

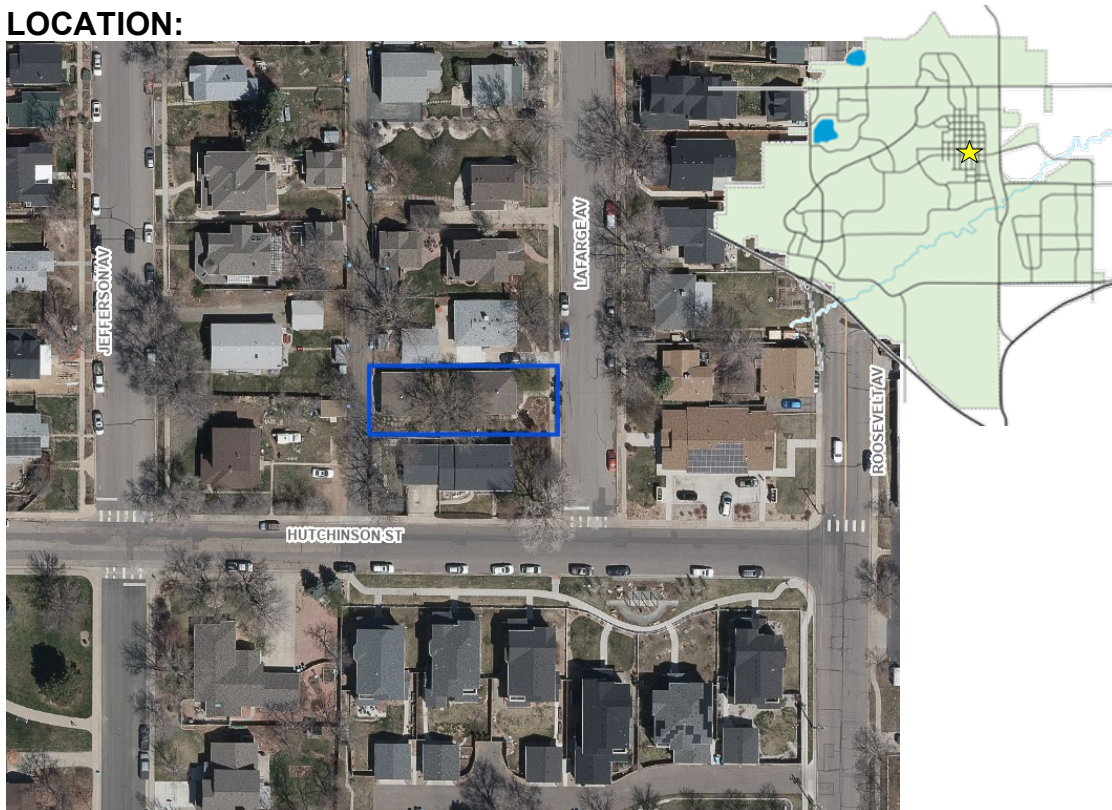
**SUBJECT: LANDMARK DESIGNATION AND GRANT REQUEST – 509
LAFARGE AVENUE**

- i. **RESOLUTION NO. 18, SERIES 2025– A RESOLUTION
APPROVING THE LANDMARK DESIGNATION FOR 509
LAFARGE AVENUE, THE LECOMTE HOUSE**
- ii. **RESOLUTION NO. 19, SERIES 2025 – A RESOLUTION
APPROVING A GRANT REQUEST FOR THE
PROPERTY AT 509 LAFARGE AVENUE**

DATE: MARCH 18, 2025

PRESENTED BY: EMILY CLINE-GIBSON, PLANNER II

LOCATION:



SUMMARY:

The applicant is requesting:

- Landmark designation.
- Grant amounts of up to \$55,000.00.

Staff recommendations:

- Staff recommends approval of the Landmark request.
- Staff recommends approval of a Preservation and Restoration Grant request of up to \$40,000.00.
- Staff recommends approval of a New Construction Grant request of up to \$15,000.00.

ARCHITECTURAL INTEGRITY:

The house is vernacular in style and originally had a pyramidal hipped roof. After the house was moved from Superior to its current location in 1943, an addition was constructed on the rear of the house. The overall form has been maintained since the addition, including the chimney in the center of the pyramid. A front porch was added sometime after 1948.

Most of the original materials have been lost, including the siding and roofing material. The window openings appear to have been maintained since at least 1948.

The book *Lost Superior: Remembering the Architectural Heritage of a Colorado Coal Mining Town* by the Superior Historical Commission came out in 2014 and included a page about 509 LaFarge as a relocated house that was moved from Superior to Louisville. It included the following text:

This is a typical hipped box mine camp house which usually had a front porch. The original porch has been altered but the original form and scale are intact. It appears as though the original wood siding has been covered with vinyl siding.

SUBJECT: RES. NO. 18, SERIES 2025 AND RES. NO. 19 SERIES 2025

DATE: MARCH 18, 2025

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Photo of the subject property from the 1948 Assessor's Card.



509 LaFarge Avenue Cir. 1960s-1970s.

CITY COUNCIL COMMUNICATION

CC 03/18/25

HISTORICAL SIGNIFICANCE ANALYSIS AND CRITERIA FOR LISTING AS LOCAL LANDMARK:

In order to receive a City Landmark designation, landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in Louisville Municipal Code (LMC) Section 15.36.050(A).

Staff analysis of the criteria is as follows:

Sec. 15.36.050. - Criteria for Designation

Criteria	Meets Criteria ?	Evaluation
<i>A. Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in this chapter.</i>	Yes	509 LaFarge Avenue was constructed in 1910, making it approximately 115 years old.

Criteria	Meets Criteria ?	Evaluation
1. a. Architectural. 1) Exemplifies specific elements of an architectural style or period. 2) <i>Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.</i> 3) <i>Demonstrates superior craftsmanship or high artistic value.</i> 4) <i>Represents an innovation in construction, materials or design.</i> 5) <i>Style particularly associated with the Louisville area.</i> 6) <i>Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.</i> 7) <i>Pattern or grouping of elements representing at least one of the above criteria.</i> 8) <i>Significant historic remodel.</i>	Yes	Architectural Significance - <i>Exemplifies specific elements of an architectural style or period.</i> • The hipped pyramidal roof form was common in the coal towns of the Front Range, including in Louisville and Superior. • Moving homes was a common practice in coal mining towns, including Louisville.
1. b. Social. 1) <i>Site of historic event that had an effect upon society.</i> 2) Exemplifies cultural, political, economic or social heritage of the community. 3) Association with a notable person or the work of a notable person.	Yes	Social Significance - <i>Exemplifies cultural, political, economic or social heritage of the community.</i> The social history of 509 Lafarge Avenue includes association with: • Mining history • French immigration to Louisville

Criteria	Meets Criteria ?	Evaluation
1. c. <i>Geographic/environmental.</i> 1) Enhances sense of identity of the community. 2) <i>An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.</i>	Yes	The historic location of the house helps to create a sense of neighborhood identity.
3. <i>All properties will be evaluated for physical integrity and shall meet one or more of the following criteria:</i> a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation. <i>b. Retains original design features, materials and/or character.</i> c. Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago. <i>d. Has been accurately reconstructed or restored based on historic documentation.</i>	Yes	The structure remains in its location after having been moved from Superior in 1943. The property has integrity of location, setting, feeling and association.

ALTERATION CERTIFICATE REQUEST:

The applicant received Historic Preservation Commission (HPC) approval of an Alternation Certificate as part of the HPC review of the Landmark and Grant requests. The HPC is the final decision maker on the Alternation Certificate, but the Landmark and Grant Requests must also be approved by City Council. The Alteration Certificate requests are tied to Landmark and Grant requests to ensure the work proposed for grant funding would not affect a property's historical integrity for landmarking.

CITY COUNCIL COMMUNICATION

The proposed Alteration Certificate covers the following:

- Remove and replace house siding
- Side and rear additions
- Replace clad windows and relocate 3 windows on the side of house
- Porch repairs

GRANT REQUEST:

The applicant is requesting approval of a Preservation and Restoration Grant for rehabilitation and restoration work as well as a New Construction Grant for the proposed rear addition. The total estimated cost of the project is \$351,232.00 and the total requested grant amount is \$55,000.00, which includes the maximum amounts distributed for both the Preservation and Restoration Grant and the New Construction Grant. These grants would be in addition to the \$5,000 signing bonus for landmarking the structure and the \$4,000 grant for the Historic Structure Assessment previously approved for the property.

A Historic Structure Assessment was previously done for the property, completed by May Yin Architecture in 2016 and paid for by the Historic Preservation Fund. The assessment (Attachment 6) makes several recommendations that correlate to the line items in the grant request.

COST ESTIMATE OF PROPOSED WORK: \$351,232.00

MATCHING PRES. & REST. GRANT MAXIMUM UNDER SECTION 8:

\$40,000.00

MATCHING NEW CONST. GRANT MAXIMUM UNDER SECTION 10:

\$15,000.00

Preservation and Restoration Grant:

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

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

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.

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.

New Construction Grant:

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

Staff reviewed the Preservation and Restoration Grant request by evaluating whether each request line item qualified for grant funding as either preservation, rehabilitation, or restoration. Staff also reviewed the New Construction request for zoning and Old Town Overlay compliance. Findings are summarized in the following tables.

Table 1. Summary of staff analysis of qualification of Preservation Grant requests under Reso. 17, Series 2019.				
Requests		Analysis		Requested under extraordinary circumstances?
Description	Amount	Preservation, Restoration, or Rehabilitation?	In HSA?	
Site Work: Improve drainage around entire existing house	\$3,700	Rehab.	✓	No
Structural Systems First Floor: Reinforce floor joists and provide new beams	\$23,760	Rehab.	✓	No

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DATE: MARCH 18, 2025

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Roof: Reinforce roof rafters				
Exterior Walls: New siding and new insulation	\$35,130	Pres., Rehab.	✓	No
Roofing and Attic: Provide new asphalt shingles and R-60 insulation	\$11,490	Rehab.	✓ (Insulation)	No
Windows & Doors: Replace existing windows with wood windows	\$30,922	Rest.	✓	No
Mechanical Systems: Install new furnace and ductwork	\$18,280	Rehab.		No
Electrical Systems: Upgrade electrical panel to 200 amp	\$4,465	Rehab.		No
Appearances: Front Porch-restore columns, ceiling and railings	\$9,485	Pres., Rehab., Rest.	✓	No
Total Project Cost	\$137,232			
Total Recommended	\$40,000			

Table 2. Summary of staff analysis of qualification of New Construction Grant request under Reso. 17, Series 2019.

Request	Amount	Analysis
New Construction: Rear addition	\$214,000	Staff finds that the rear addition qualifies for new construction based on the proposed addition height of 14 feet, which is below the existing structure height of 20 feet, all setbacks are met, and the floor area ratio (FAR) would be 24% less than what is allowed by zoning.
Total Project Cost	\$214,000	
Total Recommended	\$15,000	

Staff recommended to the HPC not to include asphalt shingle installation as part of the grant request because the work can be considered routine maintenance and not directly related to rehabilitation, preservation, and restoration. However, the HPC opinion is that this work would qualify as preservation, restoration, and rehabilitation and recommended approval of all requests as shown in Table 1. If the roofing request were removed from the Preservation and Restoration Grant request, the total project cost would still exceed the maximum matching amount of \$80,000.00.

HISTORIC PRESERVATION COMMISSION RECOMMENDATION:

The Historic Preservation Commission (HPC) held a public hearing on the application on February 24th, 2025 voted to recommend approval of the local landmark designation and the full Historic Preservation Fund grant request of \$55,000.00.

Minutes for this meeting have not yet been drafted. Thus, staff is providing a link to the hearing video. [LINK](#)

PUBLIC COMMENT:

No public comments were received for this application.

FISCAL IMPACT:

Approval of the grant request allows for matched grants of up to \$55,000 plus a \$5,000 landmark incentive grant (unmatched). The unencumbered fund balance is estimated at over \$3M and the average income of the Fund over the past two years is approximately \$885,000, thus, staff finds there are adequate funds to support the request.

PROGRAM/SUB-PROGRAM IMPACT:

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

STAFF RECOMMENDATION:

- Approval of Resolution No. 18, Series 2025, approving the landmark designation at 509 LaFarge Avenue, to be named the LeComte House.
- Approval of Resolution No. 19, Series 2025, approving grant requests of up to \$55,000.00.

ATTACHMENTS:

1. Resolution 18, Series 2025 – Approving Landmark Request
2. Resolution 19, Series 2025 – Approving Grant Request
3. HPC Resolution No. 1, Series 2025 – Recommending Approval of Landmark Request
4. HPC Resolution No. 2, Series 2025 – Approving Alternation Certificate
5. HPC Resolution No. 3, Series 2025 – Recommending Approval of Grant Request

6. Application
7. Social History Report
8. Historic Structure Assessment

STRATEGIC PLAN IMPACT:

☐	 Financial Stewardship & Asset Management	☐	 Reliable Core Services
☐	 Vibrant Economic Climate	☒	 Quality Programs & Amenities
☒	 Engaged Community	☐	 Healthy Workforce
☐	 Supportive Technology	☐	 Collaborative Regional Partner

**RESOLUTION NO. 18
SERIES 2024**

**A RESOLUTION APPROVING A LANDMARK DESIGNATION FOR A HISTORICAL
RESIDENTIAL PROPERTY LOCATED AT 509 LAFARGE 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 509 LaFarge Avenue, legally described as Lots 14-15, Block 2, Acme Place; and

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

WHEREAS, 509 LaFarge Avenue (the Lecomte 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, 509 LaFarge Avenue (the Lecomte House) has architectural significance because it has architectural integrity that is representative of the built environment in Louisville; and

WHEREAS, the City Council finds that these and other characteristics specific to the Lecomte 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 CITY COUNCIL OF THE CITY
OF LOUISVILLE, COLORADO:**

1. The application to landmark the property at 509 LaFarge Avenue be approved for the following reasons:
 - a. Architectural integrity has been largely maintained over time.
 - b. Association with Louisville's heritage.
2. The City Council approve the landmark incentive grant in the amount of \$55,000.

PASSED AND ADOPTED this 18th day of March 2025.

By: _____
Christopher M. Leh, Mayor

Attest: _____
Genny Kline, Interim City Clerk

**RESOLUTION NO. 19
SERIES 2025**

**A RESOLUTION APPROVING A PRESERVATION AND RESTORATION GRANT
FOR THE LECOMTE HOUSE LOCATED AT 509 LAFARGE AVENUE**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration grant and a new construction grant for the LeComte House, a historic residential structure located at 509 LaFarge Avenue, on property legally described as Surface of Lots 14-15, Block 2, Acme Place, Town of Louisville, City of Louisville, State of Colorado; and

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

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

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

WHEREAS, the new construction work being requested includes constructing new additions to the existing structure; and

WHEREAS, the Historic Preservation Commission and City Council find that these proposed improvements will assist in the preservation of the LeComte House, which is to be landmarked by the City;

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

The City Council approves the proposed Preservation and Restoration Grant application and New Construction Grant application for the LeComte House, in the amount of \$55,000.00 for work as described in the attached Exhibit A and Exhibit B.

PASSED AND ADOPTED this 18th day of March 2025.

By: _____
Christopher M. Leh, Mayor

Attest: _____
Genny Kline, Interim City Clerk

Exhibit A				
Requests		Analysis		Requested under extraordinary circumstances?
Description	Amount	Preservation, Restoration, or Rehabilitation?	In HSA?	
Site Work: Improve drainage around entire existing house	\$3,700	Rehab.	✓	No
Structural Systems First Floor: Reinforce floor joists and provide new beams Roof: Reinforce roof rafters	\$23,760	Rehab.	✓	No
Exterior Walls: New siding and new insulation	\$35,130	Pres., Rehab.	✓	No
Roofing and Attic: Provide new asphalt shingles and R-60 insulation	\$11,490	Rehab.	✓ (Insulation)	No
Windows & Doors: Replace existing windows with wood windows	\$30,922	Rest.	✓	No
Mechanical Systems: Install new furnace and ductwork	\$18,280	Rehab.		No
Electrical Systems: Upgrade electrical panel to 200 amp	\$4,465	Rehab.		No
Appearances: Front Porch- restore columns, ceiling and railings	\$9,485	Pres., Rehab., Rest.	✓	No
Total Project Cost	\$137,232			
Total Recommended	\$40,000			

Exhibit B		
Request	Amount	Analysis
New Construction: Rear addition	\$214,000	Staff finds that the rear addition qualifies for new construction based on the proposed addition height of 14 feet, which is below the existing structure height of 20 feet, all setbacks are met, and the floor area ratio (FAR) would be 24% less than what is allowed by zoning.
Total Project Cost	\$214,000	
Total Recommended	\$15,000	

**RESOLUTION NO. 1
SERIES 2025**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING THE
LANDMARK DESIGNATION FOR A HISTORICAL RESIDENTIAL PROPERTY
LOCATED AT 509 LAFARGE 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 509 LaFarge Avenue, legally described as the Surface of Lots 14-15, Block 2, Acme Place; 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, 509 LaFarge Avenue (the LeComte 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 1910s Louisville; and

WHEREAS, the HPC finds that these and other characteristics specific to the LeComte 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 509 LaFarge 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 \$5,000.
3. With the amendment that the structure be named the LeComte House.

PASSED AND ADOPTED this 24th day of February, 2025.


Lynda Haley, Chairperson

**RESOLUTION NO. 2
SERIES 2025**

**A RESOLUTION APPROVING OF AN ALTERATION CERTIFICATE FOR THE
LECOMTE HOUSE LOCATED AT 509 LAFARGE 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 509 Lafarge Avenue, on property legally described as Surface of Lots 14-15, Block 2, Acme Place, Town of Louisville, City of Louisville, State of Colorado; and

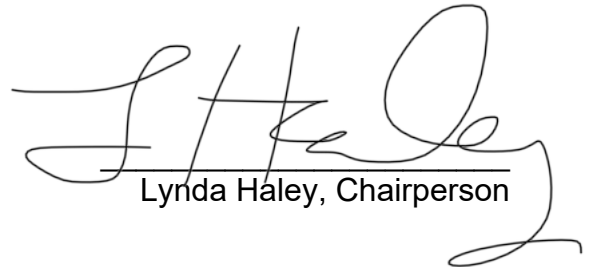
WHEREAS, the City Staff and the HPC have reviewed the application and found it to be in compliance with Chapter 15.36 of the Louisville Municipal Code, including Section 15.36.120, establishing criteria for alteration certificates; and

WHEREAS, the HPC held a properly noticed public hearing on the proposed alteration certificate on February 24, 2025, 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 the property as described in the Staff Report and included in the attached Exhibit A:

PASSED AND ADOPTED this 24th day of February, 2025.


Lynda Haley, Chairperson

**RESOLUTION NO. 3
SERIES 2025**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A
PRESERVATION AND RESTORATION GRANT AND A NEW CONSTRUCTION GRANT
FOR THE LECOMTE HOUSE LOCATED AT 509 LAFARGE AVENUE.**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration grant for the LeComte House, a historic residential structure located at 509 LaFarge Avenue on property legally described as Surface of Lots 14-15, Block 2, Acme Place, Town of Louisville, City of Louisville, State of Colorado; and

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

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

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

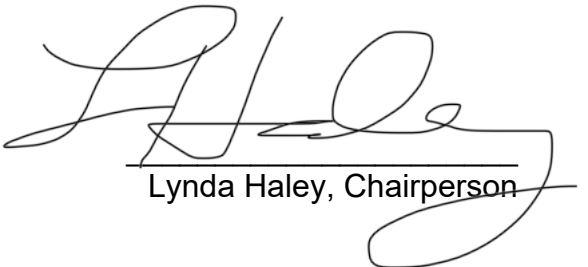
WHEREAS, the new construction work being requested includes construction of new additions to the existing structure; and

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

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

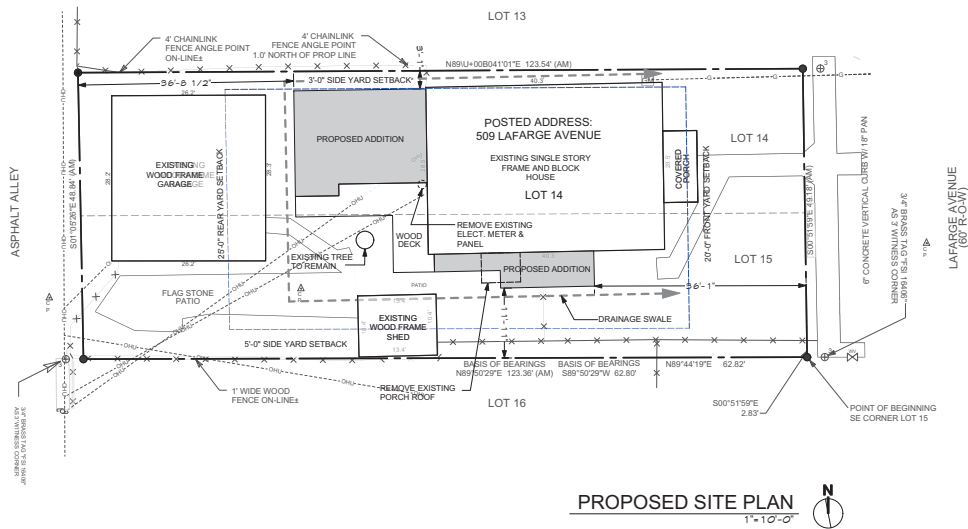
1. The Historic Preservation Commission recommends the City Council approve the proposed Preservation and Restoration Grant and New Construction Grant application for the property, in the amount of **\$55,000.00** for work as described in the attached Exhibit A.

PASSED AND ADOPTED this 24th day of February, 2025.


Lynda Haley, Chairperson

HISTORIC PRESERVATION APPLICATION CASE NO: _____

PROPERTY INFORMATION Address: <u>509 La Farge Ave</u> Year of Construction: <u>1910</u> Legal Description: <u>SURF OF LOTS 14-15 BLK 2 ACME PLACE</u> Landmark Name and Resolution (if applicable): _____	TYPE(S) OF APPLICATION ☐ Probable Cause/Historic Structure Assessment ☒ Landmark Designation ☒ Historic Preservation Fund Grant ☐ Historic Preservation Fund Loan ☒ Landmark Alteration Certificate ☐ Demolition Review ☐ Other:
APPLICANT INFORMATION Name: <u>Erik Weissenberger & Tonya Johnson</u> Company: _____ Address: <u>509 La Farge Ave</u> <u>Louisville, CO 80027</u> Telephone: _____ Email: <u>eweissenberger@yahoo.com</u>	REQUEST SUMMARY <i>(Attach additional pages if necessary)</i> Landmark property. Alteration certificate for addition and exterior improvements. Grant application for preservation
OWNER INFORMATION Name: <u>Same</u> Company: _____ Address: _____ Telephone: _____ Email: _____	SIGNATURES AND DATES <u>Erik Weissenberger & Tonya Johnson</u> Applicant Name  12/27/24 Applicant Signature Date <u>Erik Weissenberger & Tonya Johnson</u> Owner Name  12/27/24 Owner Signature Date



PROPOSED SITE PLAN

1"=10'-0"

SITE PLAN BASED ON IMPROVEMENT SURVEY
PLAT PREPARED BY PLATONICS INC.
CONSULTANTS DATED: 10/22/2009

PROJECT INFORMATION

LEGAL DESCRIPTION:
SURF OF LOTS 14-15 BLK 2 ACME PLACE

JURISDICTION:
LOUISVILLE

ZONING:
Zone District: Old Town Overlay

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

BUILDING CODES:
2018 International Residential Code (IRC)
2021 International Energy Conservation Code (IECC)
2023 National Electrical Code (NEC)

PROJECT DATA

LOT SIZE (SF) 8,050
LOT COVERAGE ALLOWED (45% Landmark) 2,723
FLOOR AREA RATIO ALLOWED (50% Landmark) 3,025

FLOOR AREA	SF
Basement	NA
1st Floor (Existing)	1,016
Garage (Existing)	683
Shed (Existing)	126
Kitchen Addition	123
Primary Suite Addition	353
Total	2,301

LOT COVERAGE	SF
House (Existing)	1,116
Front Porch (Existing)	50
Garage (Existing)	728
Shed (Existing)	135
Kitchen Addition	130
Primary Suite Addition	375
Total	2,534

PROJECT DIRECTORY

OWNER
Erik and Tonya Weissenberger
506 LaFarge Ave
Louisville, CO 80027

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

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

DRAWING INDEX

ARCHITECTURAL DRAWINGS

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

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

WEISSENBERGER RESIDENCE
509 LA FARGE AVE
SURF OF LOTS 14-15 BLK 2 ACME PLACE

Issue:
Date: 12/30/24
Comments: Application
Rev: 1. App PS

LANDMARK ALTERATION
CERTIFICATE APPLICATION

Sheet Title

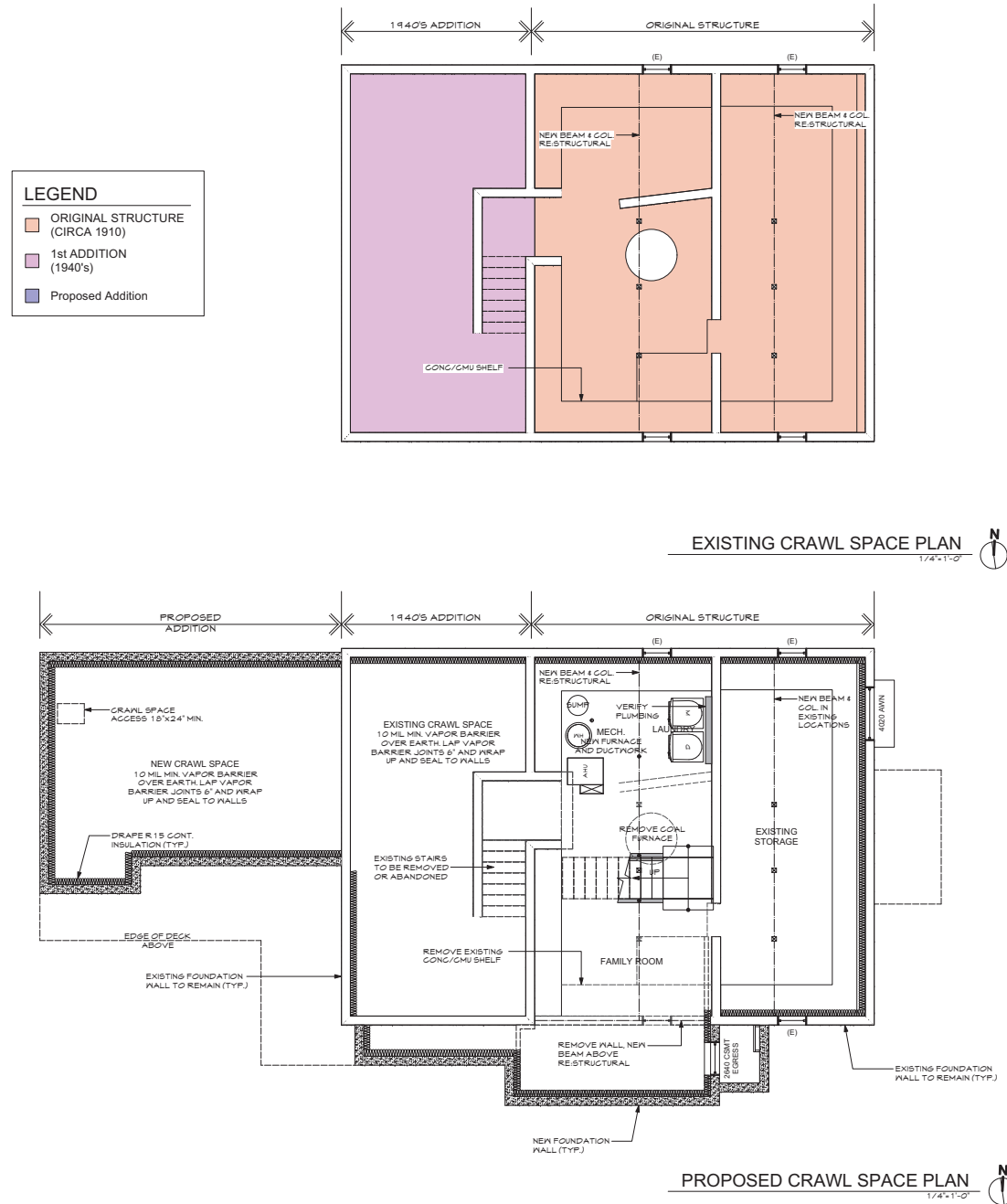
Proposed Site Plan

Sheet No.

1 of 5



Sheet Title
Crawl Space
Existing & Proposed
Sheet No.



WEISSENBERGER RESIDENCE
509 LA FARGE AVE
SURF OF LOTS 14-15 BLK 2 ACHE PLACE

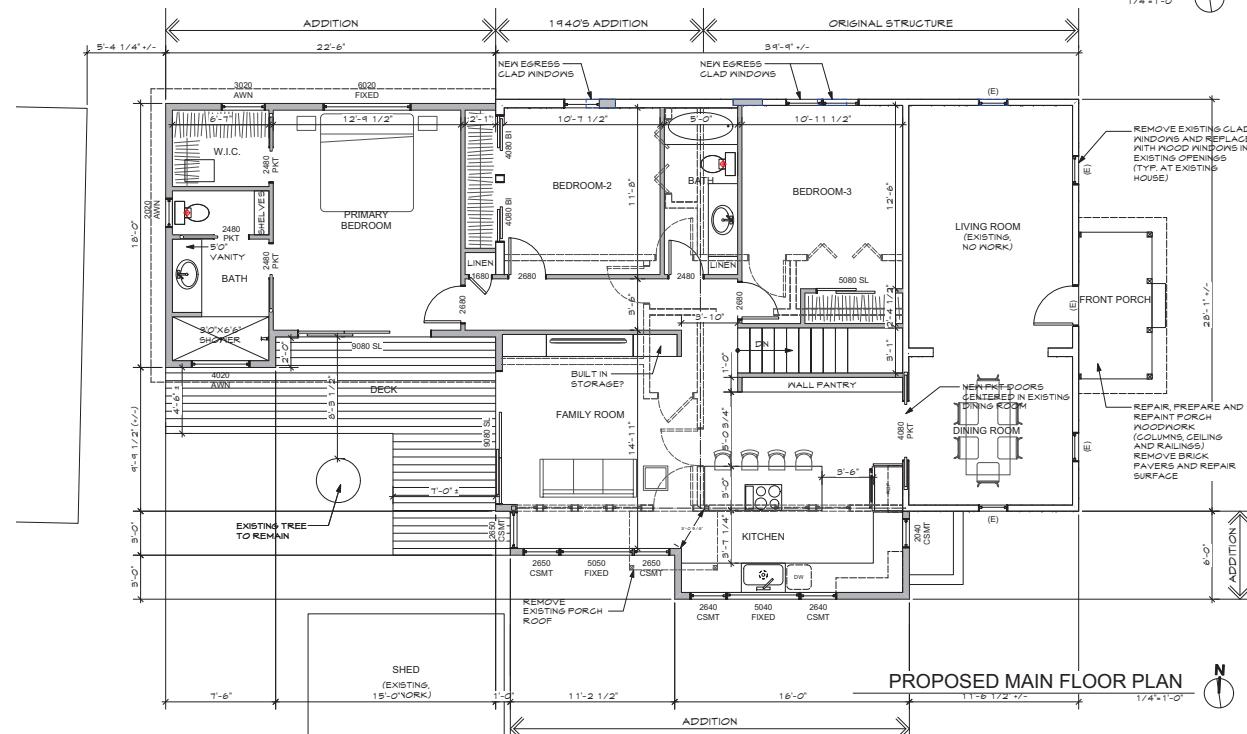
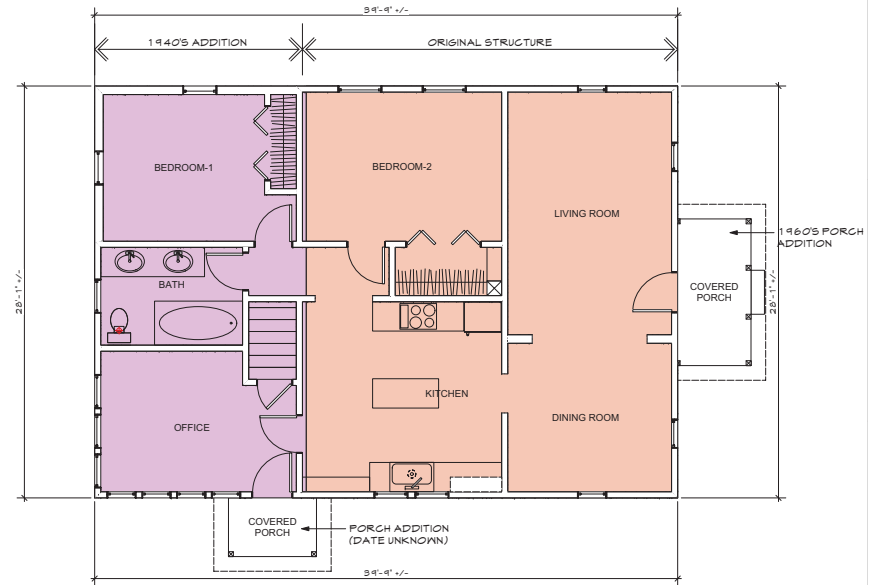
Issue:
Date: 12/30/24
Comments: Application
Rev: 02/03/25
Rev: I. App. PS

LANDMARK ALTERATION
CERTIFICATE APPLICATION

Sheet Title:
Main Floor
Existing & Proposed
Sheet No.
3 of 5

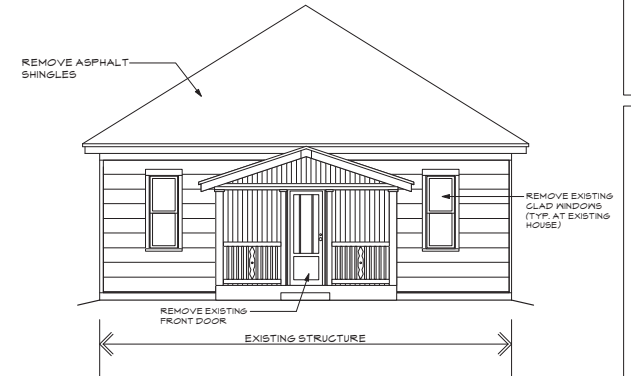
LEGEND

- ORIGINAL STRUCTURE (CIRCA 1910)
- 1st ADDITION (1940's)
- Proposed Addition

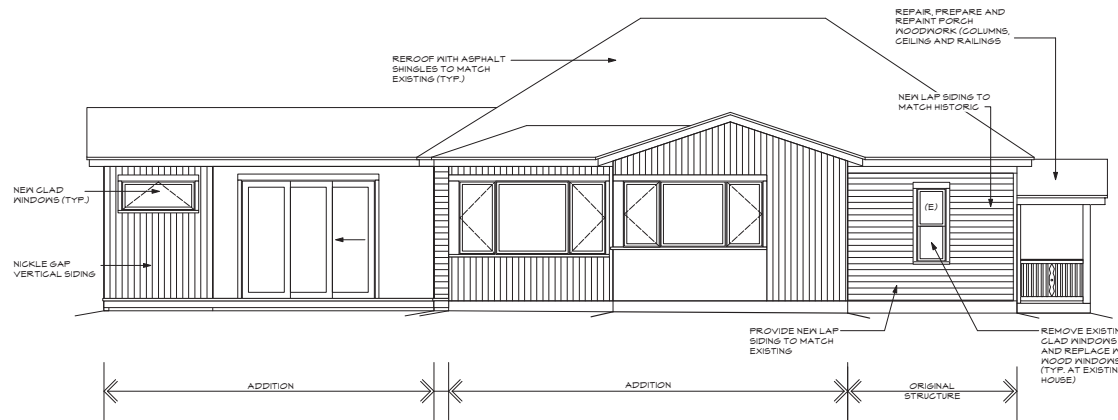




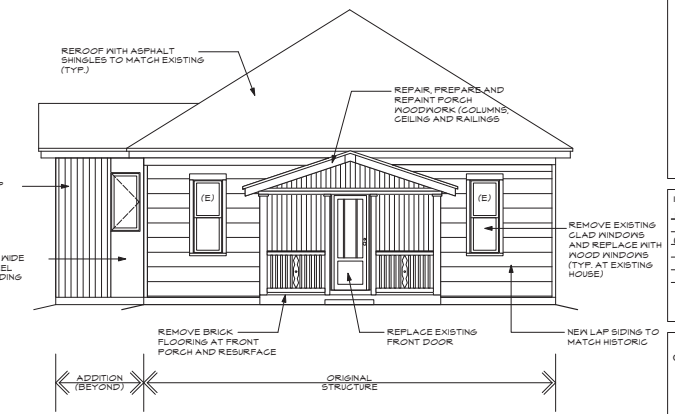
EXISTING SOUTH ELEVATION
1/4" = 1'0"



EXISTING EAST ELEVATION
1/4" = 1'0"



PROPOSED SOUTH ELEVATION
1/4" = 1'0"



PROPOSED EAST ELEVATION
1/4" = 1'0"

WEISSENBERGER RESIDENCE
509 LA FARGE AVE
SURF OF LOTS 14-15 BLK 2 ACME PLACE

Issue	Date	Comments	Iss.
	12/30/24	Application	PS
	02/03/25	Rev. I. App	PS

LANDMARK ALTERATION
CERTIFICATE APPLICATION

Sheet Title
Elevations
Existing & Proposed
Sheet No.

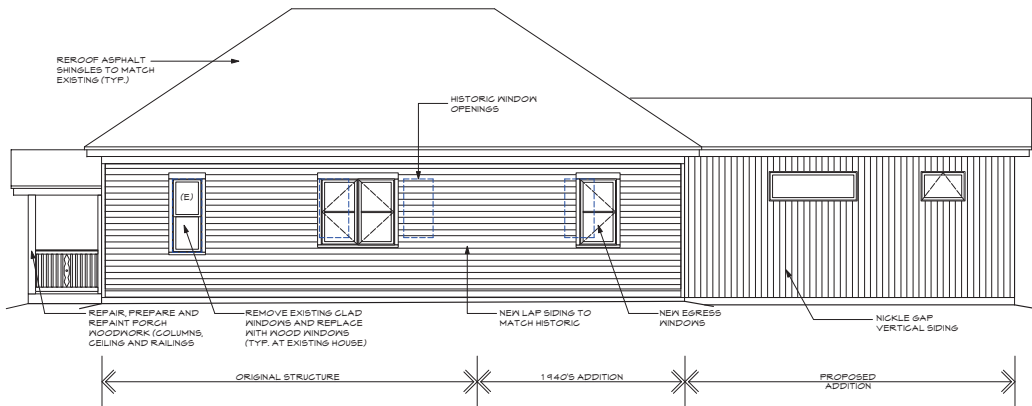
4 of 5



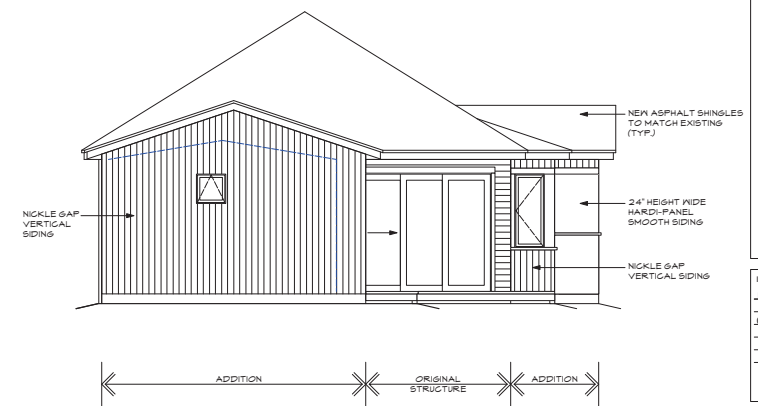
EXISTING NORTH ELEVATION
1/4" = 1'0"



EXISTING WEST ELEVATION
1/4" = 1'0"



PROPOSED NORTH ELEVATION
1/4" = 1'0"



PROPOSED WEST ELEVATION
1/4" = 1'0"

WEISSENBERGER RESIDENCE
509 LA FARGE AVE
SURF OF LOTS 14-15 BLK 2 ACME PLACE

Issue:	Date:	Comments:	Issued:
	12/30/24	Application	PS
	02/03/25	Rev. I. App	PS

LANDMARK ALTERATION
CERTIFICATE APPLICATION

Sheet Title
Elevations
Existing & Proposed
Sheet No.

5 of 5

MEMO

Date: November 4, 2024

Project: 509 La Farge Ave
Louisville, CO 80027

Preservation Scope of Work

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

Site Work:

- Improve drainage around structure

Structural Systems

- First floor: Add 2-beams in basement to support mid span of main floor joists. Include columns and concrete pad footings
- First floor: Reinforce floor joists in western crawl space
- Roof: Reinforce roof rafters by installing diagonal bracing to min span of rafters

Exterior Walls

- Remove asphalt siding, T-111 & fiber board lap siding.
- Repair or install new lap siding matching the structure's original siding. Include painting.
- Insulate all exterior walls

Roofing & Attic

- Replace asphalt shingle roofing
- Insulate attic to R60

Windows and Doors

- Replace 1990's era clad windows with wood windows
- Maintain existing entry & rear door. Provide new storm doors

Mechanical Systems

- Remove and replace converted coal furnace.

Electrical Systems

- Upgrade electrical panel with a new minimum 200 amp panel

Appearances

- Entry Porch- restore wood columns, ceiling, and railings

Photos:



Improve drainage around structure



Replace beams supporting first floor structure



Reinforce roof rafters



Asphalt siding (painted)



Fiber board siding and T-111 siding



Aluminum-clad replacement windows



Entry door to remain- provide new storm door



Converted coal furnace



Entry porch

Raimo Construction, Inc.
Quality Building

December 29, 2024

Peter Stewart
Stewart Architecture

Project Address: 509 La Farge Ave.
Louisville, CO 80027

Preservation Scope of Work – Estimated Cost Analysis

Work limited to preservation, rehabilitation and restoration of the historic structure. Scope and related estimated costs provided do not include any work associated with planned additions.

- Site Work: Improve drainage around entire existing house by removing and replacing fill as needed and creating drainage sloped away from structure.

Machine time with mobilization:	\$2,300.00
Materials:	\$ 750.00
<u>Labor:</u>	<u>\$ 650.00</u>
Estimated Cost:	\$3,700.00

- Structural Systems:
 - ❖ First floor: Cut and remove portions of existing basement slab. Demo and excavate existing footings. Form and pour new 3 x 3 concrete footings, 12" thick. Add two beams in basement to support mid span of main floor joists with new footings and columns.
Estimated Cost of Materials & Labor: \$12,680.00

 - ❖ First floor: Reinforce floor joists in western crawl space. Add new support beam, footers and columns.
Estimated Cost of Materials & Labor: \$6,800.00

 - ❖ Roof: Reinforce roof rafters by installing diagonal bracing to min span of rafters.
Estimated Cost of Materials & Labor: \$4,280.00

- Exterior Walls:
 - ❖ Remove and dispose of asphalt siding, T-111 and fiber board lap siding.
Estimated Cost of Materials & Labor: \$9,800.00

 - ❖ Install new lap siding matching the structure's original siding. Paint siding with one coat of primer and two coats of exterior paint.
Estimated Cost of Materials & Labor – Siding: \$10,480.00
Estimated Cost of Materials & Labor – Painting: \$ 9,650.00

 - ❖ Insulate all exterior walls with R21 cellulose insulation.
Estimated Cost of Materials & Labor: \$5,200.00

Raimo Construction, Inc.
Quality Building

- Roofing and Attic:
 - ❖ Remove and dispose of existing asphalt shingle roofing. Install new asphalt roof shingles.
Estimated Cost of Materials & Labor: \$7,900.00
 - ❖ Insulate attic with R60 blown-in insulation.
Estimated Cost of Materials & Labor: \$3,590.00
- Windows and Doors:
 - ❖ Remove and dispose of existing 1990's-era clad windows and replace with new wood windows – Qty. 10
Estimated Cost of Materials & Labor: \$25,347.00
 - ❖ Maintain the existing rear door. Provide and install one new front entry door and two new storm doors.
Estimated Cost of Materials & Labor: \$6,875.00
- Mechanical Systems:
 - ❖ Remove and dispose of existing converted coal furnace. Install a new furnace and ductwork as necessary for a complete heating system.
Estimated Cost of Materials & Labor: \$18,280.00
- Electrical Systems:
 - ❖ Upgrade electrical panel to a new 200 amp panel.
Estimated Cost of Materials & Labor: \$4,465.00
- Appearances:
 - ❖ Existing Entry Porch – restore wood columns, ceiling, and railings.
Estimated Cost of Materials & Labor: \$9,485.00

Total Estimated Cost of Materials & Labor: \$138,532.00

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: 509 LaFarge Ave

Owner Name: Erik Weissenberger & Tonya Johnson

Owner Phone: _____

Owner Email: eweissenberger@yahoo.com

Owner Representative Name: Peter Stewart

Owner Rep. Phone: 303-665-6668

Owner Rep. Email: peter@stewart-architecture.com

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 Work: Improve drainage around entire existing house	\$3,700	☐
Structural Systems First Floor: Reinforce floor joists and provide new beams Roof: Reinforce roof rafters	\$23,760	☐
Exterior Walls: Painting, new siding, and new insulation	\$35,130	☐
Roofing and Attic: Provide new asphalt shingles and R-60 insulation	\$11,490	☐
Windows & Doors: Replace existing windows with wood windows	\$30,922	☐
Mechanical Systems: Install new furnace and ductwork	\$18,280	☐
Electrical Systems: Upgrade electrical panel to 200 amp	\$4,465	☐
Appearances: Front Porch- restore columns, ceiling and railings	\$9,485	☐
		☐
		☐
Total Project Cost:	\$137,232 (\$80,000 Maximum)	
Half of total:	\$40,000.00	← 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

Erik Weissenberger & Tonya Johnson 01/14/2025

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

February 3, 2025

Emily Cline-Gibson, Planner II
City of Louisville
749 Main Street
Louisville Colorado 80027

RE: 509 La Farge Ave., Historic Landmark Application, Alteration Certificate Application, & Grant Applications.

Ms. Cline-Gibson,

On behalf of the property owners, Tonya Johnson and Erik Weissenberger, I am pleased to submit this Historic Landmark request. Thank you for meeting with us last week to review the applications. The grant requests we discussed have been revised and are attached.

Grant request summary:

Landmark Preservation Grant request: \$40,000

A significant portion of the existing historic structure will be preserved. I reviewed and included recommendations as outlined in the Historic Structure Assessment, dated January 7, 2016. That report was not very detailed, so my office conducted additional assessment work and further developed a preservation plan. An outline of our recommendations is described in the attached Preservation Scope of Work Memo and drawing set. The total costs of the preservation work needed is \$137,232. Because the costs exceed the maximum the grant requested has been lowered to match the prescribed maximum.

New Construction Grant Request: \$15,000

The existing single-story structure is modest in size at 1,116 square foot (SF), containing two bedrooms and one bath. (see attached drawings of the existing house) The owners hope to add an additional bedroom, bath, and update the kitchen for their use and improved livability of the house. My office investigated various approaches including a 2nd story addition over the rear two-thirds of the house. While this scheme preserved more yard space it also had a significant impact on the visual scale and character of the house. The alternate approach, reason for the grant request, is to locate a single-story addition to the rear of the structure to preserve the historic structure's hip roof lines which is a character defining element of the house. The proposed rear addition's height is approximately 14 feet, 6-feet lower than the existing structure height of 20-feet. The proposed added floor area is approximately 476 SF, increasing the main

floor total to 1,592 SF. The FAR allowed by zoning is 3,025 SF. The total proposed floor area on the property, including the house, shed, and garage is 2,301 SF, which is approximately 24% less than what is allowed by zoning.

Thank you for your assistance throughout this application process. Please reach out if you have any questions or need any additional information.

Thank you,

A handwritten signature in blue ink, appearing to read "Peter Stewart", with a long horizontal stroke extending to the right.

Peter Stewart
Stewart Architecture

cc: Tonya Johnson and Erik Weissenberger



509 La Farge Ave. History

Legal Description: Lots 14 & 15, Block 2, Acme Place Addition

Year of Construction: circa 1910 (see discussion below)

Summary: The house at 509 La Farge was relocated from nearby Superior and was the home of Slovak, French, and other families. It was featured in the book *Lost Superior: Remembering the Architectural Heritage of a Colorado Coal Mining Town* by the Superior Historical Commission, published in 2004.

The Louisville Area's History of Relocated Buildings

Residents of the Louisville area have long engaged in the practice of relocating buildings, particularly small, wood frame houses. This practice was described in an article in *The Louisville Historian*, viewable here:

http://www.louisville-library.org/Portals/1/pdf/Louisville%20Historian/2011-4_Fall.pdf.

History of the House in Superior, Colorado; Discussion of Date of Construction

The house at 509 La Farge was originally located at 107 W. William St. in original Superior, Colorado, according to the book *Lost Superior*. The legal description of that property was Lot 9, Block B. No photos showing the house in its original location could be located for this report.

William Hake filed the plat of Superior with Boulder County in 1895. He died in 1900 and his son, Charles Hake, sold off lots that William Hake had owned. Charles Hake sold Lot 9, Block B in 1901 to Joe (or Jioseppe) Quero (or Querio). Quero had previously, in 1899, acquired Lot 8 from Hake. The 1900 census shows him to be living in Superior in a house that he owned, presumably on Lot 8. According to the census records, Joe was born in Italy and was age 31; his wife, Theresia, was born in Italy and was age 26; and their children, Domenica and John, were 4 and 2 months. Joe worked as a coal miner.

When Joe Quero bought Lot 9, it was presumably to supplement his property on Lot 8. However, by 1902, he and Theresia had decided to sell Lot 9 to Mary Phillips.

Information on Ancestry.com indicates that Mary Phillips (c. 1850-1929) was originally Mary Vidia, born in Slovakia. Her husband, Martin Phillips (1844-1917), also from Slovakia, worked at the Industrial Mine in Superior. His original surname was "Filip." They came to the US in the 1890s with their children.

At the time of the 1910 census, Mary Phillips was living alone in a house on William Street that was presumably the house that was later moved to 509 La Farge. She was listed as the owner of the house, and available property records do not indicate that she was the owner of other property at the time. She was also listed as being divorced. The following photo of Mary Vidia appears in an Ancestry.com family tree:



Boulder County's online records give 1910 as the house's date of construction. The County Assessor card from 1948 does not include anything written for the date of construction, but simply states that the house is "½ old house ½ new all in good repairs now." However, the County has sometimes been found to be in error with respect to the date of construction of houses in the area, so other evidence is looked to. In this case, Mary Phillips purchased what is assumed to be an empty lot by a deed recorded in 1902 and appeared in the 1910 census as a likely resident of the house that would later be moved to 509 La Farge. Specific evidence that she was living in a house at this location before 1910 could not be found. Also, no maps of Superior that might show the existence of the house by a certain date could be located. In the absence of other evidence, the estimated date is "circa 1910," with the recognition that the County may have been estimating the date and that the house could have been constructed earlier.

At some point, Mary Phillips also acquired Lot 8. Unfortunately, the online property records do not show the date when this occurred. However, at the time of the 1920 census, Mary Phillips was living on William Street in a house she owned, as did her son, Martin Phillips Jr., and his wife, Theresa. It appears that they may have been living in houses next to one another, one on Lot 8 and one on Lot 9.

In 1924, Mary Phillips conveyed ownership of Lots 8 and 9 to her daughters, Mary Haszier and Anna Chapman. Anna transferred her ownership to Mary Haszier alone. In 1938, Mary Haszier sold Lot 9, where the house in question was located, to Harry and Edith Abbott. It is possible that the Abbots had already been renting the house from Mary Haszier, who lived elsewhere.

Harry Abbott (1889-1961) worked as a butcher at the Superior Mercantile Company, a general store. He and his wife, Edith (c. 1907-unknown) had sons Eugene and Alvin. By a deed recorded in October 1939, the Abbots sold Lot 9 to August and Nellie LeComte. Meanwhile, August LeComte purchased Lots 14 & 15, Block 2 of Acme Place in Louisville by a deed recorded in May 1940. This is the parcel to which he moved the house from Superior. (He also purchased the lots next door, Lots 12 & 13, which is 517 La Farge, and transferred ownership in them to his stepson.)

According to previous owners of 509 La Farge, August and Nellie LeComte lived in the house while it was at 107 W. William Street from 1940 until 1943. The 1940 census records do show August and Nellie LeComte to be living in Superior, although the street name was not stated.

History of the House After Its Move to 509 La Farge

Development of the Acme Place Addition

In 1893, John Connell, who had helped to establish the Acme Mine at what is now the corner of Roosevelt and Hutchinson, platted the subdivision of Acme Place. It covered what are now the 500 blocks of Lincoln, Grant, Jefferson, and La Farge Avenues. The Acme Place subdivision was only the fourth addition to Original Louisville and was likely developed due to its proximity to the Acme Mine that was started in 1888. The 1909 Drumm's Wall Map of Louisville shows that the 500 blocks of Lincoln and Grant were well populated with houses by 1909, but the 500 blocks of Jefferson and La Farge, which were located quite close to the mine and parts of which were within the fenced enclosure, had few houses at that time. Boulder County Property records indicate that the land that Connell used to establish Acme Place had been acquired directly from the Acme Coal Mining Company. A full historical report on the Acme Mine is here: http://www.louisville-library.org/Portals/1/pdf/History%20Reports/AcmeMine_HistoryReport.pdf.

LeComte Ownership – to 1966

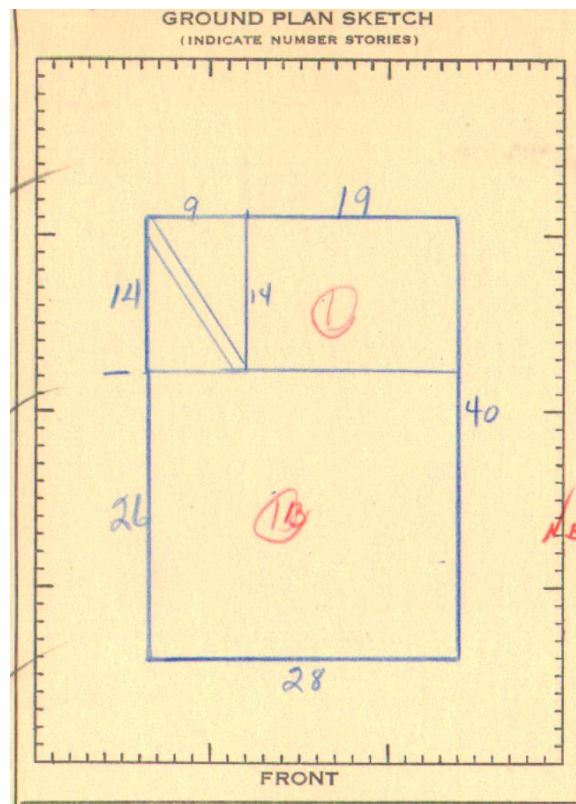
According to all available information, August and Nellie LeComte moved the house in 1943, although no official records documenting the move could be located for this report. However,

the following aerial photo from the Carnegie Branch Library for Local History in Boulder, which is believed to have been taken in the early 1940s, shows the house in its new location at 509 La Farge with few houses near it. It appears that the house did not yet have an addition.



August LeComte (1886-1951) was born in France and came to the US as a child with his family in about 1890. He married Nellie Bodhaine (1889-1962) in 1918. She had been born in Colorado. August worked as a coal miner. Their daughter, Alice LeComte Morrison, lived from 1919 until 2009.

The following images include the photo and the ground layout sketch from the 1948 County Assessor card:



Directories from 1945 until 1959 show the LeComte family to be living at 509 La Farge. In 1961, Nellie LeComte conveyed ownership of 509 La Farge to her daughter, Alice, and Alice's husband, William Morrison.

Delka Ownership – 1966 - 1984

In 1966, the Morrises sold the house to Harry Delka (1892-1977) and Myrtle Delka (1898-1984). They had previously been living in Boulder. Records indicate that the Delkas lived in the house while they owned it.

The following photo from the collection of the Historical Museum shows 509 La Farge in the circa 1960s-1970s:



Staffel Ownership – 1984-2005

In 1979, Myrtle Delka transferred ownership of the house to herself and her two surviving adult children. In 1984, following her death, they sold the house to Gerry and Terry Staffel.

Terry and Gerry Staffel, who owned the house and lived in it from 1984 until 2005, compiled the following information about the house in the mid-1980s, according to Historical Museum records. The Staffels were able to talk with Alice LeComte Morrison about the house.

In 1940, August and Nellie LeComte bought the house from Harry and Edith Abbott in Superior and lived in it until 1943. At that time the house had four rooms that included a kitchen, front room, dining room and one bedroom. There was also a pantry.

In 1943 the LeComtes moved the house to LaFarge Avenue in Louisville. Mr. LeComte added a bedroom, bathroom and sunporch onto the house. The pantry became a hall way to the two bedrooms and built-in cupboards were added to replace the pantry. The cellar entrance, which was originally on the outside of the house, was now within the sun porch area.

... We bought this house from the Delkas in 1984. The only major change we have made is to recover the original oak floors in the main part of the house. In all the rooms, except the kitchen, it was just a matter of removing he old carpeting. The kitchen floor had linoleum tar papered to the oak, with carpeting later glued on top of the linoleum.

The back three rooms were added after the house was moved here from Superior. You can notice where the pine floors start in the hallway by the kitchen.

Inside the kitchen cabinets, you can see the original wainscoating, which is now covered by wallpaper and birch paneling.

Many of the light fixtures, the wide baseboard around the floors and the mouldings around the doors and windows, are original.

We have added a shower and tiles to the bathroom.

In the basement, you will find the octopus-arm furnace and a few items associated with coal heating. The furnace has been converted to gas. The coal room and the fruit cellar are now used for storage.

The house was one of the five homes on the Holiday Home Tour, organized by the Louisville Historical Museum and Louisville Historical Commission, in 2003.

The book *Lost Superior: Remembering the Architectural Heritage of a Colorado Coal Mining Town* by the Superior Historical Commission came out in 2014 and included a page about 509 La Farge as a relocated house that was moved from Superior to Louisville. It included the following text and photo taken by Doreen L. Ruffe in 2004:

This is a typical hipped box mine camp house which usually had a front porch. The original porch has been altered but the original form and scale are intact. It appears as though the original wood siding has been covered with vinyl siding.



Weissenberger Ownership – starting 2005

In 2005, Erik and Tonya Weissenberger purchased 509 La Farge from Gerry and Terry Staffel. The Weissenbergers are the current owners.

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



**509 LaFarge Avenue
Louisville, CO
Historic Structure Assessment**

7 January 2016

May Yin Architecture, Inc.

3016 9TH St

Boulder, Co 80304

303 443 2407

lomay@may-yin-architecture.com

WWW.MAY-YIN-ARCHITECTURE.COM

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view of front/east today



View from northeast corner



Rear/ west view



Exhibit A

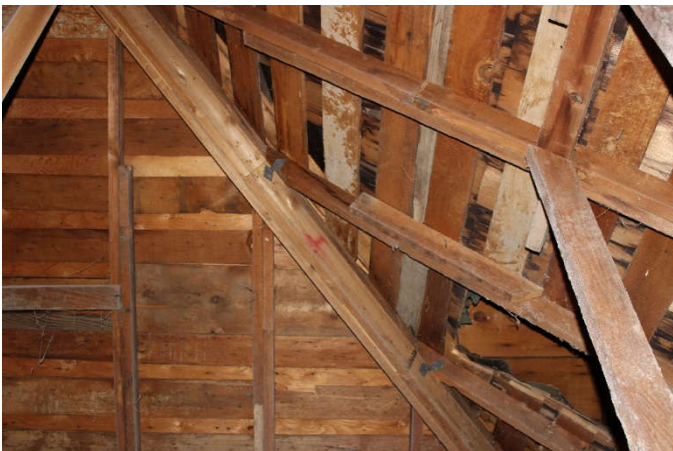


Exhibit B

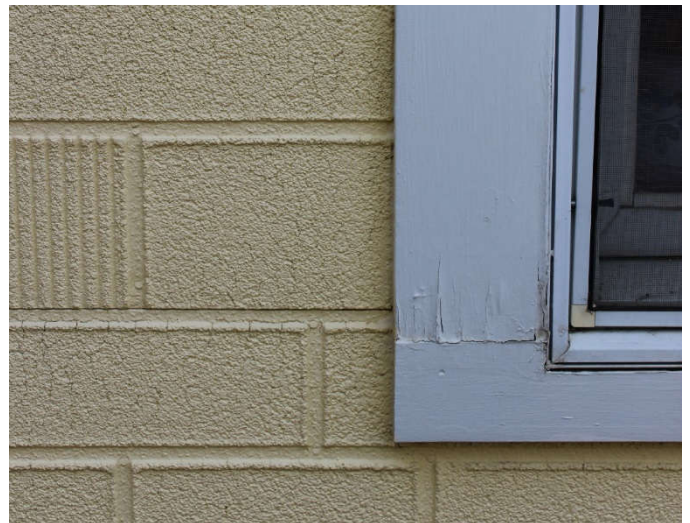


Exhibit C



Exhibit D



Exhibit E

Rapid Visual Screening
Existing Condition Assessment

City: Louisville, CO
Building: principal structure (house) at 509 LaFarge Ave.

A - New
B - Good
C - Fair
D - Poor

Date: 1/7/2016

orig bldg = original house built circa 1910
add'n = post 1940 rear addition

Item	Building Component	Reviewer	Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)			Recommendations*	Approximate Cost*
					A	B	C	D	Now	5-10	20-25	Code	Repair/ Maint.	Other		
A	SUBSTRUCTURE															
A1	Foundations/ Basement															
			Orig Bldg: basement foundation wall - conc w/ a few bricks in at least one location & some CMU. Footing not visible. Nearly continuous 6" thick, approx 4'-6" tall, CMU retaining wall about 2' inside of foundation wall. Grade between retaining wall & foundation wall is capped w/ grout. Add'n: crawl space foundation wall covered by rigid insulation, small amount visible appears to be concrete. Basement floor - multi levels of concrete or concrete mud except @ east where there is an earth floor.	Extent of retaining wall inside foundation wall (Exhibit A): Perhaps basement was dug later. No significant cracking visible, foundation would be considered A condition except that entirety of foundation is not visible.		X					X			X	If renovation work is to be done depth & size of footing must be determined to ensure existence of footing & that it extends below frost line & is of adequate size.	
A2	Floor Construction															
			Orig Bldg: 2x6 floor joists @ 24" o.c. average, span front to rear, no subfloor, 3 1/4" wood T&G finish flooring visible from basement, 2nd layer of finish flooring 2 1/4" exposure oak oriented parallel to joists visible from 1st floor. Perpendicular wood 4x4 beams on 3 1/2" x 6" wood posts & one 5" diameter tree trunk with bark. Add'n: Low crawl space makes it difficult to see but joists appear to be same size/spacing/orientation, 1x diagonal wood board subfloor. Finish flooring visible from 1st floor appears to be maple, 2 1/4" exposure, front to rear orientation.	A section of one of a beam has been cut out for plumbing & a 2x is lapped onto the ends of the beam at bottom where the excision was made.		X					X	X			Unlikely to meet current day building code, under sized, but as long as the structure is not altered nor loads added then it should remain stable.	

B SHELL																
B1	Roof Construction															
			Orig Bldg: 2x4 rafters & hip beams @ approx 24" o.c. (visual guess), 2x4 hip beams have 2-2x beams fastened to underside, 1x boards w/ wide gaps sheathing, OSB/plywood additional layer of sheathing. Sections cut out of sheathing @ the west pitch to facilitate ventilation of attic. 2x4 ceiling joists w/ wood lath. (Exhibit B) Add'n: 3x6 rafters & hip beams @ approx 24" o.c. (visual guess), 1x board sheathing w/ no gaps. Both areas have about 4" of old loose cellulose insulation at ceiling, and vertical wood braces @ long span rafters at various points along spans.	Orig Bldg: long rafters are not continuous, comprised of 2 members overlapping.		X					X				Unlikely to meet current day building code, under sized, but as long as the structure is not altered or loads added then it should remain stable. Adding attic insulation can cause roof to take on more snow load. Consult structural engineer prior to significantly increasing insulation.	

B2	Roofing															
			Asphalt shingle roofing at least 10 years old, good condition.	Visible, though small, warp in roof plane @ junction between orig bldg & add'n.		X				X				X	Unknown if roofing meets current day code however a best guess is that it does not meet resistance to tear off from wind requirements. No need to replace until the roof begins to lose shingles and/or leak, or replace in approx. 5 years as preventive measure.	

Rapid Visual Screening
Existing Condition Assessment

City: Louisville, CO
Building: principal structure (house) at 509 LaFarge Ave.

A - New
B - Good
C - Fair
D - Poor

Date: 1/7/2016

orig bldg = original house built circa 1910
add'n = post 1940 rear addition

Item	Building Component	Reviewer	Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)			Recommendations*	Approximate Cost*
					A	B	C	D	Now	5-10	20-25	Code	Repair/ Maint.	Other		
B3	Exterior Walls		Components (Description)	Observations (Unusual)												
	1st Floor		2x4 studs (owner memory) spacing unknown, sheathing unknown, original siding unknown. Front/east elevation sided with T-1-11 plywood at porch & wood grain impressed fiberboard lap siding with wide exposure to either side of porch. South, north & west elevations have what appears to be asphalt siding (Exhibit C). North elevation of add'n is sided w/ vertical V-groove wood? siding.	Structural condition is unknown but there is no evidence of moisture infiltration or failure, assume condition is good. Fiberboard siding is showing signs of deterioration from water penetration of siding where paint has come off (Exhibit D). Asphalt siding appears to be in good to fair condition.		X	X			X	X		X	X	Consider removing sidings to reveal old wood siding below, if it exists, for aesthetic reasons when it's time to replace fiberboard siding. If fiberboard siding is to be retained, keep well painted to increase longevity.	unknown
	2nd floor		NA													

Rapid Visual Screening
Existing Condition Assessment

City: Louisville, CO
Building: principal structure (house) at 509 LaFarge Ave.

A - New
B - Good
C - Fair
D - Poor

Date: 1/7/2016

orig bldg = original house built circa 1910
add'n = post 1940 rear addition

Item	Building Component	Reviewer	Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)			Recommendations*	Approximate Cost*
					A	B	C	D	Now	5-10	20-25	Code	Repair/ Maint.	Other		
B4	Exterior Windows		Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)			Recommendations*	Approximate Cost*
	Basement		3 light, wood windows. Steel coal chute cover remains on north side.	Windows have lost much paint, no longer operable.		X	X			X	X	X	X		Condition & life expectancy indicated vaguely b/c windows can have greater longevity if kept consistently painted. Most likely do not meet current day energy code requirements. Add storm windows to improve energy efficiency.	storms: \$100-\$200/window
	1st Floor		Older all wood windows are 3 over 1 light double hung, glazed glass, fitted w/ aluminum storm windows. Newer windows are vinyl clad wood, 1 over 1 light double hung, fitted with aluminum frame screens.	One older windows has a broken pane. Add'n older windows do not open or do not open well.		X					X	X	X		Older wood windows can be made more energy efficient & operable by stripping built up paint, repairing counterweights or other mechanisms, installing weather stripping, & adding storm windows. Custom wood storm windows will be more architecturally/historically consistent than aluminum or vinyl. Repair may seem expensive however when considering that replacement effects interior & exterior finishes repair of existing is a more feasible approach. Repair with storms windows can match new window energy efficiency.	restoration & custom storms: \$800/window
	2nd floor		NA													
	Trim		Exterior - 1/2" or 5/8" thick flat wood. Interior - profiled /w rosettes @ upper corners, believed to be to have historical value.			X					X		X		Keep exterior trim painted to increase longevity. Unpainted wood should not be left exposed.	
B5	Exterior Doors		Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)			Recommendations*	Approximate Cost*
	1st Floor		Front entry door - wood & glass, new w/ aluminum storm door. Add'n door @ south - wood with partial glass light, horizontal flat recessed panels (1 over glass light, 3 below).		X						X					

Rapid Visual Screening
Existing Condition Assessment

City: Louisville, CO
Building: principal structure (house) at 509 LaFarge Ave.

A - New
B - Good
C - Fair
D - Poor

Date: 1/7/2016

orig bldg = original house built circa 1910
add'n = post 1940 rear addition

Item	Building Component	Reviewer	Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)			Recommendations*	Approximate Cost*
					A	B	C	D	Now	5-10	20-25	Code	Repair/ Maint.	Other		
	Trim		Front door - 5/4 flat wood trim. South door - 1/2" or 5/8" thick flat wood	South door - It appears that visible exterior trim may be applied over older trim, suggesting there is old wood siding below what's visible.		X					X				Keep wood trim well painted in order to increase longevity.	
B6	Roof Openings		Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)			Recommendations*	Approximate Cost*
	(Skylights, Chimneys & Access Hatches)															
			Brick chimney venting furnace, transitioning to metal at roof or metal covers brick - unknown.			X					X				Watch for leaks where chimney penetrates roof. Repair immediately to avoid deterioration of wood structure & interior finishes.	

Rapid Visual Screening
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Item	Building Component	Reviewer	Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)			Recommendations*	Approximate Cost*
					A	B	C	D	Now	5-10	20-25	Code	Repair/ Maint.	Other		

B7	Porches		Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)			Recommendations*	Approximate Cost*
			Front porch - wood frame, T-1-11 plywood siding in gable, plywood finished ceiling, exposed rafter eaves, brick "tile" porch floor w/ "1924" pressed into one of the tiles, enclosed by simple wood rail w/ two decorative cut out balusters. South porch - wood frame, plywood finished ceiling, MDF (perhaps) finished eave soffits, plywood gable siding, concrete floor.	Front porch - brick tiles are unusual. Likely installed over concrete porchfloor. Is 1924 indicative of porch construction or tile installation date? Paint on wood is beginning to peel.		X					X		X		Repaint before exposed wood deteriorates. Keeping exterior wood well covered by paint increases longevity of wood.	

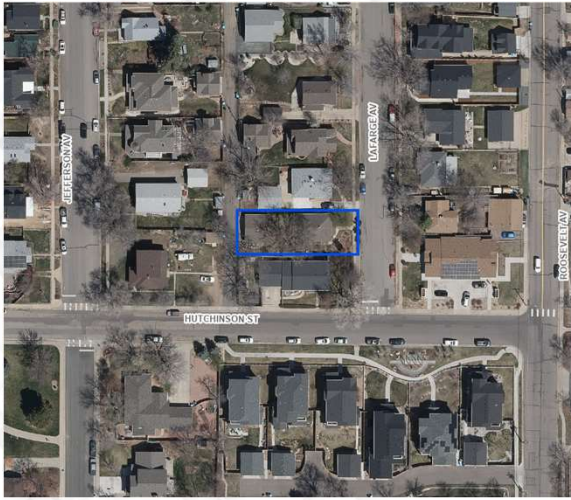
B8	Exterior Trim/Ornamentation		Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)			Recommendations*	Approximate Cost*
			Flat wood trim. Minimal to no ornamentation. Profiled pieces of trim were added to window head trim @ front/east elevation. See description of front porch.	North east corner of roof eave - ends of mitered fascia trims at this corner are rotting. (Exhibit E)		X					X		X		Repaint before exposed wood deteriorates. Keeping exterior wood well covered by paint increases longevity of wood. Replace rotted eave fascia trim piece in entirety to avoid obvious short splices.	replacement of rotted eave fascia trims \$200 to \$500

C	Site		Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)			Recommendations	Approximate Cost*
C1	Site Drainage		Flat site, some pooling of water in rear yard in heavy rain, no water intrusion to basement. Owner has extended downspout drainage on north side only as a precaution.			X					X					

*Notes:

- Estimated costs assume no lead or asbestos present.

- Lead testing is noted for every area that includes a potential source of lead paint. A series of 3 tests, one for each of the sources of old paint (windows, doors, siding), would likely provide all the testing needed for the entire project.



509 La Farge Avenue

Landmark, Alteration
Certificate, and Grant Request

Public notice met as required.



Landmarking



1948



Ca. 1960-1970s

- Ca. 1910
- Moved to Louisville from Superior in 1943
- Hipped pyramidal roof
- Mining history, French immigration history



2023



Pres. & Rest. Grant Criteria

- Request: \$40,000
- Requested work except for mechanical & electrical noted in HSA
 - *The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate.*
- Related to preservation, restoration, or rehabilitation



Table 1. Summary of staff analysis of qualification of Preservation Grant requests under Reso. 17, Series 2019.

Requests		Analysis		Requested under extraordinary circumstances?
Description	Amount	Preservation, Restoration, or Rehabilitation?	In HSA?	
Site Work: Improve drainage around <u>entire</u> existing house	\$3,700	Rehab.	✓	No
Structural Systems First Floor: Reinforce floor joists and provide new beams Roof: Reinforce roof rafters	\$23,760	Rehab.	✓	No
Exterior Walls: New siding and new insulation	\$35,130	Pres., Rehab.	✓	No
Roofing and Attic: Provide new asphalt shingles and R-60 insulation	\$11,490	Rehab.	✓ (Insulation)	No
Windows & Doors: Replace existing windows with wood windows	\$30,922	Rest.	✓	No
Mechanical Systems: Install new furnace and ductwork	\$18,280	Rehab.		No
Electrical Systems: Upgrade electrical panel to 200 amp	\$4,465	Rehab.		No
Appearances: Front Porch-restore columns, ceiling and railings	\$9,485	Pres., Rehab., Rest.	✓	No
Total Project Cost	\$137,232			
Total Recommended	\$40,000			

New Construction Grant Criteria

- Request: \$15,000
- Rear addition
- Height: 14ft (below existing structure height of 20ft)
- FAR: 24% below zoning allowance

Table 2. Summary of staff analysis of qualification of New Construction Grant request under Reso. 17, Series 2019.

Request	Amount	Analysis
New Construction: Rear addition	\$214,000	Staff finds that the rear addition qualifies for new construction based on the proposed addition <u>height</u> of 14 feet, which is below the existing structure height of 20 feet, all <u>setbacks</u> are met, and the floor area ratio (FAR) would be 24% less than what is allowed by zoning.
Total Project Cost	\$214,000	
Total Recommended	\$15,000	



Staff Recommendation

Recommendation

- Approval of Resolution 18, Series 2025 to landmark, grant a landmark bonus, and name the home for the LeComte House.
- Approval of Resolution 19, Series 2025 for a grant in the amount of \$55,000.00.