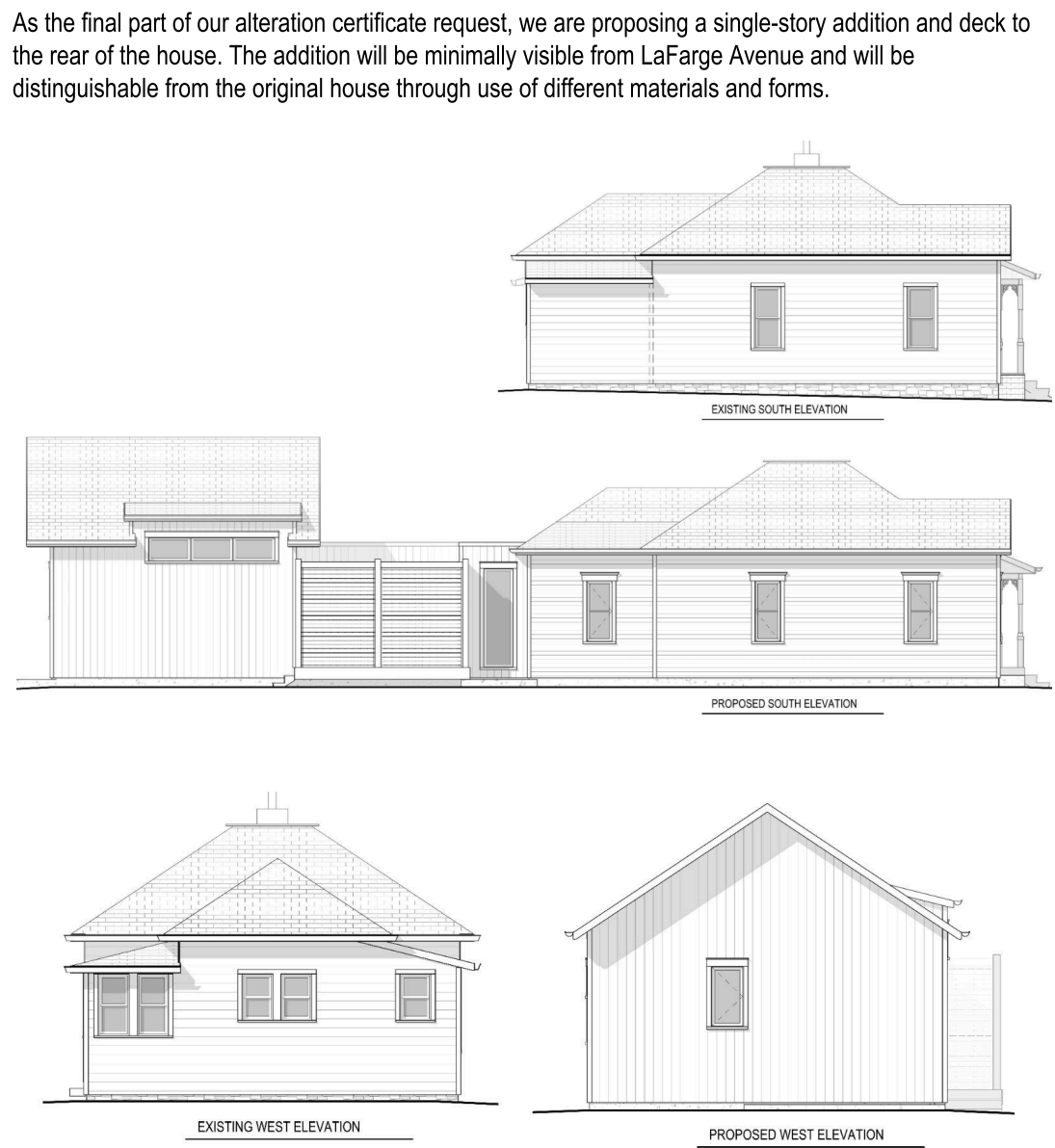
The project includes a single-story addition to the rear of the house. In order to connect the new construction with the historic house, we are proposing to remove the northwest corner of the house. This part of the house was an early addition that was originally constructed as a porch that was enclosed after 1948. This part of the house is minimally visible from LaFarge Avenue and is not original.



The southwest corner of the house was an early addition as well. Our intent is to keep this part of the house as it was added prior to 1948. However, this addition was constructed with a lower roof than the rest of the house. The lower ceiling in this part of the house limits the use of the space by 2026 standards. Therefore, our proposal is to reconstruct the roof over this part of the house at a higher elevation to match that of the rest of the house. The roof form and slope will be reconstructed to match the historic roof, but with a taller plate height. Additionally, it is unknown if this addition included any original windows as there is currently no evidence. We also propose adding a window on the south side of this addition to match the historic window size and styles found throughout the house. Furthermore, there would have been a trim piece where the southwest addition met the original house and we propose adding this back as part of the restoration.

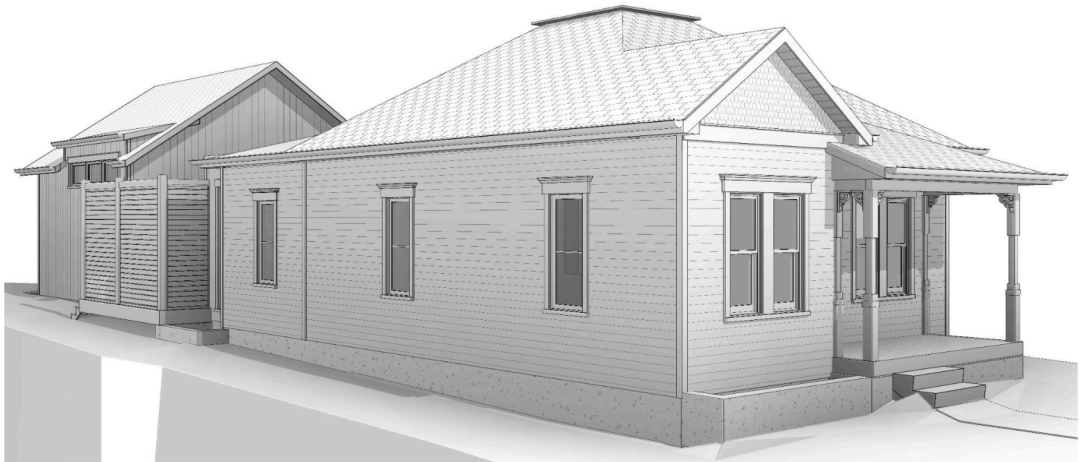


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INFO@DAJDESIGN.COM
WWW.DAJDESIGN.COM

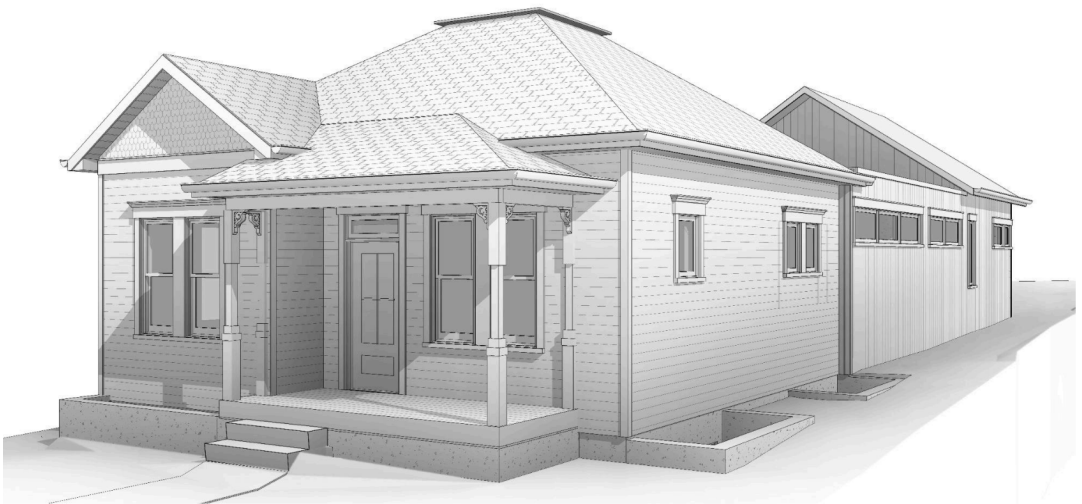




922A MAIN STREET
LOUISVILLE, CO 80027
T (303) 527-1100
INFO@DAJDESIGN.COM
WWW.DAJDESIGN.COM



SOUTHEAST HOUSE PERSPECTIVE



NORTHEAST HOUSE PERSPECTIVE

Warm regards,

Andy Johnson, AIA



1013 La Farge Ave. History

Legal Description: LOT 5 & S 8 FT LOT 6 BLK 4 BARCLAY PLACE

Year of Construction: 1906

Summary: 1013 La Farge shares an unusual history with several houses on the block that were built by E.J. Di Francia as dowries for his daughters. The home's history also contributes to the story of property ownership by families of Italian heritage in the neighborhood and along La Farge. Also notable is ownership by only two families over its 120-year history including the Di Francia family and the extended Giorzelli, Enrietto, and DiSalle families. The unique architectural style and "sister" homes are also referenced in the 2018 report "Stories in Places: Putting Louisville's Residential Development in Context."

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 building is located.

Di Francia Family Ownership, 1905-1928

The following summary of DiFrancia family ownership is excerpted from a report written by Bridget Bacon in 2016 on 1029 LaFarge which shares the history of 1013 LaFarge since the initial purchase of property by Eusebio Di Francia included Lots 5-8, Block 4 of Barclay Place. Additional information on 1013 La Farge is added to this report.

Eusebio Giuseppe "Joe" Di Francia (often referred to as E.J. Di Francia) purchased a parcel consisting of Lots 5-8, Block 4, Barclay Place by a deed recorded in 1905.

The history of this particular house comes with a family story, which is that descendants of the Di Francia family, whose primary home in the early 1900s was the large brick house next door at 1045 La Farge,

years ago told the current owners of 1045 La Farge that the three small houses all in a row to the south, consisting of 1013, 1021, and 1029 La Farge, were built by E.J. Di Francia for three of his daughters.

Based on observation of the three houses today, they do bear a strong resemblance to one another, are of similar sizes, are set back from the street at similar distances, and appear to have been constructed at around the same time. The three small houses were built on the four lots (Lots 5-8). (By comparison, the houses at 1005 and 1009 La Farge to the south are each situated on two lots and the Di Francia house at 1045 La Farge sits on four lots.)

E.J. Di Francia appears to have been living in Louisville by 1891 and opened his first saloon on Front Street at around that time. (The Di Francia name has had such different spellings and usages as DiFrancia, deFrancia, De Francia, Di Franzia, Di Frangia, Di Frangio, DiFrenchy, Francia, and Franzia.) E.J. Di Francia was born in Italy in 1863; he is believed to have come from Castiglione di Carovilli, Isernia, in Italy. He came to the U.S. in 1883 and married Marie Di Domenico, who was a young widow, in 1890. She was born in Italy in 1869 and immigrated in about 1880. Eusebio and Maria Di Francia built their home at 1045 La Farge, just to the north of 1029 La Farge, in circa 1902-04 (though research has not been conducted to verify the accuracy of this estimated construction date). In circa 1904, E.J. Di Francia opened the saloon, Di Francia's, in the historic building that has the address of 740 Front in Louisville and is the current location of the restaurant called 740 Front.

E.J. and Maria Di Francia had seven children (one son and six daughters) who grew to adulthood. A photo of the family from the collection of the Louisville Historical Museum, is shown below and was taken in circa 1914. At the rear, left to right, are: Margaret, Nicholas, Rose, and Theresa; in the center is Philomena; and in the front are Caroline, mother Maria, father Eusebio, and Catherine.



Additional research also appears to answer the question of why Di Francia apparently had houses built for only three of his six daughters. It was found that he also purchased other residential properties in Louisville, including 1034 La Farge across the street. Perhaps his goal was to acquire houses for all six of his daughters, not just three of them.

Research in Louisville directories and in census records shows that the only Di Francia daughter who married before the death of E.J. Di Francia in 1918 was the oldest, Margaret. She married Camillo Domenico. The 1916 directory for Louisville, which used an earlier address system, shows them to be living in one of the three houses to the south of 1045 La Farge. Based on an analysis of who lived in the other houses in 1916, it appears that Margaret and Camillo Domenico lived in the house at 1029 La Farge.

A look at census records and directories shows that the three houses were rented out to other families, sometimes for years at a time to one family, before Maria Di Francia sold them in the 1920s. The family has also confirmed that they were rented out. The houses would have brought in rental income before the plan could be in place for other Di Francia daughters to marry and live in them.

E.J. Di Francia passed away in January 1918. His children were between the ages of about 10 and 27 at the time of his death. His death in 1918 came soon after the beginning of Prohibition in Colorado in 1916. These events placed a financial burden on his widow and their children. Sadly, his widow had to sell all of the properties in Louisville that he had purchased. 1029 La Farge appears to have been the first, or one of the first, that Maria sold off.

Residents of 1013 La Farge:

1013 La Farge was sold by Maria Di Francia in 1928. Prior to that, census and directory records show several rental tenants between 1906 when the house was built, until its sale in 1928. The 1910 Census shows James Kilker, his wife May, and son Sydney living at 1013 Main. Kilker was of Irish descent and was listed as an overseer at one of the coal mines. Photos from the Museum's collection identifies him as being on the 1913 Fire Hose Team as the lead man.



James Kilker is the lead man in front, c. 1913.

The 1916 City Directory lists Camillo and Margaret Di Francia Domenico living at 518 La Farge which could be an early address for 1013 La Farge. Margaret Di Francia was Maria and Eusebio's eldest daughter. She married Camillo Domenico in 1912 and appears to be the only Di Francia daughter to live in one of the "dowry" houses. Later directories indicate that she may have also lived at 1029 La Farge before it was sold in 1921.

Pictured right: Margaret Di Francia and Camillo Domenico wedding portrait c. 1912.

By 1918, Thomas and Bessie Clift are listed in the city directory as renting at 516 La Farge (another early address for 1013 La Farge). Thomas was working as an engineer at the Sentinel Mine and a photo from the Museum's collection indicates that he also served as Town Marshal at some point. By the 1920 census, the Clifts have moved from La Farge and are living on Jefferson.

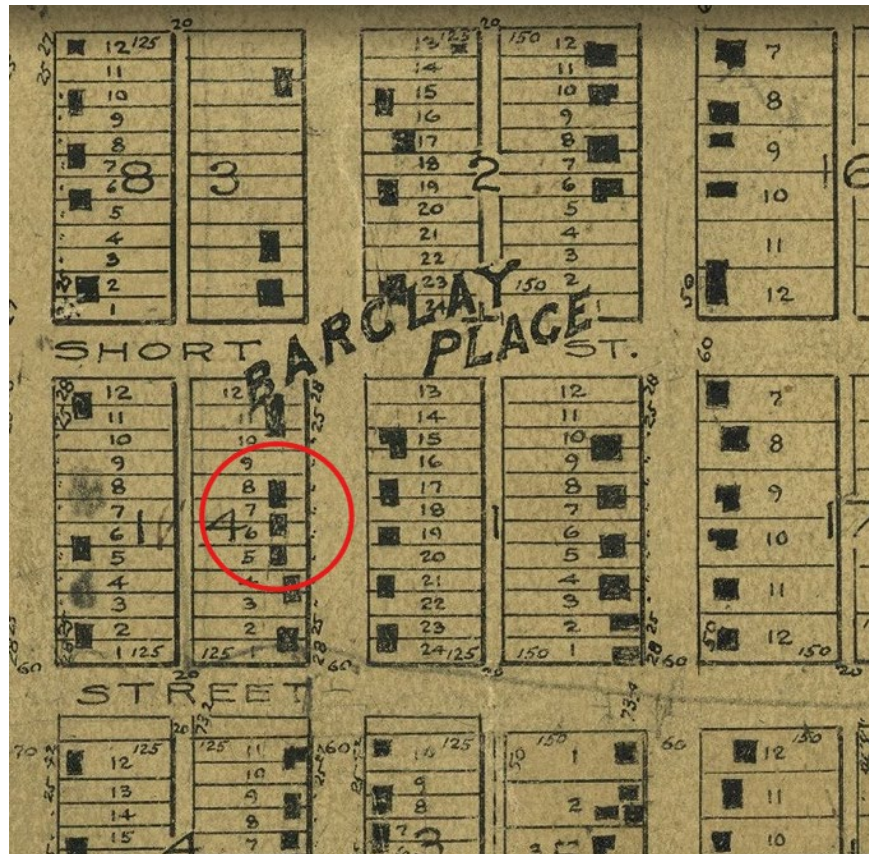
Charles Liley, his wife Rose Fenolia Liley, and their three sons – William, Louis, and Kenneth rented the house at 1013 La Farge in the 1920s and Charles worked as a superintendent at a coal mine. Charles was born in Lafayette to English parents William and Mary Ann Liley. William came to the US first in 1886 to work as a coal miner. Mary Ann came to the US in 1887.

Charles and Rose married around 1915. Rose was born in Colorado and grew up in Louisville with her four siblings. Rose Fenolia's parents were Baptist and Louisa Buffo Fenolia. They came from Italy in 1873 and 1880 where Baptist found work in the coal mines. Charles and Rose Liley moved to Frederick after 1928.



Date of Construction

The 1948 Boulder County Assessor card for this property and the Boulder County Assessor's Office website both give 1906 as the date of construction of this house. 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, County Assessor records show the construction of the other two houses at 1021 and 1029 as falling between 1920 and 1935. These dates are likely in error since E.J. Di Francia died in 1918 and had already purchased the lots for all three houses in 1905. The date of construction for 1013 La Farge is likely the earliest and most accurate date of construction for all three buildings. The Drumm's Wall Map of 1909 also shows three houses built on site, further evidence that the Boulder County dates of construction for 1021 and 1029 are incorrect.



1909 Drumm's Wall Map showing Lot 5, Block 4 and two similar houses on Lots 6-8.

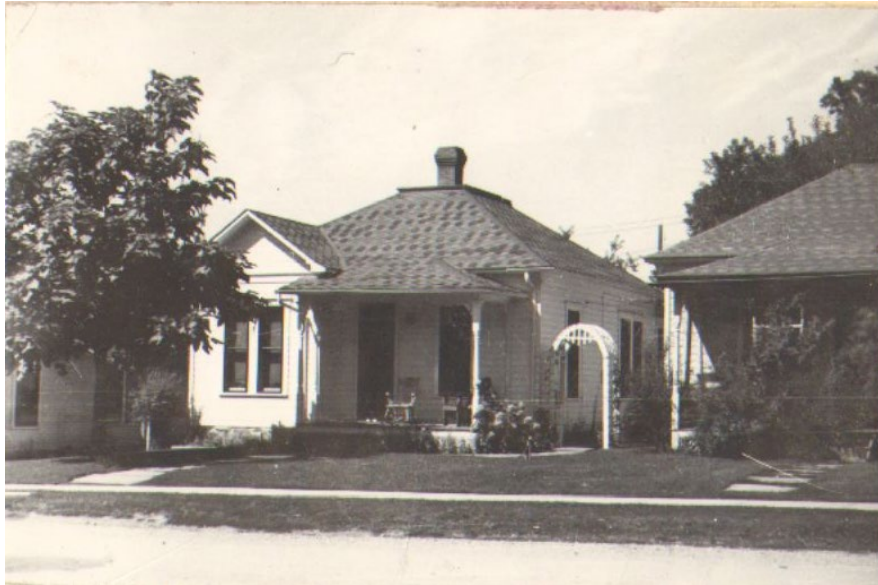
Giorzelli/ Enrietto/ DiSalle Family Ownership, 1928-2025

In 1928, Maria di Francia sold 1013 La Farge to Joseph Giorzelli (1897-1953) and Estella (Stella) Bottinelli Giorzelli (1906-2006). Both Joseph and Stella grew up in Louisville with Joseph actually living just down the street at 1000 La Farge. Stella Bottinelli's family lived a few blocks away on Front Street. They married in 1925 and their daughter, June, was born in 1926.

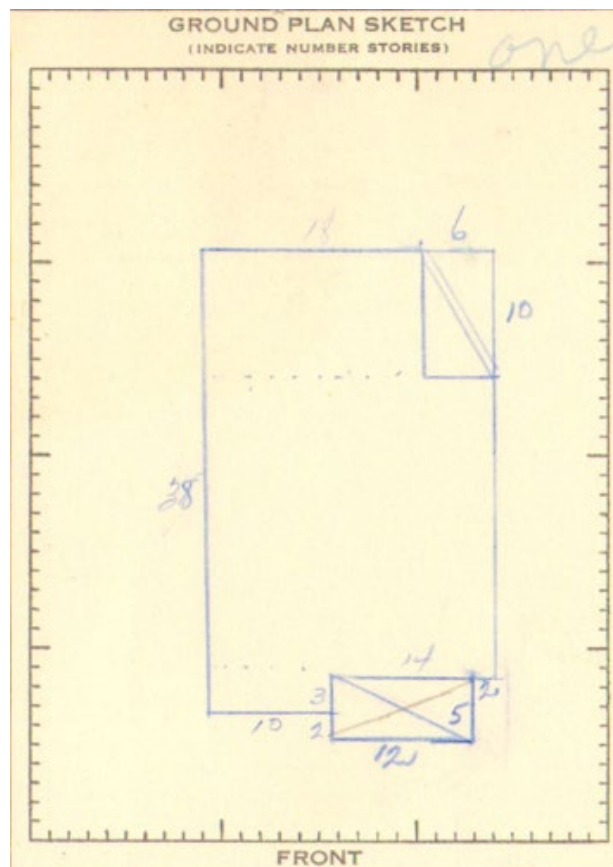
Both the Giorzelli and Bottinelli families were early residents in Louisville. Peter and Antonia Giorzelli came to the US from northern Italy in 1892. In the 1910 census, Peter was working as a coal miner, and had built the first house on the block at 1000 La Farge in 1903. He and Antonia raised their three children, John (1888-1935), Joseph, and Emma (1899-1951) on La Farge.

Right: 1978 Louisville Times feature on the Giorzelli Family.





1948 Boulder County Assessor Card photo and floorplan for 1013 La Farge.





Stella Bottinelli's parents, Angelo (1875-1952) and Maria (Mary) Corone Bottinelli (1875-1939) came to the US from Milan, Italy in 1903 with their oldest son Atilio (Tealie). They moved to Louisville where Angelo worked in the coal mines and where Stella and her younger brother Charlie were born.

Left: Angelo Bottinelli family, with Stella as a small child; 1978 Louisville Times article.

Census records and City Directories from 1930 and later show Joseph Giorzelli working as a clerk for the Columbine mine and Crown Mine, as a foreman for street construction in 1940, and with stockroom supply for Esquire magazine in 1950. He was also first elected as Town Treasurer in 1926 and continued in that position in 1928, and again in 1952. Joseph Giorzelli died suddenly after a surgery in 1953.

After Joseph's death, Stella Giorzelli went to work at Neodata until 1971, remained active in the St. Louis Church, local Louisville events and card clubs and gained a reputation for being an excellent storyteller.

She was featured several times in the Louisville Times over the years. In 1998, she regaled community members with stories about Louisville during a Downtown Business Association event. Her granddaughter Missy Diehl also noted in another article upon June's death in 2006, "I think everyone remembers her being a great storyteller. The kids on the block loved it when granny would baby-sit us."

In 1955, Stella Giorzelli signed a joint tenancy deed with her daughter, June Enrietto for 1013 La Farge and began using the property for rental income. A number of tenants are mentioned in the *Louisville Times* as living at this address throughout the 1950s-1970s. Some of those include:

- 1955- Mr. and Mrs. Dave Kerr
- 1958 – Margaret Dover Sneddon and Robert Sneddon
- 1961 – Mrs. and Mrs. Charles Kranker (formerly living at 1013 La Farge)
- 1975 – Diane and Ron Buffo
- 1989 – Ted and Christine Ryan Chavez

While the 1013 La Farge remained primarily as a rental property, descendants of the Giorzelli family lived nearby at the original Giorzelli home at 1000 La Farge and still live there today.



1013, 1021, and 1029 La Farge in 1999.

Current Ownership

In 2000, June Enrietto transferred ownership of 1013 La Farge to her daughter, Barbara DiSalle. June passed away in 2023 and in 2025, Barbara DiSalle sold the property to Craig Thompson who is the current owner.



Current assessor photo of 1013 LaFarge.

Recent Architectural Analysis

This section is excerpted from a report written by Bridget Bacon in 2022 on the history of 1021 La Farge and is also relevant to 1013 La Farge.

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, “A distinctive type of house present in Barclay Place is a Pyramidal/Hipped-roof cottage with a small gabled-front projection on the side (Figure 140). Four are located on the same block at 1013, 1021, 1029, and 1040 La Farge Avenue” (p. 134).

The Residential Context Report featured this photo of 1021 La Farge and its two “sister” homes on its cover:



The Residential Context Report also states: “[T]he houses located at 822, 1013, 1021, 1029, and 1040 La Farge and 548 Lincoln Avenue have a very distinctive form comprising a pyramidal- or hipped-roof main portion and a small, front-gabled room on the side. . . . All of these houses date between 1903 and 1912. PaleoWest recommends . . . further investigating the origins of these house plans. E.J. Di Francia reportedly purchased or constructed the houses at 1013, 1021, and 1029 La Farge Avenue for his daughters (Bacon 2016d). These houses appear similar or identical (i.e., 1021 La Farge Avenue) to the Northern Coal and Coke Company’s coal camp house Type C (Figure 145). In the early 1900s, that company and the Rocky Mountain Fuel Company constructed many different types of houses for mine workers. When the Rocky Mountain Fuel Company consolidated ownership of several mines after the Long Strike of 1910–1914, and again after most mines closed in the 1930s, mining companies sold many houses to private owners (Conarroe 2017:3; Lewis 2011:2). The three Di Francia houses were in place before 1910, and possibly as early as 1906 (Bacon 2016d:4), making it unlikely that they originated at a coal mine. However, it is possible that private builders copied or borrowed from the coal companies’ house plans (Doug Conarroe personal communication, October 10, 2017). PaleoWest recommends that further research be conducted into why the aforementioned houses on La Farge and Lincoln Avenues and the Type C coal company house are so similar” (page 151).

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.

HISTORIC STRUCTURAL ASSESSMENT

1013 LaFARGE AVENUE, LOUISVILLE, COLORADO

September 23, 2025



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 a Historic Structural Assessment for the structure located at 1013 LaFarge Avenue, 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 1013 LaFarge 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 1013 LaFarge Avenue on August 28th, 2025, with GFE Structural. The weather for the site visit was warm with overcast skies. Adequate access to the basement and attic were available, though not all areas were entirely visible.

LIST OF CONSULTANTS AND SOURCES:

STRUCTURAL ENGINEER

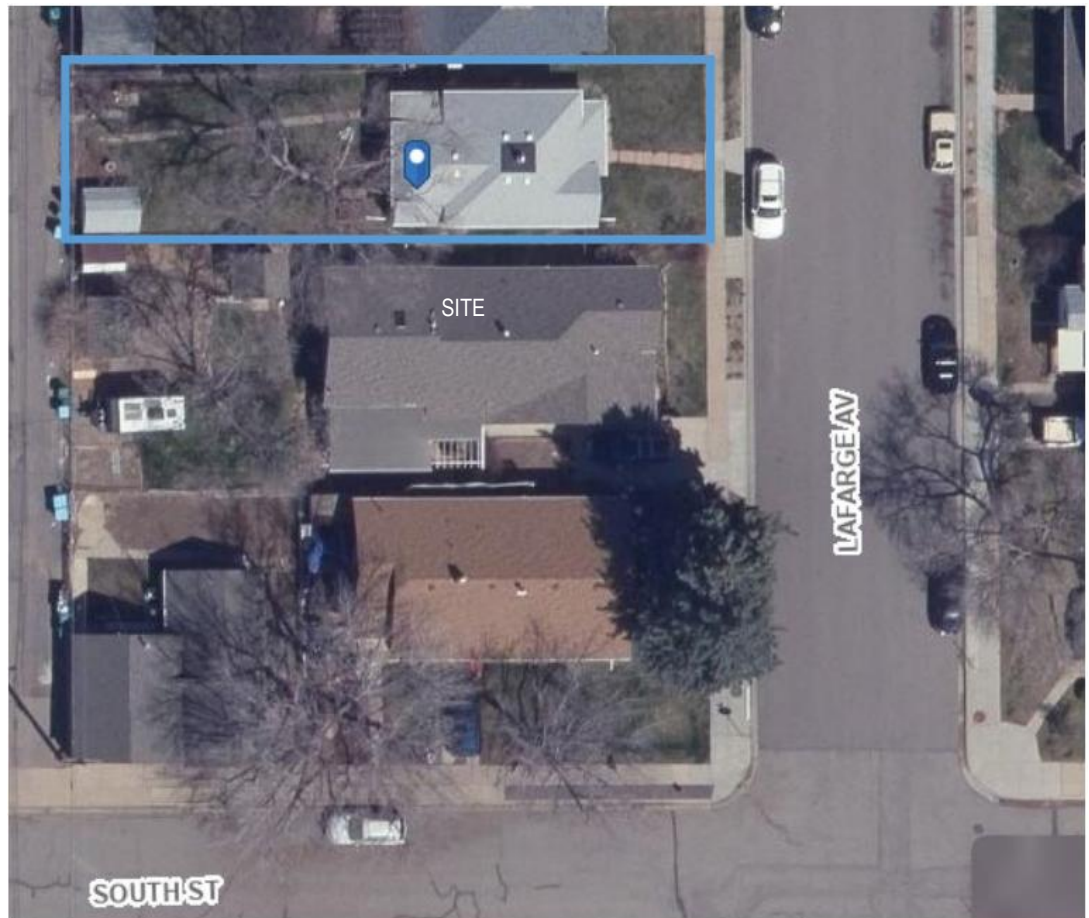
Jesse Sholinsky, P.E.
GFE Structural
PO Box 20708
Boulder, CO 80308
303.554.9591

SOURCES

"Louisville Historic Preservation Commission Staff Report," September 15, 2025.

1.2 BUILDING LOCATION

VICINITY MAP



LEGAL DESCRIPTION

Lot 5 & South 8 feet of Lot 6 Block 4, Barclay Place

2.0 HISTORY AND USE

The following report was written by Gigi Yang of the Louisville Historical Museum.

1013 LaFarge History

Legal Description: LOT 5 & S 8 FT LOT 6 BLK 4 BARCLAY PLACE

Year of Construction: 1906



Summary: 1013 La Farge shares an unusual history with several houses on the block that were built by E.J. Di Francia as dowries for his daughters. The home's history also contributes to the story of property ownership by families of Italian heritage in the neighborhood and along La Farge. Also notable is ownership by only two families over its 120-year history including the Di Francia family and the extended Giorzelli, Enrietto, and DiSalle families. The unique architectural style and "sister" homes are also referenced in the 2018 report "Stories in Places: Putting Louisville's Residential Development in Context."

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The following summary of DiFrancia family ownership is excerpted from a report written by Bridget Bacon in 2016 on 1029 LaFarge which shares the history of 1013 LaFarge since the initial purchase of property by Eusebio Di Francia included Lots 5-8, Block 4 of Barclay Place. Additional information on 1013 La Farge is added to this report.

Eusebio Giuseppe "Joe" Di Francia (often referred to as E.J. Di Francia) purchased a parcel consisting of Lots 5-8, Block 4, Barclay Place by a deed recorded in 1905.

The history of this particular house comes with a family story, which is that descendants of the Di Francia family, whose primary home in the early 1900s was the large brick house next door at 1045 La Farge, years ago told the current owners of 1045 La Farge that the three small houses all in a row to the south, consisting of 1013, 1021, and 1029 La Farge, were built by E.J. Di Francia for three of his daughters.

Based on observation of the three houses today, they do bear a strong resemblance to one another, are of similar sizes, are set back from the street at similar distances, and appear to have been constructed at around the same time. The three small houses were built on the four lots (Lots 5-8). (By comparison, the houses at 1005 and 1009 La Farge to the south are each situated on two lots and the Di Francia house at 1045 La Farge sits on four lots.)

E.J. Di Francia appears to have been living in Louisville by 1891 and opened his first saloon on Front Street at around that time. (The Di Francia name has had such different spellings and usages as DiFrancia, deFrancia, De Francia, Di Franzia, Di Frangia, Di Frangio, DiFrenchy, Francia, and Franzia.) E.J. Di Francia was born in Italy in 1863; he is believed to have come from Castiglione di Carovilli, Isernia, in Italy. He came to the U.S. in

1883 and married Marie Di Domenico, who was a young widow, in 1890. She was born in Italy in 1869 and immigrated in about 1880. Eusebio and Maria Di Francia built their home at 1045 La Farge, just to the north of 1029 La Farge, in circa 1902-04 (though research has not been conducted to verify the accuracy of this estimated construction date). In circa 1904, E.J. Di Francia opened the saloon, Di Francia's, in the historic building that has the address of 740 Front in Louisville and is the current location of the restaurant called 740 Front.

E.J. and Maria Di Francia had seven children (one son and six daughters) who grew to adulthood. A photo of the family from the collection of the Louisville Historical Museum, is shown below and was taken in circa 1914. At the rear, left to right, are: Margaret, Nicholas, Rose, and Theresa; in the center is Philomena; and in the front are Caroline, mother Maria, father Eusebio, and Catherine.



Additional research also appears to answer the question of why Di Francia apparently had houses built for only three of his six daughters. It was found that he also purchased other residential properties in Louisville, including 1034 La Farge across the street. Perhaps his goal was to acquire houses for all six of his daughters, not just three of them.

Research in Louisville directories and in census records shows that the only Di Francia daughter who married before the death of E.J. Di Francia in 1918 was the oldest, Margaret. She married Camillo Domenico. The 1916 directory for Louisville, which used an earlier address system, shows them to be living in one of the three houses to the south of 1045 La Farge. Based on an analysis of who lived in the other houses in 1916, it appears that Margaret and Camillo Domenico lived in the house at 1029 La Farge.

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E.J. Di Francia passed away in January 1918. His children were between the ages of about 10 and 27 at the time of his death. His death in 1918 came soon after the beginning of Prohibition in Colorado in 1916. These events placed a financial burden on his widow and their children. Sadly, his widow had to sell all of the properties in Louisville that he had purchased. 1029 La Farge appears to have been the first, or one of the first, that Maria sold off.



Residents of 1013 La Farge:

1013 La Farge was sold by Maria Di Francia in 1928. Prior to that, census and directory records show several rental tenants between 1906 when the house was built, until its sale in 1928. The 1910 Census shows James Kilker, his wife May, and son Sydney living at 1013 Main. Kilker was of Irish descent and was listed as an overseer at one of the coal mines. Photos from the Museum's collection identifies him as being on the 1913 Fire Hose Team as the lead man.



James Kilker is the lead man in front, c. 1913.

The 1916 City Directory lists Camillo and Margaret Di Francia Domenico living at 518 La Farge which could be an early address for 1013 La Farge. Margaret Di Francia was Maria and Eusebio's eldest daughter. She married Camillo Domenico in 1912 and appears to be the only Di Francia daughter to live in one of the "dowry" houses. Later directories indicate that she may have also lived at 1029 La Farge before it was sold in 1921.

Pictured right: Margaret Di Francia and Camillo Domenico wedding portrait c. 1912.

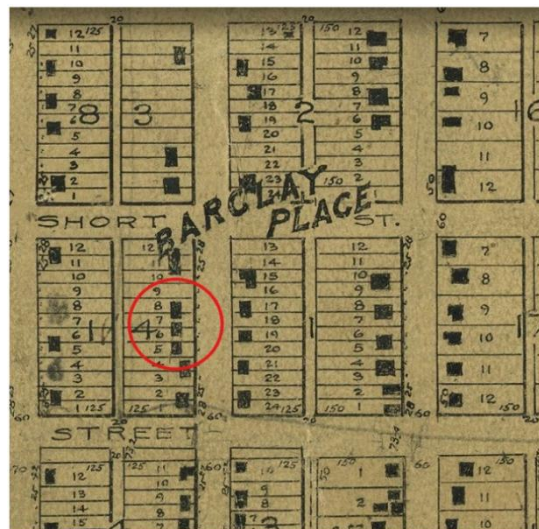
By 1918, Thomas and Bessie Clift are listed in the city directory as renting 516 La Farge (another early address for 1013 La Farge). Thomas was working as an engineer at the Sentinel Mine and a photo from the Museum's collection indicates that he also served as Town Marshal at some point. By the 1920 census, the Clifts have moved from La Farge and are living on Jefferson.

Charles Liley, his wife Rose Fenolia Liley, and their three sons – William, Louis, and Kenneth rented the house at 1013 La Farge in the 1920s and Charles worked as a superintendent at a coal mine. Charles was born in Lafayette to English parents William and Mary Ann Liley. William came to the US first in 1886 to work as a coal miner. Mary Ann came to the US in 1887.

Charles and Rose married around 1915. Rose was born in Colorado and grew up in Louisville with her four siblings. Rose Fenolia's parents were Baptist and Louisa Buffo Fenolia. They came from Italy in 1873 and 1880 where Baptist found work in the coal mines. Charles and Rose Liley moved to Frederick after 1928.

Date of Construction

The 1948 Boulder County Assessor card for this property and the Boulder County Assessor's Office website both give 1906 as the date of construction of this house. 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, County Assessor records show the construction of the other two houses at 1021 and 1029 as falling between 1920 and 1935. These dates are likely in error since E.J. Di Francia died in 1918 and had already purchased the lots for all three houses in 1905. The date of construction for 1013 La Farge is likely the earliest and most accurate date of construction for all three buildings. The Drumm's Wall Map of 1909 also shows three houses built on site, further evidence that the Boulder County dates of construction for 1021 and 1029 are incorrect.



1909 Drumm's Wall Map showing Lot 5, Block 4 and two similar houses on Lots 6-8.

Giorzelli/ Enrietto/ DiSalle Family Ownership, 1928-2025

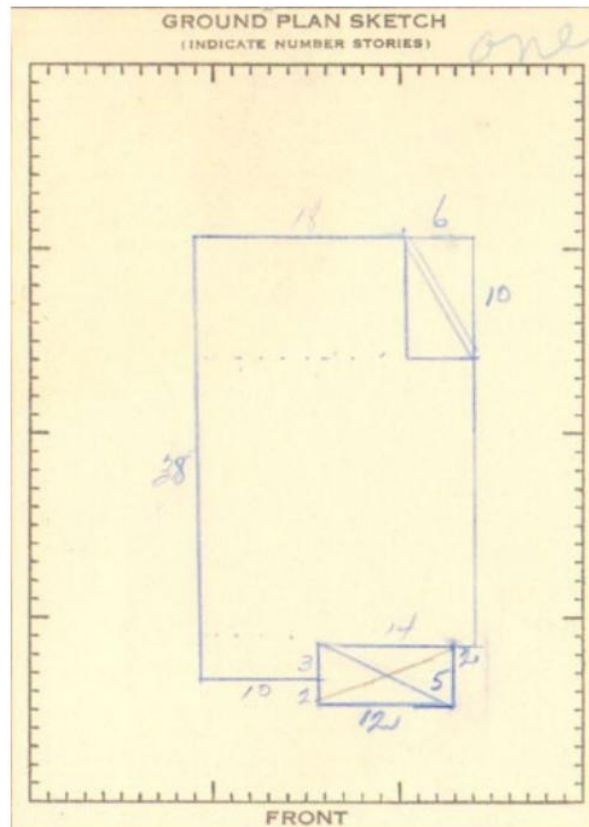
In 1928, Maria Di Francia sold 1013 La Farge to Joseph Giorzelli (1897-1953) and Estella (Stella) Bottinelli Giorzelli (1906-2006). Both Joseph and Stella grew up in Louisville with Joseph actually living just down the street at 1000 La Farge. Stella Bottinelli's family lived a few blocks away on Front Street. They married in 1925 and their daughter, June, was born in 1926.

Both the Giorzelli and Bottinelli families were early residents in Louisville. Peter and Antonia Giorzelli came to the US from northern Italy in 1892. In the 1910 census, Peter was working as a coal miner, and had built the first house on the block at 1000 La Farge in 1903. He and Antonia raised their three children, John (1888-1935), Joseph, and Emma (1899-1951) on La Farge.

Right: 1978 Louisville Times feature on the Giorzelli Family.



1948 Boulder County Assessor Card photo and floorplan for 1013 La Farge.



Stella Bottinelli's parents, Angelo (1875-1952) and Maria (Mary) Corone Bottinelli (1875-1939) came to the US from Milan, Italy in 1903 with their oldest son Atilio (Tealie). They moved to Louisville where Angelo worked in the coal mines and where Stella and her younger brother Charlie were born.

Left: Angelo Bottinelli family, with Stella as a small child; 1978 Louisville Times article.

Census records and City Directories from 1930 and later show Joseph Giorzelli working as a clerk for the Columbine mine and Crown Mine, as a foreman for street construction in 1940, and with stockroom supply for Esquire magazine in 1950. He was also first elected as Town Treasurer in 1926 and continued in that position in 1928, and again in 1952. Joseph Giorzelli died suddenly after a surgery in 1953.

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She was featured several times in the Louisville Times over the years. In 1998, she regaled community members with stories about Louisville during a Downtown Business Association event. Her granddaughter Missy Diehl also noted in another article upon June's death in 2006, "I think everyone remembers her being a great storyteller. The kids on the block loved it when granny would baby-sit us."

In 1955, Stella Giorzelli signed a joint tenancy deed with her daughter, June Enrietto for 1013 La Farge and began using the property for rental income. A number of tenants are mentioned in the *Louisville Times* as living at this address throughout the 1950s-1970s. Some of those include:



- 1955 – Mr. and Mrs. Dave Kerr
- 1958 – Margaret Dover Sneddon and Robert Sneddon
- 1961 – Mrs. and Mrs. Charles Kranker (formerly living at 1013 La Farge)
- 1975 – Diane and Ron Buffo
- 1989 – Ted and Christine Ryan Chavez

While the 1013 La Farge remained primarily as a rental property, descendants of the Giorzelli family lived nearby at the original Giorzelli home at 1000 La Farge and still live there today.



1013, 1021, and 1029 La Farge in 1999.

Current Ownership

In 2000, June Enrietto transferred ownership of 1013 La Farge to her daughter, Barbara DiSalle. June passed away in 2023 and in 2025, Barbara DiSalle sold the property to Craig Thompson who is the current owner.



Current assessor photo of 1013 LaFarge

Recent Architectural Analysis

This section is excerpted from a report written by Bridget Bacon in 2022 on the history of 1021 La Farge and is also relevant to 1013 La Farge.

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, “A distinctive type of house present in Barclay Place is a Pyramidal/Hipped-roof cottage with a small gabled-front projection on the side (Figure 140). Four are located on the same block at 1013, 1021, 1029, and 1040 La Farge Avenue” (p. 134).

The Residential Context Report featured this photo of 1021 La Farge and its two “sister” homes on its cover:

Stories in Places:
Putting Louisville’s Residential Development in Context
Boulder County, Colorado





The Residential Context Report also states: “[T]he houses located at 822, 1013, 1021, 1029, and 1040 La Farge and 548 Lincoln Avenue have a very distinctive form comprising a pyramidal – or hipped-roof main portion and a small, front-gabled room on the side.... All of these houses date between 1903 and 1912. PaleoWest recommends.... further investigating the origins of these house plans. E.J. Di Francia reportedly purchased or constructed the houses at 1013, 1021, and 1029 La Farge Avenue for his daughters (Bacon 2016d). These houses appear similar or identical (i.e., 1021 La Farge Avenue) to the Northern Coal and Coke Company’s coal camp house Type C (Figure 145). In the early 1900s, that company and the Rocky Mountain Fuel Company constructed many different types of houses for mine workers. When the Rocky Mountain Fuel Company consolidated ownership of several mines after the Long Strike of 1910-1914, and again after most mines closed in the 1930s, mining companies sold many houses to private owners (Conarroe 2017:3; Lewis 2011:2). The three Di Francia houses were in place before 1910, and possibly as early as 1906 (Bacon 2016d:4), making it unlikely that they originated at a coal mine. However, it is possible that private builders copied or borrowed from the coal companies’ house plans (Doug Conarroe personal communication, October 10, 2017). PaleoWest recommends that further research be conducted into why the aforementioned houses on La Farge and Lincoln Avenues and the Type C coal company house are so similar” (page 151).

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.

2.1 ARCHITECTURAL SIGNIFICANCE & CONSTRUCTION HISTORY

The residential property at 1013 LaFarge Avenue was constructed around 1906 and is a typical early-1900's wood frame vernacular house of the Louisville area. The house closely resembles two neighboring houses to the north and was built around the same time as those houses, all three under a single owner. The primary façade faces east towards LaFarge avenue and the original form is apparent when viewed from the street. There are three small additions all to the rear of the house. These additions were constructed early in the lifespan of the house, all three prior to 1948. The house footprint, form, and size are unchanged since 1948.

In 2025 the house is clad in steel siding, but evidence exists indicating that the original painted wood siding is beneath the current siding. Some of the windows are in original locations and are the original size though a few of the windows are replacements that do not match the original sizes. There are two exterior doors that are in original locations, but the doors are replacements. Other elements that have been added over the years include an asphalt shingle roof, gutters, and trim. The foundation appears to be original as is the floor, wall, and roof structure.

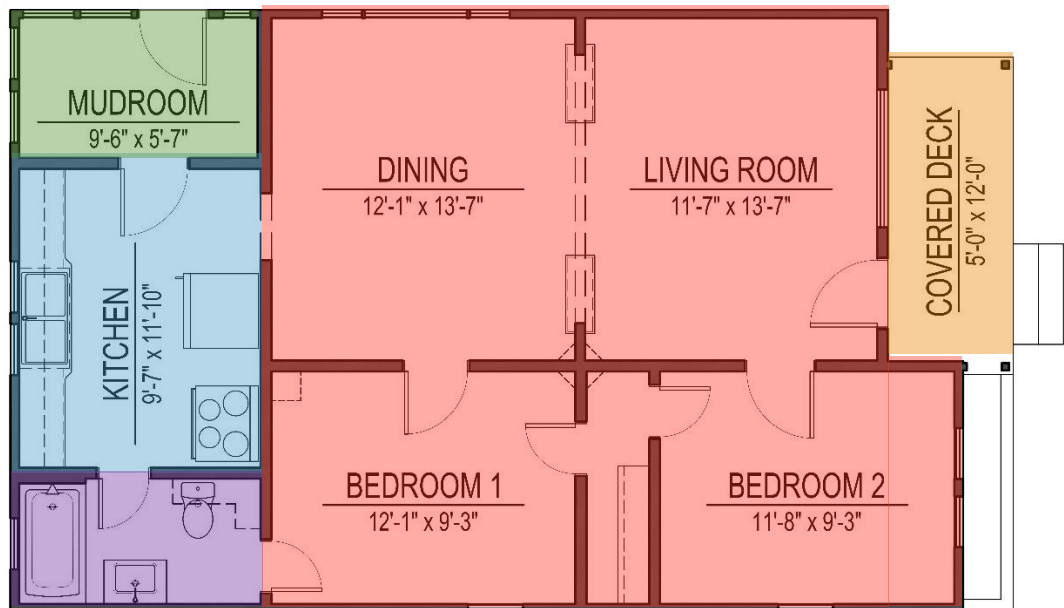
1013 LaFarge Avenue has the potential to be restored to a high degree of architectural integrity when compared to historic photos dated to 1948. Overall, the home is well maintained but has a few items that require prioritization, as outlined in the analysis of this report. There is sufficient evidence that the original wood siding and any other original features like trim work and original window sizes still exist beneath the current steel siding. Further investigative deconstruction has the potential to reveal a larger extent of original materials.

1013 LaFarge is not listed on the National, State, or Local Register.

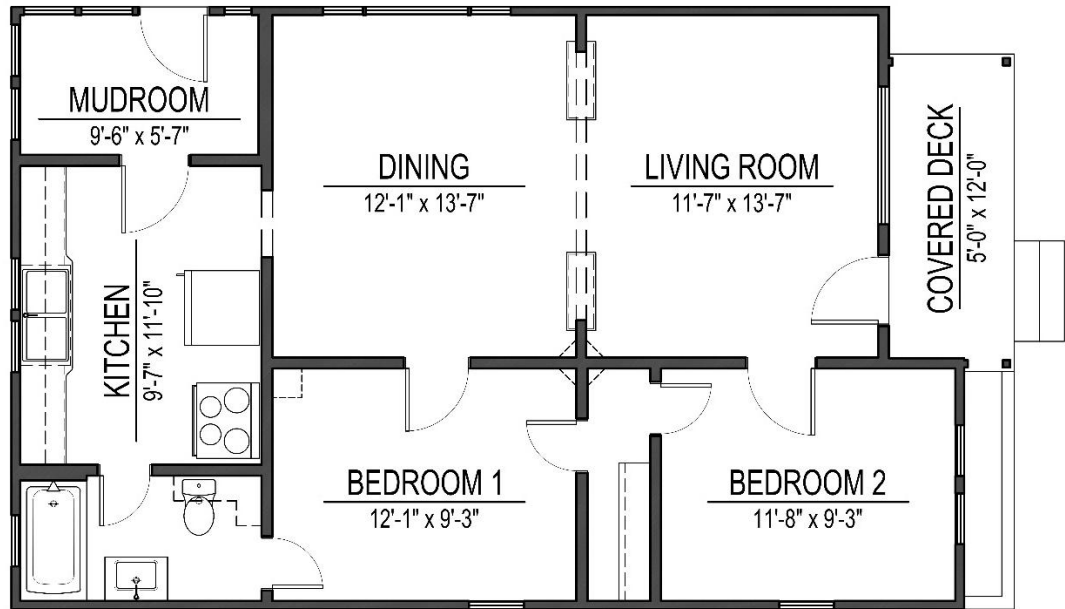


Primary Changes Occurring Over Time:

- Original house (RED): ca. 1906, on site by 1909
- Covered Deck (ORANGE): ca. 1906
- West Addition (BLUE): Unknown, prior to 1948
- Bathroom Addition (PURPLE): Unknown, prior to 1948
- Mudroom Addition (GREEN): Unknown, prior to 1948
 - Originally an enclosed porch
 - Fully enclosed and finished:
- Metal Siding: After 1948
- New Asphalt Roof: Unknown, likely ca. 1980
- : 2018



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:

1013 LaFarge is set on a typical lot in downtown Louisville that is approximately 33 feet wide by 125 feet deep, running lengthwise in the east-west direction and totaling approximately 4,135 sf. The property is bordered on the east by LaFarge Avenue, on the west by an alley, and by residential properties on the north and south. The property is enclosed along the north, west, and south sides by chain-link fences installed at an unknown date.

Approximately one quarter of the lot is covered by the footprints of the house and a shed in the southwest property corner. The house sits in the eastern half of the lot, approximately 25 feet from the east property line. There is a sandstone paver walkway from the public sidewalk at LaFarge Avenue. The sandstone walkway also leads around the north side of the house to a mudroom entrance in the northwest corner of the house. There is also a concrete walkway from the west side of the house to the alley.

Most of the site is grass with some areas of wood mulch. There is a large maple tree central on the property and another mature tree at the west end of the property. There are shrubs along the north property line and vines growing along the chain-link fences throughout. Additionally, there are small ground-cover plantings adjacent to the house at the northeast corner.



Looking west from the northwest corner of the house.

Condition Evaluation:

Overall, the landscape features are in good condition. The large trees appear to be well maintained and healthy. The small shrubs and vines along the property lines appear to be well managed and do not encroach upon the house. There is some smaller landscaping adjacent to the house foundation, but this is minimal, well established, and does not appear to pose a threat to the house structure.



Looking west from above LaFarge Avenue.

Recommendations:

1. Work with a licensed arborist to maintain the mature trees and shrubs. Ensure that growth does not interfere with the house roof, siding, or foundation.
2. Keep overgrowth trimmed away from the house and overhead electrical lines and remove any overhead branches to eliminate the risk of damage to the structure.

GRADING

Description:

Overall, the site is relatively flat with a slight downward slope to the east. Grading around the house appears to drain away from the foundation, though minimally in most areas. Grading around the house is also highest at the northwest corner where finish materials meet grade and lowest in the southeast corner. There are landscaping features including pavers, ground covers, and a brick planter that make it difficult to determine the height of the foundation relative to grade along the north and east sides of the house. The foundation is exposed in the southwest corner and along the length of the south wall. The top of the foundation on the south side sits a minimum of four inches above grade.

Condition Evaluation:

The overall site grading is in poor condition. It is important that the grading around the house should be a minimum of six inches below the top of the foundation and slope away from the foundation for at least the first five feet. Due to the nature of the lot, it is difficult to meet these requirements without a large 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, and some areas require deconstructive investigation. Landscaping and siding would need to be partially removed to determine the height of the foundation relative to grade in some areas along the west, north, and east sides of the house. Evidence of water infiltration into the crawlspace and basement was not observed. However, not all areas are visible and therefore structural damage may be present in the non-visible areas and require further investigation.



Grade is highest at the northwest corner of the house where finish materials are in contact with grade.

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 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 six inches below the top of the foundation and slope away from the foundation for at least the first five 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:

There is no on-site parking, nor any evidence of on-site parking having existed in the past. Additionally, building records do not indicate that there was ever a garage associated with this site.

1013 LaFarge is roughly a 33-foot-wide lot with parking available on the street.

Condition Evaluation:

We do not have a condition evaluation at this time as there is no on-site parking.

Recommendations:

No recommendations at this time.

3.2 STRUCTURAL SYSTEM

FOUNDATION SYSTEMS

Description:

The house foundation was observed from beneath the main floor within a dug-out basement area and in various locations outside of the house. What is referred to as 'basement' in this report does not meet the minimum height to be considered as such, but the term is used for the clarity of this report. Access to the basement is through an interior wood stair beneath a floor hatch in the mudroom. This part of the house is the northwest addition that was originally constructed as a porch. Stairs to a basement may have existed prior to this addition, but the original location could not be determined and may have been removed with any of the house additions.

The foundation consists of crawlspaces and basements built of varying depths and materials. The variation in depths and materials correspond with additions to the original house. There is crawlspace at the perimeter with a small basement area centrally located north to south and at the west end of the original construction, where it meets the kitchen. The basement area is not original and would have been dug out to accommodate a coal-fired furnace, typical of many houses throughout Louisville. Building records state that in 1976, work was to be done that included "additional excavating of crawl space – crawl space is surrounded by unsupported earthen walls and is hazardous due to possible spall off or collapse of walls." However, it does not appear that this work was ever completed as the shear-cut walls are still unsupported with several areas of spalling and undermining.

The original house foundation is constructed of stacked stone, approximately 1'-6" tall but possibly extending further below grade to an unknown depth. The presence of an original footing could not be determined without deconstructive investigation. The west side of the original foundation was removed when the kitchen addition was added. The kitchen is a very early addition with a foundation constructed of stacked stone that is indistinguishable from the original house foundation.

The bathroom addition has a poured concrete foundation. This part of the house is entirely over a shallow crawlspace with limited access. The depth and thickness of the poured concrete foundation wall could not be determined nor the presence of a footing. The south foundation wall of the kitchen abuts the bathroom addition with some of the stone wall being removed to run plumbing lines.



Original stone foundation undercut by sluffing soil.

The mudroom addition also has a poured concrete foundation. This area is also inaccessible and there is limited visibility of this foundation from the exterior as the steel siding runs to grade in the northwest corner of the house. The depth and thickness of the mudroom concrete foundation wall could not be determined but is likely similar in construction to the bathroom addition foundation and the front porch foundation. The front porch foundation is poured concrete that is probably not original and may have been poured at the same time as either the bathroom addition, the mudroom addition, or both.

The floor in the basement is a poured concrete slab of unknown thickness. There is also dirt throughout the basement floor from sluffing of the basement walls. The dirt on the floor covers the concrete slab in many areas and it is difficult to determine the extent of the concrete slab.

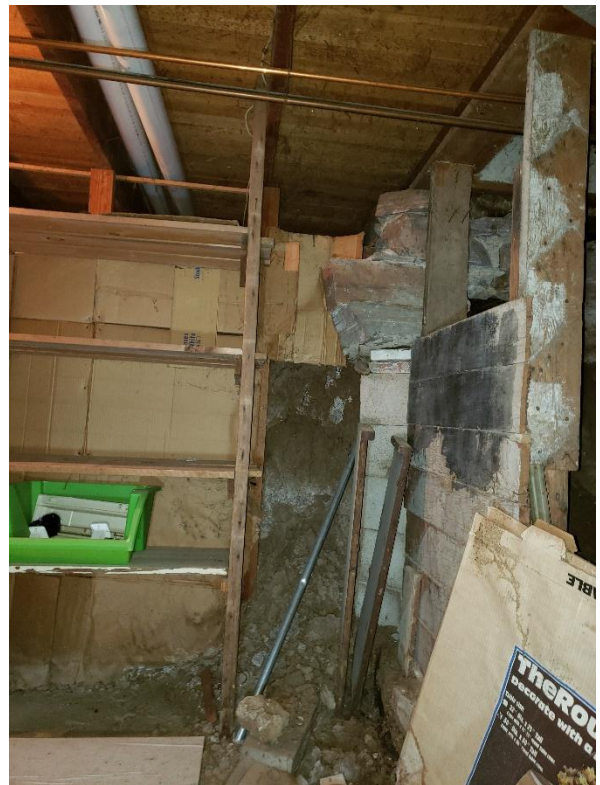


Condition Evaluation:

The entire foundation is in fair to poor condition and a large portion of the construction was not visible or discoverable without destructive testing or the removal of soil along the perimeter of the building. However, the non-visible areas are likely constructed in a manner similar to those areas that are exposed. Further analysis should be done to determine the full extent of the foundation and the size and construction of any footings beneath grade.

There are several areas where the basement was dug out directly beneath or near to the original crawlspace depth foundation walls. These areas are not properly supported and undermine the original foundations. Some of these locations have sheer cut soil where sluffing has occurred, completely undermining the foundation, particularly along the north and south walls of the original house.

The poured concrete floor in the basement is in poor condition. Large cracks were observed and the extent, thickness, and reinforcement of the slab could not be determined without deconstructive investigation. Several columns that support the main floor and roof bear directly on the concrete slab and likely do not have any footings.



Attempt at soil retention using wood framing and cardboard.

Finally, there is no waterproofing or insulation at any of the foundation walls.

Recommendations:

1. The basement and crawlspace foundation walls showed various signs of damage that require further evaluation. No additional load should be added to the existing foundation system without a full analysis of the current foundation walls/footings.
2. A licensed structural engineer and contractor should be contracted to evaluate and repair the existing stone foundation walls. This work could include tuck-pointing of the existing stone and/or the systematic removal and replacement with a modern concrete wall.
3. Continually monitor the main floor walls for signs of foundation distress such as cracking or improper door operation. If signs of cracking are detected, these areas should be evaluated by a licensed engineer and repaired as needed.
4. Retaining walls and foundation repair is necessary to address the areas where the foundation has been undermined by sheer cut soil to create the basement area. Work with a licensed structural engineer for further evaluation and a design strategy that will likely include the construction of new retaining walls. The soil cut portion should be temporarily braced until a retaining wall can be designed and built.
5. Alternatively, the foundation walls (including the perimeter and interior 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. 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. Once returned, the location of the house on the site should not vary from the current, historic location.
6. 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.
7. Foundation wall and crawlspace insulation should be added to achieve an R-value as close as possible to current code standards.



Exterior view of transition from stone foundation (left) to concrete foundation (right).

FLOOR & CEILING SYSTEMS

Description:

The main floor framing is visible from within the basement with visibility to most, but not all areas. Some of the crawlspace areas have limited access for evaluation, but it is likely that these areas are constructed in a similar manner to those areas that are visible. The framing techniques and materials vary to some extent, indicating the different phases of construction and changes that were made to support sagging floors and the dig out of the basement. Overall, the floor framing further supports the construction timeline as outlined above.



The original house floor framing is constructed of 2x8 floor joists at 24-inches on-center spacing spanning in the north-south direction for the entire width of the house. The floor joists bear on the original foundation walls with 2x sill plates and rim boards. The floor joists are notched to the depth of the sill plate. There are three beam lines within the basement area that support the original floor joists. The beam lines stop at the west end of the original house and at the east end where the basement transitions to crawlspace. The floor joists within the crawlspace are supported by various stacked materials and 1x boards that are in-line with the three beam lines. The north beam line is constructed of a double 2x6 beam supported by wood columns. The center beam line is two flat 2x8's that are supported by a wood column and two steel adjustable pipe columns. All the columns bear directly on the concrete slab floor and do not appear to have footings. The center beam line also supports the main floor bearing wall which supports the ceiling joists above. The south beam line is constructed of 2x4's at each joist that together somewhat act as a retaining wall for the soil though this is primarily accomplished by the use of cardboard.



Wood and steel columns bear on the concrete slab floor.

The bathroom addition floor framing is constructed of 2x4 joists running north-south at 16-inches on-center spacing. These joists bear on a double sill plate on the south foundation wall. The bearing of these joists on the north end could not be determined due to limited access.

The mudroom addition was originally constructed as a deck and has 2x6 floor joists running north-south at 16-inches on-center spacing. These floor joists also bear on a sill plate on the concrete foundation wall and appear to bear on the stone foundation wall to the south.

Floor sheathing of the original house, the kitchen addition, and the bathroom addition is constructed of 1x3 tongue-and-groove hardwood. This sheathing would have been the original finish flooring though it has since been covered by additional layers of finish flooring. The 1948 Boulder County Assessor's card indicates that the house did not have a subfloor at that time and likely never did. The floor sheathing in the mudroom addition is 1x6 tongue-and-groove hardwood. This sheathing likely replaced the original deck boards when this part of the house was enclosed. Apart from the original wood flooring, it does not appear that any of the wood framing elements are nailed to one another.

There is no insulation at the main floor rim joist nor in the floor cavity of the crawlspace. The basement and crawlspace areas do not appear to be conditioned spaces.

Condition Evaluation:

The floor joists throughout are in fair condition and are typical construction for houses built around the same time in the Louisville area. The joist sizing and spacing do not meet minimum IRC code requirements for today's standards. The main level floor felt like homes of this era, 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 various beam supports are in poor condition as well. The beam supports consist of wood and various stacked materials and it is unclear if any of these elements are supported by footings. There are also similar floor joist supports that do not appear to have footings, are not properly attached, and are therefore in poor condition.

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.



Steel column supporting a flat wood beam.

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 are over spanned per current IRC code. New floor joists could 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.

ROOF FRAMING SYSTEMS

Description:

Access to view the roof framing is through an interior attic hatch in the ceiling of the original house. However, not all areas of the roof framing were visible from this location. The northwest and southwest additions as well as the front deck roofs do not have attic spaces and therefore some assumptions have been made as to the construction based on the available information. 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 of the original house and the kitchen addition both form hip roofs. The kitchen addition roof is framed over the original house roof. Additionally, there is an original east facing gable. The construction method of these roofs is 2x4 rafters at 24-inches on-center and 2x4 ceiling joists at 16-inches on-center spacing. The ceiling joists run north-south and are spliced on a main level bearing wall. The ceiling joists extend beyond the main level walls to form the roof overhangs. The ceiling rafters are tapered and bear on a 1x4 plate that sits on top of the ceiling joists. The hip beams are 2x4 with vertical 1x4 supports on the north hip beams of the original roof. The top of the original roof does not have a ridge beam but is boxed out with 2x8's that are flush with the bottom of the joists and extends up with a flat roof. The flat roof is covered with wood sheathing and a metal finish.

The northwest and southwest additions and the front porch roofs all likely have similar framing materials and techniques as what is described above but these areas were not visible. The rafters of the front porch roof extend into the main roof attic space and are 2x4's that are sistered to the main roof rafters.

The roof sheathing observed in the attic is constructed of a layer of 1x skip sheathing with widths varying from six to twelve inches and roughly a two-inch gap between boards. The skip sheathing is the original sheathing and there is also an additional layer of OSB sheathing on top of the skip sheathing. The OSB sheathing was likely added at some point when the roofing was replaced. It is likely that the non-visible roof areas have similar sheathing construction and materials.

Where observed, the insulation in the attic is blown-in cellulose roughly the depth of the 2x4 ceiling joists but in several areas, there is less than this. It could not be determined if there is roof insulation in the northwest or southwest additions.

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. 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 uppermost flat roof of the original house is in poor condition. This area is not properly supported and does not appear to have a minimum slope for drainage.

The attic insulation is in poor condition as it appears to be providing a minimal insulation R-value that does not meet current code standards.



Hipped roof framing with a central brick chimney.

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. 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.
2. Collar ties are needed to be in compliance with current IRC code for prescriptive roof framing.
3. Diagonal braces and purlins are needed to strengthen the existing rafters to be in compliance with the current IRC code for prescriptive roof framing.
4. 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.
5. 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.
6. 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.
7. The above-mentioned recommendations are for the visible portions of the roof. However, we assume that the roof framing in the non-visible areas may be built in a similar way and would need the repairs as mentioned above.



1x skip sheathing with a layer of osb sheathing. Rafters bear on a 1x plate on top of the ceiling joists.

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 and it is noted on the 1948 Boulder County Assessor's card that there is no wall sheathing. 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.

It appears that several of the interior framed walls are load bearing for the roof above and that they are supported by beams and walls in the basement as described above. Further analysis of these walls should be completed prior to their removal or modification.



Gable end wall 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 9 ½ feet tall which is at the upper height limit for 2x4 wood stud construction. Furthermore, the insulation type and R-value within the walls cannot be determined without deconstructive investigation. 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, including the interior walls as several of these walls appear to be load bearing. 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 entire house is clad in painted steel siding. It is unclear when this siding was applied but it was commonly added to houses in the Louisville area in the late 1970's to early 1980's. Building records indicate a 'general repair' to the house in 1980, but no further information could be found. It is possible that the steel siding was part of the work done to the house in 1980. The steel siding covers the original house and all additions but is not found on the shed in the southwest property corner. The steel siding is in contact with grade at some locations and runs up to the bottom of the roof eaves.



Steel siding was commonly applied on top of existing siding, oftentimes with a layer of half-inch foam beneath. Layers of siding beneath the current steel siding could not be determined without deconstructive investigation. It is likely that the original wood siding still exists throughout the house. There also might be different types of wood siding used on the additions than that used on the original house. The 1948 Boulder County Assessor's card indicates that the siding at that time was 'woodboard'. The original siding was likely painted wood shiplap siding with a Dutch-cove profile. There is one area on the covered front deck where there is an attached column and there is a gap between the attached column and the steel siding. Small sections of Dutch-cove wood shiplap siding can be seen at this location. Additionally, it is possible that sometime around the middle of the 20th century, a layer of stucco siding was added on top of the original wood siding. This has been found to be the case for several houses throughout Louisville but there is no evidence of this at 1013 LaFarge at this time.



Original wood shiplap siding behind metal siding and an attached column.

Condition Evaluation:

The steel siding is in fair condition as no missing or damaged panels were observed. The paint is chipped in several areas which is typical of metal siding from this time period. The condition of the original siding, or any additional siding beneath the steel siding cannot be determined without deconstructive investigation.

Recommendations:

Further investigation is required to determine all siding types beneath the steel siding. Investigative deconstruction is recommended in an inconspicuous area to determine if wood siding exists beneath the steel siding. If so, it is recommended that the current siding be removed from the entire house. There may also be additional layers of siding on top of the original wood siding that should be removed. If layers of stucco or composite siding exist, they should be tested for asbestos prior to removal. With the removal of siding layers, it is likely that original wood siding will be exposed throughout the entire house and various types of original wood siding may exist depending on the date of construction. Repair, refinish, or replace the original wood siding.



Chipped paint finish common for metal siding.

EXTERIOR MASONRY

Description:

There is a brick planter box attached to the east side of the house that is two feet deep and extends to the eastern edge of the covered front deck. The brick appears to be supported by a concrete foundation of unknown depth. There also appears to be a layer of sheet metal between the house and the dirt within the planter but it could not be determined how far down this extends or the condition and termination of the sheet metal. The brick planter box is not original, and the date of construction could not be determined, though it appears to be at least 40 years old. There is no other exterior masonry on the house in 2025.



A brick chimney is visible in the 1948 Boulder County Assessor's card image. The brick chimney is centered on the main hipped roof. Part of this chimney can be seen in the attic and there is evidence of the chimney extending down into the main floor walls. The chimney does not extend into the basement and the part of the chimney that was above the roof was removed at an unknown date. There is also a second brick chimney seen in the attic that extends down to the wall separating the kitchen and original house. This chimney was also removed above the roof.

Condition Evaluation:

The brick planter box is in poor condition. There are cracks throughout the brick, and it could not be determined how the brick is supported or attached to the house. Additionally, it could not be determined if there is proper waterproofing where the planter box meets the house to prevent damage to the house walls and foundation. Nor could it be determined how the planter box is drained to remove water away from the house.



Remnants of a brick chimney above the kitchen seen in the attic.

Recommendations:

1. The brick planter box should be removed. The house siding, structural wood elements, and foundation at this location should be assessed by a licensed structural engineer after removal. It is possible that wood rot or foundation damage is present due to poor drainage.
2. Consider adding a faux brick chimney above the roofline that matches the chimney seen in the 1948 Boulder County Assessor's card image. The chimney location can be determined from the historic image as well as evidence of the original chimney in the attic and main floor walls. Additionally, there are several examples of similar chimneys found throughout Louisville.



Dirt in the planter box is adjacent to the house wall. A layer of sheet metal is seen possibly protecting the house from moisture.



A large crack running the full height of the brick planter box.

EXTERIOR APPENDAGES

Description:

A covered deck is attached to the front of the house facing east that is roughly five feet deep and twelve feet wide. The covered front deck is seen on the 1948 Boulder County Assessor's card and is likely original.

There is no access beneath the front deck to observe the structure, and the deck floor is covered with outdoor carpet. There are holes in the carpet that reveal some of the structure of the deck, but not all areas are visible. The deck appears to be constructed of 2x4 framing on top of a concrete foundation. The foundation thickness, depth, and presence of any footing could not be determined. The deck has a top layer of ½-inch plywood on top of wood planks. The wood planks might be original, but the plywood is not. The wood planks appear to be attached to 2x4 joists based on site measurements, but the joists and any support beams are not exposed for analysis. There are concrete steps on the east side of the deck that access a sandstone walkway to LaFarge Avenue. The original deck likely had wood steps in the same or similar location as the current concrete steps.

The deck is entirely covered with a hipped roof supported by painted turned wood columns. The foundation support of the columns could not be determined due to the finish materials of the deck. The columns and roof structure appear to be original. There is no access to the front deck roof structure, but it is likely framed with 2x4 joists and rafters with similar construction techniques observed in the attic of the main house roof. The porch roof soffit is vinyl panels that are not original but the original soffit, likely beadboard, may be present beneath the vinyl.

Finally, there is a painted wood privacy screen attached to north side of the front deck that is not original and was likely added within the last 50 years.

Condition Evaluation:

Overall, the covered front deck is in fair condition, but our assessment is limited. Access to observe the roof and deck structure is necessary for a full analysis and this will involve deconstructive investigation.

The carpet floor is well worn with several tears and is beyond the expected lifespan for such material. There is some water damage at the base of the wood columns, likely caused by prolonged water retention within the carpet and poor drainage of the deck surface.



Concrete deck foundation, wood framing, and carpet over plywood with concrete steps.

Recommendations:

1. Remove the carpet floor from the deck and remove the layer of plywood sheathing. The layer of wood deck boards is likely in poor condition and should also be removed. Once all of the floor layers have been removed, the deck structure should be observed by a licensed structural engineer with further recommendations given for proper support of the deck and front deck roof. Repairs to the deck framing and foundation are likely.
2. The deck floor should be replaced with wood or composite wood-look boards after all other structural items have been addressed.
3. The concrete stairs on the east side of the deck should be replaced with wood or composite wood-look stairs in the same location.
4. The painted wood privacy screen on the north side of the deck should be removed.
5. The painted wood columns should be further analyzed by a licensed structural engineer once finish materials of the deck floor and roof have been removed. The columns should be inspected for rot at their base and special attention should be given to the support of the columns and how they are attached at the base and capitol. If it is determined that the columns need to be replaced, identical painted, turned wood columns should be used.
6. The vinyl soffit of the front porch roof should be removed. The original soffit may exist beneath the vinyl and should be repaired or replaced. If the original soffit does not exist, painted beadboard should be used and several examples throughout Louisville can be found. The roof structure should also be observed by a licensed structural engineer at this time. It is likely that repairs similar to those recommended for the main house roof will be required.

3.4 ENVELOPE – ROOFING & WATERPROOFING

ROOFING SYSTEMS

Description:

The house roof is covered with an asphalt composite shingle roof. Building records show that in 2003 roofing layers were removed and a new asphalt composite shingle roof was installed. The current asphalt shingle roof was installed in 2018, likely replaced due to hail damage as was common throughout Louisville at that time. The 1948 Boulder County Assessor's card indicates that the roof at that time was asphalt, and the original roof was likely wood shingles.

There is painted metal drip edge throughout the roof that appears to have been added in 2003 with some areas appearing to have been added in 2018.

There are four mushroom style roof vents at the upper part of the hipped roof of the original house. There are also two mushroom style vents on the hipped roof of the west addition. The mushroom style vents appear to have been installed in 2003. The roofs over the northwest addition, southwest addition, and covered front deck do not appear to be vented. There is a gable end vent at the east facing gable. This vent is constructed of horizontal slats in the metal siding. A larger gable end vent that was likely original can be seen in the attic at this location. Low roof and soffit venting were not observed.

Condition Evaluation:

The asphalt composition shingle roof is in good condition and still within the expected lifespan of such a roof. The roof venting does not appear to be adequate for the amount of attic space and lacks low roof venting.

Recommendations:

Roof venting should be increased with the addition of low and high venting as required by code.

SHEET METAL FLASHING

Description:

Metal flashing is not visible anywhere on the house but it is possible that there is flashing beneath the steel siding. Flashing is likely in areas where the lower roofs meet the upper roofs or where roofs meet the exterior wall face.

Condition Evaluation:

The condition of metal flashing, if any is present, is indeterminable at this time.



Asphalt roofing on the entire house with mushroom style vents.

Recommendations

Metal flashing should be assessed after the metal siding, and any subsequent siding has been removed and the original wood siding is exposed. Metal flashing may need to be added or replaced upon further inspection.

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 (see above foundation recommendations). A new perimeter foundation drain shall adhere to all current City of Louisville building codes.

DRAINAGE SYSTEM, GUTTERS & DOWNSPOUTS

Description:

Painted white, k-style gutters are found throughout the house. Gutters are located at the end of all roof eaves in appropriate locations and of appropriate lengths for adequate water collection. Some of the gutters have metal standoffs while other locations do not.

Painted 2x3 downspouts are located throughout and appear to be an adequate amount for proper drainage where located. There is a round downspout that drains the covered front deck roof. This downspout is buried in the brick planter box and daylights at the base of the brick wall. It appears that the 2x3 downspouts were added sometime after 2012 and replaced round downspouts in the same locations. Downspouts have downspout extensions at most locations.



Painted k-style gutters and 2x3 downspouts are located throughout.

Condition Evaluation:

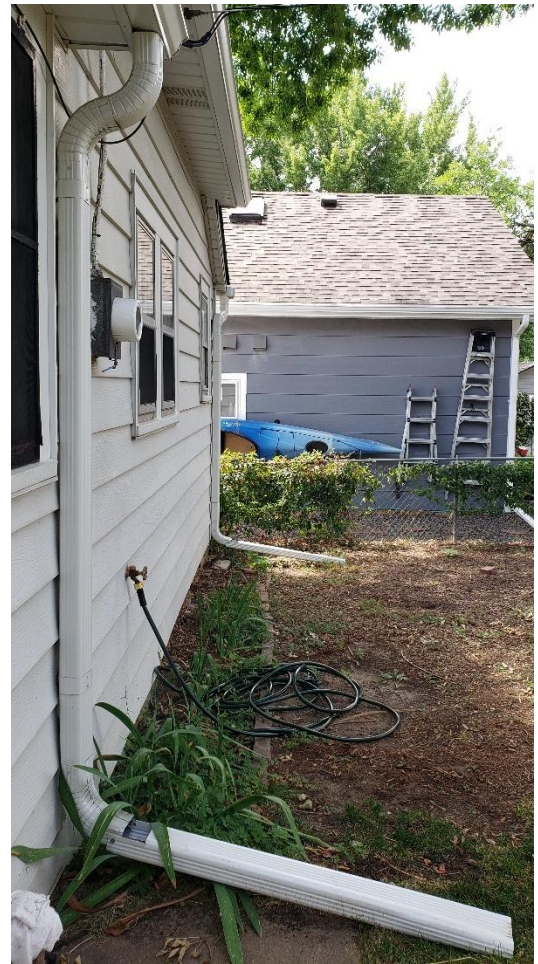
The gutters are in good condition and most of the downspouts are in good condition. The round downspout on the east side is in poor condition as it is rusted where it is buried in the brick planter box. Additionally, there are two locations where there are no downspout extensions to direct water away from the house foundation. 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.

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 buried round downspout should be replaced as it is rusting and drains water near the front deck foundation.
3. The gutters and downspouts are not historic. Consider replacing the gutters with half-round gutters and the downspouts with round downspouts. Though not historic, these styles will more appropriately match the historic nature of the house.



Round downspout buried in brick planter.



Downspouts with extensions.

3.5 WINDOWS & DOORS

DOORS

Description:

The front door is a stained wood door with a full-lite aluminum storm door. The front door has a single lower panel and three divided single-pane glass windows in the upper 1/3 of the door. The front door is not original but is in the same location as the front door seen in the 1948 Boulder County Assessor's card image which is likely the original front door location. The front door style from 1948 cannot be determined but was likely a painted or stained wood door, typical to similar houses from the same timeframe in the Louisville area.

There is a side entrance door on the north side of the house that accesses a small mudroom and laundry area. This door is a six-panel painted wood door with an aluminum 3/4 storm door. This door location was likely added when this area that was originally a deck was enclosed. The door location is likely original to when this area was enclosed but the door slab is a replacement that appears to have been added in the last 20 years.

There is an interior door that separates the mudroom from the kitchen. This door is a painted wood door with a 1/3 glass panel and three panels below and one panel above the glass. This was likely an exterior door at this location or possibly moved from another exterior door location at some point.

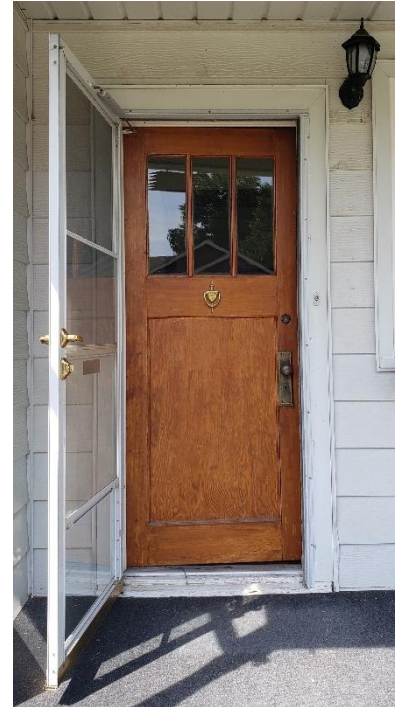
Condition Evaluation

The front door is in fair condition. The door works properly and appears to create an acceptable seal. However, the stained wood door has signs of weathering in the wood finish. The front aluminum storm door is in good condition and has likely prolonged the lifespan of the wood door.

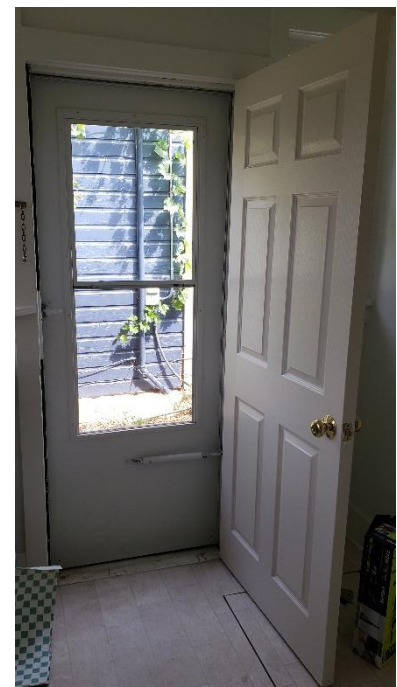
The north entrance door and aluminum storm door are in good condition. These doors work properly and create acceptable seals.

Recommendations:

Both doors should be replaced with painted or stained wood doors. The door style from 1948 cannot be determined. However, there are numerous examples of historic wood doors from the same timeframe throughout the Louisville area including the front door on the house located at 1021 LaFarge. The interior door between the kitchen and mudroom is also an example of a door that was previously an exterior door on this house. Work with a licensed architect and the historic preservation committee to select an appropriate front door style that matches the period of significance. The north door should also be replaced with an appropriate style for the period of significance but does not need to match the style chosen for the front door.



Wood front door and storm door.



North side door and storm door.

WINDOWS

Description:

There are various window sizes and styles throughout the house that indicate the different phases of construction and various remodels. Where the original windows have been removed or modified, evidence of the original locations and sizes still exists in the 1948 Boulder County Assessor's card image, ghosting in the walls, and in the house located at 1021 LaFarge.

The original windows are tall and narrow single-hung wood windows with counterweights. These windows are found on the original house. The original windows would have all been the same size with paired windows in the east facing gable. The east facing window under the covered front deck was replaced with an aluminum window with double-pane glass. The replacement window modified the original window opening at this location and is wider and not as tall as the original window. The original windows on the north side of the house were also removed. One of these windows was not replaced and the opening was framed in. Two windows were replaced with a larger opening consisting of two wood single-hung windows with a center picture window.

There are two single-hung wood windows with counterweights on the west wall of the kitchen. These windows are likely original to this addition but are smaller than the windows found on the original house. The kitchen windows have a 3-panel divided lite in the top pane.



Original wood windows with counterweights.

There are five double-hung wood windows in the mudroom that are of similar size to the kitchen windows and have a 3-panel divided lite in the top pane. However, these windows have pin-stops as opposed to counterweights. These windows are likely original to when this area was enclosed.

There is a single-hung vinyl window in the bathroom that is also similar in size to the kitchen windows and has a 3-panel divided lite top pane. This is a replacement window that appears to have been added in the last thirty years. The original window in this location likely matched either the windows in the kitchen or the mudroom but likely experienced increased deterioration due to moisture within the bathroom.

Nearly all the operable windows have aluminum storm and screen windows that are not original. The windows in the mudroom have wood framed screen windows with exterior hangers that may be original to when this addition was enclosed.

Condition Evaluation:

Overall, the windows are in poor condition except for the vinyl window in the bathroom which is in fair condition as it is the newest window. Operation was not tested but most of the windows appear to be minimally operable if at all. The ropes were cut for several of the weighted windows and the stop-pins were painted over in the mudroom limiting their ease of operation. The wood windows have reached the end of their expected lifespan and do not perform well thermally.

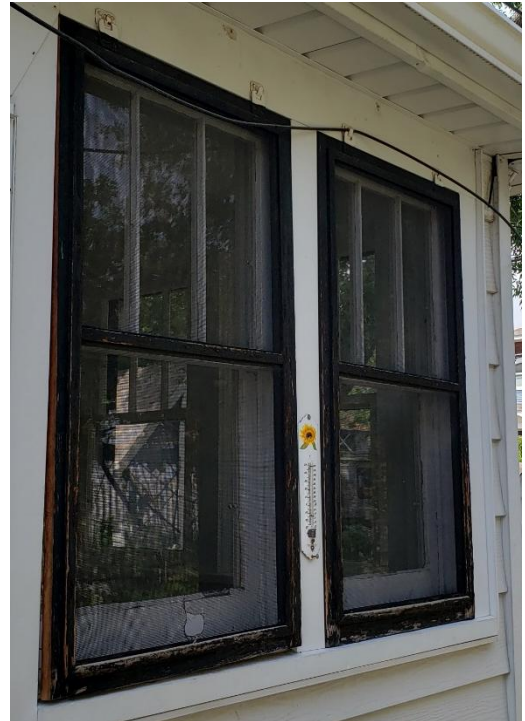
The wood and aluminum storm and screen windows are also in poor condition. These windows are also beyond their expected lifespan as the wood, aluminum, and screens all have damage from exposure to sun and moisture.

Recommendations:

1. Remove the aluminum and wood storm and screen windows from all windows. Consider replacing these with new wood storm windows with minimal visual impact. These windows should be removable, with an option for bug screens installed in their place during the warmer months.
2. The large windows on the north and east sides should be removed and replaced. Replacement windows should match the original window size and style as found elsewhere in the original house. Original window locations can be determined when the original wood siding is exposed as well as from the interior ghosting and using 1021 LaFarge as a reference. This recommendation is for a total of four replacement windows.
3. The original wood windows should be fully restored. New components will likely need to be used, and current energy code should be followed. Ensure that all restored windows are fully operable and match the original window style and operation. Alternatively, the original windows could be replaced with new aluminum clad wood or fiberglass windows. New windows should match the existing size, operation, and locations of all original windows. This recommendation is for a total of eleven windows.
4. The window in the bathroom should be replaced with a new unit that matches the size and style of the existing unit, unless further evidence is revealed indicating a different size or style original unit at this location. For durability in a wet area, this window should be constructed of fiberglass, with an exterior appearance that matches the historic windows.



Replacement windows and aluminum storm windows.



Wood framed screens on mudroom windows.

3.6 EXTERIOR DETAILS

SOFFIT & FASCIA

Description:

The soffits throughout the entire house are painted vinyl panels with a v-groove profile. The vinyl soffits are not original and were likely added at the same time as the steel siding, probably around 1980. The original soffits cannot be determined at this time but most likely would have been painted wood boards. There might have been some locations that had exposed rafter tails, possibly at the northwest and southwest additions. The current vinyl soffits were likely added on top of the original soffits or exposed rafter tails.

The fascia throughout the entire house is painted sheet metal that was probably added in 1980 and applied directly to the original fascia. The original fascia was probably painted wood with the possibility that some locations did not have fascia where there were exposed rafter tails. The roof eaves are a combination of both plumb-cut and square-cut rafter ends and some of the eaves are boxed-out while others are not. It is possible that these variations in roof eave treatment are original and pertain to the different phases of construction. However, the roof eaves may have been altered when the house was wrapped in steel and vinyl around 1980.

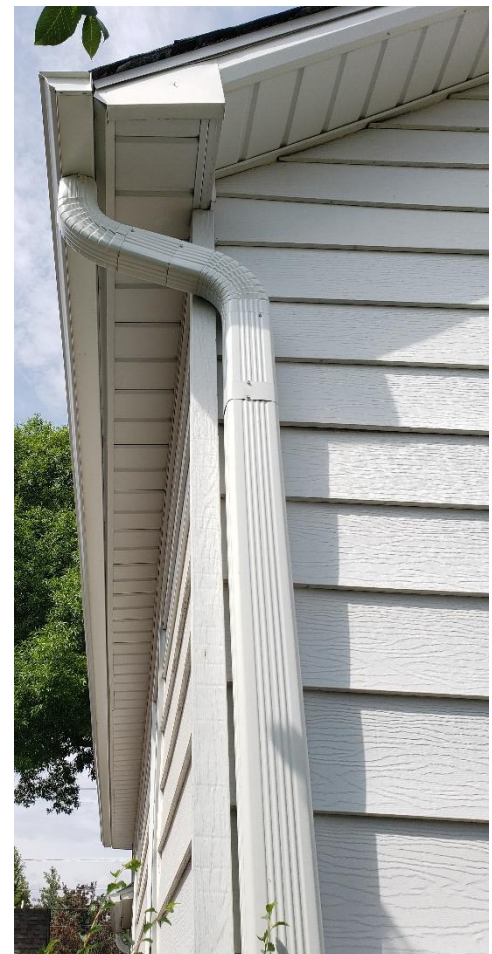
Condition Evaluation:

The soffits and fascia throughout the original house and the additions are in good condition. The painted metal and vinyl were probably applied around 1980 and are still within the expected lifespan, especially as gutters are in place to protect from water damage. The fascia behind the gutters is difficult to analyze as it is minimally exposed but is likely in a similar condition. Painted metal drip edge is present throughout that was likely added at the same time as the asphalt shingle roof which also adds to the protection of the soffit and fascia from water damage.

The metal and vinyl soffit and fascia are not original. The original soffit and fascia, probably painted wood, likely still remains but requires deconstructive investigation to analyze the condition.

Recommendations:

The vinyl soffit and metal fascia should be removed throughout. Any original wood soffit and fascia beneath should be analyzed and the original sizes and locations should be determined. Scrape, repair, refinish, or replace all original wood roof elements.



V-groove soffit panels and metal wrapped fascia.

TRIM

Description:

All the corner trim is standard painted steel siding trim that is 2 ½-inches wide. There is also standard painted steel j-trim that captures the steel siding at the base, top, and sides of the siding. J-trim captures the steel siding where it meets the edges of the window and door trim.

The window and door trim are painted metal panel that appears to be wrapped around the original wood trim. The window and door trim are various sizes and styles that indicate the different phases of construction and the alterations to windows that were made.

The original trim cannot be determined at this time. The original trim would have been painted wood. It is probable that the original window and door trim remains except in the locations where the original windows were replaced. It is also likely that the original corner trim and possibly frieze boards remain beneath the steel siding. However, some of the original trim might have been removed around 1980 in order to apply the current steel siding. The house located at 1021 LaFarge has many similar features to 1013 LaFarge and the trim found at 1021 LaFarge may indicate what the original trim looked like.

Condition Evaluation:

Overall, the painted metal trim is in fair condition throughout the house as some of the trim is bent and there are areas of exposed metal. The presence and condition of any original wood trim pieces cannot be determined without deconstructive investigation. It is likely that some of the original trim still remains and is probably in fair to poor condition due to the age of the house and the expected lifespan of exterior wood elements.

Recommendations:

The painted metal trim should be removed along with the steel siding. The original wood trim likely remains beneath the siding though some pieces may be missing. Determine the extent and condition of any remaining original wood trim. Missing pieces of original trim should also be determined, and the sizes and locations should be apparent in 'ghosting' on the original wood siding. Repair, replace, or restore all original painted wood trim elements.



Typical metal corner trim.



Metal wrapped window trim & typical j-trim.

ORNAMENTATION

Description:

There are painted wood decorative brackets on the front porch columns. These brackets appear in the 1948 Boulder County Assessor's card image and may be original. In 2025, no other ornamentation exists on the house.

The 1948 Boulder County Assessor's card image also appears to show Victorian shingles in the east facing gable, but the image is not clear enough to determine the style. There are similar shingles in the gable end at 1021 LaFarge. 1021 LaFarge also has decorative brackets at the east facing gable that may have existed at some time on 1013 LaFarge, but this cannot be determined.

Condition Evaluation:

The decorative brackets on the front deck are in poor condition. One of the brackets is nearly entirely missing and several of the other brackets are broken.

Deconstructive investigation is required to determine if any other decorative elements remain beneath the steel siding. It is likely that there is shingle siding in the east facing gable end and possible that other decorative elements exist or 'ghosting' exists of elements that were removed.

Recommendations:

1. The decorative brackets should be replaced with new brackets that match the current profile.
2. Further investigation into other decorative elements such as shingle siding should be done after the removal of the steel siding. Such decorative elements may still be present and will require further analysis, or there may be 'ghosting' of elements that were removed and further research into these items will be required.



Decorative painted wood brackets.

3.7 MECHANICAL SYSTEMS

HEATING & AIR-CONDITIONING

Description:

Heating is provided to the entire house through a gas-fired furnace located in the basement. The gas line enters the basement from the north with the meter located approximately at the midway point of the north side of the house. The furnace is direct-vented through PVC pipe to the south side of the house. The furnace was not dated but appears to have been installed within the past 20 years. The furnace sits on the concrete slab floor in the basement with adequate space for servicing and a condensate pump on the floor. Galvanized metal ductwork runs throughout the basement and crawlspace to floor and wall registers on the main floor.

The 1948 Boulder County Assessor's card indicates that heating at that time was 'coal', which is typical of the Louisville area for that time. A coal furnace was likely located in the basement but a coal storage room was not found.

Cooling was not observed and likely has not existed in the past.



Gas furnace that sits on the concrete basement floor.

Condition Evaluation:

The heating system appears to be in good condition but was not tested during the site visit. There is no record of when the furnace was installed, but it looks like it is no more than 20 years old.

Recommendations:

1. Continue to perform routine maintenance on the furnace to prolong the lifespan.
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 sits on the concrete slab floor in the basement. The water heater is atmospherically vented into the chimney and through the roof. The water heater is dated as installed in 2006. Water enters the house from the north side, and the meter is in the basement. The water delivery system is copper that runs throughout the basement to the main floor fixtures. The waste lines are abs plastic to a main line that is cast iron where it exits the house. The sewer line exits the house on the west side to the main line in the alley. Building records indicate that in 2019 sewer repair was done from the house to the alley. The records state: '75 foot pipe burst in 2-way cleanouts.' Records also state that the sewer depth is three feet at the house and 9'-5" at the city main. Additionally, there is no fire sprinkler system in the house.

Condition Evaluation:

The water heater, supply and waste lines, and sewer appear to be in good condition, but were not tested.

Recommendations:

Consider replacing the water heater with a high-efficiency unit with a sealed combustion intake/exhaust system.



Copper supply lines and abs plastic waste lines to the main cast iron waste line in the basement.



40-gallon gas-fired water heater in the basement.



The water heater vent enters the chimney in the attic.

3.8 ELECTRICAL SYSTEMS

ELECTRICAL SERVICE & PANELS

Description:

Electrical service to the house is brought in overhead from electrical lines running in the alley to the west. The electrical meter is located on the west exterior of the house. The electrical panel is located inside the mudroom on a wall that was an exterior wall prior to this area being enclosed. The electrical panel is a 100-amp panel that looks to be at least 50 years old. The 1948 Boulder County Assessor's card states that lighting is electric, indicating that power was brought to the house prior to this time.

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. The electrical panel is also an older model that likely does not meet current code standards and is beyond the expected lifespan.

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. Consider replacing the overhead electrical service with a new underground electrical line compliant with current codes and replaced by a licensed electrical engineer.

ELECTRICAL DISTRIBUTION SYSTEM

Description

The electrical distribution throughout the house is cloth-sheathed wiring that runs throughout the attic and basement. There is likely cloth sheathed wiring in the walls as well, but deconstructive investigation is required to determine the extent. The wiring is also visible at the electrical panel.

Condition Evaluation:

The electrical distribution was not fully tested during the site visit but appears to be in working condition. The presence of cloth-sheathed wiring could present a fire hazard and is therefore in poor condition. The full extent of wiring throughout the house could not be determined due to finish materials and therefore our analysis is limited.



Electrical meter on the west side of the house.



Electrical panel in the mudroom.

Recommendations:

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

LIGHTING

Description

There is an exterior sconce light next to the front door that is on an interior switched circuit. The light fixture is not original but may be in an original location. There is also a flood light fixture at the northwest corner of the house, near the north side entrance. This light fixture also appears to be on an interior switched circuit but was not tested. This light fixture is not historic nor in a historic location.



Cloth-sheathed wiring in the attic.

Condition Evaluation:

The light fixtures were not tested but appear to be in working condition. Neither of the exterior light fixtures are historic but the light near the front door may be in a historic location.

Recommendations:

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



Sconce light at the front door.



Flood light in the northwest house corner.

4.0 ANALYSIS AND COMPLIANCE

4.1 HAZARDOUS MATERIALS

Due to the age of the building, the finish coatings may contain lead-based paint. Asbestos testing results show that asbestos is present in the bottom layer of sheet vinyl flooring in the kitchen and mudroom. 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:

Lot 5 & South 8 feet of Lot 6 Block 4, Barclay Place
City of Louisville, County of Boulder, State of Colorado

Year Built (Main House):

ca. 1906

Lot Dimensions:

Approx. 33' x 125'

Lot Size:

4,135 sf (Boulder County Records)

Zoning:

[RM](#) (one residential unit per 3,500 sf)

Property is subject to the [Old Town Overlay Zoning District Regs](#)

Areas of levels in square feet (sf):

First (above ground) finished area:	828 sf (M)
Front Porch (covered):	60 sf (M)
Shed	96 sf (R)

Allowable Building Height (from existing grade):

Primary Structure:	27'
Accessory Structure:	20'

Lot Coverage:

Existing:	1,026 sf	24%	House, Porch and Shed
Allowable:	1,600 sf	N/A	574 sf remain
Preservation:	1,757 sf	42.5%	731 sf remain
Landmark:	1,964 sf	47.5%	938 sf remain

Floor Area Ratio:

Existing:	911 sf	22%	First Floor and Shed
Allowable:	1,999 sf	N/A	1,088 sf remain
Preservation:	2,067 sf	50%	1,156 sf remain
Landmark:	2,274 sf	55%	1,363 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'	
Accessory Rear:	3'	
Accessory Side:	3'	



5.0 PRESERVATION PLAN

5.1 PRIORITIZED WORK

CRITICAL DEFICIENCY

One or more of the following indicate a critical deficiency:

1. *Advanced deterioration has resulted in failure of the building element, feature, or space, or will result in its failure if not corrected within two years.*
2. *Accelerated deterioration of adjacent or related building materials has occurred as a result of the feature or element's deficiency.*
3. *The feature or element poses a threat to the health and/or safety of the user.*
4. *The feature or element fails to meet a code/compliance requirement.*



- 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 six inches below the top of the foundation and slope away from the foundation for at least the first five 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.
- The basement and crawlspace foundation walls showed various signs of damage that require further evaluation. No additional load should be added to the existing foundation system without a full analysis of the current foundation walls/footings.
- A licensed structural engineer and contractor should be contracted to evaluate and repair the existing stone foundation walls. This work could include tuck-pointing of the existing stone and/or the systematic removal and replacement with a modern concrete wall.
- Retaining walls and foundation repair is necessary to address the areas where the foundation has been undermined by sheer cut soil to create the basement area. Work with a licensed structural engineer for further evaluation and a design strategy that will likely include the construction of new retaining walls. The soil cut portion should be temporarily braced until a retaining wall can be designed and built.
- Alternatively, the foundation walls (including the perimeter and interior 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. Once returned, the location of the house on the site should not vary from the current, historic location.
- 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.



- 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 brick planter box should be removed. The house siding, structural wood elements, and foundation at this location should be assessed by a licensed structural engineer after removal. It is possible that wood rot or foundation damage is present due to poor drainage.
- The electrical service panel should be replaced by a licensed electrical engineer with a new 200-amp panel compliant with current codes.
- Determine the extent of the cloth-sheathed wiring throughout the house and remove and replace with new wiring to current codes.

SERIOUS DEFICIENCY

One or more of the following indicate a serious deficiency:

1. *Deterioration, if not corrected within two to five years, will result in failure of the feature or element.*
 2. *Deterioration of a feature or element, if not corrected within two to five years, may pose a threat to the health and/or safety of the user.*
 3. *Deterioration of adjacent or related building materials and/or systems will occur as a result of the deficiency of the feature or element.*
- Continue to monitor the drainage around the perimeter of the house. The perimeter should be observed after snow and significant rain events to assess all areas of pooling water.
 - Continually monitor the main floor walls for signs of foundation distress such as cracking or improper door operation. If signs of cracking are detected, these areas should be evaluated by a licensed engineer and repaired as needed.
 - Foundation wall and crawlspace insulation should be added to achieve an R-value as close as possible to current code standards.
 - The floor framing should be observed by a licensed engineer and repaired as needed. The existing floor joists are over spanned per current IRC code. New floor joists could 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.
 - 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.
 - 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. However, we assume that the roof framing in the non-visible areas may be built in a similar way and would need the 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, including the interior walls as several of these walls appear to be load bearing. 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.
- Further investigation is required to determine all siding types beneath the steel siding. Investigative deconstruction is recommended in an inconspicuous area to determine if wood siding exists beneath the steel siding. If so, it is recommended that the current siding be removed from the entire house. There may also be additional layers of siding on top of the original wood siding that should be removed. If layers of stucco or composite siding exist, they should be tested for asbestos prior to removal. With the removal of siding layers, it is likely that original wood siding will be exposed throughout the entire house and various types of original wood siding may exist depending on the date of construction. Repair, refinish, or replace the original wood siding.
- Remove the carpet floor from the deck and remove the layer of plywood sheathing. The layer of wood deck boards is likely in poor condition and should also be removed. Once all of the floor layers have been removed, the deck structure should be observed by a licensed structural engineer with further recommendations given for proper support of the deck and front deck roof. Repairs to the deck framing and foundation are likely.
- The deck floor should be replaced with wood or composite wood-look boards after all other structural items have been addressed.
- The concrete stairs on the east side of the deck should be replaced with wood or composite wood-look stairs in the same location.
- The painted wood privacy screen on the north side of the deck should be removed.
- The painted wood columns should be further analyzed by a licensed structural engineer once finish materials of the deck floor and roof have been removed. The columns should be inspected for rot at their base and special attention should be given to the support of the columns and how they are attached at the base and capitol. If it is determined that the columns need to be replaced, identical painted, turned wood columns should be used.
- 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 buried round downspout should be replaced as it is rusting and drains water near the front deck foundation.
- The gutters and downspouts are not historic. Consider replacing the gutters with half-round gutters and the downspouts with round downspouts. Though not historic, these styles will more appropriately match the historic nature of the house.
- Both doors should be replaced with painted or stained wood doors. The door style from 1948 cannot be determined. However, there are numerous examples of historic wood doors from the same timeframe throughout the Louisville area including the front door on the house located at 1021 LaFarge. The interior door between the kitchen and mudroom is also an example of a door that was previously an exterior door on this house. Work with a licensed architect and the historic preservation committee to select an



appropriate front door style that matches the period of significance. The north door should also be replaced with an appropriate style for the period of significance but does not need to match the style chosen for the front door.

- Remove the aluminum and wood storm and screen windows from all windows. Consider replacing these with new wood storm windows with minimal visual impact. These windows should be removable, with an option for bug screens installed in their place during the warmer months.
- The large windows on the north and east sides should be removed and replaced. Replacement windows should match the original window size and style as found elsewhere in the original house. Original window locations can be determined when the original wood siding is exposed as well as from the interior ghosting and using 1021 LaFarge as a reference. This recommendation is for a total of four replacement windows.
- The original wood windows should be fully restored. New components will likely need to be used, and current energy code should be followed. Ensure that all restored windows are fully operable and match the original window style and operation. Alternatively, the original windows could be replaced with new aluminum clad wood or fiberglass windows. New windows should match the existing size, operation, and locations of all original windows. This recommendation is for a total of eleven windows.
- The window in the bathroom should be replaced with a new unit that matches the size and style of the existing unit, unless further evidence is revealed indicating a different size or style original unit at this location. For durability in a wet area, this window should be constructed of fiberglass, with an exterior appearance that matches the historic windows.
- The vinyl soffit and metal fascia should be removed throughout. Any original wood soffit and fascia beneath should be analyzed and the original sizes and locations should be determined. Scrape, repair, refinish, or replace all original wood roof elements.
- The painted metal trim should be removed along with the steel siding. The original wood trim likely remains beneath the siding though some pieces may be missing. Determine the extent and condition of any remaining original wood trim. Missing pieces of original trim should also be determined, and the sizes and locations should be apparent in 'ghosting' on the original wood siding. Repair, replace, or restore all original painted wood trim elements.
- The decorative brackets should be replaced with new brackets that match the current profile.
- Further investigation into other decorative elements such as shingle siding should be done after the removal of the steel siding. Such decorative elements may still be present and will require further analysis, or there may be 'ghosting' of elements that were removed and further research into these items will be required.

MINOR DEFICIENCY

One or more of the following indicate a minor deficiency:

1. *Standard preventive maintenance practices and building conservation methods have not been followed.*
 2. *A reduced life expectancy of affected or related building materials and/or systems will result.*
 3. *A condition exists with long-term impact beyond five years.*
- Work with a licensed arborist to maintain the mature trees and shrubs. Ensure that growth does not interfere with the house roof, siding, or foundation.
 - Keep overgrowth trimmed away from the house and overhead electrical lines and remove any overhead branches to eliminate the risk of damage to the structure.
 - 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.
 - Consider adding a faux brick chimney above the roofline that matches the chimney seen in the 1948 Boulder County Assessor's card image. The chimney location can be determined from the historic image as well as evidence of the original chimney in the attic and main floor walls. Additionally, there are several examples of similar chimneys found throughout Louisville.



- The vinyl soffit of the front porch roof should be removed. The original soffit may exist beneath the vinyl and should be repaired or replaced. If the original soffit does not exist, painted beadboard should be used and several examples throughout Louisville can be found. The roof structure should also be observed by a licensed structural engineer at this time. It is likely that repairs similar to those recommended for the main house roof will be required.
- Roof venting should be increased with the addition of low and high venting as required by code.
- Metal flashing should be assessed after the metal siding, and any subsequent siding has been removed and the original wood siding is exposed. Metal flashing may need to be added or replaced upon further inspection.
- A perimeter foundation drain should be installed with the installation of a new foundation (see above foundation recommendations). A new perimeter foundation drain shall adhere to all current City of Louisville building codes.
- Continue to perform routine maintenance on the furnace to prolong the lifespan.
- If heating or cooling does not perform to the homeowner's satisfaction, consult with a licensed mechanical designer for upgrade options.
- Consider replacing the water heater with a high-efficiency unit with a sealed combustion intake/exhaust system.
- Consider replacing the overhead electrical service with a new underground electrical line compliant with current codes and replaced by a licensed electrical engineer.
- Consider installing new exterior lighting that complies with Dark Sky regulations.
- Removal of siding may reveal original light fixture locations apparent in the original wood siding. If the siding is removed and historic light fixture locations are determined, replace the exterior light fixtures with full cutoff, high-efficiency units.

5.2 PHASING PLAN

A phasing plan is not available at this time.

5.3 ESTIMATE OF PROBABLE COST OF CONSTRUCTION

Since the author of this report has no control over the cost of labor, materials, equipment, the contractor's method of determining prices, or market conditions, opinions of probable costs, as provided herein, are made on the basis of our experience with similar project types and represent our best judgement as design professionals familiar with the rehabilitation and construction industry. The author of this report cannot and does not guarantee that proposals, bids, or the construction costs will not vary from our opinions of probable costs.

The allowance for general conditions provides for the General Contractor's mobilization, temporary facilities, builders risk insurance, and contingencies. General Contractor overhead includes indirect costs such as permits, Worker's Compensation, insurances, and supervision. Contingency (for construction) provides for uncovered existing conditions, weather delays, and other unforeseen conditions.



• Site	
○ Associated Landscape Features	N/A
○ Grading	\$5,000
○ Parking	N/A
• Structural System	
○ Foundation Systems	\$60,000
▪ Temporarily lift house	\$30,000
○ Floor & Ceiling Systems	\$20,000
○ Roof Framing Systems	\$10,000
• Envelope – Exterior Walls	
○ Exterior Wall Construction	\$10,000
○ Exterior Finishes	\$35,000
○ Exterior Masonry	\$3,500
○ Exterior Appendages	\$1,500
• Envelope – Roofing & Waterproofing	
○ Roofing Systems	\$3,000
○ Sheet Metal Flashing	N/A
○ Perimeter Foundation Drainage	\$3,500
○ Drainage System, Gutters & Downspouts	\$12,500
○ Skylights / Cupolas	N/A
• Windows & Doors	
○ Doors	\$3,000
○ Windows	\$25,000
• Exterior Details	
○ Soffit & Fascia	\$7,500
○ Trim	\$8,500
○ Ornamentation	\$2,500
• Mechanical Systems	
○ Heating & Air-Conditioning	\$40,000
○ Water Service, Plumbing, & Sewer Utilities	\$10,000
• Electrical Systems	
○ Electrical Service & Panels	\$5,000
○ Electrical Distribution System	\$20,000
○ Lighting	\$500
• Hazardous Materials	
○ Asbestos Removal	\$20,000

6.0 PHOTOGRAPHS AND ILLUSTRATIONS



West Façade, 2025



1948 Boulder County Assessor's Card Image



Southwest Corner, 2025



Northwest Corner, 2025



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Structural Engineering Consultants
P.O. Box 20708
Boulder, Colorado 80308
303.554.9591

September 18, 2025

Attn: Josh Johnston
DAJ Design
Louisville, CO

Dear Josh,

We visited the residence at 1013 LaFarge Avenue, Louisville, CO on August 28, 2025 to review the existing building for the purpose of documenting and evaluating the existing structure. It was at this time that we reviewed the building with DAJ Design and coordinated our findings with the report created by DAJ Design.

On September 18, 2025 we reviewed the final report and made any necessary modifications to the structural sections. All findings, evaluations and recommendations are in the report. Below, in this letter, are our structural conclusions and a summary of our scope of work. Please feel free to contact us for any further information.

Structural Conclusions:

A. In our professional opinion, the building's structure is adequate for its continued safe use if unsupported foundation excavations can be stabilized until proper repair or replacement can be completed. Please note that in general much of the construction does not meet all modern code standards; however, it has performed adequately up to this point. We recommend that a licensed Structural Engineer be retained to further evaluate the structure, provide the repairs recommended in each of the sections of this report and assist in any modifications to the structure proposed by the owner and an architect.

Please see the recommendations sections of the report for any required or recommended structural recommendations, to be completed by a licensed structural engineer and contractor.

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

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

C. The drainage around the home should be addressed to allow for water to flow away from the building. Poor drainage could result in water infiltration or excessive movement and damage to the foundation and wood framing.



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Summary and Limitations:

A. Summary:

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

B. Limitations:

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

Sincerely,

Jesse Sholinsky, P.E.



**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
<i>(Tier 1 Subtotal)</i>	<i>\$106,000</i>
Tier 2	
Extraordinary Circumstances (Maximum Amount; Matching)	\$22,300
<i>(Tier 1 + Tier 2 Subtotal)</i>	<i>\$128,300</i>
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
<i>(Tier 1 Subtotal)</i>	<i>\$343,000</i>
Tier 2	
Extraordinary Circumstances (Maximum Amount; Matching)	\$80,000
<i>(Tier 1 + Tier 2 Subtotal)</i>	<i>\$423,000</i>
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:



Genny Kline, City Clerk





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: 1013 LaFarge Ave.

Owner Name: Craig Thompson

Owner Phone:

Owner Email:

Owner Representative Name: Andy Johnson

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

1	2	3
Title of Line Item	Total Cost of Line Item	Check box if work will be completed prior to hearing.
Site Grading & Drainage	\$3,525 50% Grant Match	☐
Foundation	\$106,167 37.68% Grant Match	☐
Framing	\$60,512 33.05% Grant Match	☐
Envelope - Exterior Walls	\$36,425 50% Grant Match	☐
Exterior Appendages	\$16,156 50% Grant Match	☐
Roofing & Waterproofing	\$11,750 36.09% Grant Match	☐
Windows & Doors	\$34,075 50% Grant Match	☐
Exterior Details	\$2,938 50% Grant Match	☐
House Move	\$35,000 50% Grant Match	☐
Non-grant requested items: Demolition, Electrical, Insulation & Drywall	\$28,200 (Demolition) \$7,050 (Electrical) \$35,250 (Ins. & Drywall)	☐
Total Project Cost:	\$377,048 (Request 34.03%)	
Half of total:	\$128,300	← Total Grant Request
If Total Grant Request is greater than the maximum allowed, you must first meet with staff as part of the application process.		

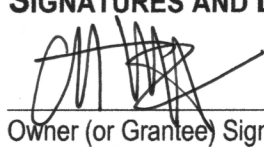
The Property Owner (or Grantee) hereby agrees and acknowledges that:

- 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

 
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

Qualifying Items	Total Budget	Qualifying for Tier 1	Qualifying for Tier 2	Qualifying for Tier 3	Grant Request	Grant Match by Owner	Grant % of Total	Scope of Work
Demolition	\$28,200	\$0	\$0	\$0	\$0	\$28,200	0.00%	Remove parts necessary for house move, remove foundation, remove windows, remove doors, & remove existing chimney. Shore buildings for move, stockpile existing materials for reuse (where applicable).
Site Grading & Drainage	\$3,525	\$3,525	\$0	\$0	\$1,763	\$1,763	50.00%	Rough and final grade to provide proper slope away from the building.
Foundation	\$106,167	\$40,000	\$66,167	\$0	\$40,000	\$66,167	37.68%	Installation of new foundation for house. New damp-proofing, perimeter drain & sump pump per code.
Framing	\$60,512	\$60,512	\$0	\$0	\$20,000	\$40,512	33.05%	Install necessary support beams, columns, joists, & additional roof supports per structure & code for the relocation of house on a new foundation.
Envelope - Exterior Walls	\$36,425	\$36,425	\$0	\$0	\$18,213	\$18,213	50.00%	New weather barrier & siding to match the historic siding.
Exterior Appendages	\$16,156	\$16,156	\$0	\$0	\$8,078	\$8,078	50.00%	Repair / replacement of covered front porch elements including the roof, columns, & floor.
Roofing & Waterproofing	\$11,750	\$11,750	\$0	\$0	\$4,240	\$7,510	36.09%	Replace flat roof area, replace gutters & downspouts. Add roof venting per code.
Electrical	\$7,050	\$7,050	\$0	\$0	\$0	\$7,050	0.00%	New electrical panel & wiring per code.
Windows & Doors	\$34,075	\$34,075	\$0	\$0	\$17,038	\$17,038	50.00%	Install of historically correct windows and doors in existing wood framed openings
Exterior Details	\$2,938	\$2,938	\$0	\$0	\$1,469	\$1,469	50.00%	Replace soffits & fascia. Repair / replace window & door trim, & frieze board. Add new corner trim.
Insulation & Drywall	\$35,250	\$35,250	\$0	\$0	\$0	\$35,250	0.00%	Installation of 1/2" GWB on all walls and 5/8" GWB on all ceilings with screw attachment specifications by the structural engineer. Insulate house per code.
House Move	\$35,000	\$0	\$35,000		\$17,500	\$17,500	50.00%	Temporarily move the house then place the structure on a new foundation.
Total Historic Project	\$377,048	\$247,681	\$101,167	\$0	\$128,300	\$248,749	34.03%	
Residential Landmark Incentive	-	-	-	-	\$7,700	-	-	
Non-Historic	\$855,752	-	-	-	-	-	-	Items not qualifying for historic grant funding.
Total Proposed Project	\$1,232,800	-	-	-	\$136,000	\$248,749	-	
Percent of total project funded by the Historic Preservation Fund:					11.03%			



Essex Developments, LLC

1360 Horizon Ave Ste 112 • Lafayette, CO 80026-9037
Custom Home Construction and Remodeling

Job Address:
1013 Lafarge Ave
Louisville, CO 80027

Print Date: 5-27-2026

Historic Restoration Estimate: 1013 LaFarge Ave

This estimate includes the material and labor costs associated with the historic restoration, structural reinforcement, and integration of the above specified residence. This estimate is provided based on the plans and requirements submitted by DAJ Design Architects. Some assumptions were made as to the required structural work as a set of stamped structural drawings is yet to be provided. The structural assumptions are based on our working experience and knowledge of historic structures throughout Louisville and conversations with the architect and structural engineer about this specific project. The scope of work includes the preparation of the house for selective demolition; the temporary moving and resetting operations of the house; a new concrete foundation; structural framing improvements and reinforcement of the floor, walls, and roof; the partial restoration of the existing roof; the restoration and/or replacement of the original shiplap siding; the structural drywall and shear wall installation; electrical upgrades per code requirements; replacement of the historic windows and front door and associated structural reinforcement; the restoration of the historic front porch; and the associated restoration work required to preserve and integrate the historic structure within the overall project.

03 - LAND & SITE IMPROVEMENT

Items	Description	Price
Demolition of Existing House 03.20 - Demolition Labor	Includes labor and equipment for partial demolition and removal of existing historical house and existing foundation systems per plans and project requirements.	\$28,200.00
Final Grading 03.05 - Excavation	Includes labor and material allowance for final grading associated with new historical foundation work per plans and civil requirements.	\$3,525.00

04 - FOUNDATION & BASEMENT

Items	Description	Price
New Foundation 04.46 - Foundation	Includes labor and material for new foundation work associated with historical restoration per plans and structural requirements.	\$106,167.13
House Move 04.46 - Foundation	Includes labor and material allowance for moving the existing historical house off of its current foundation and resetting the structure onto the new foundation per plans and structural requirements.	\$35,000.00

05 - FRAMING

Items	Description	Price
Framing Labor for Existing House 05.00 - Frame Labor	Includes labor for structural framing modifications and reinforcement of the existing historical house per plans and structural requirements	\$35,250.00
Framing Lumber for Existing House 05.05 - Frame Lumber	Includes framing material for structural framing modifications and reinforcement of the existing historical house per plans and structural requirements.	\$25,262.50
Front Porch Restoration 05.15 - Siding Labor	Includes labor and material allowance for restoration of the existing historical front porch per plans and restoration requirements. Scope includes column refurbishing, porch decking replacement, soffit restoration, and integration of new materials to match existing historical conditions and detailing.	\$16,156.25
Historical Siding Restoration 05.15 - Siding Labor	Includes labor and material allowance for restoration and repair of existing historical siding per plans and restoration requirements.	\$39,362.50

06 - ROOFING

Items	Description	Price
Historical Roofing Rework 06.00 - Roofing	Includes labor and material allowance for roofing rework associated with the historical house restoration per plans and existing site conditions.	\$3,525.00
Gutter Material and Installation 06.25 - Gutters & Downspouts	Includes labor and material allowance for gutter and downspout systems associated with the historical restoration per plans and existing architectural conditions. Scope includes fabrication, installation, and integration of gutters, downspouts, hangers, outlets, and associated drainage components required for the restored structure.	\$8,225.00

08 - ELECTRICAL

Items	Description	Price
New Electrical Panel 08.00 - Electrical	Includes labor and material allowance for new electrical panel installation serving the existing historical house per electrical plans and applicable code requirements.	\$7,050.00

10 - INSULATION & DRYWALL

Items	Description	Price
Drywall for Existing House 10.05 - Drywall	Includes labor and material allowance for new drywall installation at the existing historical house per plans and structural shear requirements.	\$35,250.00

13 - WINDOWS & DOORS

Items	Description	Price
Historical Window Replacement 13.00 - Windows Materials	Includes labor and material allowance for replacement windows at the existing historical house per plans.	\$29,375.00
Historical Front Door 13.10 - Exterior Doors	Includes labor and material allowance for replacement of the existing front door assembly at the historical house per plans and restoration requirements.	\$4,700.00

Total price: \$377,048.38

Please review this proposal/agreement and let me know what questions you have. To accept the terms, please sign, date and return a copy.

Thank you.

Sincerely,
Doug Ryder
Essex Developments, LLC

Signature: _____ Date: _____

I confirm that my action here represents my electronic signature and is binding.

OWNER

_____	_____	_____
Signature	Name	Date

Qualifying Items	Total Cost	Tier 1 Request			Tier 2 Request	Tier 3 Request	Total Grant Request for Item	Grant % of Total Cost	Grant Match by Owner	Scope of Work
		Residential	Additional Structural Funds	New Construction	Extraordinary Circumstances	Exceptional Circumstances				
Demolition	\$28,200	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$28,200	Remove parts necessary for house move, remove foundation, remove windows, remove doors, & remove existing chimney. Shore buildings for move, stockpile existing materials for reuse (where applicable).
Site Grading & Drainage	\$3,525	\$705	\$0	\$0	\$0	\$0	\$705	20.00%	\$2,820	Rough and final grade to provide proper slope away from the building.
Foundation	\$106,167	\$21,000	\$10,000	\$0	\$10,300	\$0	\$41,300	38.90%	\$64,867	Installation of new foundation for house. New damp-proofing, perimeter drain & sump pump per code.
Framing	\$60,512	\$12,566	\$10,000	\$0	\$0	\$0	\$22,566	37.29%	\$37,946	Install necessary support beams, columns, joists, & additional roof supports per structure & code for the relocation of house on a new foundation.
Envelope - Exterior Walls	\$36,425	\$7,285	\$0	\$0	\$0	\$0	\$7,285	20.00%	\$29,140	New weather barrier & siding to match the historic siding.
Exterior Appendages	\$16,156	\$3,231	\$0	\$0	\$0	\$0	\$3,231	20.00%	\$12,925	Repair / replacement of covered front porch elements including the roof, columns, & floor.
Roofing & Waterproofing	\$11,750	\$2,350	\$0	\$0	\$0	\$0	\$2,350	20.00%	\$9,400	Replace flat roof area, replace gutters & downspouts. Add roof venting per code.
Electrical	\$7,050	\$1,410	\$0	\$0	\$0	\$0	\$1,410	20.00%	\$5,640	New electrical panel & wiring per code.
Windows & Doors	\$34,075	\$6,815	\$0	\$0	\$0	\$0	\$6,815	20.00%	\$27,260	Install of historically correct windows and doors in existing wood framed openings
Exterior Details	\$2,938	\$588	\$0	\$0	\$0	\$0	\$588	20.00%	\$2,350	Replace soffits & fascia. Repair / replace window & door trim, & frieze board. Add new corner trim.
Insulation & Drywall	\$35,250	\$7,050	\$0	\$0	\$0	\$0	\$7,050	20.00%	\$28,200	Installation of 1/2" GWB on all walls and 5/8" GWB on all ceilings with screw attachment specifications by the structural engineer. Insulate house per code.
House Move	\$35,000	\$0	\$0	\$0	\$12,000	\$0	\$12,000	34.29%	\$23,000	Temporarily move the house then place the structure on a new foundation.
Residential Landmark Incentive	-	-	-	-	-	-	\$7,700	-	-	
Total Historic Project	\$377,048	\$63,000	\$20,000	\$0	\$22,300	\$0	\$105,300	27.93%	\$271,748	Historic House Only
Non-Historic	\$855,752	-	-	\$23,000	-	-	\$23,000	2.69%	\$832,752	Addition Only
Total Proposed Project	\$1,232,800	\$63,000	\$20,000	\$23,000	\$22,300	\$0	\$128,300	10.41%	\$1,104,500	Historic House & Addition

**RESOLUTION NO. 9
SERIES 2026**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING THE
LANDMARK DESIGNATION FOR A HISTORICAL RESIDENTIAL PROPERTY
LOCATED AT 1013 LA FARGE AVENUE.**

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 1013 LaFarge Avenue, legally described as Lots 5 & S 8 FT LOT 6 BLK 4 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, 1013 LaFarge Avenue (the Di Francia 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 Di Francia 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 1013 La Farge Avenue 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 Di Francia House.

PASSED AND ADOPTED this 20th day of July, 2026.

Sloane Whidden, Chairperson

**RESOLUTION NO. 10
SERIES 2026**

**A RESOLUTION APPROVING OF AN ALTERATION CERTIFICATE FOR THE HOUSE
LOCATED AT 1013 LA FARGE AVENUE FOR EXTERIOR ALTERATIONS.**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting an alteration certificate for a historic residential structure located at 1013 La Farge Avenue, on property legally described as Lots 5 & S 8 FT LOT 6 BLK 4 Barclay 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 July 20, 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 1013 La Farge Avenue as described in the Staff Report:

PASSED AND ADOPTED this 20th day of July, 2026.

Sloane Whidden, Chairperson

**RESOLUTION NO. 11
SERIES 2025**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A
FOCUSED PRESERVATION AND RESTORATION GRANT FOR THE DI FRANCIA
HOUSE LOCATED AT 1013 LA FARGE AVENUE**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration grant for the Di Francia House, a historic residential structure located at 1013 La Farge Avenue on property legally described as Lots 5 & S 8 FT LOT 6 BLK 4 Barclay 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 historic preservation fund 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 a historic preservation fund grant for the Di Francia House in the amount of **\$128,300** as described in the attached Exhibit A.

PASSED AND ADOPTED this 20th day of July 2026.

Sloane Whidden Chairperson

EXHIBIT A

Table 2. Preservation Grant requests		
	Requests	Grant Type
Item	Amount	Tier 1, Structural, New Construction, Tier 2,
Tier 1 – Residential Requests		
Demolition	\$28,200	Tier 1
Site Grading and Drainage	\$3,525	Tier 1
Framing Upgrades	\$60,512	Tier 1
Envelope – Exterior Walls	\$36,425	Tier 1
Exterior Appendages	\$16,156	Tier 1
Roofing & Waterproofing	\$11,750	Tier 1
Electrical	\$7,050	Tier 1
Windows and Doors	\$34,075	Tier 1
Exterior Details	\$2,938	Tier 1
Insulation & Drywall	\$35,250	Tier 1
Total Tier 1 Eligible Residential Expenses	\$235,881 Half of eligible expenses: \$117,940.50	
Maximum Tier 1 Residential Grant Amount	\$63,000	
Tier 1 – New Construction Requests		
New Addition	\$23,000	New Construction - Tier 1
Maximum Tier 1 Eligible New Construction Grant Amount	\$23,000 (Note: Total addition cost: \$855,752)	
Tier 1 – Structural Sub-Grant Requests		

Foundation	\$106,167	Eligible	Structural
House Move	\$35,000	Eligible	Structural
<i>Total Structural Eligible Expenses</i>	<i>\$141,167</i> <i>Half of eligible expenses: \$70,583.50</i>		
Maximum Residential Structural Grant Amount	\$20,000 (*\$50,583.50 remaining eligible to be considered under Tier 2)		
Tier 2 – Extraordinary Circumstances Grant Requests			
Remaining Foundation and House Move Eligible Expenses	\$50,583.50		
Maximum Tier 2 Extraordinary Circumstances Grant Amount	\$22,300		
<i>Total Eligible Historic Grant Expenses</i>	<i>\$364,098</i>		
<i>Total Project Cost</i>	<i>\$1,232,800</i>		
Total Recommended Grant (Tier 1 & Tier 2)	\$128,300		