

ITEM: 600 Pine Street Landmark, Alteration Certificate, & Grant Request

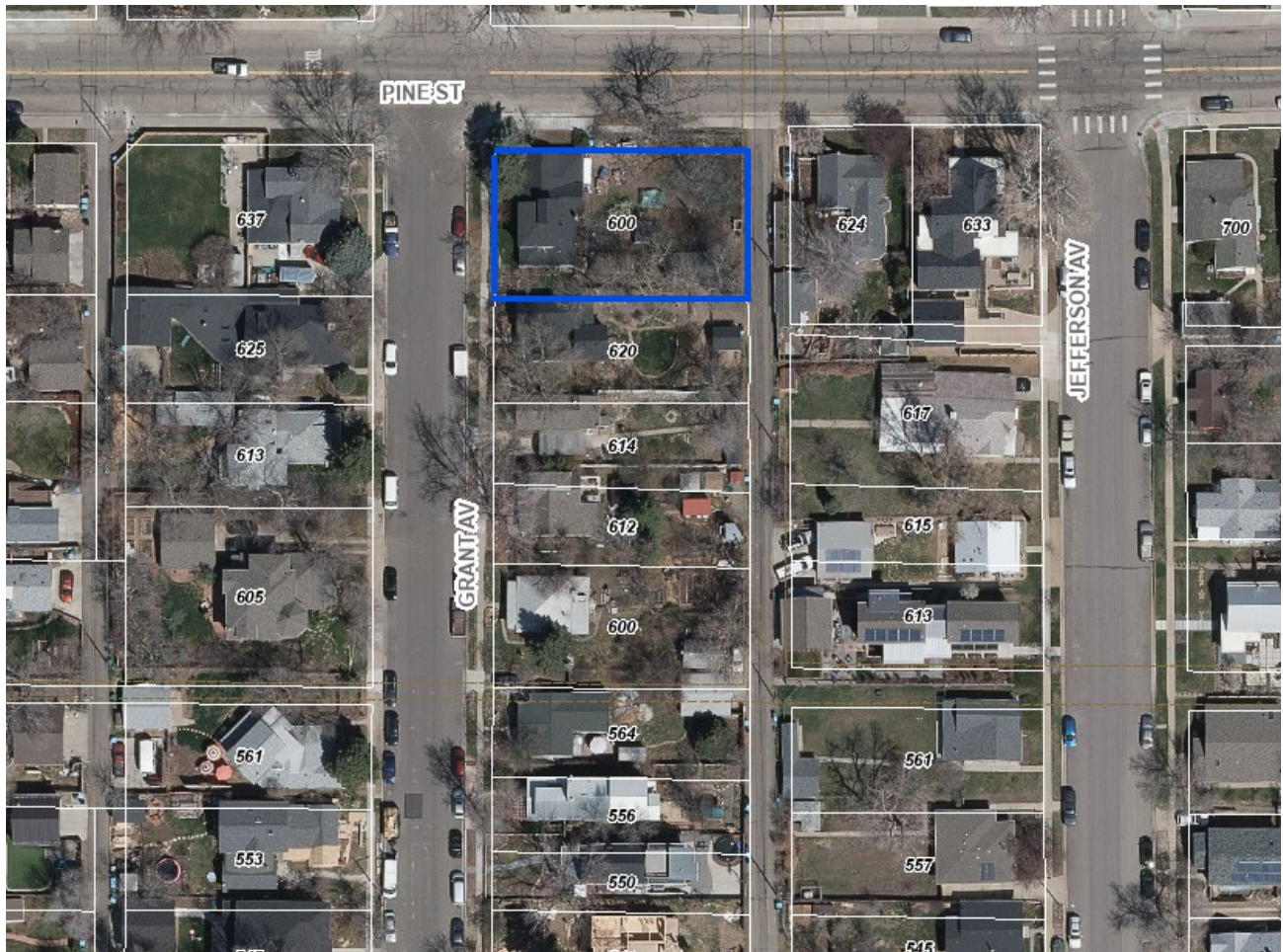
APPLICANT & OWNER: Victoria Malcolm
600 Pine Street
Louisville, Colorado 80027

PROJECT INFORMATION:
ADDRESS:
LEGAL DESCRIPTION:
DATE OF CONSTRUCTION:

600 Pine Street
Lots 1-3, Block 12, Pleasant Hill
Ca. 1905

REQUEST: A request to Landmark 600 Pine Street, and requests for an Alteration Certificate and Preservation and Restoration Grant

VICINITY MAP:



SUMMARY:

The applicant is requesting the following:

- Landmark designation.
- Alteration Certificate to rehabilitate the exterior chimney.
- A Preservation and Restoration Grant of up to \$4,250.00.

HISTORICAL BACKGROUND:

Information from Bridget Bacon, Louisville Historical Museum

For several decades, this was the home of Joseph (“Joe”) and Bertha Malcolm and was the location of Joe’s insurance business. Today, it is the residence of their grandson and his wife. 600 Pine is located in the Pleasant Hill Subdivision, which was platted in 1894. John A. Williams owned the property from 1904 until 1919 and was believed to have had the house constructed. There is evidence that Williams rented out the house to Royal Thompson, who was employed at the Louisville Milling & Elevator Co. (now known as the Louisville Grain Elevator), and his wife, Lulu Belle Thompson.

In 1919, Joe Malcolm purchased the property. It is still owned by members of the Malcolm family, ninety-four years later. Joe grew up in Nebraska and served in the Spanish-American War around 1899-1900. At the time of his death in 1975, he was the last surviving Spanish-American War veteran in Boulder County. Joe and his wife, Bertha, moved to Louisville in 1903, where Joe had a barber shop on Main Street.

From about 1920 until 1955, Joe had an insurance business, which he ran out of his home at 600 Pine. Joe was president of the Louisville School Board for twenty-one years and was active in other organizations as well, including the Louisville Lions Club and the Order of the Easter Star. Bertha is also remembered for all that she did for the Louisville community. She became very active in the Saturday Study Club, a women’s organization that brought culture to Louisville and managed the small library. Records indicate that she was also involved in the Pioneer Club, which overlapped in membership with the Saturday Study Club. Bertha died in 1966 at the age of 84, and Joe died in 1975 at the age of 97.

Joseph W. Malcolm, Jr., born in 1918, served in the Marine Corps for over thirty years. His obituary stated that he was a veteran of World War II, the Korean War, and the Vietnam War, specializing in tanks and amphibious tractors. He received the Legion of Merit and Bronze Star. Records indicate that he and his wife, Claire, made their home in Boulder.

In 1978, following the deaths of his parents, the then-owner of 600 Pine, Joseph Malcolm, Jr., conveyed 600 Pine to his son, Joseph W. Malcolm III, and his wife, Victoria Malcolm. They are the current owners.

ARCHITECTURAL INTEGRITY:

The PaleoWest Historic Context, [*Stories in Places*](#), lists 600 Pine as a Queen Anne-style structure, likely due to the gable facing Pine Street, which has scalloped-shaped shingles, Folk Victorian ornamentation, and bargeboard. The gable also creates a sense of asymmetrical massing from the Pine Street view. Its Queen Anne stylings are less ornate or apparent than other examples of Queen Anne in Louisville, such as 741 Lincoln Avenue or 1045 La Farge

Avenue. The Historic Structure Assessment (HSA), which was completed on the property in 2024, contains the following description:

The property is cross-gabled with one gable-front facing Pine Street and the second gable-front facing the east yard. The home has been heavily modified over the years, with a one-story hip roof addition on the northeastern corner between the two gable ends, a pop-top half-story hip roof addition above the center of the home offset to the southwest, and an enclosed porch on the south elevation.

The one-story addition was constructed prior to 1948, and the porch is believed to be enclosed between 1948 and 1958. There is also a second-story addition which was constructed in 1985. First-story windows appear to be original, and consist of double-hung, one-over-one wood windows with rope and pulley counterbalances. Windows on the enclosed porch and second story are not original.

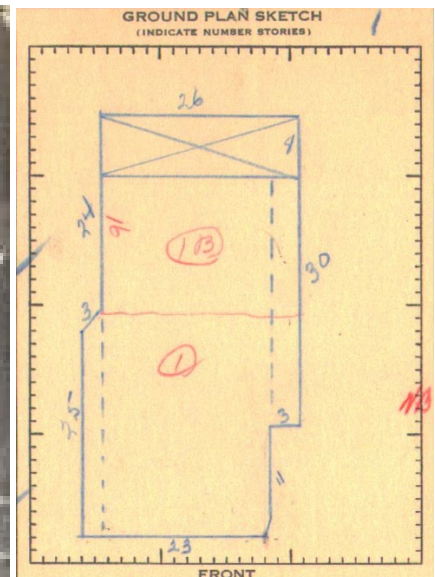
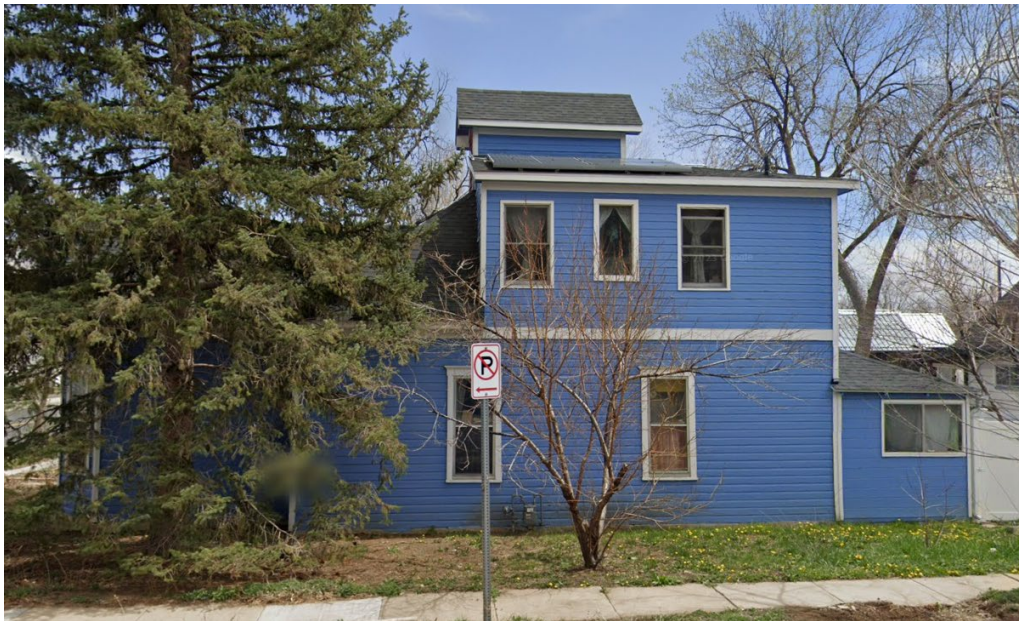


Photo and floor plan of 600 Pine Street from the 1948 Assessor's Card.



Present-day images of the house at 600 Pine Street.

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
A. <i>Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in this chapter.</i>	Yes	600 Pine St was constructed around 1905, making it approximately 120 years old.
1. a. <i>Architectural.</i> 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> • Queen Anne style is relatively rare in Louisville. • Style largely maintained in front/Pine Street portion of structure. • 1980s addition altered massing of original home.

Criteria	Meets Criteria?	Evaluation
1. b. Social. 1) Site of historic event that had an effect upon society. 2) Exemplifies cultural, political, economic or social heritage of the community. 3) Association with a notable person or the work of a notable person.	Yes	Social Significance - <i>Exemplifies cultural, political, economic or social heritage of the community.</i> • Single-family ownership since 1919, over 100 years. • Military service (Spanish-American War, WWII, Korean War, Vietnam War). • Service economy/downtown businesses (barbershop, insurance). • Joe Malcolm advertisement shown on Rex Theatre curtain, on display at Louisville Historical Museum. • Women's social clubs and community services.
1. c. Geographic/environmental. 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. All properties will be evaluated for physical integrity and shall meet one or more of the following criteria: a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation. b. Retains original design features, materials and/or character. c. Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago. d. Has been accurately reconstructed or restored based on historic documentation.	Yes	<i>Retains original design features, materials and/or character.</i> • The first-story windows are original to the house. <i>Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.</i> • The structure has not been moved.

ALTERATION CERTIFICATE REQUEST:

The applicant is also applying for an Alteration Certificate. 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. Alteration Certificates are not required for routine maintenance, such as painting, but are required for work that requires a building permit. The proposed work falls under this review purview, which should focus on how the proposed changes may or may not impact the property and its historic integrity.

The proposed Alteration Certificate is to repair the existing chimney on the property. The proposal includes breaking down the chimney to the ground level and rebuilding the chimney to the same height using the same brick material as the original.



Photo of the chimney's location on the subject building.



Photos of the chimney in disrepair from the 2024 HSA.

ALTERATION CERTIFICATE CRITERIA AND STANDARDS ANALYSIS:

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

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

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

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

Criteria and Standards	Met?	Evaluation
1. <i>The effect upon the general historical and architectural character of the structure and property.</i>	Yes	The chimney has minimal impact on the architectural character of the overall structure and property given its size and location on the building.
2. <i>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 proposed chimney rebuild will be in the same style and use the same brick material as the original.
3. <i>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 rebuilt chimney will be the same height as the existing.
4. <i>The compatibility of accessory structures and fences with the main structure on the site, and with other structures.</i>	N/A	There are no new accessory structures or fences in this proposal.
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	There is no anticipated impact on exterior features surrounding the chimney.
6. <i>The condition of existing improvements and whether they are a hazard to public health and safety.</i>	Yes	The existing conditions of the chimney could provide a hazard because it is currently not structurally sound.
7. <i>The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property.</i>	Yes	The proposal will not impact the 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</i>	Yes	The chimney may be considered a element important to the character of the building and is proposed to be rehabilitated.

Criteria and Standards	Met?	Evaluation
<i>avoided.</i>		
<i>8. c. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.</i>	Yes	The requests do not include conjectural features or other features that create a false sense of history.
<i>8. d. 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 architectural features on this property that have acquired historic significance in their own right.
<i>8. e. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.</i>	Yes	No existing distinctive features are proposed to be removed.
<i>8. f. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. In the replacement of missing features, every effort shall be made to substantiate the structure's historical features by documentary, physical, or pictorial evidence.</i>	Yes	The chimney cannot be reasonably repaired in its current state. Materials used to rebuild the chimney will be the same as existing.
<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</i>	N/A	There are no proposed additions or new construction on the property.

Criteria and Standards	Met?	Evaluation
<i>environment.¹</i>		
<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	There are no proposed additions or new construction on the property.

Staff find that the changes made **will not** result in a loss of the character of the historic building. Section 15.36.120 of the LMC gives the criteria for evaluating Alteration Certificates and based on the proposed design, staff finds that the proposed work **does** meet the standards.

GRANT REQUEST:

The applicant is requesting approval of a Preservation and Restoration Grant for rehabilitation work to reconstruct the existing chimney. The total estimated cost of the project is \$8,500.00 and the total requested grant amount is \$4,250.00. This grant would be in addition to the \$5,000 signing bonus for landmarking the structure and the \$4,000 grant for the Historic Structure Assessment previously approved for the property.

A Historic Structure Assessment was previously done for the property, completed by Stewart Architecture and Planning in 2024 and paid for by the Historic Preservation Fund. The Assessment (Attachment 6) lists chimney repairs as a high priority item in the Preservation Plan.

COST ESTIMATE OF PROPOSED WORK: \$8,500.00

REQUESTED PRES. & REST. GRANT AMOUNT: \$4,250.00

MATCHING PRES. & REST. GRANT MAXIMUM UNDER SECTION 8: \$40,000.00

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.

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. 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?	
Chimney repairs – Remove existing chimney and rebuild using similar bricks	\$8,500	Rehab.	✓	No
Total Project Cost	\$8,500			
Total Recommended	\$4,250			

FISCAL IMPACT:

Approval of the grant request allows for matched grants of up to \$4,250.00 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.

STAFF RECOMMENDATION:

- Approval of Resolution No. 4, Series 2025, recommending approval to City Council of a landmark at 600 Pine Street, to be named **the Malcolm House**.
- Approval of Resolution No. 5, Series 2025, approving the Alteration Certificate.
- Approval of Resolution No. 6, Series 2025, recommending approval to City Council of a Preservation and Restoration Grant of up to \$4,250.00.

ATTACHMENTS:

1. Resolution No. 4, Series 2025 (Landmark)
2. Resolution No. 5, Series 2025 (Alteration Certificate)
3. Resolution No. 6, Series 2025 (Grants)
4. Application
5. Social History Report
6. Historic Structure Assessment

**RESOLUTION NO. 4
SERIES 2025**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING THE
LANDMARK DESIGNATION FOR A HISTORICAL RESIDENTIAL PROPERTY
LOCATED AT 600 PINE STREET.**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a landmark eligibility determination for a historical property located at 600 Pine Street, legally described as Lots 1-3, Block 12, Pleasant Hill, 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, 600 Pine Street (the Malcolm 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 Malcolm 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 600 Pine Street be approved for the following reasons:
 - a. Architectural integrity has been largely maintained over time.
 - b. Association with Louisville's heritage.
2. The Historic Preservation Commission recommends the City Council approve the landmark incentive grant in the amount of \$5,000.
3. With the amendment that the structure be named the Malcolm House.

PASSED AND ADOPTED this 17th day of March, 2025.

Lynda Haley, Chairperson

**RESOLUTION NO. 5
SERIES 2025**

**A RESOLUTION APPROVING OF AN ALTERATION CERTIFICATE FOR THE
MALCOLM HOUSE LOCATED AT 600 PINE STREET FOR EXTERIOR ALTERATIONS.**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting an alteration certificate for a historic residential structure located at 600 Pine Street, on property legally described as Lots 1-3, Block 12, Pleasant Hill, 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 March 17, 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 Malcolm House as described in the Staff Report:

PASSED AND ADOPTED this 17th day of March, 2025.

Lynda Haley, Chairperson

**RESOLUTION NO. 6
SERIES 2025**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A
PRESERVATION AND RESTORATION GRANT FOR THE MALCOLM HOUSE
LOCATED AT 600 PINE STREET.**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration grant for the Malcolm House, a historic residential structure located at 600 Pine Street on property legally described as Lots 1-3, Block 12, Pleasant Hill, City of Louisville, State of Colorado; and

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

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

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

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

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

1. The Historic Preservation Commission recommends the City Council approve the proposed preservation and restoration grant application for the Malcolm House, in the amount of **\$4,250.00** for work as described in the attached Exhibit A.

PASSED AND ADOPTED this 17th day of March, 2025.

Lynda Haley, Chairperson

EXHIBIT A

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?	
Chimney repairs – Remove existing chimney and rebuild using similar bricks	\$8,500	Rehab.	✓	No
Total Project Cost	\$8,500			
Total Recommended	\$4,250			

HISTORIC PRESERVATION PROGRAM INTAKE FORM

ADDRESS

600 Pine Street

APPLICATION TYPES

- ☐ Historic Structure Assessment
- ☒ Landmark
- ☒ Historic Preservation Fund Grant
- ☐ Historic Preservation Fund Loan
- ☐ Alteration Certificate
- ☐ Demolition Review

APPLICANT INFORMATION

Name: Victoria Malcolm

Address: 600 Pine St.

Telephone: 303-829-4912

Email: joe3tori2@comcast.net

Applicant Signature:

VM Malcolm

NOTES

OWNER INFORMATION *(if not applicant)*

Name: Same

Address: _____

Telephone: _____

Email: _____

Owner Signature:

CERTIFICATIONS:

By initialing below, I certify that:

- I understand that any grants provided by the City may be counted as income for tax purposes. VM
- I am the owner of the property at the address above, or have been authorized by the owner to make an application. VM
- I understand that only the property owner may be reimbursed for any and all grants.

VM



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: 600 Pine

Owner Name: Victoria Malcolm

Owner Phone: 303-829-4912

Owner Email: joe3tori2@comcast.net

Owner Representative Name: _____

Owner Rep. Phone: _____

Owner Rep. Email: _____

FILLING OUT THE GRANT TABLE ON PAGE 2

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

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

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

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

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

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

Chimney Jack, Inc.

3330 S. Broadway #34
Englewood, CO 80113

**303-922-2252**

info@chimneyjack.com
www.chimneyjack.com

Work Proposal**Date:** 8 Feb 25

To: Victoria Malcolm
303-829-4912
joe3tori2@comcast.net

Job address: 600 Pine St. Louisville 80027

Scope of project:

Rebuild chimney.

Work to be done:

- A. Chimney.
1. Bricks (500) – including delivery.
 2. Scaffolding setup/breakdown.
 3. Cover solar panels with protective boards.
 4. Take chimney down to ground level.
 5. Haul off brick and rubble.
 6. Create/repair foundation.
 7. Rebuild chimney to same height.
 8. Seal off chimney at top completely.

Project Total: \$ 8500.00

Notes:

Rebuild with orange hard press bricks the same as original.



We put all agreements in writing to avoid misunderstanding. If something is expected to be done that is not listed in the work to be done as outlined above, it might not get done or may cost extra.

We carry liability and workman's compensation insurance.

All masonry work carries a 5-year warranty unless otherwise noted. This proposal is valid for 90 days.

Terms:

Our minimum for a brick/mortar repair project is \$650.

A 50% deposit is needed to start projects of \$3000 or more.

Payment in full is due upon completion.

We accept credit cards – however, we would prefer to be paid by check or cash if possible.

Accepted by _____

Date _____

GRANT TABLE

1	2	3
Title of Line Item	Total Cost of Line Item	Check box if work will be completed prior to hearing.
chimey	\$8500.00	☐
		☐
		☐
		☐
		☐
		☐
		☐
		☐
		☐
		☐
		☐
Total Project Cost:	8500.-	
Half of total:	4250.-	← 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

FOR CHANGES TO SIDING, WINDOWS, AND DOORS

Will the changes remove or alter any original architectural details, such as original windows?

- ☐ Yes
- ☐ No
- ☐ Don't know

Are you proposing to use historic replacement styles based on historic photographs, existing materials, or other historic references?

- ☐ Yes
- ☐ No
- ☐ Don't know

Certify that your site plan clearly identifies the windows, doors, and siding to be changed: _____

FOR ADDITIONS

Does the proposed addition alter any aspects of the existing structure (such as removal of walls, roof, etc.)?

- ☐ Yes
- ☐ No
- ☐ Don't know

If yes, certify that your site plan and/or site photographs clearly identify the areas to be removed: _____

Certify that you have reviewed the Alteration Certificate Design Handout or met with staff: _____

Certify that your application includes zoning compliance information: _____

SIGNATURES AND DATES

Owner Signature Date

Owner Representative Signature Date

CITY USE ONLY – INTAKE VERIFICATION

Application includes:

- ☐ Sufficient information to evaluate zoning for additions
- ☐ Materials to be demolished are identified
- ☐ Materials and/or addition(s) to be added are identified

Comments for incomplete applications:



City of
Louisville

Historic Preservation Program

Alteration Certificate Application (Landmarks Only)

APPLICATION MATERIALS REQUIRED

- ☐ Application form
- ☐ Site plan, drawings, spec sheets, and/or photos showing existing conditions AND identifying location of all proposed changes, AND identifying all proposed replacement materials or addition(s)
- ☐ Optional: Cover letter describing the proposal, including what would be demolished and what would be added

GENERAL INFORMATION

Site Address: 600 Pine

Owner Name: Victoria Malcolm

Owner Phone: 303-829-4912

Owner Email: joe3tori2@comcast.net

Owner Representative Name: _____

Owner Rep. Phone: _____

Owner Rep. Email: _____

PROPOSED CHANGES INCLUDE

- ☐ Addition
- ☐ Changes to siding, windows, or doors
- ☐ Detached accessory structure
- ☐ Roof-mounted solar panels
- ☐ Fence

☒ Other: _____

Note that landscaping and painting do not require Alteration Certificates (except for the alteration of historic painted signs and advertisements).

Please see page 2 to complete the application.



600 Pine St.

Legal Description: Lots 1, 2, and 3, Block 12, Pleasant Hill Addition.

Year of Construction: circa 1905

Summary: For several decades, this was the home of Joseph and Bertha Malcolm and was the location of Joe's insurance business. Today, it is the residence of their grandson and his wife.

Orrin T. Welch and the Establishment of the Pleasant Hill Addition

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In 1902, Orrin T. Welch sold the lots that comprise 600 Pine to the Cathedral of St John the Evangelist. By 1904, however, the Cathedral sold the property to John A. Williams.

The exact details may never be known, but it appears from these property transactions that the lots were either an investment or being eyed for the construction of a church, possibly an Episcopal Church. The fact that the lots at Grant and Pine were located catty-corner from the Baptist Church, which had already been constructed, may have been seen as an advantage. (A church structure was apparently never built, but from 1905 to 1910, the Episcopal St. Peter's Mission existed in Louisville under the leadership of an Episcopal pastor from Boulder, according to the book *The Episcopal Church in Colorado 1860-1963* by Allen Du Pont Breck.)

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No record of a John A. Williams in Louisville could be located. However, there is evidence that Williams rented out the house. The 1918 directory shows that Royal and Lulu Belle Thompson resided at 530 Pine, which was an early address for 600 Pine (before addresses changed in the late 1930s). Royal Thompson was employed at the Louisville Milling & Elevator Co., now known as the Louisville Grain Elevator, at that time.

Malcolm Family Ownership, 1919 - present

In 1919, Joseph Malcolm purchased the property at 600 Pine. It is still owned by members of the Malcolm family, ninety-four years later.

Joseph Wallace Malcolm was born in Illinois in 1877 and, according to his obituary, came to Nebraska by covered wagon with his parents while he was an infant. He grew up in Nebraska. He joined up to serve in the Spanish-American War and was stationed in the Philippines in about 1899-1900. He was one of just a few Louisville residents to have served in the Spanish-American War. At the time of his death in 1975, he was the last surviving Spanish-American War veteran in Boulder County. The following image, from a Malcolm family tree publicly viewable at Ancestry.com, shows Malcolm during his service:



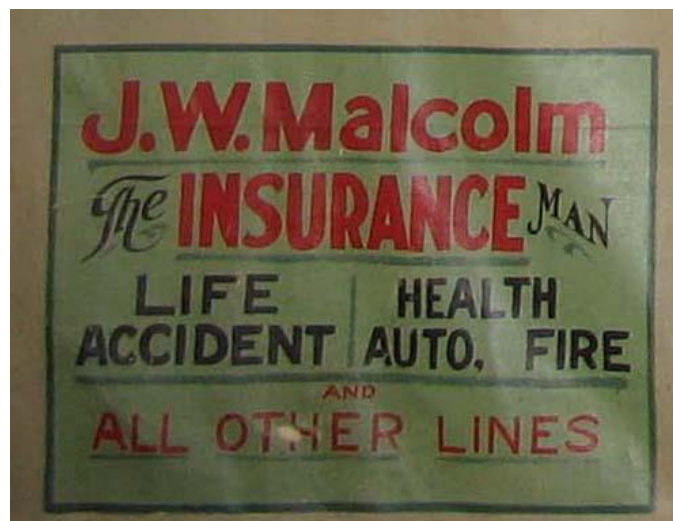
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In an interview for the May 31, 1957 *Louisville Times*, Joe Malcolm looked back at his early years in Louisville. He stated that he would hunt ducks in the area where Louisville Middle School now stands. He also said, "I can remember when the Baptist church [at 701 Grant] set out in the prairie." He remembered when Front Street had seven saloons, a skating rink, a blacksmith shop, a butcher shop, and two boarding houses.

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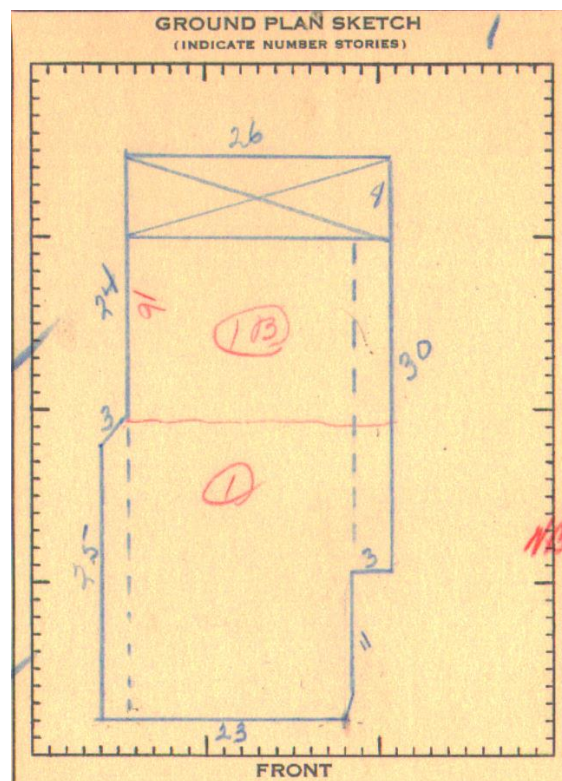
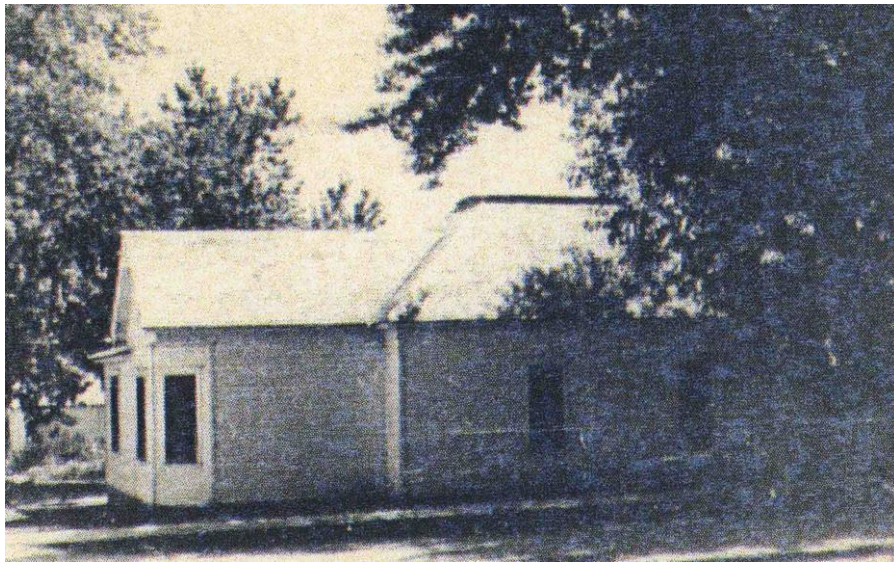


This photo shows Bertha Malcolm, fourth from right, with the Saturday Study Club in 1940:



The 1946 Louisville directory listed not just Joe and Bertha Malcolm as residents of 600 Pine, but also Joe Malcolm, Jr. and his wife, Claire, and an Alice Malcolm who sold insurance.

The following images show the house and the ground layout of the house as they appear on the 1948 County Assessor card for this address:



Bertha Malcolm died in 1966 at the age of 84, and Joe Malcolm died in 1975 at the age of 97.

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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.

600 Pine Street

Historic Structure Assessment



Prepared by:
Stewart Architecture & Planning
1132 Jefferson Avenue
Louisville, CO 80027
(303) 665-6668

Prepared for:
Victoria Malcolm
600 Pine Street
Louisville, CO 80027

April 2024

CREDITS

FUNDING:

This project was partially paid for by the Louisville Historic Preservation Fund.

PARTICIPANTS:

Stewart Architecture

Peter J. Stewart

Barlow Cultural Resource Consulting LLC (BCRC)

Phillip Barlow

4576 Tanglewood Trail, Boulder, CO 80301

JVA Consulting Engineers

Ian Glaser

1319 Spruce Street, Boulder, CO 80302

PHOTO AND MAP CREDITS:

Stewart Architecture

BCRC LLC

Louisville Historical Museum, Department of Library & Museum Services

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1.0 Introduction

1.1 Research Background/Participants

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Information was provided by Stewart Architecture and Planning consultants, BCRC, and the City of Louisville. The project was partially funded by a Louisville Historic Preservation Fund grant.

1.2 Building Location

Building Address: 600 Pine Street, Louisville, Colorado, 80027

Legal Description: LOTS 1-2-3 BLK 12 PLEASANT HILL

Boundary: This legally defined parcel encompasses but does not exceed the land historically associated with this property

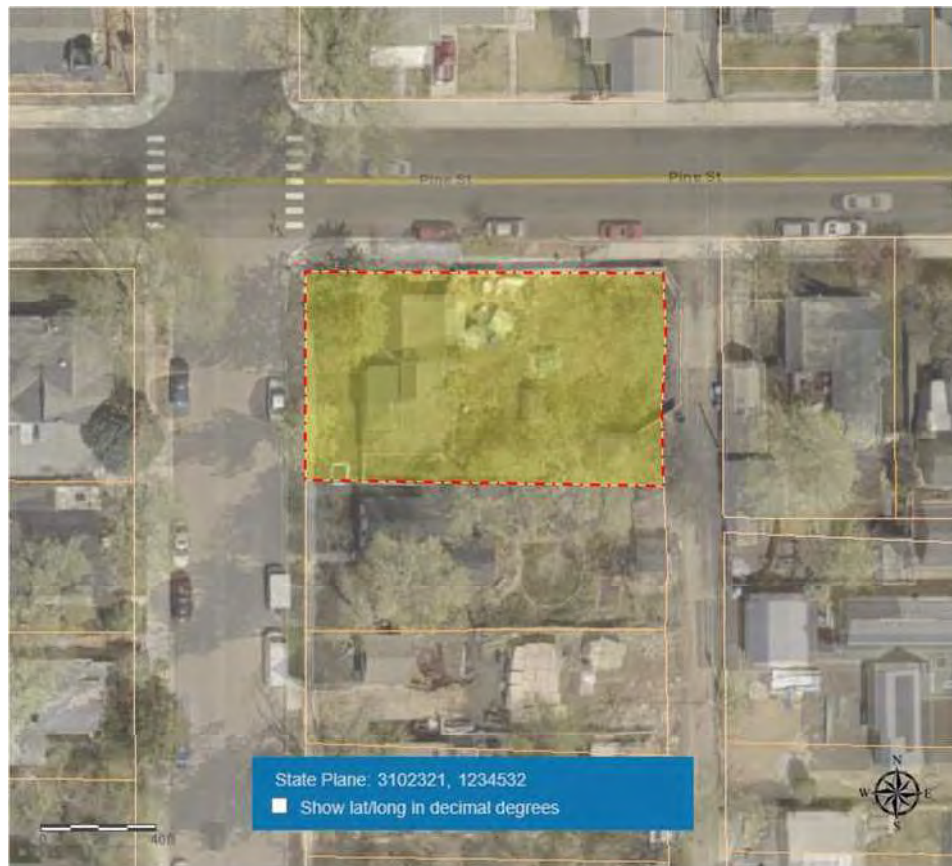


Image courtesy of Boulder County Assessor's Office Property Search GIS
<https://maps.boco.solutions/propertysearch/>

2.0 History and Use

2.0 Building History

The following history was researched and written by Bridget Bacon and made possible by the Louisville Historical Museum, Department of Library & Museum Services. It is reproduced here in its entirety.

600 Pine St.

Louisville Historical Museum Department of Library & Museum Services
City of Louisville, Colorado
August 2013

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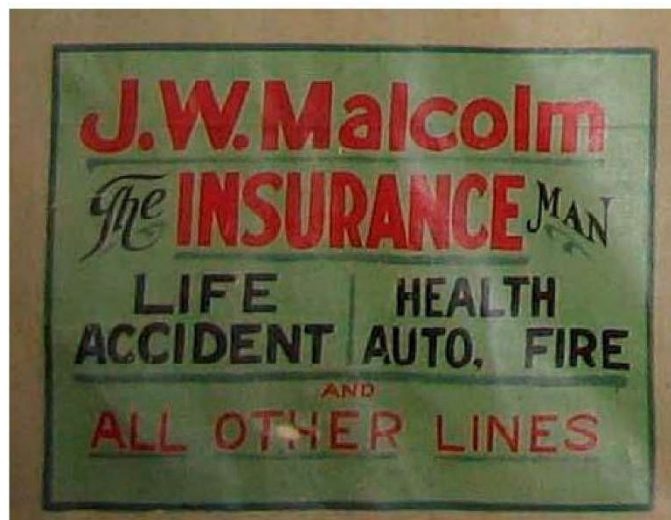
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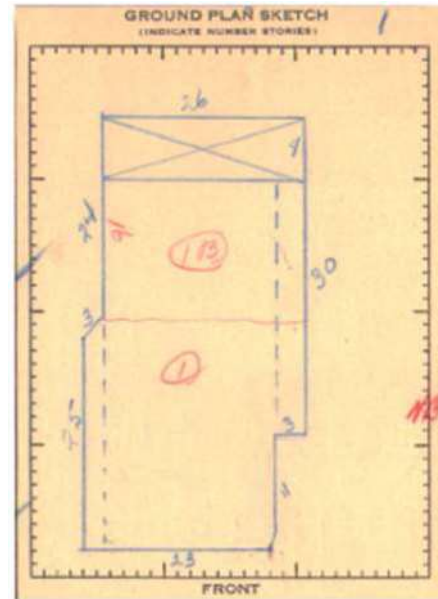
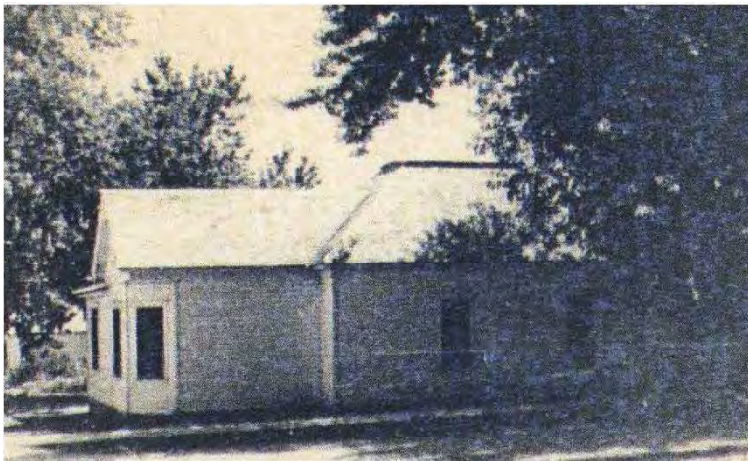


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End of Bridget Bacon's Report

2.1 Architectural Significance and Construction History

Architectural Description:

600 Pine Street is a one-and-one-half-story wood-framed rectangular form residential property on a large lot measuring approximately 80' x 200' on the southeast corner of the intersection of Pine Street and Grant Avenue, three blocks west of Main Street, Louisville, Colorado.

The property is cross-gabled with one gable-front facing Pine Street and the second gable-front facing the east yard. The home has been heavily modified over the years, with a one-story hip roof addition on the northeast corner between the two gable ends, a pop-top half-story hip roof addition above the center of the home offset to the southwest, and an enclosed porch on the south elevation

The home rests on a poured concrete foundation, with multiple eras of pours being noted under the various additions. The wall sheathing is a wide shiplap on the first story cross-gabled portion of the building that is common to the area and the era of construction. The upper half story addition and enclosed porch features narrow clapboard on the upper additions and wide clapboard on the enclosed porch. Original windows are noted on the first floor and consist of double-hung, one-over-one wood windows with rope and pulley counterbalances. Window types on the enclosed porch and upper half-story additions are non-original. The first floor of the home features corner pilasters, a wide cornice, and scalloped shingles with scrollwork on the upper gable ends. A recessed decorative entrance is underneath the enclosed porch on the south elevation which features corner moulding, and beadboard ceiling, suggesting that this may have been the original primary entrance to the home. The roof is asphalt with wood soffit and fascia.

Construction History:

Building was constructed ca.1905. The building retains its original construction site. The 1948 assessor card image shows the one-story addition between the north and east gable ends and indicates the porch on the south end of the building. The assessor card has an early date of 1948 and an update in 1958. The 1948 entry indicates that the porch was open at this time, and the 1958 update shows an X in general area of this entry, potentially indicating that the porch was enclosed by that time. There is also a 1956 building permit indicated on the form, although it does not specify what the permit was for.

Significance:

The historic and architectural significance of the property was addressed by the Louisville Historic Preservation Commission staff in their November 2023 report. Relevant section is included below:

Historic Preservation Commission. Staff Report. November 27, 2023

Item: 600 Pine Street Probable Cause Determination

Staff analysis of the criteria is as follows:

Page 20

2.2 Floor Plans

See drawings in appendix. The following are construction history floor plans.

LEGEND

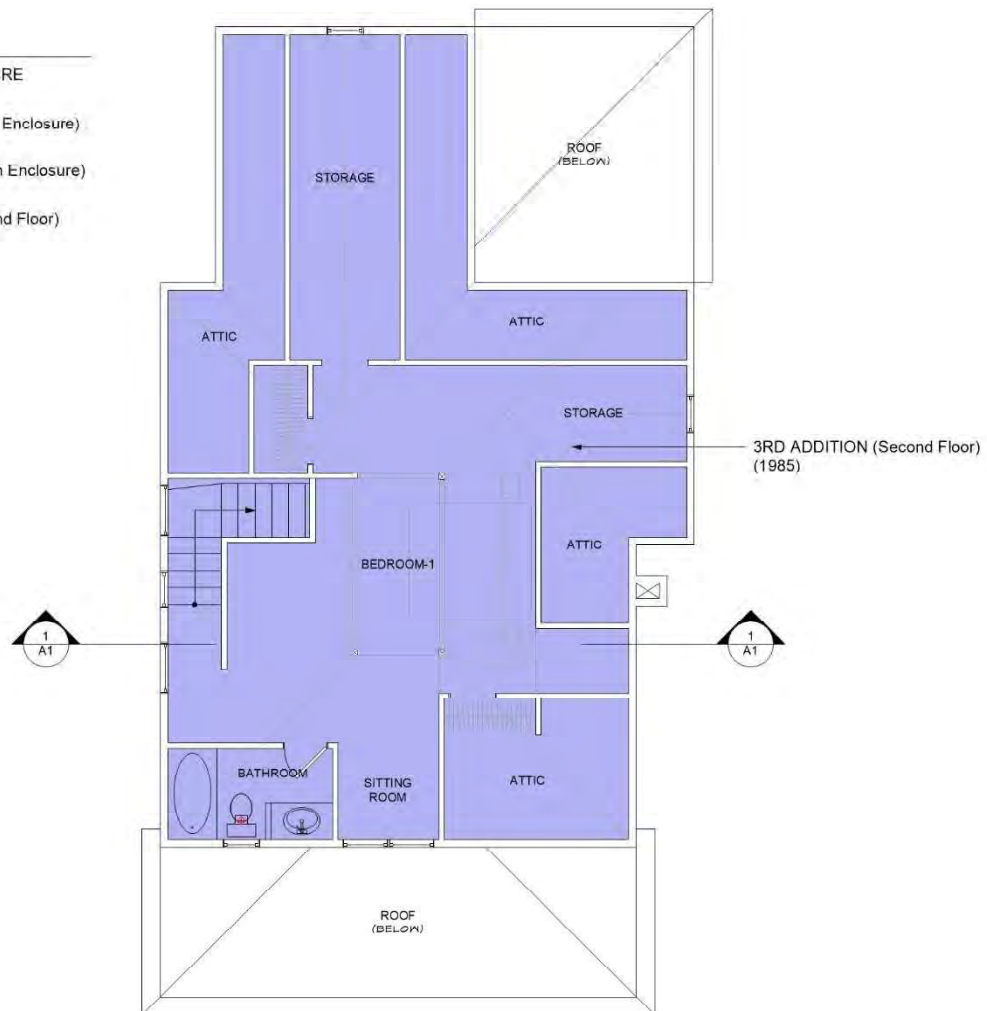
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- 1st ADDITION (Porch Enclosure) (1940's)
- 2nd ADDITION (Porch Enclosure) (1950's)
- 3rd ADDITION (Second Floor) (1985)



Building Construction History Plan- First Floor

LEGEND

- ORIGINAL STRUCTURE (CIRCA 1905)
- 1st ADDITION (Porch Enclosure) (1940's)
- 2nd ADDITION (Porch Enclosure) (1950's)
- 3rd ADDITION (Second Floor) (1985)



Building Construction History Plan- Second Floor

2.3 Proposed Use

The historic use as a residence is anticipated to continue.

3.0 Structure Condition Assessment

3.0 Condition Assessment

This site and building assessment represents the first critical phase to the historic preservation project. The report is based on comprehensive field inspections and research conducted by a number of professionals, including a preservation specialist, an archaeologist, architect and engineer. The assessment recommends, where necessary, appropriate treatments consistent to the *Secretary of Interior's Standards for the Treatment of Historic Properties*.

The users of this assessment will find a description of each feature, element, or space followed by a condition evaluation and finally recommendations for the appropriate treatment of each.

The following condition evaluation rating system is used in this section to evaluate the condition of each feature, element, or space:

GOOD CONDITION: An element, feature, or space is evaluated in good condition when it meets the following criteria:

- It is intact, structurally sound, and performing its intended purpose.
- There are few or no cosmetic imperfections.
- It needs no repair and only minor or routine maintenance.

FAIR CONDITION: An element, feature, or space is evaluated in fair condition when one or more the following are evident:

- There are early signs of wear, failure, or deterioration, although the feature or element is generally structurally sound and performing its intended purpose.
- There is failure of a sub-component of the feature or element.
- Replacement of up to 25% of the feature or element is required.
- Replacement of a defective sub-component of the feature or element is required.

POOR CONDITION: An element, feature, or space is evaluated in poor condition when the following is evident:

- It is no longer performing its intended purpose.
- It is missing.
- It shows signs of imminent failure or breakdown.
- Deterioration/damage affects more than 25% of the feature/element and cannot be adjusted or repaired.
- It requires major repair or replacement.

3.1 Site

<i>Element</i>	<i>Description & Condition</i>	<i>Evaluation</i>	<i>Recommendation</i>
Associated Landscape Features	Large lot to the east along Pine Street. Narrow lawn between the sidewalk on the Pine Street and Grant Street elevations.	Good	No work needed
Grading	The house is slightly above grade with positive drainage around the perimeter except for the west elevation where the ground slopes down towards the home from the sidewalk	Poor	The grade along the west edge of the building should be re-graded to be 6" below wood framing and sloped away from the house or install a French drain along the west elevation to direct water around the house
Parking	There is street parking along Pine and Grant Streets. An alley on the east provides access to a small one-car concrete block garage	Fair	The garage is in need of maintenance on the garage and pedestrian doors
Fencing	A white vinyl fence surrounds the rear yard along Pine Street and the Alley. A wood cedar fence divides the yard between the neighboring property. Per permit MISC-8457-2021, the fence was installed in 2022.	Good	No work needed



Image 1: Large rear lot



Image 2: Grading. Drainage slopes towards the house on the west elevation



Image 3: Parking. Single car garage along alley



Image 4: Vinyl fencing

3.2 Structural Systems

<i>Element</i>	<i>Description & Condition</i>	<i>Evaluation</i>	<i>Recommendation</i>
General Structural System Description	Wood framed structure on rubble stone masonry foundation with cementitious parge coat, and poured concrete	Fair	Further evaluation of the depth of the parge coat is needed. The foundation needs to be further evaluated and repaired to protect the structural system
Foundation Systems	The original foundation is rubble stone masonry. There is a small subterranean space (roof cellar, coal chute, or crawlspace access well) just to the south of the main house and beneath the rear porch that is constructed of clay-brick masonry. Cementitious parge coat is applied to the exterior face. Concrete foundation seams are visible where new foundations were poured under new additions that expanded the footprint of the home. The basement has been partially excavated to accommodate an HVAC system, hot water heater, and some storage. Mid and partial span support pillars are constructed of stacked stone, brick, and wood pillars. The support pillars and generally in poor condition and need to be restored or replaced. The exterior of the foundation has been covered with a cementitious parge coating.	Fair	Repair or replace the mid and partial span support pillars. A structural engineering analysis may be necessary to determine if additional supports are needed.
Brick Cellar Foundation Wall	The foundation between the original structure and the 2 nd addition (porch enclosure) has cracked signaling movement. (Structural Assessment)	Poor	Reconstruct the corner of the foundation including the concrete base. Further review of the interior cellar walls should be preformed by a

			qualified mason or structural engineer
Floor Systems	Floor is 2x8" joists spaced 24" O.C. resting on perimeter foundation and interior pillars.	Poor	Under the primary 1 st floor bearing line, intermediate supports should be placed between the existing ones to halve the span of the deflected double 2x plate. Check other joists for proper support (See Structural Assessment)
Ceiling Systems	1 st Addition (Porch Enclosure) System is performing satisfactory, there is a crack at header where wall of original structure was removed and connected to the enclosed porch.	Fair	Monitor crack at header where wall or original structure was removed (See Structural Assessment)
Roof Framing System	Attic is not accessible/does not exist. Roof framing is covered with drywall and could not be observed.	TBD	See Structural Assessment in Appendix
Entry Porch	The south elevation features a recessed entry that appears to be the original formal entrance. This entrance has been enclosed by the full-width one-story porch. The porch features simple classical details including corner pilasters resembling the Doric order, and an entrance with transom window and casing with entablature	Good	General maintenance needed. Caulking, painting,
Brick Cellar Foundation Wall	The foundation between the original structure and the 2 nd addition (porch enclosure) has cracked signaling movement. (Structural Assessment)	Poor	Reconstruct the corner of the foundation including the concrete base. Further review of the

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Image 5: Foundation. Seam visible under the addition on the left of the image



Image 6: Stacked stone partial-span pillar. Note the added wood boards above and the minimal bearing surface



Image 7: Stacked stone pillar. No longer providing support



Image 8: Joist support beam. Set directly on the dirt floor

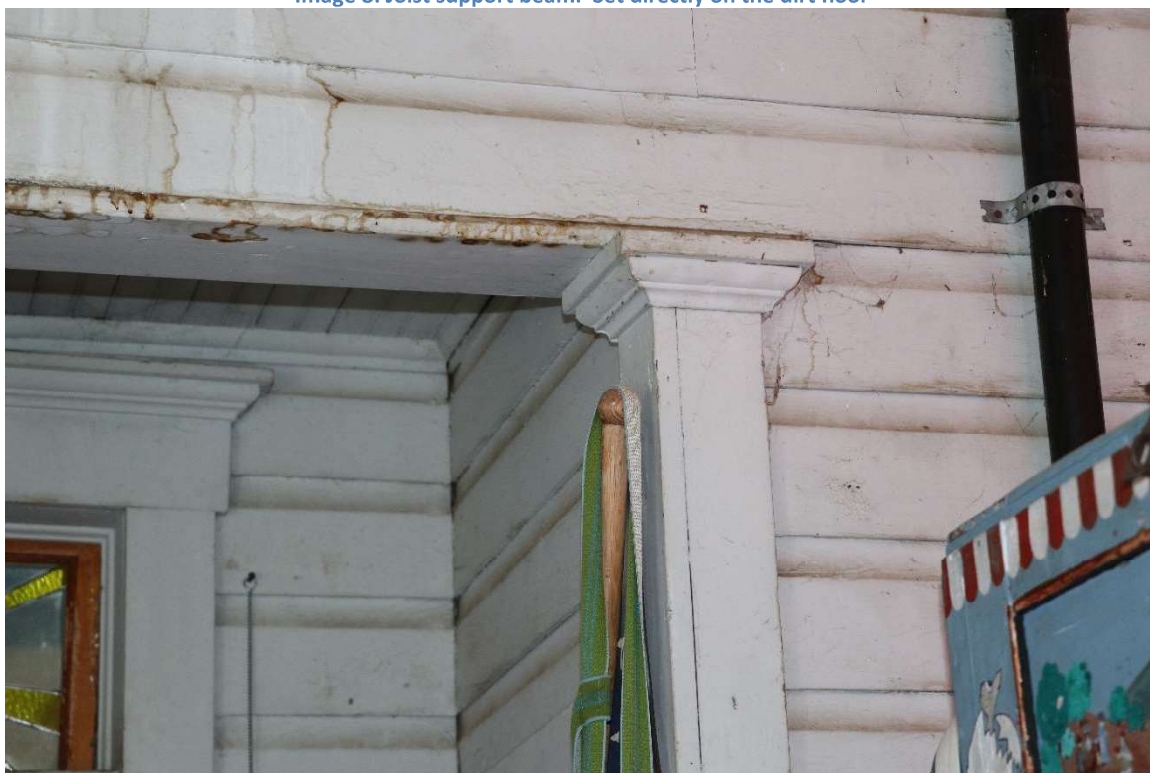


Image 9: Entry porch. Corner pilaster and recessed entry



Image 10: Entry porch. Transom and casing detail

3.3 Envelope- Exterior Walls

Element	Description & Condition	Evaluation	Recommendation
Exterior Wall Construction	Wood framed stud wall with exterior wood clapboard/shiplap sheathing.	Fair	Scrape loose and flaking paint, prime bare wood and repaint. Check areas near downspouts and grade level for deterioration
Exterior Finishes	The exterior is painted wood sheathing with scalloped painted shingles in the gable end, window surrounds with entablature, corner pilasters, and scrollwork in the upper gable peaks. The roof/wall intersection at the enclosed porch appears to be leaking or has leaked in the past. This interface	Fair	Scrape loose and flaking paint, prime bare wood and repaint. Check areas near downspouts and grade level for deterioration

	should be more closely inspected for deterioration		
Exterior Masonry	The exterior chimney receives water from the adjacent roof and exhibits advanced brick and mortar deterioration (determined unsafe condition per structural assessment)	Poor	Flashing around the chimney and roof drainage should be addressed to ensure that water no longer drains onto the chimney. The chimney needs a full pointing and some brick replacement. It may be more effective to carefully dismantle the chimney and rebuild with the historic brick
Exterior Appendages—Porch, Stoop, Portico, etc.	The porch has been addressed in section 3.2	N/A	N/A
Northeast Addition (Architectural Note)	The addition conceals the former clipped corners of the east and north gable end walls; and it conceals the eaves that formerly cantilevered over the corners. The original form may be considered character defining.	N/A	<i>Recommendation:</i> A restoration project could consider removing the addition to reinstate the clipped corners. A new addition could be reconstructed that is of a smaller and lower form.



Image 11: Grant Street elevation. The white belt course separates the upper addition from the original first floor. Note the similar but distinct wood siding and window casing on each section



Image 12: South elevation. Original portion of the building is bottom right with corner pilaster. Note the wider siding on the enclosed porch



Image 13: South elevation. Note the water staining from water infiltration at the enclosed porch roof /wall junction

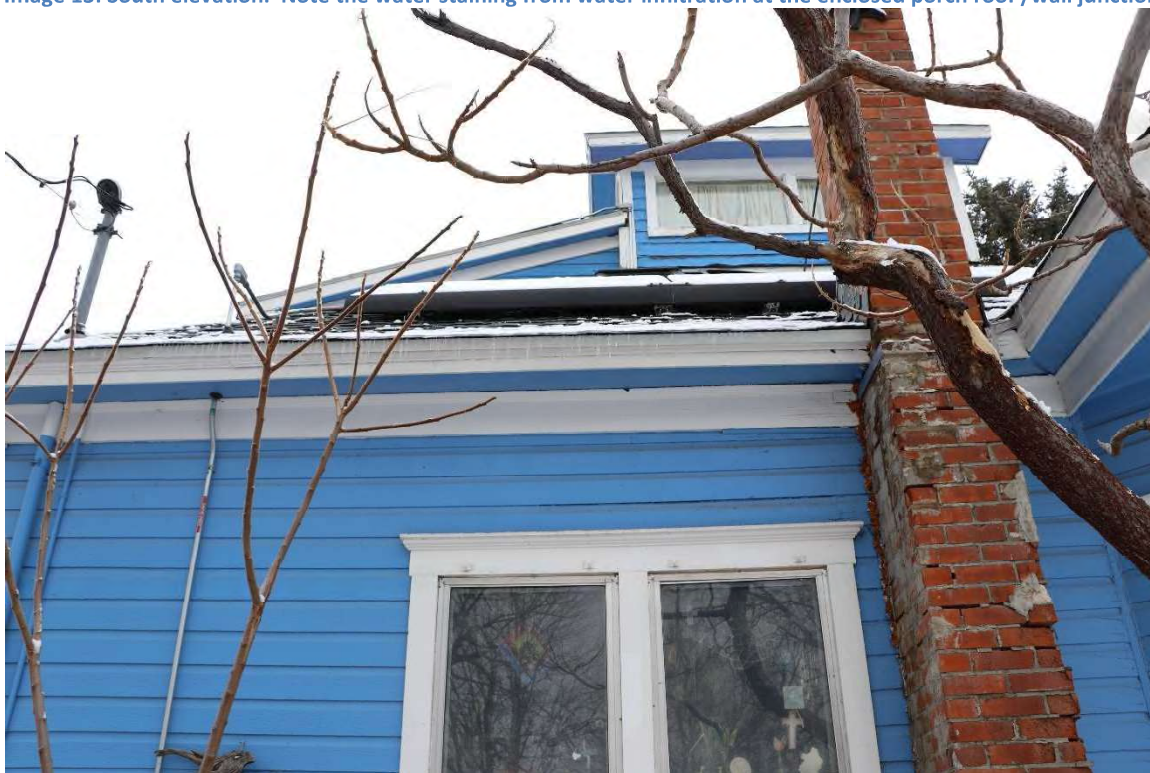


Image 14: East elevation. Brick chimney



Image 15: Brick chimney base. Advanced deterioration from moisture



Image 16: Water from the roof drains directly onto the chimney



Image 17: Deterioration is evident along the length of the chimney below the roofline

3.4 Envelope - Roofing and Waterproofing

Element	Description & Condition	Evaluation	Recommendation
Roofing Systems	Roofing is asphalt shingles. The shingles appear to be in good order and no leaks were noted in the attic. Per permit MISC-3877-2018, the roof was replaced in 2018.	Good	No action needed
Sheet Metal Flashing	Flashing around the roof appears to generally be in good condition. The flashing/roofing system around the chimney should be revisited to ensure that water is properly draining	Fair	Evaluate the roof intersection at the chimney to find a better solution for water management
Perimeter Foundation Drainage	No in-ground drainage systems were noted. There was no ground water infiltration noted in the basement. The sidewalk along Grant Avenue is higher than the property with water draining towards the home	Fair	Install a perimeter drain system along the west elevation of the home to move water away from the foundation.
Drainage System, Gutters & Downspouts	Gutters are in good condition. Some downspouts discharge water too close to the foundation of the building.	Fair	Extend the downspouts so that water is discharged at least six feet from the foundation and on a grade flowing away from the home
Skylights / Cupolas	N/A	N/A	N/A



Image 18: Asphalt shingle roofing

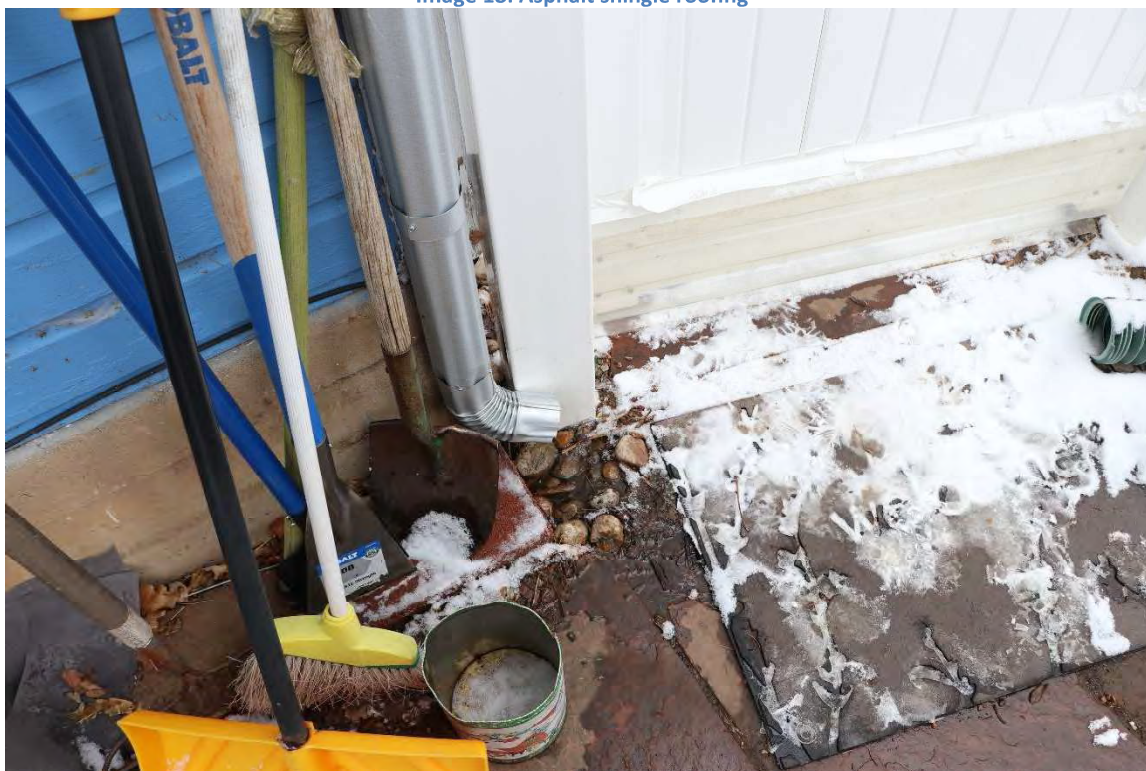


Image 19: Downspout discharges to near the foundation

3.5 Windows & Doors

Element	Description & Condition	Evaluation	Recommendation
Doors (including Hardware, Casing/Trim, and Finishes)	The doors in the private portions of the house (kitchen, bedrooms, closets) are 4-panel wood doors with 4 1/8" flat casing. The doors in the public areas (living room, den) of the house are finished four-panel with 4 5/8" finished fluted casing with floral corner blocks. The shellac on the finished wood is heavily alligatored and discolored. The front door is wood, four-panel, with a single-lite upper. The front door is heavily etched from animal claws. The doors appear to be functional and physically intact. Doors on the upper level all date to the additions.	Fair	Perform general maintenance. Inspect and repair weatherstripping on the exterior doors.
Windows (including Hardware, Casing/Trim, and Finishes)	Window casing matches the doors and matches the public/private divide. The first floor windows all appear to be original wood, double-hung one-over-one windows with weight and cord counterbalance. The smaller windows are operable while the larger windows in the living room appear to be painted shut. Windows above the first floor are not original except for the fixed sash in the shingled gable ends. The windows in the enclosed porch are not original. All windows exhibit conditions associated with age, including broken sash cords, failing paint, failed glazing compound, excess paint, and mild deterioration of the lower sash/sill. The windows have aluminum storms which have helped protect them from more advanced deterioration.	Fair to poor	Windows in the addition are in fair condition, painting and caulking are needed. All double-hung windows are in need of a class 2 restoration, which includes stripping and repainting, sash cord replacement, glazing putty replacement, and epoxy repairs as needed. The aluminum storm windows should be maintained or replaced for protection of the primary window system and for energy efficiency.

Bedroom Windows	Most double-hung windows do not meet egress code (also see section 4.2)	Fair	When restoring or replacing bedrooms windows evaluate for compliance with egress window code
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Image 20: Doors. Kitchen

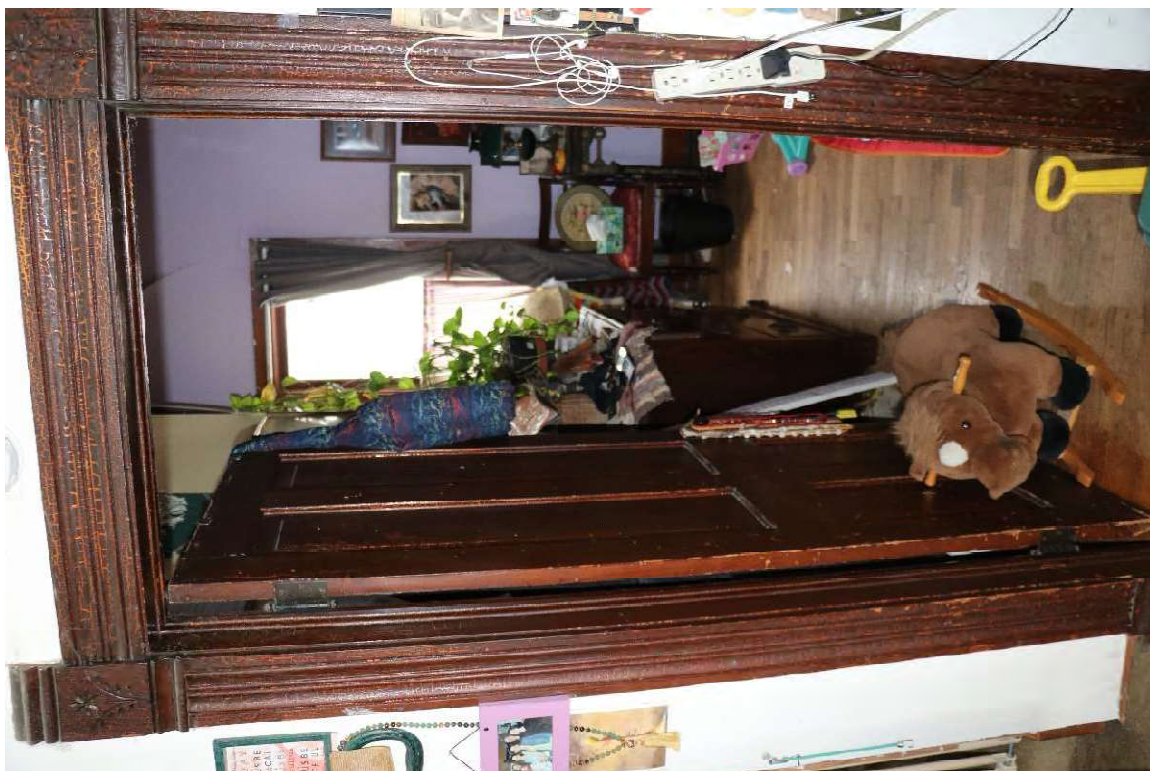


Image 21: Doors. Living Room



Image 22: Doors. Living room. Shellac deterioration detail



Image 23: Doors. Front Door



Image 24: Windows. South Elevation Exterior. Inside of enclosed porch

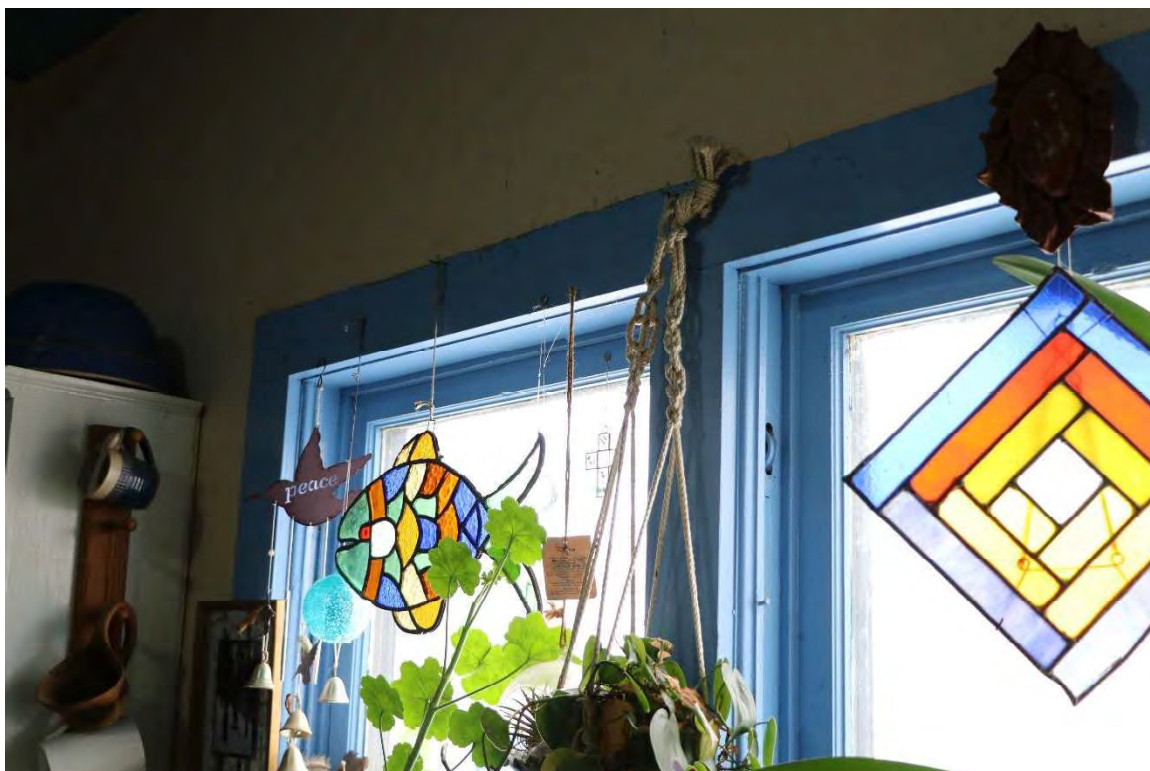


Image 25: Windows. Kitchen. Casing and sash detail



Image 26: Windows. Living Room



Image 27: Windows. Living Room. Sash detail

3.6 Interior Finishes

Element	Description & Condition	Evaluation	Recommendation
Wall Finish Materials	Interior wall finishes are a mix of plaster and drywall. Assessment was impaired by lack of access to the materials.	Fair	Remove household goods away from the walls to fully investigate conditions. Patch and repaint any damaged areas.
Ceiling Finish Materials	Mix of drywall and plaster. The additions are drywall. The living room ceiling is obscured by a tile drop ceiling. Above the drop ceiling some wallpaper fragments remain which could provide additional detail on an earlier design scheme. At the north end of the ceiling plaster is missing down to the wood lath, with evidence that damage was caused by a water leak. The leak appears to have been addressed as no recent damage was noted	Poor	This component is structurally stable but would benefit from being properly repaired.
Floor Finish Materials	The first floor is finished wood floors with vinyl flooring in the bathroom. The finish shows typical signs of wear from age and use. The upstairs flooring is carpeted	Fair	Light sand, finish, and reseal the wood flooring to extend the life of the floor.
Trim and Built-Ins (not previously addressed in Section 3.5)	Private areas have flat stock 7 ½" baseboard while the public areas are finished 8". Assessment was impaired by lack of access to all materials	Fair	Remove household goods away from the walls to fully investigate conditions. Patch and repaint any damaged areas.



Image 28: Wall finishes. First floor. Typical conditions. Note the water stain by the door casing

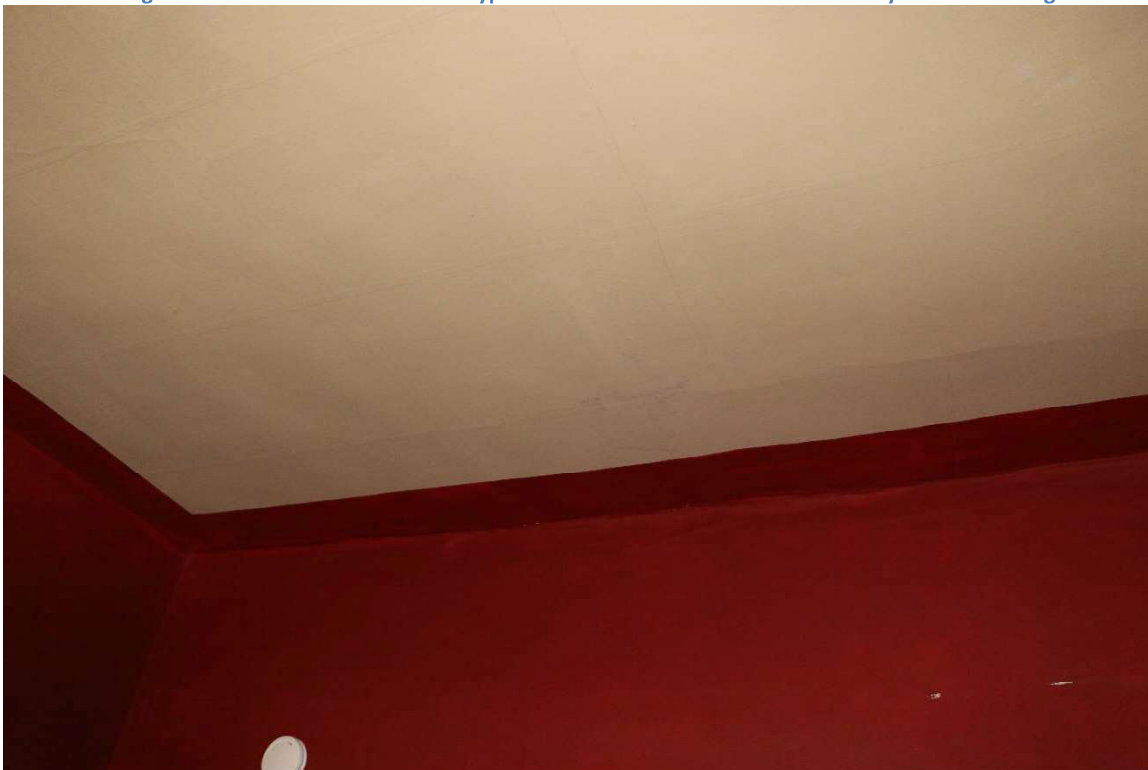


Image 29: Wall finishes. Den. Note the seams which can be seen on both the ceiling and walls. This could be due to over painting over wallpaper or over a fabric system designed to cover plaster cracks



Image 30: Ceiling finishes. Living room. Drop ceiling detail



Image 31: Ceiling finishes. Living room. Drop ceiling detail



Image 32: Ceiling finishes. Living room. Wallpaper over drop ceiling



Image 33: Ceiling finishes. Living room. Ceiling wallpaper



Image 34: Ceiling finishes. Ceiling over drop ceiling. Water damage



Image 35: Ceiling finishes. Ceiling over drop ceiling. Water damage



Image 36: Floor finishes. Wood floor. Typical condition

3.7 Mechanical Systems

Element	Description & Condition	Evaluation	Recommendation
Heating & Air-Conditioning	No air conditioning systems were noted. A modern 92.1 AFUE Goodman brand furnace is installed in the basement. There is a US Craftmaster hot water heater adjacent to the furnace that also appears to be a recent addition. The serial number indicates that it was manufactured in 2012. Both the furnace and the water heater appear to be in good working order.	Good	Perform annual maintenance as needed
Ventilation	No basement vent panels were noted. There is one basement window. Plumbing vents protrude through the roof. No other roof venting was noted	Fair	Monitor interior spaces for moisture build up. If moisture issues are noted, install additional ventilation to correct the issue
Water Service, Plumbing, & Sewer Utilities	Water and gas service appear to be in good condition. No sewage or plumbing issues noted	Good	No action needed
Fire Suppression—Sprinklers	None	N/A	N/A



Image 37: Heating and Air Conditioning. Furnace



Image 38: Heating and Air Conditioning. Hot water heater



Image 39: Ventilation. Plumbing vents



Image 40: Gas meter

3.8 Electrical Systems

Element	Description & Condition	Evaluation	Recommendation
Electrical Service & Panels	Electrical service enters the home at the east elevation at the roof level. The meter and breaker panel are modern and in good condition. A solar array is connected to the main panel, with the panels on the roof directly above.	Good	No work needed
Electrical Distribution System	The electrical system is a mix of modern insulated wiring and knob and tube. As the interior of the first floor still retains its plaster walls, the knob and tube that is visible in the basement likely continues through this level as well.	Poor	At least one of the knob and tube insulators in the basement has broken. The basement and first floor should be evaluated by a qualified electrician
Lighting	Interior lighting is achieved via various fixtures	Good	No work needed
Fire Detection System	Smoke alarms were noted, but not in every bedroom.	Poor	Install smoke alarms inside of bedrooms where missing and carbon monoxide detectors throughout the home. Check batteries and expiration date for any existing alarms.
Security Systems	None noted	N/A	N/A



Image 41: Electrical Service and Panels



Image 42: Electrical Service and Panels. Service connection visible on left above roofline. Solar panels are flat to the roof to the left of the chimney

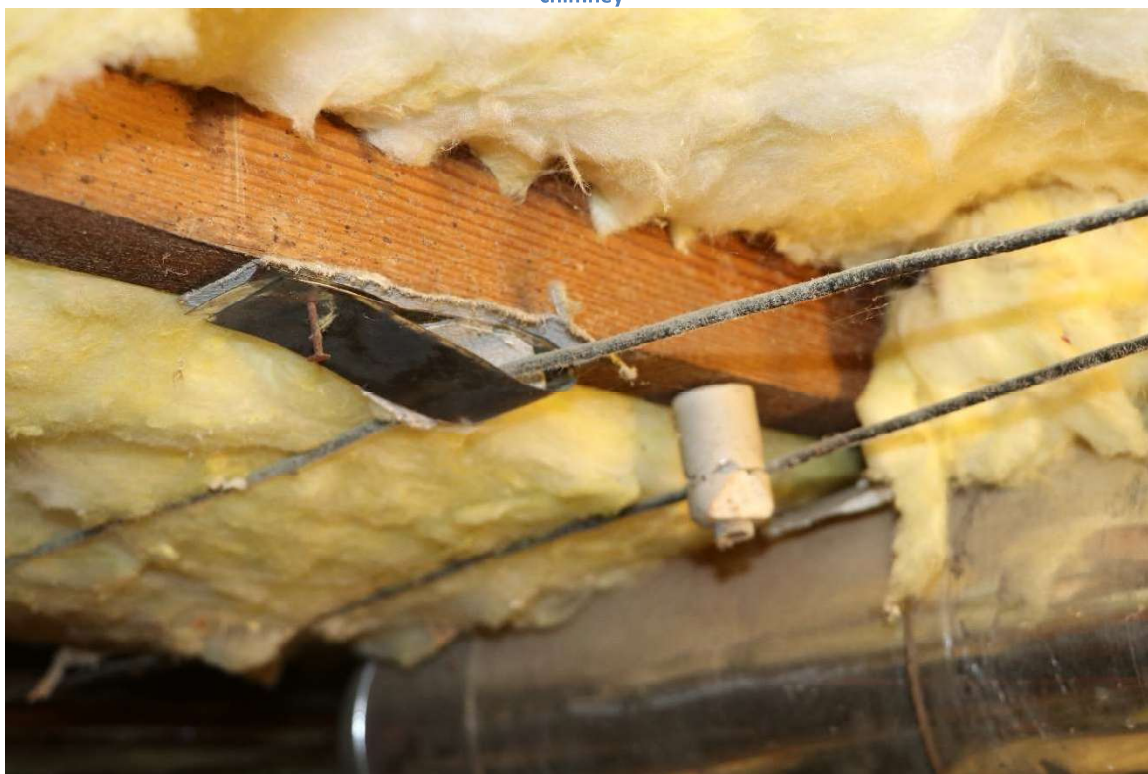


Image 43: Electrical Distribution. Basement. Knob and tube wiring with broken insulator



Image 44: Interior Lighting

4.0 Analysis & Compliance

4.1 Hazardous Materials

Considering the age of the building, lead paint is likely to be found on any original painted surface. A lead paint test should be conducted before starting any activity that is likely to disturb paint.

Drywall taping compound should be tested for asbestos.

4.2 Building Code Compliance

As an existing residence the building code allows continued use of the building, even though all elements may not meet current building codes. Except in cases where dangerous or hazardous structural issues are identified.

The following are some items that do not meet current code but may be used as a continued use:

- Knob and tube wiring must be properly insulated
- Smoke alarms and Carbon Monoxide detectors are not present in all location required.

- Egress windows in every bedroom. Main level windows are slightly under sized. 2nd floor bedroom window is smaller and should be replaced with egress windows

Any new construction (additions or alterations) will be required to meet current building codes at the time of construction.

4.3 Energy Efficiency

Building Insulation; existing and prescriptive standards for additions and remodels:

Building Element	Existing Insulation	2021 IECC Standard
Walls	Unknown	R-21
Basement/Crawl Space	Unknown thickness	R-21
Ceiling/ Roof	Unknown	R-60

Mechanical Equipment

See section 3.7 Mechanical Systems

4.4 Zoning Code Compliance

The property is zoned RM, residential medium density, and is within the Old Town Overlay. The lot meets the minimum lot size. The building is zoned residential and is being used as a residence. No zoning code violations are noted.

5.0 Preservation Plan

5.1 Prioritized Work

The following identifies two categories of prioritized work:

High Priority is work necessary to stabilize the structure and assure it is weather tight. This work may also include other Items which fall within the Critical or Serious Deficiency categories (see definitions below)

- Remove (or repair) the exterior brick chimney. Repair wall and roof in this area.
- Reinforce floor framing on main level
- Evaluate electrical system by qualified electrician to determine if any of the distribution system that was inaccessible is up to code
- Regrade on the west side to improve drainage. Redirect downspouts away from the building

Medium to Low Priority work includes Minor Deficiencies and preservation work, and reconstruction work for interpretive purposes.

- Improve drainage along the sides of the building
- Repair and repaint siding at roof/wall junctions
- Conduct maintenance on all windows to improve operability
- Conduct maintenance on all exterior doors to improve weather sealing

See cost estimate worksheet for a more complete list

DEFINITIONS

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.*

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.*

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*

5.2 Estimate of Probable Costs of Construction

Since the Architect 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 judgment as design professionals familiar with the rehabilitation/construction industry. The Architect cannot and does not guarantee that proposals, bids or the construction costs will not vary from our opinions of probable costs.

Notes:

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, Workers' Compensation, insurances and supervision.

Contingency (for construction) provides for uncovered existing conditions, weather delays and other unforeseen conditions.

Abbreviations

ea	lump sum
sf	square feet
lf	lineal feet
sq	square

Estimate of Probable Costs Worksheet

High Priority Work

<i>Task</i>	<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Total</i>
3.1 Site				
Grading (re-grade along west side)	1	EA	\$ 2,500.00	\$ 2,500
3.2 Structural Systems				
Foundations: Add intermediate supports pads	1	EA	\$ 2,500.00	\$ 2,500
Floor framing: Add intermediate supports	1	EA	\$ 1,200.00	\$ 1,200
Evaluate Interior concrete retaining wall	1	EA	\$ 600.00	\$ 600
Brick Cellar Foundation Wall	1	EA	\$ 4,500.00	\$ 4,500
3.3 Envelope - Exterior walls				
Remove Exterior Chimney (unsafe condition) and repair wall and roof	1	EA	\$ 4,000.00	\$ 4,000
3.4 Envelope - Roofing and Waterproofing				
Repair at removed chimney	1	EA	\$ 1,500.00	\$ 1,500
3.5 Windows and Doors				
Repair or replace windows (Main Floor)	11	EA	\$ 250.00	\$ 2,750
3.6 Interior Finishes				
Remove drop ceilings patch and repair plaster	1	EA	\$ 4,400.00	\$ 4,400

3.7 Mechanical Systems					
Evaluate venting in basement	1	EA	\$	600.00	\$ 600
3.8 Electrical Systems					
Evaluate electrical system for uninsulated knob and tube wiring	1	EA	\$	600.00	\$ 600
Install smoke alarms and carbon monoxide detectors required per code	4	EA	\$	75.00	\$ 300
Add GFI outlets at locations required per code	1	EA			\$ -
4.1 Hazardous Materials					
Asbestos testing	1	EA	\$	800.00	\$ 800
4.2 Building Code Compliance					
See Electrical above					
Egress Window at 2nd floor bedroom	1	EA	\$	3,500.00	\$ 3,500
Subtotal High Priority Costs					\$ 29,750
Other					
Permits, Contractor O&P, Professional fees	15%				\$ 4,463
Subtotal					\$ 34,213
Contingency	10%				\$ 3,421
Total High Priority Costs					\$ 37,634

Low Priority Work

Task	Quantity	Unit	Unit Cost	Total
3.1 Site				
Parking- Repair at garage	1	EA	\$ 1,500.00	\$ 1,500
3.2 Structural Systems				
Wall Framing- Strengthen header at NE addition	1	SF	\$ 850.00	\$ 850
3.3 Envelope - Exterior walls				
Exterior Prep and Painting	1	EA	\$ 9,500.00	\$ 9,500
3.4 Envelope - Roofing and Waterproofing				
Downspout repair& extensions (See 3.1 Site Grading)	1	EA	\$ 800.00	\$ 800
Roofing- flashing & inspection	1	EA	\$ 2,500.00	\$ 2,500
3.5 Windows and Doors				
Doors: Improve air sealing and weather stripping	2	EA	\$ 300.00	\$ 600
3.6 Interior Finishes				
Refinish wood floors (Main Floor)	1	EA	\$ 6,000.00	\$ 6,000
Wall Finish, Trims and Built- Ins (further assessment required)	1	EA	\$ 2,500.00	\$ 2,500
4.0 Building Code Compliance				
Install insulation and air sealing	1	EA	\$ 7,500.00	\$ 7,500
Subtotal Low to Medium Costs				\$ 31,750
Other				
Permits, Contractor O&P, Professional fees	15%			\$ 4,763
Subtotal				\$ 36,513
Contingency	10%			\$ 3,651
Total Low Priority Costs				\$ 40,164

6.0 Bibliography

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7.0 Appendix

Structural Engineer Report
As-Built drawings



JVA, Incorporated
1319 Spruce Street
Boulder, CO 80302
303.444.1951
info@jvajva.com

May 6, 2024

www.jvajva.com

Peter Stewart
Stewart Architecture
1132 Jefferson Avenue
Louisville, CO 80027

RE: 600 Pine Street
Louisville, CO 80027
Rapid Visual Structural Assessment Memo
JVA Job Number 240709.STR

Dear Mr. Stewart:

BACKGROUND & PURPOSE

The homeowner is working with Stewart Architecture to prepare a Historic Structures Assessment (HSA) of their house. JVA was contacted by Stewart Architecture to provide structural input. This memo is intended to supplement the architectural HSA with high-level structural findings.

JVA visited the site for approximately 3 hours on April 12, 2024 to perform a rapid visual structural condition assessment. Our field work included a limited review of accessible envelope, framing, and foundation elements as well as discussions of the home's history with the homeowner.

The information contained in this memo is intended to describe our observations of the visible structural systems and their conditions, followed with recommended structural treatment strategies. No structural design has been completed at this stage. Structural treatment recommendations have been made based only on our observations, our experience treating similar condition issues, and our preliminary analysis.

DESCRIPTION

The house was originally a one-story structure constructed over a crawlspace. The walls, floor, and roof are wood framed. The original foundation is rubble stone masonry. There is a small subterranean space (roof cellar, coal chute, or crawlspace access well) just to the south of the main house and beneath the rear porch that is constructed of clay-brick masonry.

The chimneys are also brick. The interior chimneys have been truncated below the roof level. The exterior chimney on the east is extant today.

At the northeast corner, there is an addition where there was likely once a front porch (Figure 1). The addition floor appears to be a concrete slab on grade and the walls and roof are wood framed. The addition's roof eave is discernable in the 1948 Real Estate Appraisal Card photograph.

Along the south, the former screened-in porch has been insulated and fully enclosed. The homeowner estimated that the modification occurred in the 1950s.

Beneath the east framing bay of the first floor there is a dugout basement area that is represented in the architectural cross section. The walls of the deepened section are board-formed concrete. The vintage of this modification is unknown.



A second floor was added and according to the homeowner's records, the work occurred in 1985-6.

STRUCTURAL EXISTING CONDITION FINDINGS AND RECOMMENDATIONS

Interior Chimneys: The interior chimneys corbel inward to bear on the interior partition walls (Figure 2/Figure 1). The chimneys terminate somewhere in the attic space. There is minor finish staining/damage on the walls near one of the interior chimneys indicating former water leaks at the roof-to-chimney interfaces. There are no cracks in the walls near the chimneys that would indicate insufficient support or rotation.

Recommendation: Monitor the chimneys. If cracking occurs in the supporting walls, consider removing the elevated brick masonry.

Exterior Chimney: The exterior chimney has a clay tile flue liner. The chimney is in good condition above the roof line. It is in poor condition below the roof line as the valley drains onto the chimney and it in turn suffers freeze-thaw damage. Many of the bricks at the base have been lost (Figure 3). The chimney is unsafe.

Recommendation: From a structural perspective, the chimney should be removed (assuming that it is inactive and not being used as a furnace vent). Behind the chimney, the siding and eave framing should be constructed to match the adjacent siding and eave framing. Alternatively, the chimney can be repaired by replacing missing and damaged bricks in kind. A new roof drainage strategy could be employed to lengthen the time between masonry repairs/maintenance work.

Northeast Addition: Structurally, the porch addition appears to be performing satisfactorily. However, there is a crack in the finish wrapping the header over the widened opening between the original house and the addition (Figure 4).

Recommendation: Monitor the crack. If it lengthens or widens, strengthen the header beam with a sister.

Northeast Addition (Architectural Note): The addition conceals the former clipped corners of the east and north gable end walls; and it conceals the eaves that formerly cantilevered over the corners. The original form may be considered character defining. The addition's low slope roof creatively transitions with the cross-gable roof (Figure 5).

Recommendation: A restoration project could consider removing the addition to reinstate the clipped corners. A new addition could be reconstructed that is of a smaller and lower form.

South Porch: The south porch is constructed minimally. Rafters are expected to be 2x4s, the 2x4 studs of the south wall are spaced approximately 2'-4" apart, the header over the windows appears to be a single 2x member, and the ledger is likely nailed only to the siding.

Recommendation: Monitor the porch structure during significant wind and snow events. If cracks in the finishes occur, or if a rehabilitation project is undertaken, strengthen the framing in a way that is sympathetic to the porch's historic form.

Second Floor Addition: The second-floor addition involved introducing a staircase, converting former attic spaces to conditioned storage spaces, and creating a full height area with a roof monitor/clerestory (Figure 6). The work was performed by a reputable contractor (Peter Modafferi) that is still in business today. The former attic floor was observed in one area to have been strengthened with 2x10 joists.



There were no cracks visible in the drywall ceiling of the vaulted bedroom space which implies that the roof framing is structurally sound.

Recommendation: None unless a restoration is being considered. Note that the addition's load path to the foundation is difficult to discern with certainty because the framing is concealed. If a future remodel or rehabilitation impacting the first floor were to occur, care should be taken to maintain the addition's load path to the ground.

Wall Framing: Walls are expected to be framed with 2x4 studs spaced at 16 or 24 inches. Headers over openings are expected to be (2) 2x4 oriented flatwise. Siding is likely directly applied to the studs but there may be a layer of sub-sheathing. The interior sides of the stud walls are likely wood lath and plaster. No distress was observed that would indicate that the historic construction is insufficient.

Recommendation: None. However, an ambitious rehabilitation that exposes the studs, (for new wiring or insulation for example), would present an opportunity to strengthen headers and augment studs under beams. If the siding were removed, a layer of sub-sheathing surfaced with a weather barrier layer would be recommended.

Floor framing: The first floor is framed with 2x8 joists spaced at 16" (verify in next phase) spanning east-west. A bearing line exists under the north-south wall that divides Bedroom 3 from the Kitchen and Bedroom 2 from the Living Room. A north-south bearing line is believed to have existed under the middle of the Living Room. It is unclear if there was a bearing line centered under the Kitchen. Today, the joists spanning between 12 and 14 feet beneath Bedroom 3, Bedroom 2, and the Sewing Room appear to be continuous, intact, and performing satisfactorily. The joists spanning between 14 and 17 feet beneath the Kitchen and Living Room respectively are not all continuous or intact. There is perceptible unevenness of the Kitchen and Living Room floors. It is believed that former crawlspace bearing lines were altered when the basement was introduced and when the furnace and ductwork were installed. Also, the remaining crawlspace level bearing line under the primary north-south first floor bearing wall is compromised; only a double 2x plate supports the floor joists and bearing wall between isolated stone pedestals with wood shims (Figure 7). The double 2x plate appears to be bowed downward between supports.

Recommendation: In the short term, the most concerning first floor framing issues should be addressed. Under the primary bearing line, intermediate supports should be placed between the existing ones to halve the span of the deflected double 2x plate. All the Kitchen and Living Room joists should be checked to see that they are continuous between supports or are supported by posts where they are not. Some posts are already in place, but it is suspected that more posts are necessary under the low spots in the floor and in the vicinity of the furnace and trunk duct lines where framing may have been compromised. In the long term, a more systematic floor inspection and strengthening campaign should be endeavored. Given the congestion created by the heating system components, the comprehensive structural floor framing work can only occur during a time that the heating system is overhauled, or by removing the flooring and working from above.

Perimeter Stone Foundation and Perimeter Grading & Drainage: The perimeter stone foundation appears to be in good condition, but it is difficult to see on the exterior or interior, so the condition rating is unconfirmed. On the exterior the stone has been parged which can be effective to slow water intrusion into the assembly provided that the parge coat extends below grade to the base of the foundation wall. Grade appears to slope downward from west to east. On the west side of the house the grade is relatively high and is within a few inches of the base of the wood framing (Figure 8).

Recommendation: The parge coat will be difficult to remove without damaging the underlying stone masonry so it should remain and be maintained. The parge coat should be confirmed to extend to



the base of the masonry stem wall. Otherwise, surface water can enter the below grade portion of the masonry and then be able to escape on the crawlspace side only. Grade on the west side of the house should be contoured to direct surface water away from the house and be lowered to at least 8" below the base of the wood framing to lessen the risk of moisture-borne deterioration to the rim joist and plate. A perimeter drain may also be prudent.

Interior Concrete Retaining Walls: The board formed concrete walls that bound the deeper basement area are in seemingly good structural condition. Cracks were not observed that would form if the walls were leaning inward and the walls appear be very thick (verify in next phase as not all the wall is accessible for observation). The vertical surfaces of the concrete are deteriorating, and there is efflorescence, indicating that the backside of the wall is receiving moisture that is evaporating on the exposed side (Figure 9).

Recommendation: Inspect the concrete retaining wall in its entirety to confirm that it is intact and performing well. Refer to recommendations above to limit moisture that infiltrates the building footprint. Parging the inside face of the concrete retaining wall is not recommended.

Brick Cellar: The interior of the brick cellar area was not observed as it is not readily accessible. However, the stone to brick interface is visible and is in poor condition at this location (Figure 10).

Recommendation: This corner of the foundation should be reconstructed, including the concrete base that has a crack signaling movement. The interior of the cellar should be reviewed by a mason or structural engineer, and the walls/foundation reconstructed where they are deteriorating.

Thank you for the opportunity to participate in this assessment. Please reach out if there are any questions and/or if you would like us to advance any of the recommendations.

Sincerely,
JVA, INCORPORATED

By:

A handwritten signature in blue ink, appearing to read 'Ian Glaser', written over a horizontal line.

Ian Glaser, PE
Principal

Reviewed By: Christine Britton, PE
Project Manager, Associate

IMAGES



Figure 1: East elevation. Note northeast addition and chimney at roof valley



Figure 2: Interior chimney corbel at partition wall



Figure 3: Missing bricks at base of chimney along east elevation



Figure 4: Crack at header between original house and addition



Figure 5: Northeast addition. Note over-framing at roof transition

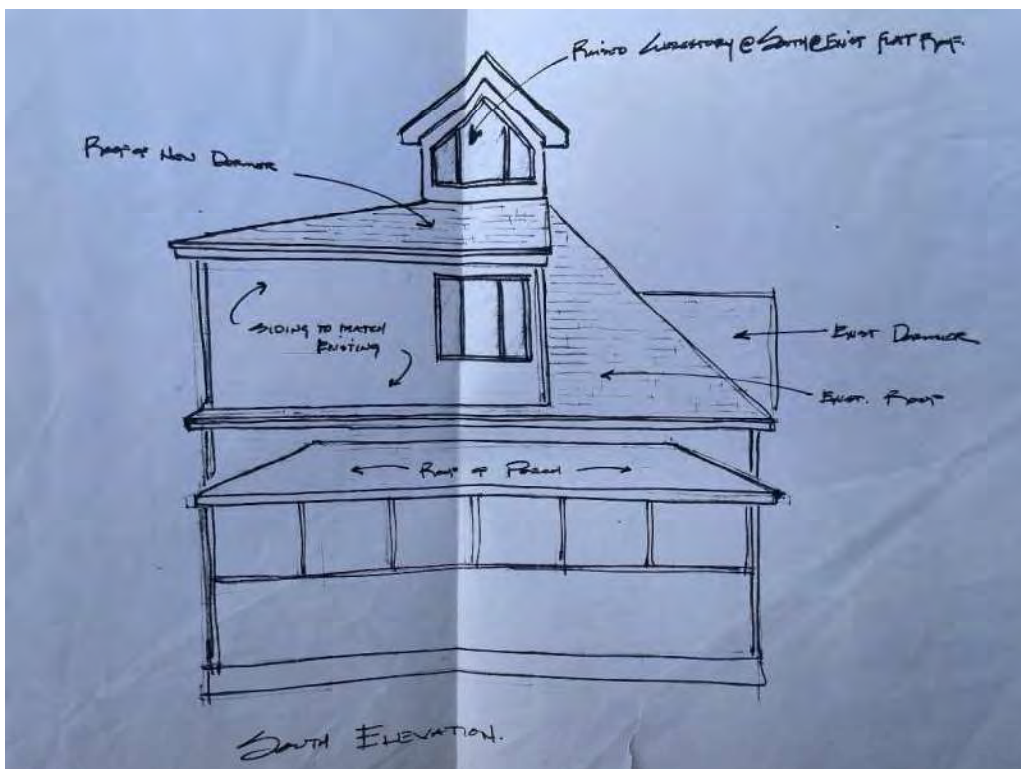


Figure 6: South addition rendering circa 1985-6



Figure 7: Crawlspace bearing line. Note one (2) 2x oriented flatwise between stone piers



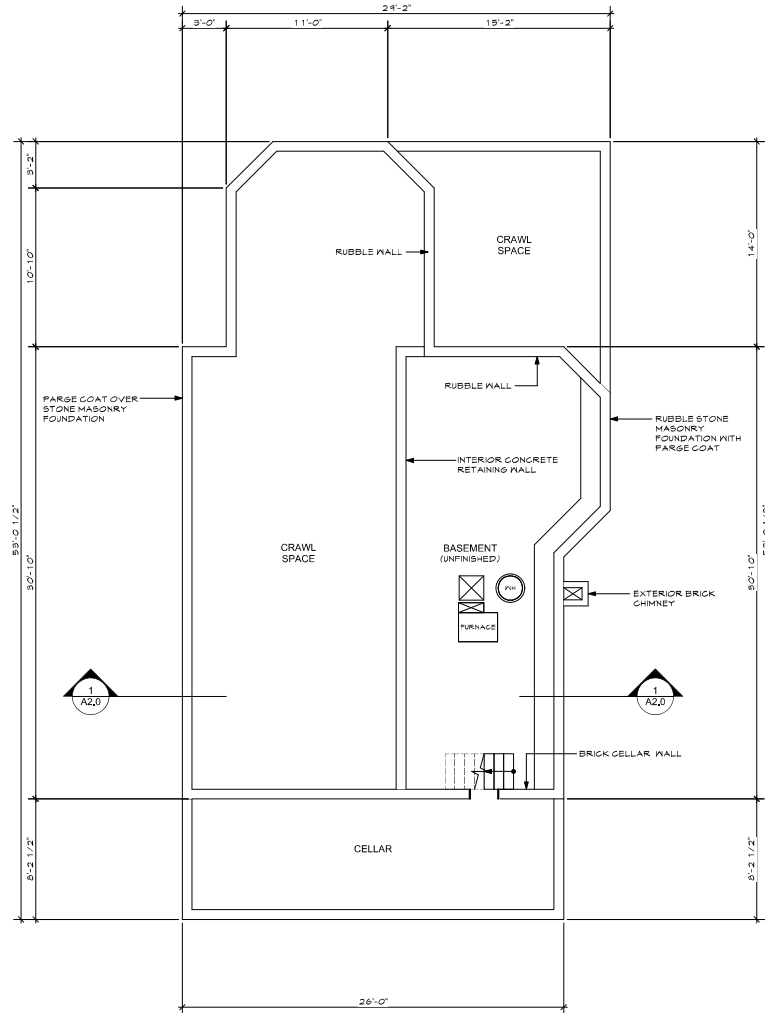
Figure 8: Parge coat over stone masonry foundation and grade proximate to wood framing



Figure 9: Inside face of concrete retaining wall. Note loss of cement paste and exposed aggregate due to moisture migration



Figure 10: Area of foundation wall at stone to brick interface due for partial reconstruction

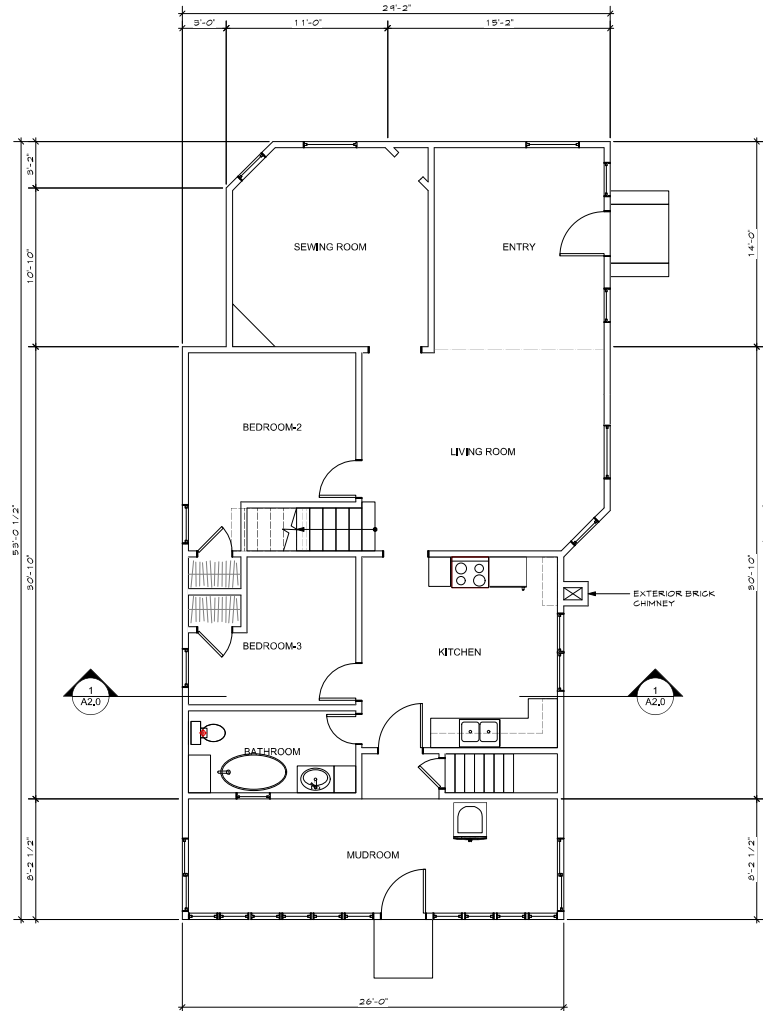


EXISTING CRAWL SPACE PLAN
1/4"=1'-0"

Prepared for:

MALCOLM RESIDENCE
600 Pine Street, Louisville, CO 80027
LOTS 1-2-3 BLK 12 PLEASANT HILL

Issue:	Date	Comments	By:
	April 2024		



EXISTING MAIN FLOOR PLAN
1/4"=1'-0"

Prepared for:

MALCOLM RESIDENCE
600 Pine Street, Louisville, CO 80027
LOTS 1-2-3 BLK 12 PLEASANT HILL

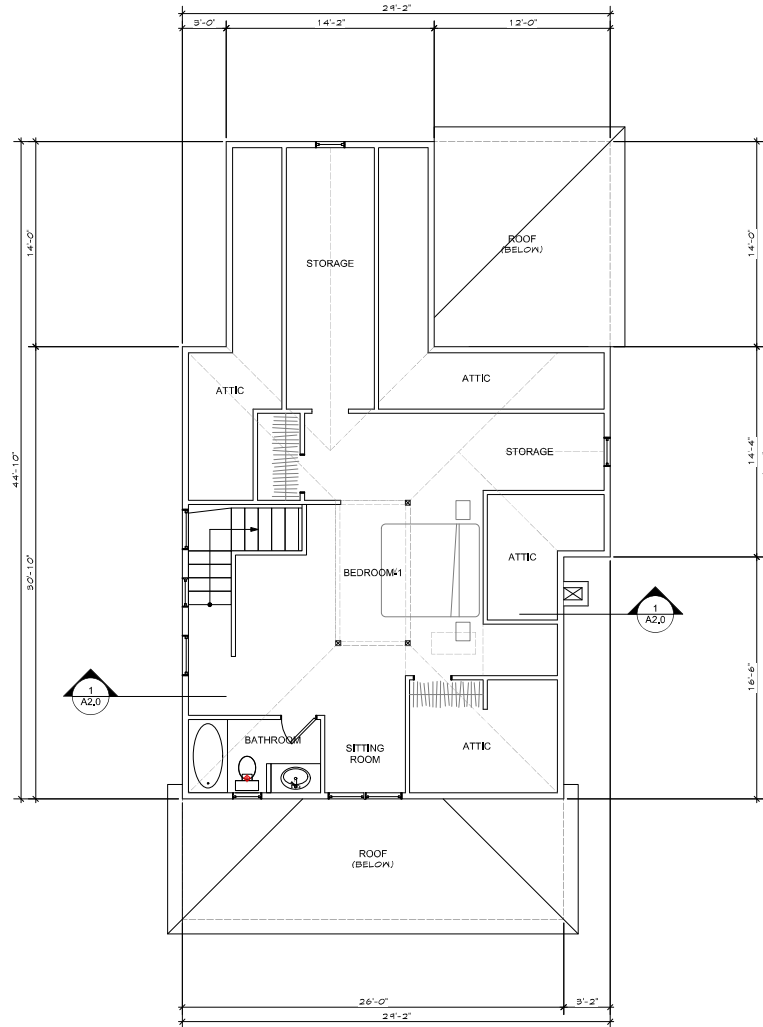
Issue:	Date	Comments	By:
	April 2024		

MALCOLM RESIDENCE
600 Pine Street, Louisville, CO 80027

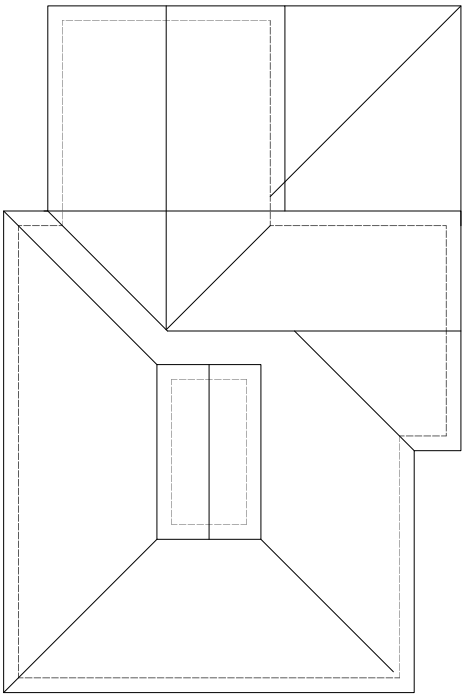
LOTS 1-2-3 BLK 12 PLEASANT HILL

Date	Comments	Init.
April, 2024		

Sheet Title
Existing Second
Floor Plan
Sheet No.
A1.2



EXISTING SECOND FLOOR PLAN



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

Prepared for:

MALCOLM RESIDENCE
600 Pine Street, Louisville, CO 80027
LOTS 1-2-3 BLK 12 PLEASANT HILL

Issue:	Date	Comments	By:
	April 2024		

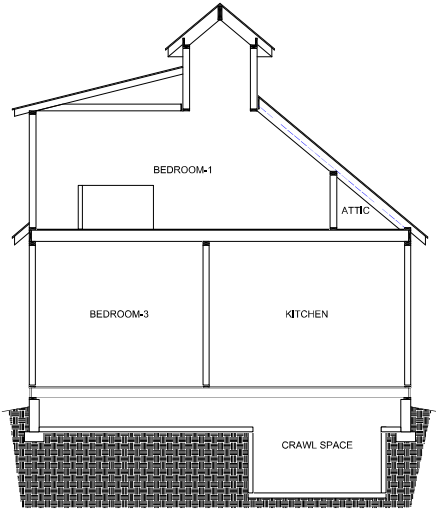


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LOTS 1-2-3 BLK 12 PLEASANT HILL

Issue:		
Date	Comments	By
April 2024		

Sheet Title
Existing Section
Sheet No.
A2.0



1
A2.0

EXISTING CROSS SECTION

1/4" = 1'-0"