

ITEM: 1016 Main Street

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

OWNER: Lea & Keith Wegen, TWSS Main St.
1016 Main Street
Louisville, CO 80027

PROJECT INFORMATION:
ADDRESS: 1016 Main Street
LEGAL DESCRIPTION: Lot 10, Block 17 Caledonia Place
DATE OF CONSTRUCTION: Ca. 1895-1910

REQUEST: A request for a demolition review to demolish the existing house and garage.

VICINITY MAP:



REQUEST:

The applicant requests that the Historic Preservation Commission (HPC) approve the demolition review application at 1016 Main Street for a full demolition of the structures on the property. A subcommittee unanimously voted the request to be heard before the Historic Preservation Commission.

SUMMARY:

The applicant is requesting approval of a full demolition of the principal structure and garage on the property. At the November 18, 2024 HPC meeting, the HPC voted to find probable cause for landmark designation.

Louisville Municipal Code (LMC) [Section 15.36.020](#) defines demolition as an act that removes fifty percent or more of the roof area as measured from directly above, fifty percent or more of the exterior walls of a building as measured contiguously around the building, or alteration on any exterior wall facing a street.

Under [Section 15.36.200](#) of the LMC, if the commission finds that the building may have historical significance under the criteria, the commission may place a stay on the demolition and, “no permit for demolition, moving or removal shall be issued for a period not to exceed 180 days from the date the permit application was accepted.” In addition, LMC 15.36.200 states, “The commission will make all reasonable efforts to expedite resolution of the application or request.”

The purpose of demolition reviews, according to LMC 15.36.200, is as follows:

The purpose of the review of permit applications for demolition, moving, and removal of buildings constructed in or before 1955 is to prevent the loss of buildings that may have historical or architectural significance. The purpose of this chapter is also to provide the time necessary to initiate designation as an individual landmark or to consider alternatives for the building.

HISTORICAL BACKGROUND:

Information from Gigi Yang, Louisville Historical Museum

The history of 1016 Main exemplifies the modest lives of Louisville residents in the late 19th and 20th centuries. The property was used by several generations of the Ashe and Petrelli families as a source of rental income and as a home. It provides a distinctive example of mail-order house construction and of the building industry.

The exact year of construction cannot be determined. Boulder County Records give 1910 as the house's date of construction, however, the County Assessor Card notes the house was 55 years old in 1950, placing the earliest date of construction at 1895. Numerous resources indicate that the house was constructed from a Sears and Roebuck kit. The Sears Catalog of Modern Homes, selling do-it-yourself kits for building a house, was available from 1908-1948, which would bring the earliest date of construction to 1908.

Mary Quillian Ashe purchased the home in 1910, after having previously lived as a next-door neighbor. Mary and her husband, Thomas Gregory Ashe, who was a superintendent of the Lucas mine near Broomfield, moved to Texas with their six sons in 1911. However, the Ashe family retained ownership of the house for the next 27 years and used it as a rental until Mary's death in 1934.

In 1938, the Ashe family sold the home to Victor and Mary Petrelli. Victor was born in Italy and came to the US in 1910. Mary was of Italian descent and born in New Jersey. The Petrellis spent their early years of marriage in Italy until coming back to the United States with their two sons. They moved from Wyoming to Louisville after purchasing the house at 1016 Main, and Victor and his eldest son, Eugene, found work at the Louisville Lafayette Coal Company. During World War II, Victor worked as a loader at the Centennial mine. Mary passed away in 1948 and Victor in 1961. The Petrelli family retained ownership of the property until 1982, when their three sons sold the property.

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



Photo of 1016 Main Street dated ca. early 1900s.

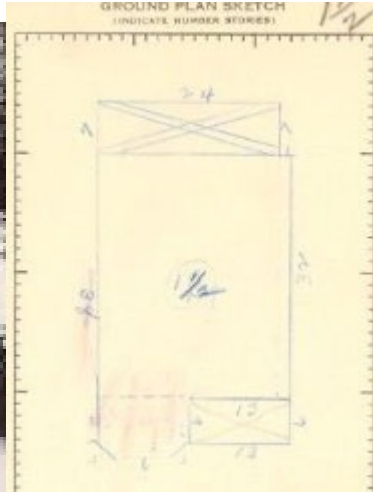


Photo and floor plan of 1016 Main from the 1948 Assessor's Card.

ARCHITECTURAL INTEGRITY:

1016 Main Street was documented in the [PaleoWest "Stories in Places"](#) residential context as displaying a Queen Anne architectural style, one of three in Caledonia Place. It is likely that this building was constructed from a Sears and Roebuck house kit. The property exhibits a front-gabled roof and front porch. According to the Historic Structure Assessment (HSA) completed for the property in 2024, a single addition on the eastern side of the house was added as a deck before 1948 and was enclosed thereafter. Changes to the building also include a bay window and greenhouse on the south side, both added in 1989.

The house has maintained many of its original features, including the siding, windows, and trim. It is unclear if the front door is original.

This property was registered with the National Register of Historic Places in 1986 with the following architectural description:

Wood frame Queen Anne Vernacular house characterized by large projecting bay. Trim on front façade includes diagonal shingles in gable of projecting bay, with slender columns separating the three "walls" of the bay. Plain window and door frames. Shed-roof porch supported by round columns extends over portion of façade of main house. Shed-roof carport added in c. 1980 off south side.



Current image of 1016 Main Street.



Current image of 1016 Main Street.

CRITERIA FOR DEMOLITION REVIEW:

The Historic Preservation Commission “shall consider and base its decision upon any of the [criteria]” described in [Section 15.36.200\(H\) of the Louisville Municipal Code \(LMC\)](#), which are as follows:

Criteria	Meets Criteria?	Evaluation
1. <i>The eligibility of the building for designation as an individual landmark consistent with the purposes and standards in this chapter;</i> <i>a. Age</i> <i>b. Significance</i> <i>c. Physical Integrity</i>	Yes	<u>Age</u> 1016 Main Street was constructed ca. 1895-1910, making it approximately 114-129 years old. <u>Significance</u> The Architectural significance of 1016 Main Street includes: • Queen Anne style • Kit house Social history includes: • Italian immigration history • Mining history

		<u>Integrity</u> • The structure remains in its original location and setting and maintains a relatively unchanged form. • Additions to the east (rear) and south (right) side of the house have been made over time.
2. <i>The relationship of the building as a potential contributing structure to a potential historical district per the criteria set forth in this chapter;</i>	Yes	• Based on the building's location and form, it could be a potential contributing property in a potential historic district. • The PaleoWest report does not include this property in potential historic districts.
3. <i>The reasonable condition of the building*;</i> and	Yes	• Structural engineering reports from the HSA indicate the building's structure is adequate for continued use. • The HSA also includes a list of <i>critical deficiencies</i> to address, mostly related to foundation and site grading.
4. <i>The reasonable projected cost of restoration or repair.*</i>	Unknown	A specific projected cost was not included as part of the application.

** In considering the condition of the building and the projected cost of restoration or repair as set forth in subsections H.3 and H.4, above, the commission may not consider deterioration caused by unreasonable neglect.*

HISTORIC CONTEXT REPORT:

The City completed a residential historic context report ([Stories in Places: Putting Louisville's Residential Development in Context](#)) in 2018 that includes a list of recommended and priority properties for preservation. 1016 Main Street is not listed as one of the properties to prioritize for landmarking. The property was also not surveyed in the 2023 "[100 Architectural Inventories from the City of Louisville](#)." The 2018 report indicates that 94% of Queen Anne style houses in Louisville have been documented, including this property which is listed on the National Register. At the time of the 2018 report, the Queen Anne form made up approximately 3% of the building stock in Louisville.

The property is listed on the National Register of Historic Places as the Petrelli-Del Pizzo House (Attachment 3). The National Register of Historic Places has no restrictions on what a non-federal owner may do with their property, including destruction, unless the property is involved

in a project that receives federal funding. The subject property has not previously requested federal funding.

PUBLIC COMMENTS:

There have been ten public comments received for this application (Attachment 5). Nine of the comments are in opposition to the demolition, referencing the building's status on the National Register as well as the preserved architectural integrity that contributes to the residential character on Main Street as primary concerns for the demolition. One comment acknowledges the property owners' right to demolish the building.

RECOMMENDATION:

LMC 15.36.200 notes that the purpose of demolition review is to:

1. Prevent loss of buildings that may have historic and architectural significance; and
2. Provide the time necessary to initiate designation as an individual landmark or to consider alternatives for the building.

Staff find that the property could meet the architectural significance criteria and therefore could qualify for landmarking. Based on evaluation of the criteria in [LMC Sec. 15.36.200](#), the HPC may release the permit, or place a stay on the application for up to 180 days from the date of application, which was March 5, 2025. A full 180-day stay would expire on September 1, 2025.

Staff recommend that the HPC place a 180-day stay on the demolition. The property has maintained much of its architectural integrity since its construction in the late 1800s and the Queen Anne style is relatively uncommon in Louisville. Although the property is not listed for recommended preservation status in any context reports completed for Louisville, its location along Main Street, preserved architectural form, and registration with the National Register of Historic Places highlights the building's historical significance on both a local and national scale.

The applicant is familiar with the benefits of the preservation program. However, staff recommends that the HPC place a maximum stay to allow time for discussions with commissioners to explore the various preservation tools available to the Commission. Staff believes that a 180-day stay will allow time for the applicant and the HPC to explore preservation options such as land acquisition, house moving, or other available tools aside from Landmark status.

ATTACHMENTS:

1. Social History Report
2. Historic Structure Analysis
3. National Register of Historic Places Form
4. Application Materials
5. Public Comments
6. Staff report from the November 18, 2024 HPC meeting



1016 Main St. History

Legal Description: LOT 10 BLK 17 CALEDONIA PLACE

Year of Construction: c. 1895-1910

Summary: The history of 1016 Main exemplifies the modest lives of Louisville residents in the late 19th and 20th centuries. The property was used by several generations of the Ashe and Petrelli families as a source of rental income and as a home. It provides a distinctive example of mail-order house construction and of the building industry.

Development of the Caledonia Place Subdivision

The subdivision in which this property is located was originally part of Caledonia Place which was platted and recorded with Boulder County in 1890 by James Cannon, Howard Morris, and Henry Brooks. It was the fourth addition to original Louisville, which had been platted in 1878.

Early Property Ownership

The earliest transaction for this property occurred in 1892 when J.C. Williams purchased Lot 10 Block 17 from Howard Morris, James Cannon Jr., and Henry Brooks- the original developers of Caledonia Place. J.C. Williams was an early developer in Louisville who owned many properties throughout downtown. He was a Superintendent for Northern Colorado and Coke and the Rocky Mountain Fuel Company.

Williams promptly resold the property to George B. Cannon, a Lafayette florist and brother of James Cannon, Jr. Within a year, in 1894, Cannon sold the property to the McAllister Lumber & Supply Company. At that time Frank L Boyd was the manager of the Louisville office of McAllister Lumber. McAllister Lumber provided building supplies to the mines and cities and had begun dabbling in the real estate market, purchasing and selling lots in Louisville and Lafayette. Nine years later, in 1904, through a quit claim deed, Frank Boyd acquired the property for \$40.

Joseph H. and Elizabeth Fearn Ownership, 1905-1910

Joseph and Elizabeth Fearn purchased the property from Frank Boyd in 1905 for \$1200. The Fearn family came to Louisville from Illinois and had been living in Louisville since 1895. They had two children – Ernest (b.1896) and Lela (b.1900). Joseph Fearn is listed as a coal miner in the 1900 and 1910 census and ran for Trustee of Louisville on the socialist ticket in 1910. The photo below is dated c. early 1900s and is most likely of the Fearn family outside 1016 Main.



Dates of Construction

It is possible a house was constructed on the lot while the property was owned by McAllister Lumber or Frank Boyd, however the year of construction cannot be accurately determined. Boulder County's online records give 1910 as the house's date of construction. 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, the date offered by the County contradicts the information, including information on the County Assessor card itself, which notes the house was 55 years old in 1950. This would place the earliest date of construction at 1895, around the time that McAllister Lumber acquired the property.

Later reports and newspaper articles related to the listing of 1016 Main on the National Register of Historic Places, notes the date of construction as 1892 (*Louisville Times*, October 1, 1986) and as built by John L. Ashe in 1910 (*Louisville Times*, November 9, 1986). Numerous resources, including the Louisville Times, the National Register application, a [2005 Louisville Historian article on Sears Homes](#), and

anecdotal evidence all indicate that 1016 Main was constructed from a Sears and Roebuck kit. The *Sears Catalog of Modern Homes*, selling do-it-yourself kits for building a house, was available from 1908-1948, which would bring the earliest date of construction to 1908.

The 1909 Drumm's Map of Louisville shows a house located on Lot 10 Block 17 which also indicates that the house was constructed prior to 1909.



Ashe Family Ownership, 1910-1938

In 1910, the Fearn family moved to Nebraska and sold 1016 Main to their next-door neighbor, Mary Quillian Ashe (1882-1934). Mary Quillian was born in Colorado in 1882. Her parents came to Colorado in 1869 and her father, Asbury H. Quillian was a Protestant minister who travelled throughout Colorado. In 1906, Mary married Thomas Gregory Ashe (1875-1969). Thomas Ashe was of Irish descent and was a farmer in Iowa before coming to Colorado. By 1910, Mary and Thomas were renting a house on Main Street and Thomas was working as the superintendent of the Lucas mine near Broomfield. Two of their six sons were born in Louisville before the family moved to Texas in 1911. However, the Ashe family

retained ownership of the house for the next 27 years. It appears the Ashes rented the property from the 1910s-1930s until Mary's death in 1934, leaving the house to her sons. In 1936, her children transferred ownership to their father, Thomas Ashe until he sold the property to Victor and Mary Petrelli in 1938. Obituary notices note that Mary Ashe was active in the Methodist Church, Eastern Star, and Women's Christian Temperance Union, but it does not appear that she ever lived in Louisville again after 1911.

Petrelli Family Ownership, 1938-1982

Victor Petrelli and Mary Fallone Petrelli purchased 1016 Main in 1938. Victor Petrelli (1881-1978) was born in Italy and came to the US in 1910. Mary Fallone (1898-1948), also of Italian descent, was born in New Jersey. She married Victor in 1915 when she was 17 years old. It appears that Victor and Mary either met in Italy or returned to Italy for their wedding and lived there for the first few years of their marriage. Their eldest two sons, Eugene (1915-1995) and Emelio (1919-1965) were born in Italy. By 1920, the Petrellis had returned to the US and were living in Wyoming where Victor worked at a garage and their third son, Alfred (1922-1993) was born. They moved to Louisville in 1929 where Victor and his oldest son, Eugene, found work at the Louisville Lafayette Coal Company. Mary and Victor's two younger sons, Alfred and Joseph (1932-2002) would have grown up at 1016 Main and attended Louisville schools.



1947 Louisville Boys Baseball team at Miners Field.
Joe Petrelli is the first boy from the left in the back row.

During World War II, Victor worked as a loader at the Centennial Mine and their son Emelio joined the Army. In 1943, Emelio Petrelli was awarded the Soldier's Medal for clearing mine fields in Guadalcanal. Mary Petrelli died in 1948. Victor continued to live at 1016 Main and advertisements in the Louisville Times over the next decade show that he engaged in numerous enterprises including selling fryer rabbits

A black and white photograph of a small, single-story house with a porch, heavily shaded by large, leafy trees. A person is standing near a bicycle on the right side of the house.

GROUND PLAN SKETCH
(INDICATE NUMBER STORIES)

The sketch shows a rectangular building with a smaller rectangular extension at the bottom right. The main building has a width of 24 and a height of 32. The extension has a width of 13 and a height of 6. The total width is 37 and the total height is 38. The sketch is labeled with '1 1/2' in the top right corner, '1 1/2' in the center, and '13' in the extension. The word 'FRONT' is written at the bottom.

In 1961, Victor remarried to Josephine Distolla. Josephine had six daughters from a previous marriage. Victor passed away in March of 1978 and Josephine died later the same year in December.

In 1982, three Petrelli sons- Eugene, Alredo, and Joseph sold 1016 Main to Barbara Bobinski and Randall Urnovitz. In 1986, during Bobinski and Urnovitz ownership, Louisville's Historic Preservation Commission identified 1016 Main as one of twelve Louisville properties that were added to the National Register of Historic Places. 1016 Main was recognized as an example of a Sears Roebuck house in the Queen Anne style.

Recent Ownership

1989-2005 – Jay A. Berger and Maureen Ivy

2005-2022 – Emily O'Brien Jasiak and Michael Jasiak

2022- present – Keith Wegen and TWSS Main LLC



Current photo of 1016 Main from Boulder County Assessor records.

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

HISTORIC STRUCTURAL ASSESSMENT

1016 Main Avenue, LOUISVILLE, COLORADO

December 4, 2024



Evaluated by:

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

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

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1.0 INTRODUCTION

1.1 RESEARCH BACKGROUND / PROJECT PARTICIPANTS

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



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

DAJ Design inspected 1016 Main Avenue on October 8th, 2024, with GFE Structural. The weather for the site visit was warm with clear skies and no recent rain or snow. Adequate access to the basement was available, though not all areas were entirely visible. The attic is a finished second floor space and therefore assessment of the roof structure was limited.

LIST OF CONSULTANTS AND SOURCES:

STRUCTURAL ENGINEER

Vignan Beesam, M.S.

Reviewed By: Billy Schoelman, P.E.

GFE STRUCTURAL

PO BOX 20708

BOULDER, CO 80308

303.554.9591

SOURCES

"Louisville Historic Preservation Commission Staff Report," November 18, 2024.

1.2 BUILDING LOCATION

VICINITY MAP



LEGAL DESCRIPTION

Lot 10, Block 17, Caledonia Place

2.0 HISTORY AND USE

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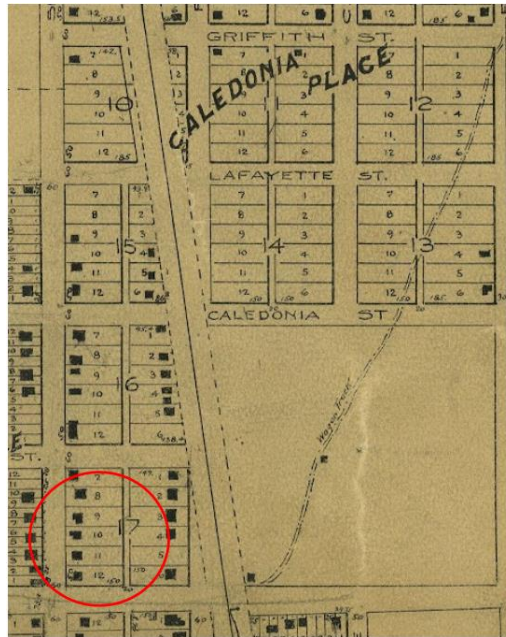


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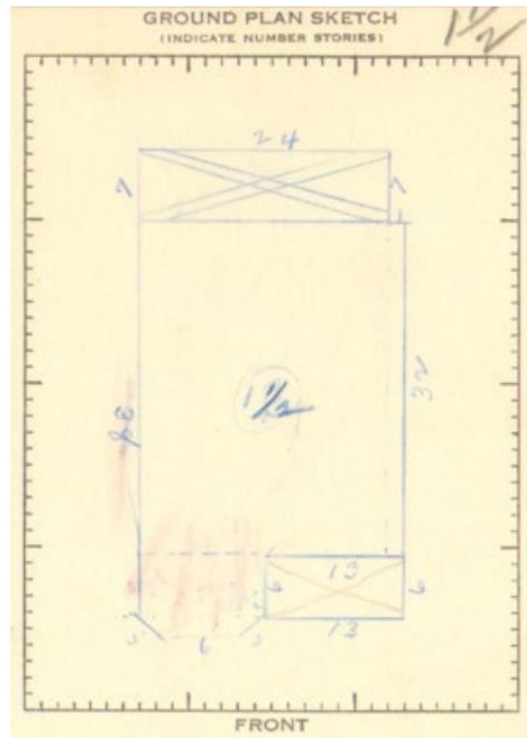


1947 Louisville Boys Baseball team at Miner's Field.
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During World War II, Victor worked as a loader at the Centennial Mine and their son Emilio joined the Army. In 1943, Emilio Petrelli was awarded the Soldier's Medal for clearing mine fields in Guadalcanal. Mary Petrelli died in 1948. Victor continued to live at 1016 Main and advertisements in the Louisville Times over the next decade show that he engaged in numerous enterprises including selling fryer rabbits and taking in boarders at 1016 Main. He was also renting out additional properties at 1021 Main and 1314 Main.



1950 Boulder County Assessor card photo of 1016 Main and floorplan.



In 1961, Victor remarried to Josephine Distolla. Josephine had six daughters from a previous marriage. Victor passed away in March of 1978 and Josephine died later the same year in December.

In 1982, three Petrelli sons- Eugene, Alredo, and Joseph sold 1016 Main to Barbara Bobinski and Randall Urnovitz. In 1986, during Bobinski and Urnovitz ownership, Louisville's Historic Preservation Commission identified 1016 Main as one of twelve Louisville properties that were added to the National Register of Historic Places. 1016 Main was recognized as an example of a Sears Roebuck house in the Queen Anne style.

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Current photo of 1016 Main from Boulder County Assessor records.

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2.1 ARCHITECTURAL SIGNIFICANCE & CONSTRUCTION HISTORY

The residential property at 1016 Main was built sometime around between 1895 and 1910 with very few modifications made to the structure since then. A single addition to the east was added as a deck prior to 1948 and enclosed sometime after. The east addition is minimally visible from Main Street with a form and materials that are different than the original house. Later additions include a bay window and greenhouse on the south side, both added in 1989. The upper floor was remodeled in 1992, but it is unclear if the attic area was usable space prior to then.

An early 1900's photograph shows that the house as it exists in 2024 has many original aspects. Other than the structural elements of the house, other original items include the siding, windows, trim, ornamentation, and possibly the windows and front door. The original form of the house is still intact and is apparent when viewed from any direction. The primary façade faces west to Main Street with the north and south elevations partially visible from the street as well.

The building is a typical wood frame vernacular structure of the Louisville area. The structure was originally built as a house and has been used as such ever since. The earliest available photograph of the house is from the early 1900's with another photograph from 1948. The combination of historic photographs, available building records, and observations made during the site visit present clear evidence of the construction history and modifications made to the structure over the years.

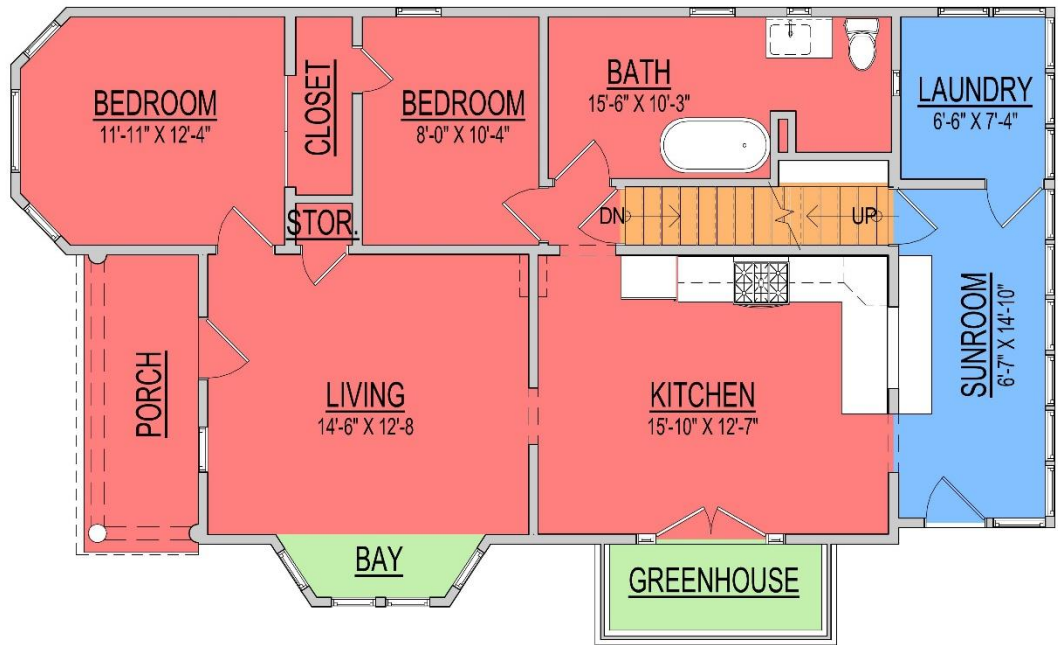
Other smaller changes over time include a new roof with skylights, gutters, and downspouts. The grading around the house sits higher than the original grade, likely due to Main Street being raised in elevation when it was paved. A garage is located at the back of the property, facing the alley, that likely meets the age minimum for historic consideration. There is also a studio that was built in 1995 and various other low-impact elements such as patios, decks, and trellis structures.

1016 Main has the potential to be restored to a high degree of architectural integrity when compared to historic photos. Overall, the building is well maintained, with items that require prioritization, as outlined in the analysis of this report. The original structure is essentially intact with very few modifications since the early construction phases in the first half of the 1900's. 1016 Main is listed on the National Register.

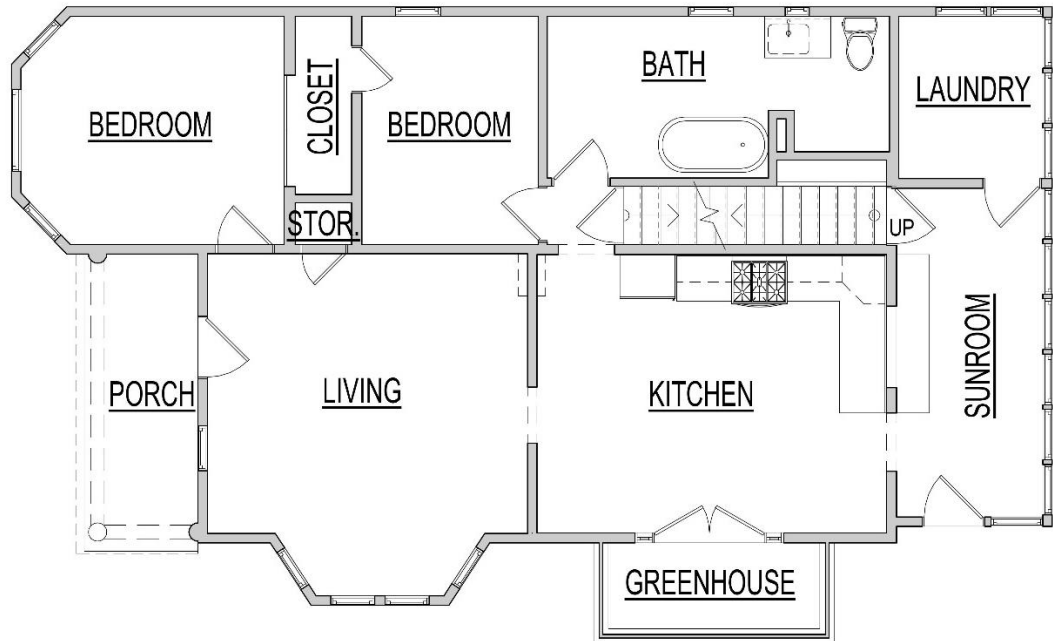


Primary Changes Occurring Over Time:

- Original house (RED): ca. 1895 - 1910
- Original front porch (RED): ca. 1895 - 1910
- East addition (BLUE): Unknown, prior to 1948, enclosed after 1948
- Bay window (GREEN): 1989
- Greenhouse (GREEN): 1989
- Upper floor remodel (ORANGE): 1992, may have been habitable space prior



2.2 FLOOR PLANS



Main Level Floor Plan



Upper Level Floor Plan

2.3 PROPOSED USE

There is no proposed change of use at this time.

3.0 STRUCTURE CONDITION ASSESSMENT

3.1 SITE

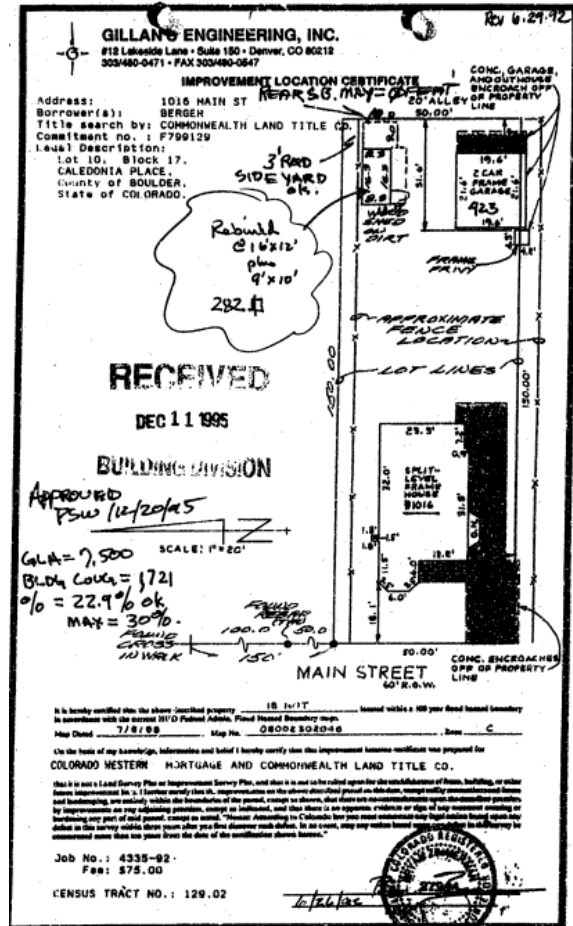
ASSOCIATED LANDSCAPE FEATURES

Description:

1016 Main is set on a typical lot in downtown Louisville that is approximately 50 feet wide by 150 feet deep, running lengthwise in the east-west direction and totaling approximately 7,500 sf. The property is bordered on the west by Main Street, on the north and south by residential properties, and on the east by an alley. The house sits on the western half of the property with a garage in the southeast property corner and a studio in the northeast corner.

The studio in the northeast corner of the property appears to have been built in 1995. There was a shed in this location prior, and plans indicate that the shed was expanded and remodeled as a studio, although it may have been altogether rebuilt. As this structure was built in 1995, it does not meet the minimum requirements for historic designation, nor is it listed on any register. Therefore, the structure was minimally assessed.

At the front of the house the property opens up to Main Street with a small yard and two mature trees. A six-foot painted wood fence is set back from the front façade that obscures much of the view of the sides of the house. Various wood and metal fences enclose the north, east, and south sides of the property as well as provide for a small private yard space on the south side of the studio. It appears that some of the fencing was replaced in 1996, though the various materials indicate that the fences are all from different periods.



Site plan indicating a shed in the northwest property corner that was rebuilt and expanded.

Approximately one quarter of the lot is covered by the footprints of the main house, garage, and studio. On the south side of the house there is a wood deck and a concrete patio in the southeast corner. There is also a flagstone patio on the east side of the house with a flagstone path to the garage and studio. The remainder of the property is primarily sod, with areas of mulch. There are several mature trees along the north property line, several smaller plants throughout, and vines growing on trellis structures around the house. Additionally, there is a groundcover vine at the west side of the house, a concrete planter on the west side of the front porch, and a concrete driveway in the southwest corner of the property.



Condition Evaluation:

Overall, the landscape features are in fair condition. The trees and large plants appear to be healthy and well maintained. The vines appear to have been trimmed away from the house roof but there are some around the northwest part of the house that are grown around the foundation and partially up the face of the house. There are some larger shrubs throughout the property that are overgrown but do not pose a risk to any of the structures. Furthermore, some of the hardscape walking surfaces throughout the site may pose tripping hazards as they are not level throughout but again, they do not pose any danger to the buildings.

Recommendations:

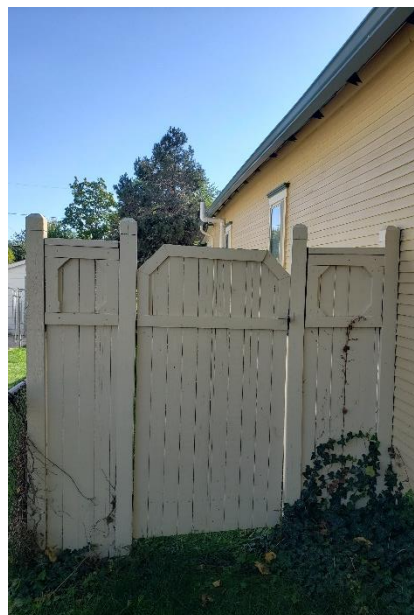
1. Work with a licensed arborist to maintain the mature trees and shrubs. Ensure that growth does not interfere with the house roof, siding, or foundation.
2. Keep overgrowth trimmed away from the house and overhead electrical lines and remove any overhead branches. The ground covers should be trimmed away from the house foundation and should not be allowed to grow up the house walls.
3. Consider replacing the hardscape walking surfaces throughout the rear and side yards with new surfaces that are level.



Ground covers growing on the house and the foundation.



Rear yard looking towards the garage & studio.



6-foot painted wood fence & gate.



Vines growing on trellis structure.

GRADING

Description:

Overall, the site is relatively flat with a slight downward slope to the east. Grading around the house appears to drain away from the foundation, though minimally in most areas. No areas of negative drainage towards the house foundation were observed. Finished grade sits below the finish materials of the house in all areas, though minimally along the west side of the house. The original grading would have sat lower than current grade as can be seen in the early 1900's photograph. The grade was likely raised when the streets of Louisville were also raised to be paved.



Condition Evaluation:

The overall site grading is in poor condition. It is important that the grading around the house should be a minimum of 6 inches below the top of the foundation and slope away from the foundation for at least the first 5 feet. Due to the nature of the lot, it is difficult to meet these requirements without a large amount of regrading, especially on the west side of the property. Regrading would also be difficult along the north and south sides of the house as there is little room to direct water away from the house and not onto the neighboring property. Bringing the top of the foundation up to allow for regrading is an option that would also be consistent with the historic aspect of the house relative to finished grade.

The effects of poor grading are difficult to determine in one site visit. However, no areas of water infiltration into the basement were observed or noted by the homeowner.



There is a slight downward grade slope to the east. The top of the foundation is minimally above grade at most locations. Also seen is the concrete foundation of an exterior chimney that was removed.

Recommendations:

1. Continue to monitor the drainage around the perimeter of the house. The perimeter should be observed after snow and significant rain events to assess for all areas of pooling water.
2. The top of the foundation relative to the top of grade should be determined around the entire perimeter of the house, especially at the west side of the house. If the top of the foundation is determined to be at or below the existing grade, new grading should occur to bring the grade down below the top of the foundation, as prescribed by a licensed structural engineer.
3. Finished grade around the house perimeter should be re-graded to create positive drainage away from the house. The top of finished grade should be a minimum of 6 inches below the top of the foundation and slope away from the foundation for at least the first 5 feet. Coordinate the slope with a licensed geotechnical engineer. This option may be difficult at the north, west, and south sides of the house as significant grading is necessary and there is little room to create new grading due to the proximity of the property lines.
4. The house foundation could be replaced to bring the top of the foundation at least six inches above finished grade. This option would allow for the best outcome of finished grade away from the house foundation and would ensure that the wood structure and wood siding are not susceptible to rot. Coordinate with a licensed structural engineer and a licensed geotechnical engineer. Construct a new foundation at either a basement or crawlspace depth below frost, or a combination of basement and crawlspace depths. New foundation walls should be designed by a licensed structural engineer and supported with proper footings.
 - a. A new foundation should be set high enough to allow for proper drainage away from the foundation as prescribed by a geotechnical engineer. To pour a new concrete foundation, the house will need to be temporarily lifted or moved to a temporary location by a licensed house mover. The location of the house on the site should not vary from the current, historic location. The top of the foundation will need to be increased to create proper drainage. This will minimally increase the height of the house but will reflect the original grade.
5. The wood floor framing members including the sill plate, rim board, floor joists, and floor sheathing should be inspected for rot caused by poor drainage. If rot is found in any of these members, the affected flooring should be replaced as prescribed by a licensed structural engineer. Rot was not observed during the site visit. However, many of the susceptible areas, primarily at the house perimeter, were not visible for analysis due to insulation in the basement.



The top of grade sits at or near the top of the foundation on the west side of the house.



PARKING

Description:

In the southeast corner of the property there is a 21 ½' x 19 ½' garage facing east towards the alley that appears to encroach on the south property line. This garage appears to be listed on the 1948 Boulder County Assessor's card and the construction techniques are of that time, but the exact construction date is unknown.

The garage has a concrete foundation of unknown depth and a concrete slab floor. The garage walls are framed with 2x4 studs with a single top plate and a single bottom plate that is embedded in the concrete foundation. The garage roof is constructed of 2x6 rafters at 20-inches on-center spacing, forming a gable roof running east-west. There are newer 2x collar ties and newer sheathing at the ridge, indicating that the roof may have been failing and new members were added as support. There are also a few 2x4 ceiling joists that appear to have been added only to create storage space. The gable end walls are extended up with 2x4 studs above the top plate. Additionally, there is painted wood shiplap siding attached directly to the wall studs and the siding matches that found on the east addition with a Dutch cove profile. The garage roof is composite asphalt shingles and there are k-style gutters and 2x3 downspouts.

The garage faces the alley with a small, deteriorating concrete slab between the alley and the garage. There is a single overhead garage door and two swing doors, all facing the ally. There is a person door and a window on the west elevation and a single window on the north elevation. The garage allows for two parking spaces, though access through the swing door would be difficult.

In the southwest corner of the property there is a concrete parking area off of Main Street. The parking appears to be made up of two sets of concrete wheel tracks and gravel. This parking provides access to the front porch and part of the parking area appears to be on top of a coal room below grade. The uncovered parking area provides one parking space.



Parking area in the southwest corner of the property.

Condition Evaluation:

The entire garage is in poor condition. The framing does not meet the current code by today's standards. The roof appears to be sagging and unsupported and the walls are set into the concrete foundation with unsupported gable end walls above the top plate. The concrete foundation and concrete slab are in poor condition with numerous cracks, and it is unclear how deep the foundation is or how it is supported. Additionally, the person door and overhead door appear to work but the two swing doors facing the alley do not appear to be operable or create proper seals.

The uncovered concrete parking space in the southwest corner of the property is in poor condition. The concrete is well beyond the expected lifespan with numerous cracks. Additionally, it appears that some of the parking area may be on top of the coal room below and therefore not properly supported.

Recommendations:

The garage likely meets the age to qualify as a historic element of the site. However, the garage was not originally constructed in a manner to have a long-life expectancy and has subsequently been minimally maintained. The size and location of the overhead garage door only provides one on-site parking space, and the condition of the roof poses a safety concern. For these reasons, we recommend removing the garage or extensive structural repair to the existing framing should occur to meet current code standards.

Similarly, the parking area on the west side of the house should be removed. On-site parking could be accommodated in this location with a new concrete slab or wheel tracks. However, no parking should occur above the coal room and the coal room should be further assessed prior to any above grade work.



Garage and studio viewed from the alley.

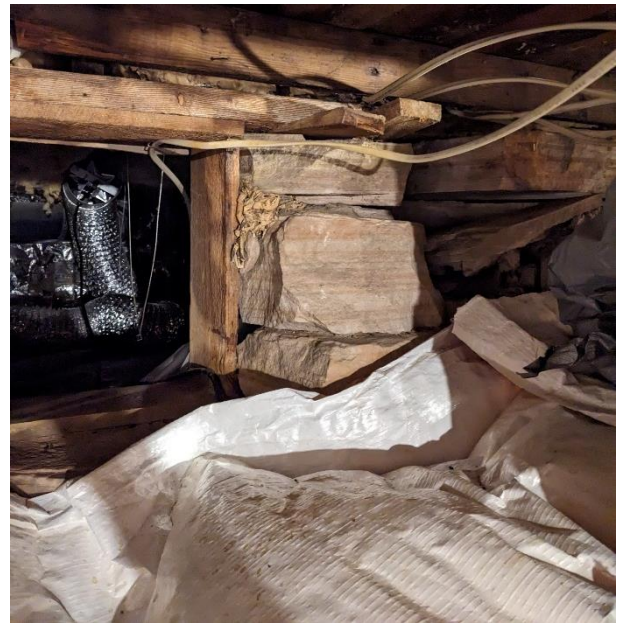
3.2 STRUCTURAL SYSTEM

FOUNDATION SYSTEMS

Description:

The foundation walls are visible above grade at the outside perimeter of the building as well as visible from within a dug-out basement space. However, there are some areas of the foundation that are not entirely visible for analysis as the basement transitions to crawlspace to the east with limited visibility and there are parts of the foundation that sit below grade. Additionally, there are layers of insulation throughout the basement that limit visibility of the foundation walls. This analysis is only for the visible portions of the foundation, however some assumptions can be made for the non-visible portions of the foundation and they are likely constructed in a similar manner to those that are visible. Access to the basement is through an interior stair towards the east end of the original house and the basement sits below the central part of the original construction. There is a crawlspace beneath the east addition, the wast bay area, and along the house perimeter on the south, west, and north sides.

When viewed from the exterior, the foundation walls appear to be concrete. However, for the original construction the concrete is only an inch or two thick and applied on top of an original stone foundation. The original stone foundation is visible from the interior and the concrete is flush with the siding, indicating that it was added later than the original construction and was likely added to help with waterproofing the stone foundation. The original stone foundation is at a crawlspace depth but the depth below grade or the presence of a footing could not be determined. The original house was probably built entirely over a shallow crawlspace with the basement area being dug out at a later date. The digging out of a central basement area was common throughout Louisville, oftentimes as a means of accommodating a coal furnace.



The original stone foundation is only exposed in some areas inside the basement but is mostly covered with insulation.



A jog in the foundation shows the concrete face over the original stone foundation (right) relative the concrete foundation of the east addition (left).

The 1948 Boulder County Assessor's card indicates that at that time there was a basement that was 80% excavated (likely referring to the amount of area beneath the house footprint) and that the basement was not finished but had dirt walls and a dirt floor. In 2024 the basement floor is a concrete slab of unknown depth and it could not be determined when the slab was poured. The retaining walls at the perimeter of the basement are 8-inch thick concrete walls that retain the soil at the crawlspace areas. The presence of a footing beneath the retaining walls could not be determined due to the concrete slab floor. The height of the retaining walls stops roughly at the height of the crawlspace grade and there are various wood posts bearing on the retaining walls that help to support the main level floor.

There is an area off of the southwest corner of the basement that extends beyond the west exterior wall below grade. This area is open to the basement but with a slightly raised concrete floor and a concrete ceiling. It appears that this would have originally been a coal storage room, which are commonly found throughout old town Louisville, but the coal storage room was later opened up to the basement.

The east addition foundation walls are concrete of unknown thickness and depth. There is a crawlspace beneath the east addition that is difficult to access from the basement but where visible concrete walls can be seen from the interior. Furthermore, there is a jog in the exterior face of foundation at the east addition indicating that the concrete foundation is original to this addition, and that this area was added after the original construction of the house.

Condition Evaluation:

Overall, the various foundation elements appear to be in fair to poor condition, but our assessment is limited. The foundation walls extend below grade and the presence of any footings cannot be determined without destructive investigation; it is likely that a footing does not exist. It is also likely that the original foundation does not extend to a minimum frost depth of three feet below grade. There is a layer of concrete on the exterior face of the original stone foundation that is in fair condition, but this obscures visibility of the stone foundation to determine its condition. The concrete layer on top of the stone foundation does not provide adequate waterproofing of the foundation and appears to run minimally below grade. Some of the crawlspace areas at the east and west ends of the house have limited access and limited visibility to be able to determine the condition at all locations. Finally, there is a layer of vinyl drape insulation that obscures most of the foundation walls on the interior face. Where observed, the stone foundation requires tuck-pointing and it is presumed that this is true of the entire stone foundation.



The foundation is minimally exposed as it is covered by insulation. The original foundation appears to be stone.



The basement wall insulation is in good condition and appears to have been added within the last 20 years. There are no visible areas of the foundation that appear to be in poor condition, and, without further deconstructive investigation to determine otherwise, it is likely that the non-visible portions of the foundation are in a similar condition to those areas that are exposed.



The concrete retaining walls are minimally exposed as they are covered by insulation.

Recommendations:

1. The basement and crawlspace foundation walls showed various signs of damage that require further evaluation. No additional load should be added to the existing foundation system without a full analysis of the current foundation walls/footings. Additional strengthening of existing crawlspace walls may be needed as determined by a licensed structural engineer to meet current code specifications.
2. Continually monitor the main floor walls for signs of foundation distress such as cracking or improper door operation. Cracks were not observed within the finishes on the main level. If signs of cracking are detected, these areas should be evaluated by a licensed engineer and repaired as needed.
3. The concrete on the exterior face of the stone foundation showed various signs of cracking. Further investigation is required to determine if the cracking is related to foundation movement in the stone foundation or if the cracking is caused by improper application of the concrete face.
4. The concrete face on the exterior side of the stone foundation should be removed. The stone foundation will need to be tuck-pointed and waterproofed. The depth of the stone foundation and the size of the footing (if any) should be determined and evaluated by a licensed structural engineer.
5. The concrete retaining walls in the basement need further investigation by a licensed structural engineer. These walls are covered with vinyl insulation that will need to be temporarily removed to determine how the retaining walls are supported. Further support of the retaining walls may be required as prescribed by a licensed structural engineer. Also, destructive investigation may be needed to verify the presence of footings below the retaining walls and additional strengthening to the footings may be necessary.



6. New footings are likely needed to support the point and distributed loads from the roof and floor framing as specified in the recommendations below. New foundation support below any new beam and posts supporting the floor and roof framing should be coordinated with a licensed structural engineer.
7. Alternatively, the foundation walls (including the perimeter and interior walls) could be replaced with a new concrete foundation at either a basement or crawlspace depth below frost, or a combination of basement and crawlspace depths. New foundation walls should be designed by a licensed structural engineer and supported with proper footings.
 - a. A new foundation should be set high enough to allow for proper drainage away from the foundation as prescribed by a geotechnical engineer.
 - b. To pour a new concrete foundation, the house will need to be temporarily lifted or moved to a temporary location by a licensed house mover. The location of the house on the site should not vary from the current, historic location. The top of the foundation will need to be increased to create proper drainage. This will minimally increase the height of the house.
 - c. A new concrete foundation will benefit the overall structure of the house with minimal impact to the exterior appearance of the house. Benefits include a foundation that has a proper footing set below the minimum frost depth; new waterproofing of a concrete foundation will prolong the overall lifespan of the structure; will eliminate the need to remove the existing concrete facing to tuck-point and waterproof the existing stone foundation; a new concrete foundation will support the gravity and lateral loading of the house as well as support the required structural elements needed to support the floor structure, walls, and roof as described below.



The concrete face over the stone foundation is cracked and does not extend below grade in most areas.

FLOOR & CEILING SYSTEMS

Description:

The floor framing of the main floor was not entirely exposed for analysis. The floor framing is mostly visible from beneath within the basement area but the east and west sides of the house sit over a crawlspace that extends to areas that are difficult to see. There is also insulation material that obscures the floor framing, mostly the connections at the perimeter walls. Therefore, our analysis is only for the visible portions of the floor framing. However, it is likely that the non-visible floor framing is constructed in a similar manner to those areas that are visible. The basement is unfinished and therefore much of the floor framing in this area was exposed for review.



The floor framing of the original house is constructed with 2x6 floor joists at 24-inches on-center, spanning in the north-south direction and spliced over a central beam line. The joist sizing is roughly 1 3/4" x 5 1/2", indicating that the joists are of older construction and likely original. The 1948 Boulder County Assessor's card also states 2x6 floor joists at 24-inch spacing. The joists found in the east addition are also 2x6 but span in the east-west direction. On the south side of the original house there is a bay window that is an addition. The floor framing of the bay window is partially visible as newer 2x6 floor joists back spanning into the basement and sistered to the original floor joists.



Floor joist supports bearing on a retaining wall.

The original floor joists were constructed to bear on the exterior walls and spliced on a central beam line. The central beam was replaced when the basement was dug out, but a new beam supports the floor joist splice. The newer beam is constructed of a triple-ply 2x6 with an additional 4x6 member added to the center span of the beam. The beam is supported by three large wood columns that appear to bear on the concrete slab floor. There is a second beam line supporting the floor joists on the south side that is constructed of a two-ply 2x6 and supported by adjustable steel pipe columns. The steel columns also bear on the concrete slab floor but are not connected to the floor or the beam. The floor joists on the north side of the central beam are supported by wood columns that bear on the concrete retaining wall.

The floor sheathing beneath the bathroom is OSB whereas the original floor sheathing is 1x3 tongue-and-groove wood flooring that was the original finish floor. The OSB sheathing was added in 2021 as part of a bathroom remodel. The floor sheathing of the east addition could not be determined as there is insulation within the floor joist bays, obscuring the floor sheathing. The floor sheathing of the east addition may be different as this addition was not always enclosed, as seen in the 1948 floor plan sketch, and as is often the case found on similar houses throughout Louisville. There are different types of finish flooring (possibly multiple layers) on the main floor on top of the floor sheathing.

The area that was originally a coal room has a concrete ceiling with various metal supports cast in the concrete. The concrete ceiling is typical of coal rooms throughout Louisville, but normally these are found on either side of a house and not beneath a covered front porch, which is the case at 1016 Main.

The floor framing of the upper floor was not exposed as it is covered with finish materials above and below. Site measurements indicate that the upper floor joists are 2x6 and they likely span in the north-south direction, matching the gable roof rafters. Building records show that the upper floor was remodeled in 1992. However, it is unclear if the upper floor was finished and used as floor space prior to 1992 or if it was an attic.



Condition Evaluation:

Our evaluation of the floor structure is somewhat limited as not all of the structure was exposed for analysis. This includes thickness of the floor sheathing, inaccessible crawlspace areas on the east and west ends of the house, and the upper floor framing. Our assessment is for the portions of the floor framing that were visible. However, it is likely that the non-visible areas are framed in a similar manner and are in a similar condition to the areas that were visible. It is also noted that the floor framing materials and methods are typical of wood framed buildings constructed around the same timeframe in the Louisville area.

The 2x6 floor joists are in fair condition and are often found in houses built around the same time in the Louisville area. The joist sizing and spacing may not meet the minimum IRC code requirements for today's standards. The main level floor felt similar to homes of this era, and no significant areas of bulging or sagging were observed.

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

The floor joist supports bearing on the concrete retaining wall are in poor condition as well. The columns are not properly attached to the floor joists, and it is unclear how they are attached to the retaining wall or how the retaining wall is supported.

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

An evaluation of the second floor framing is not possible without further deconstructive investigation. It appears that the upper floor joists are 2x6, likely at 24-inches on-center spacing, and spliced on a central bearing wall. These are all assumptions and based on the assumptions, the upper floor joists do not meet the minimum IRC code requirements for today's standards.



Original floor joists and floor sheathing.



Concrete ceiling in what was previously a coal room.

The basement insulation is in good condition with insulation covering nearly all of the foundation walls in the basement and insulation in the floor system of the east addition.

Recommendations:

1. The beams and beam supports should be replaced or reinforced as prescribed by a licensed structural engineer. The best method is to construct new beams and beam supports that support the existing floor joists and remove the existing beams and beam supports as prescribed by a licensed structural engineer. These new supports should bear on footings, or any other type of foundation as prescribed by a licensed structural engineer and located at a depth and soil bearing capacity as specified by a licensed geotechnical engineer.
2. The floor framing should be further observed by a licensed engineer and repaired as needed. The existing floor joists may be over spanned per current IRC code. New floor joists could be sistered to the existing floor joists or new beam lines should be added to the main floor system to support the existing floor joists as mentioned above. Special attention should be given to the connections between the foundation walls, floor joists, beams, and beam supports. The floor joists are not suitable for additional load resulting from a remodel or addition.
3. It is likely that the non-visible portions of the floor structure are constructed in a similar manner to those areas that are exposed. However, the entire floor structure should be verified and evaluated by a licensed structural engineer prior to any remodel or addition.
4. If the main floor deflection is inadequate, consult a licensed structural engineer for additional support design options.
5. New beams may need to be added to support the point and distributed loads from the roof framing as specified in the recommendations of the 'Roof Framing Systems' section of this report.
6. The front porch appeared to be a concrete slab over basement/crawl space below. The slab at this location appears to span between the exterior foundation wall and interior floor structure. The thickness of the slab and connections at the ends were not visible for our review. Also, the reinforcing of the slab is visible when looking at the underside of the slab from the basement. This does not meet the minimum IRC code specifications of today's standards. The slab at this location and the connections at the ends of the slab shall be replaced or modified as prescribed by a licensed structural engineer to meet the minimum IRC code specifications of today's standards.



Two beam lines supporting the main floor joists with columns bearing on a concrete slab floor.

ROOF FRAMING SYSTEMS

Description:

Nearly all of the roof framing is not exposed for analysis. There is an upper floor built into the attic space that is finished, and the remaining attic spaces do not have access hatches. The only roof structure that is partially visible are the exposed rafter tails on the east addition. For this reason all of our roof framing analysis is based on assumptions. Some site measurements suggest roof member sizing, but the spacing, support, and attachments cannot be known at this time. Our assumptions are also based on typical building techniques and materials used on similar houses built around the same timeframe in the Louisville area.



The original house has a main roof gable that runs east-west with a smaller gable over the west build-out. This gable has a steep pitch and is continuous for the length of the original house. Measurements inside of the skylights indicate that the rafters are either 2x6 or 2x8 and they are likely on a regular spacing of 16 or 24-inches. There may be a 1x ridge joinder as is sometimes the case but likely not a ridge beam. It appears that there are collar ties in the upper 1/3 of the roof that are likely either at every or every-other rafter. The flat ceiling in the upper floor appears to be attached to these collar ties. It also appears that there is an inaccessible attic space above the collar ties, as there are roof vents near the ridge. The entire main gable appears to be acting as a rafter and ceiling joist system with what appear to be 2x6 ceiling joists, probably at 16 or 24-inches on-center spacing and possibly spliced on a central bearing wall. At the north and south sides of the upper floor there are stem walls that have attic space beyond, but these are not accessible, and appear to have been constructed in 1992 to define the livable space and create storage areas.

The gable roof over the west build-out is likely framed in a similar way to what is described above. However, there is no attic access to this area. Similarly, there is no access to view the roof over the covered front porch. This roof is a hipped roof with a flat top that appears to be constructed as an upper deck but without access.

The east addition has a low-pitch shed roof. This roof appears to be constructed with 4x6 rafters, as the rafter tails are exposed, and the rafters are at 24-inch on-center spacing. The rafters appear to be supported by a beam and columns within the wall structure.



The roof pitch, flat roof, and skylight depth indicate what the roof structure might be.

Condition Evaluation:

Without exposing the roof structure, we are unable to give an evaluation. The roof is probably constructed of typical materials and methods for houses built around the same time in the Louisville area. The roof member sizing, spans, and spacing likely do not meet the minimum IRC code for today's standards. The type and amount of roof insulation could also not be determined.

Recommendations:

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

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

1. Deconstructive investigation is necessary to fully analyze the roof structure. Coordinate locations to remove finish materials to view the roof structure with a licensed structural engineer.
2. Hurricane clips (or toe-nails) may need to be added where roof framing members bear on exterior walls to meet the minimum IRC code requirements of today.
3. Additional collar ties may be needed to be in compliance with current IRC code for prescriptive roof framing.
4. Diagonal braces and purlins may be needed to strengthen the existing rafters to be in compliance with the current IRC code for prescriptive roof framing.
5. Additional beams may be needed in the attic area to support the above-mentioned diagonal braces and purlins. This is mainly needed approximately at the mid-span of the roof rafters. These beams will require support in the wall system and likely would require new foundation support in the crawlspace and basement. This must be coordinated with a licensed structural engineer.
6. Attic insulation should be added to achieve an R-value as close as possible to current code standards. The maximum insulation possible should be added at the perimeter of the roof as the roof depth in this location does not allow for the minimum required by code. Any energy upgrades, such as increased insulation in the attic, could result in prolonged snow retention on the roof and could ultimately affect roof performance without first completing structural reinforcement.
7. It is not recommended to add additional roofing materials such as an additional layer of shingles, or solar panels without the additional structural support mentioned above.



The original roof is a steep gable & the east addition roof is a low pitch with exposed rafter tails.

3.3 ENVELOPE – EXTERIOR WALLS

EXTERIOR WALL CONSTRUCTION

Description:

The main level wall framing was not exposed for review. The wall framing is likely a 2x4 stud wall with studs on regular spacing as site measurements support this assumed wall thickness. The 1948 Boulder County Assessor's card indicates wood framing with no sheathing. It is likely that the wood siding is attached directly to the studs without an additional layer of sheathing. This construction method is typical of similar houses built around the same time in the Louisville area. It is also likely that there is minimal to no insulation in the original house walls.

It appears that the central interior wall running east-west is a load bearing wall for the upper floor framing and that this wall is supported by beams in the basement as described above. Further analysis of these walls should be complete prior to their removal or modification.

Condition Evaluation:

Since the wall structure was not exposed for observation, we are unable to evaluate the condition or determine if there is any structural damage. The wall heights are approximately 9 ½ feet tall, which is at the upper height limit for 2x4 wood stud construction. Wall finish cracks were observed on some of the interior wall and ceiling surfaces. The cause of this cracking could be from foundation movement or from improper application of textured surfaces of the original plaster over gypsum board. Furthermore, the insulation type and R-value within the walls could not be determined if any is present. It is likely that there is minimal to no wall insulation.

Recommendations:

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

EXTERIOR FINISHES

Description:

The original house is clad in painted wood clapboard siding that runs from the top of the foundation to the bottom of the roof eaves. The same clapboard siding is also present on the main roof gable ends on the east and west sides. However, the smaller gable end above the west bay has decorative painted wood shingle siding with a diamond face. The clapboard siding and the shingle siding appear to be original as both are seen in an early 1900's photograph of the house. The east addition siding is painted wood shiplap siding with a Dutch cove profile. This type of siding is commonly found throughout Louisville and is likely original to when this part of the house was enclosed.



Wood shingle siding in the smaller gable end.

Condition Evaluation:

Overall, the painted wood siding is in fair condition and appears to have been well maintained. However, the siding is likely original and there are some areas that show signs of deterioration that would be expected of wood siding over 100 years old.

Recommendations:

Scrape, repair, refinish, or replace the original wood clapboard, shiplap, and shingle siding as necessary.

EXTERIOR MASONRY

Description:

In 2024 there is no exterior masonry on the house, and it does not appear that any exterior masonry existed as part of the original construction or the east addition. At some point a brick chimney was added to the exterior face of the north wall. This chimney is visible in Google Street View images in 2012 but was removed by 2015. The location of the chimney is partially visible where patches were made to the siding and roof. The images of the chimney show that it was in poor condition, and it was likely removed as it was no longer being used, likely was not structurally stable, and was not historic.

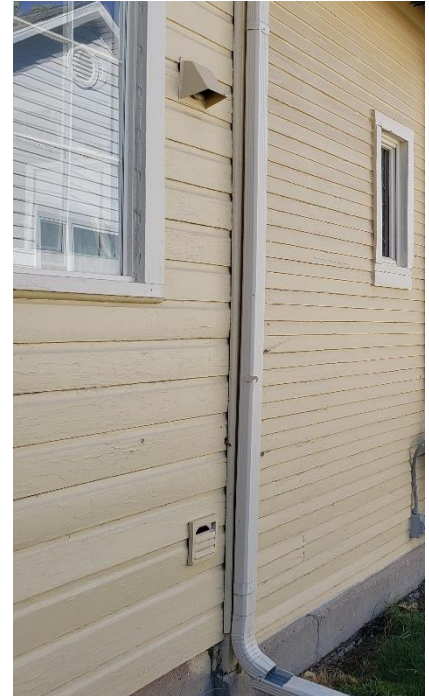
Recommendations:

No recommendations at this time.

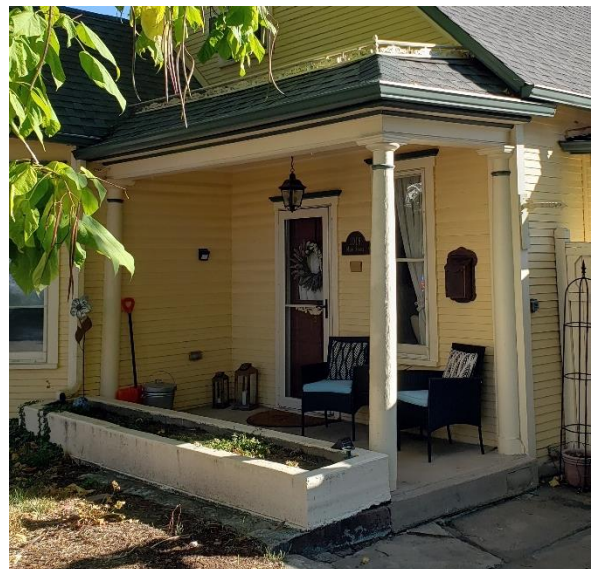
EXTERIOR APPENDAGES

Description:

The original house had a covered front porch attached to the west side that is still intact in 2024. The front porch is a poured concrete slab that likely replaced an original wood deck at some point. The front porch partially sits on top of the coal storage room and the porch floor may have been redone when the coal room was added or at the time that the coal room was no longer being used. The porch roof is a hipped roof with what appears to be intended as a balcony, though there is no access. The roof is supported by wood-wrapped beams supported by a turned wood column in the southwest corner and attached columns at the house. In 1948, the porch was wrapped with a knee wall that was later removed and there is currently a concrete planter on the west side of the porch.



Clapboard siding (right) on the original house and shiplap (left) on the addition.

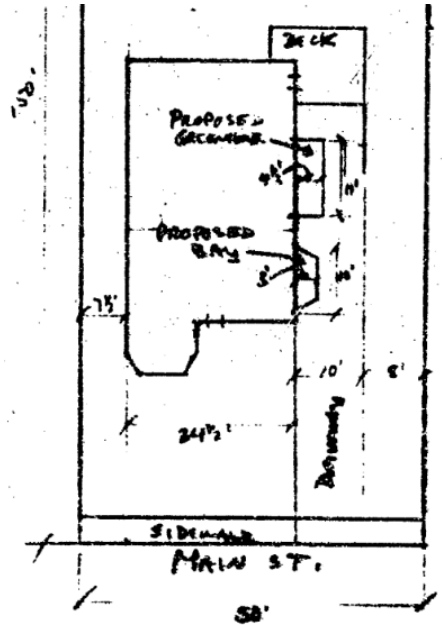


The covered front porch is mostly original with a concrete floor and planter that are not original.



There are several appendages on the south side of the house, none of which are original. In 1967, a concrete patio was added at the southeast corner with a stained wood trellis structure and corrugated sheet roofing. The trellis is attached to and supported on the north side by the house. In 1989, a bay window and greenhouse were also added to the south wall of the original house. The bay window was designed to look like the original house, with siding, windows, and trim that all match the appearance of the original house. The bay window has a hipped roof that sits below the main gable roof and the floor is cantilevered. The greenhouse has a concrete foundation that supports a metal frame with single-pane glass windows, some of which are operable. The greenhouse is only accessible from within the house and has a wood deck floor.

The second floor was remodeled in 1992 which included adding insulation, a bathroom and a dormer. Building records indicate that the dormer was on the south side of the house. However, the dormer was never built. There is a bay window on the east side of the second floor that was likely part of the 1992 remodel, possibly replacing the original design to have a south side dormer. The east bay window is designed to look like the original construction with clapboard siding and trim that match the original house. The east bay window has a hipped roof and a cantilevered floor.



1989 site plan showing proposed bay and greenhouse additions.



A trellis structure in the southeast corner and a bay window on the upper floor, neither of which are original.

Condition Evaluation:

The covered front porch is mostly original, with the concrete slab floor and concrete planter as the only replacements. The structure of the porch was not exposed for analysis due to finish materials and no access to view the roof members. Therefore, our analysis of the structural elements is limited. The porch roof does appear to be sagging and is therefore likely not properly supported. The wood finish materials and the wood columns are in fair condition, similar to the exposed wood elements found elsewhere on the house.

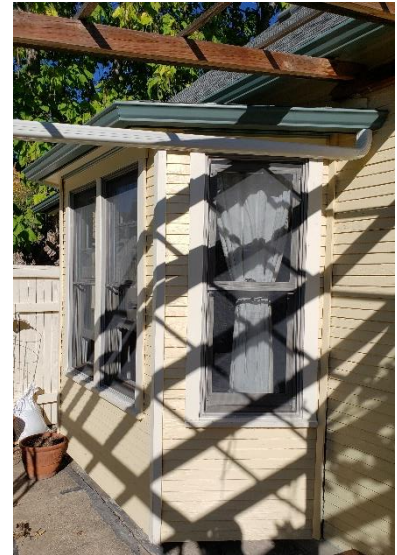
The concrete patio and trellis structure that were added in 1967 are in fair condition. The concrete slab is cracked but relatively level and does not slope water to the house foundation. The wood trellis appears to be properly supported, partially by the house, but the wood stain is weathered, especially on the members that are not covered by the corrugated roof. There are also numerous vines growing on the trellis, but these do not appear to be encroaching on the original house nor do they appear to be damaging the trellis.

The south side bay window is in good condition. This element was added in 1989 and appears to be well maintained, though not historic. The greenhouse, also added in 1989, is in good condition. The bay window structure and the foundation of the greenhouse were only partially visible for analysis. Building details found in the building records indicate how both of these elements were constructed, and it appears that both were engineered to a code at the time of construction.

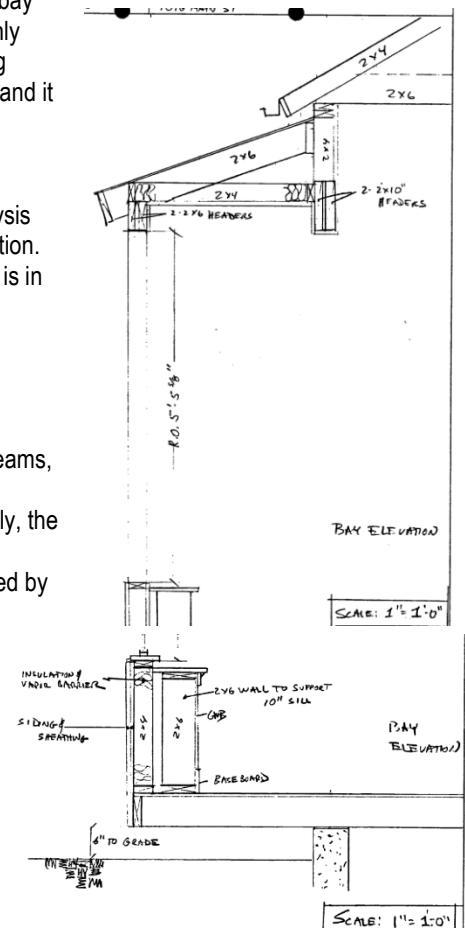
The structure of the east bay window was not exposed for analysis due to finish materials and there are no records of this construction. The east bay window appears to have been added in 1992 and is in good condition, but not historic.

Recommendations:

1. Further deconstructive investigation is necessary to properly analyze the covered front porch. The roof, beams, columns, and attachments need to be verified and analyzed by a licensed structural engineer. Additionally, the porch floor is sitting on top of the coal room, and it is unclear how it is supported. Further analysis is required by a licensed structural engineer to determine how the concrete porch slab is supported. The condition of all these elements needs to be verified with deconstructive investigation.
2. The concrete planter on the west side of the porch should be removed. This planter is not historic and may cause poor drainage away from the house foundation or from the coal room area below.
3. Consider removing the trellis structure on the south side of the house. This is not an historic element of the house and is attached to the house structure.



The bay window was designed to match the historic house.



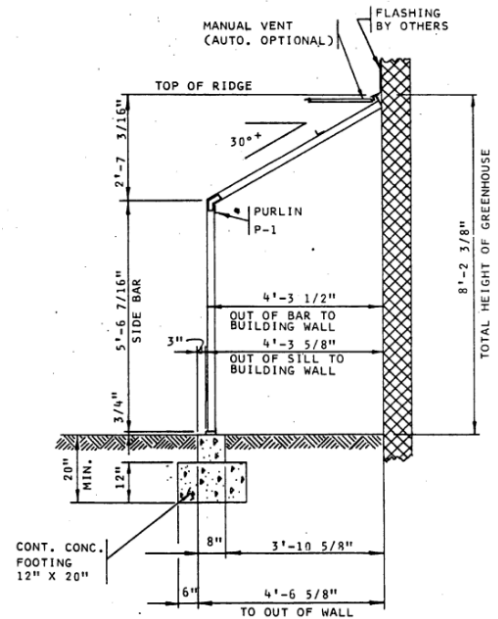
Bay window construction details.



4. Consider removing the greenhouse on the south side of the house. This is not an historic element of the house and is attached to the house. The doors accessing the greenhouse should also be removed with the removal of the greenhouse as these are not historic nor in a historic location.
5. The south side bay window should be removed. This is not an historic element though the appearance was intended to match the historic house. The bay window should be removed, and new windows should be added in this location that match the windows seen in the early 1900's photograph.
6. Consider removing the east side bay window on the second floor. This is not an historic element though the appearance was intended to match the historic house. However, the bay window is on the rear of the house and therefore is not visible when the house is viewed from Main Street, therefore the visual impact on the original house is minimal. If the east bay window is removed, consider adding a window in this location that matches the window in the west gable end. It is unclear if there was originally a window in this location and all evidence would be lost, but it is possible that the original structure had windows at both gable end walls.



Greenhouse attached to the south of the house.



Details for the greenhouse added in 1989.

3.4 ENVELOPE – ROOFING & WATERPROOFING

ROOFING SYSTEMS

Description:

The house roof is covered with an asphalt composite shingle roof that was added in 2018, according to building records. Building records indicate that the previous roof was removed down to the decking. In 2002 an asphalt roof was added on top of two layers of single-ply roof as was previously allowed by code. There is a small area of membrane roof at the covered front porch that is partially visible from the upper floor but is not accessible. The same type of membrane roof is also found on top of the low-pitch east addition roof. Building records state that the membrane roof is a single-ply torch down roof that was added in 2002. It does not appear that this roof was replaced in 2018. The 1948 Boulder County Assessor's card indicates that the shingles at that time were wood, which is typical for similar houses throughout Louisville.

There are several mushroom-style roof vents near the gable roof ridge on the south roof aspect. These vents appear to have been added in 2018. There is no lower roof, mid-roof, or soffit venting on the house. The roof vents appear to be venting a small attic space in the uppermost part of the gable as there is a finished second floor within the roof structure. There is no attic access to fully analyze roof insulation or venting. Painted aluminum drip edges along the rakes and eaves were also likely added in 2018 as drip edges were required by code during that time.



Asphalt shingle roof with roof venting near the ridge.



Condition Evaluation:

The asphalt composition shingle roof is in good condition. The areas of membrane roof appear to be in good condition but were not accessible during the site visit. The roof venting appears to be adequate for a small attic in the upper portion of the roof. However, this attic was not accessible and therefore assessment is limited.



Membrane roof at the covered front porch that is also found on the east addition.

Recommendations:

1. The membrane roof should be further inspected by a licensed professional. The roof was visible from within the house on the second floor, but not all areas were visible. Where visible, the roof appears to be in good condition and it was likely inspected in 2018 and deemed to be in good condition at that time as well, as it does not appear that it was replaced.
2. Keep all areas clear of debris, especially the low-pitch roof locations that are susceptible to debris build-up.
3. It appears that there is a small attic space in the upper part of the gable. This area was not accessible during the site visit to analyze the roof structure, insulation, and attic venting. Provide an attic access hatch and have the attic analyzed by a licensed structural engineer and licensed architect.

SHEET METAL FLASHING

Description:

Sheet metal flashing was not observed during the site visit. It is possible that sheet metal flashing exists beneath finish materials in several locations. Areas where sheet metal flashing may be found include where exterior low roofs meet exterior wall faces at the covered front porch, east addition, and bay window roofs. There is also likely flashing around the skylights beneath the asphalt shingles.

Condition Evaluation:

Since no sheet metal flashing was exposed, we do not have an evaluation currently. Since the roof was replaced in 2018, it is likely that sheet metal flashing was installed, replaced, or inspected as required by code at that time.

Recommendations

We do not have any recommendations at this time. If sheet metal flashing is exposed in the future with the removal of finish materials, the condition should be evaluated by a licensed professional.

PERIMETER FOUNDATION DRAINAGE

Description:

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

Recommendations

No recommendations at this time.



DRAINAGE SYSTEM, GUTTERS & DOWNSPOUTS

Description:

Painted k-style gutters are found throughout the house. Gutters are located at the end of all roof eaves in appropriate locations and of appropriate lengths for adequate water collection. The roof eaves of the gable roofs are square-cut and therefore the gutters are attached with standoffs at regular spacing.

2x3 downspouts are located throughout and appear to be of an adequate amount for proper drainage where located. Downspouts have downspout extensions at all locations to direct water away from the foundation. There are downspouts on the south side that are routed across the trellis structure to direct water beyond the south side patio. Part of the trellis has a corrugated metal roof that does not have gutters or downspouts, but water is carried by the roof away from the house foundation.

Gutters and downspouts are not visible in the photographs from the first half of the 1900's and it is unclear when the k-style gutters and downspouts were added. Gutters may have been added after 1950 and the current gutters and downspouts may be replacements.



Typical K-style gutter, downspout, & downspout extension.

Condition Evaluation:

Overall, the gutters are in fair condition. Gutters can be difficult to assess outside of significant rain or snow events, but they appear to be properly attached, and no visible signs of leaking were present. Since we were unable to observe the gutters from above, it could not be determined whether the gutters are kept clear of debris or if any areas of standing water were present.

The downspouts are in fair condition as they appear to be of an adequate amount and in proper locations. Downspouts have extensions or are otherwise routed to direct water well beyond the house foundation.

Recommendations:

1. Ensure that all gutters, downspouts, and downspout extensions are maintained to discharge water away from the building foundation and are kept clear of debris.
2. Consider replacing the gutters with half-round gutters to match the historic style typical of Louisville. Downspouts should be replaced with round downspouts.

SKYLIGHTS / CUPOLAS

Description:



Skylights are visible in Google Street images as far back as 2012 and are present in 2024. It is unclear when the skylights were added but they are not original. Building records do not mention when the skylights were installed, but they may have been part of a re-roof that occurred in 2002. There are two skylights on the south aspect and one skylight on the north aspect of the main house gable. All three skylights are manually operable skylights.

Condition Evaluation:

Overall, the skylights appear to be in good condition and create proper seals, but operability was not tested. There is likely flashing around the skylights that were inspected or replaced in 2018 as part of a re-roof that would have been required by code.

Recommendations

We do not have any recommendations at this time. If sheet metal flashing is exposed in the future with the removal of finish materials, the condition should be evaluated by a licensed professional.



Operable skylights on the south roof aspect.

3.5 WINDOWS & DOORS

DOORS

Description:

The front door is a painted wood panel door with a 1/3 lite and a dentil beneath the glass panel. The front door has two panels above and five panels below the glass panel. In addition, there is a decorative trim below the dentil and a manual doorbell in the door panel. The front door faces west off the covered front porch and appears to be in an original location. There are no available historic photographs that show the front door. However, the current front door is likely historic, and possibly the original door. The front door has an aluminum full-lite storm door that is not historic.

There is a second exterior door in the southeast corner of the house facing south. The door in this location is a painted wood door with five panels. This location is likely original to the east addition and while it is difficult to determine if this door is the original door slab, the current door is likely historic. This door also has an aluminum full-lite storm door that is not historic.

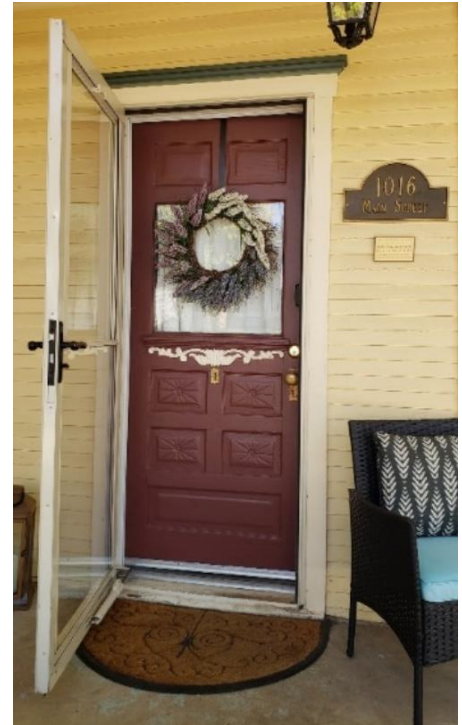
Also on the south side of the house is a double-panel French door that accesses the greenhouse. There are two single-pane side lites on either side of the French door and a stained-glass transom. This door and door location are not original. The doors may have existed prior to the greenhouse, providing access to a deck, or they might have been added in 1989 when the greenhouse was constructed.

There is door hardware throughout the house, including the handles, hinges, locking mechanisms, and the doorbell, that are likely historic elements.

Condition Evaluation:

The front door is in good condition. This door has been well maintained and the lifespan has been extended by the covered front porch and aluminum storm door.

The rear door is in fair condition. This door works properly and appears to create an acceptable seal. The rear door was exposed to elements prior to the construction of the trellis and added storm door but appears to have been well maintained.



Front door.



Double doors to greenhouse.



Door at east addition.

The French doors accessing the greenhouse are in good condition. These doors, along with the transom and sidelites appear to have been added relatively recently, possibly in 1989, and are protected from weather by the greenhouse.

Recommendations:

The painted wood rear door facing south should be fully restored. The wood door parts should be further inspected and repaired with replacement parts used only where necessary. All of the wood should be painted and sealed to resist weathering. The door hardware should also be repaired to remain functional. The weatherstripping around the doors should be replaced to create proper seals.



Interior doorknob that could be original.



Door handle and doorbell at front door. Both could be original.

WINDOWS

Description:

Most of the windows throughout the house are painted wood with single-pane glass. The windows in the original house are double-hung windows and the windows in the south bay window are single-hung. The east addition windows are all fixed three-over-three windows that are fixed, except for one casement window on the north side. There is also a fixed window on the north side of the original house with frosted glass. This window is in the bathroom and appears to be a replacement window, possibly in an original location, but does not match the original size. Two of the three windows in the upper floor bay window are casement windows while the third window is fixed.

Most of the windows appear to be original except for the windows on the second floor, the south bay windows, and one of the windows on the north side in the bathroom. The original double-hung windows have aluminum framed storm and screen windows. There is also evidence of exterior hardware that was previously used to attach screens that no longer exist.

Condition Evaluation:

Overall, the windows are in various conditions based on their time of construction. The newer windows on the upper floor and the south bay window are all in good condition as these would have all been added in 1989 or 1992. The windows on the original house and east addition are in fair condition. These windows are all well beyond the expected lifespan of painted wood windows. However, these windows appear to have been well maintained over the years and the aluminum storm windows have likely prolonged their lifespan.



Exterior hardware previously used to hold window screens.



Wood window with aluminum frame storm window and screen.



Single-pane 3-over-3 fixed windows at the east addition.

Recommendations:

1. The original wood double-hung and fixed windows should be properly restored as described below. Windows should be made to be operable, create proper seals, and only use replacement parts where no other option is available.
 - a. Remove and replace all window putty.
 - b. Clean and restore all glass panes with special care given to stained glass.
 - c. Repair and refurbish all wood window sash elements including stiles, rails, and muntins.
 - d. Repair and refurbish all wood window frames.
 - e. Repair and refurbish all counterweights and restore to operability.
 - f. Repair and refurbish all hardware including locking mechanisms.
 - g. Install new storm and screen windows with minimal frames.
2. Alternatively, all of the windows could be replaced with fiberglass or aluminum-clad wood windows. The replacement windows should match the size, location, and style of each existing window.
3. The bay windows should be removed as described above in section 3.3. The bay windows are not original and therefore should be removed. Paired double-hung windows should replace the south bay window as seen in the photograph from the early 1900's. A single window should be added to the east gable end that matches the window on the upper level in the west gable end.



Double-hung wood windows with aluminum frame screen windows.

3.6 EXTERIOR DETAILS

SOFFIT & FASCIA

Description:

The soffits on the original house gable rakes and eaves are painted 1x wood boards attached to the rafters. These match the soffits seen in the earliest photograph of the house and are likely original. The south bay window also has painted 1x wood soffits that are original to the bay that was added in 1989. There are painted wood beadboard soffits on the house that are likely original. The beadboard soffits are located at the covered front porch ceiling and where the roof overhangs the west bay. The east addition has exposed rafter tails on the east side that are painted.

The fascia throughout the house is minimally exposed as it is covered at nearly all locations with gutters and painted aluminum drip edge. The fascia is partially exposed from underneath, but assessment is limited. The fascia appears to be 1x wood fascia and attached to square-cut rafter ends. The painted wood fascia on the original house is likely original.

Condition Evaluation:

Overall, the soffits are in fair condition. The soffits have been well maintained and are protected from the elements. However, it is likely that the soffits are original and therefore the painted wood is over 100 years old. Some chipping and cracking of the wood is present and some of the seams are not flush.

The fascia was minimally exposed for analysis due to being covered by gutters and aluminum drip edge. Where visible the fascia is in good condition. Further analysis is required when the k-style gutters are removed.

Recommendations:

1. Scrape, repair, refinish, or replace all painted wood soffits.
2. The fascia should be fully evaluated when the k-style gutters are removed. The fascia may need to be repaired or replaced and properly reinforced for new gutter attachment.



Painted wood 1x soffit & fascia at the eaves and rakes with beadboard soffit at some locations.



Exposed painted rafter tails at the east addition.

TRIM

Description:

The house has 1x4 painted wood corner trim throughout on the original house as well as the subsequent additions. The original house also has painted wood decorative ogee trim at the top of the corner trim that matches the window head trim. Additionally, there are painted wood frieze boards of various sizes throughout the entire house.

The window trim on all the original house window locations is painted wood 5-piece trim. The windowsills are 2x6 with 1x4 jamb and head trim and a decorative ogee header. This window trim is also what is found on the front door and was copied for the south bay windows.

The east addition windows have a painted wood 2x6 sill with painted wood 1x picture frame jamb and head trim. The east addition door also has painted wood 1x picture frame trim.

The trim throughout the house generally matches that seen in the 1948 image. However, the details of the window and door trim are difficult to determine in historic photographs. It is likely that the current window and door trim is original with some possible modifications made over time, particularly where the bathroom window was replaced.



Decorative painted wood trim is found at the windows, doors, corners, and gable ends.

Condition Evaluation:

Overall, the painted wood trim is in fair condition. The wood trim has been well maintained over its lifespan and has been protected by the roof overhangs. There are some signs of chipping and cracking as would be expected of wood trim that is likely over 100 years old.

Recommendations:

Repair, restore or replace all of the painted wood trim as necessary.

ORNAMENTATION

Description:

The ornamentation found on the house is in the detail of the wood trim and the front door panel as discussed above. There is also a decorative painted wood railing on top of the covered front porch roof. The railing is original and gives the impression that this area is an upper floor deck, but it is not accessible. Other ornamentation is found at the front porch column capitals, the painted wood ogee trim at the gable roofs, and the shingle siding in the upper gable end of the smaller west facing gable.

Condition Evaluation:

Overall, the painted wood ornamentation elements are in fair condition. The wood trim has been well maintained over its lifespan and has been protected by the roof overhangs. There are some signs of chipping and cracking as would be expected of wood trim that is likely over 100 years old. The painted wood railing on top of the front porch roof is less protected from weather and is therefore further deteriorated. There is also a small dip in the front porch roof structure that is noticeable in the railing.

Recommendations:

Repair, restore, or replace all of the painted wood ornamentation as necessary.



Decorative painted wood railing and column capitals at the front porch roof.

3.7 MECHANICAL SYSTEMS

HEATING & AIR-CONDITIONING

Description:

Heating is provided to the entire house through a gas-fired forced-air furnace located in the basement. Building records do not indicate when the furnace was replaced but it appears to have been installed within the last ten years. The furnace is direct-vented out of the north wall of the basement. Air conditioning is not part of the forced-air system, but window air conditioning units were installed during the site visit. The furnace sits on the concrete slab floor in the basement with adequate space for servicing. A combination of rigid and insulated flexible ductwork runs throughout the basement to floor vents servicing the main floor. There are wall registers on the upper floor that also appear to be served by the basement furnace. Building records indicate that in 1996, a gas line was run, and a free-standing stove was installed. This appears to refer to the studio.

Condition Evaluation:

The furnace and air delivery system appear to be in good condition but were not tested. As the furnace is a newer unit, it is likely that performance is adequate for the current size of the house. Insulation upgrades mentioned elsewhere in this report will increase heating and cooling efficiency.

Recommendations:

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



Furnace and ductwork in the basement.

WATER SERVICE, PLUMBING, & SEWER UTILITIES

Description:

A standard 50-gallon gas-fired water heater is located in the basement and is atmospherically vented through the roof. Building records indicate that the unit was installed in 2006. Building records also indicate that there was water damage in the bathroom which required new sheathing, insulation, plaster/drywall, and finishes. These support what was seen for floor sheathing as noted in the *Structural System* part of this report. The water delivery system is a combination of copper and PEX pipes with the waste lines being PVC, ABS plastic and cast-iron. The sewer line exits the house as cast iron on the east side, at a relatively low depth which is common for similar houses in Louisville. Building records state that the sewer line was replaced and a water line was run to the garage in 2009. It appears that the water line and sewer were actually run to the studio at the time that it was remodeled with a bathroom added. The extent of the sewer line replacement and the material used could not be determined. Additionally, there is no fire sprinkler system in the house.



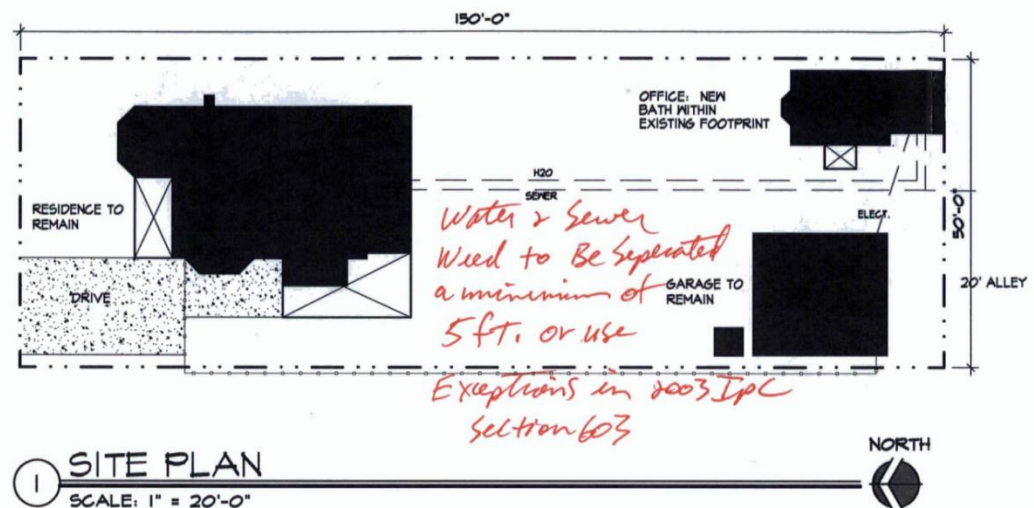
Water heater, supply, and waste lines in the basement.

Condition Evaluation:

The water heater, supply and waste lines, and sewer appear to be in good condition, but were not tested. Building records indicate that the water heater was installed in 2006, therefore, the water heater may be nearing the end of an expected lifespan.

Recommendations:

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



Site plan from 2009 indicating new sewer and water lines running to the studio.

3.8 ELECTRICAL SYSTEMS

ELECTRICAL SERVICE & PANELS

Description:

Electrical service is brought in overhead to the east side of the garage from an electrical pole located in the alley. The electrical meter is located on the exterior face of the north side of the garage and the main electrical panel is on the interior side of the garage. Building records indicate that the electrical panel was moved in 1992, and it appears that the panel was upgraded to a 200-amp service at that time. The electrical panel and meter were likely previously located on the house and then relocated to the garage, with an underground electrical line running to the house. There is a sub-panel located in the basement of the house, and it appears that there is also a sub-panel in the studio, though this could not be located due to limited access.

Condition Evaluation:

The electrical service was not tested during the site visit but appears to be in working condition. The panel appears to be sized appropriately for the existing house and studio requirements.

Recommendations:

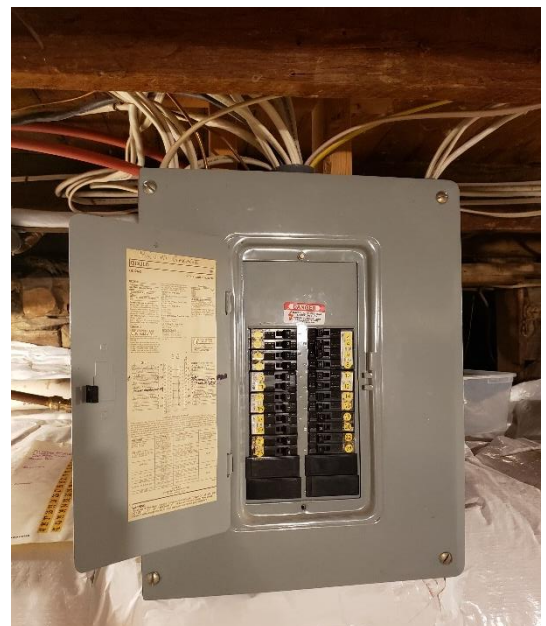
We do not have any recommendations at this time. Any future plans to remove the garage or construct a new garage should keep the main electrical panel on the garage with sub-panels in the house and studio. Future electrical work should be performed by a licensed electrical engineer and shall meet all applicable building codes.



Main electrical panel in the garage.



Electrical meter on the north side of the garage.



Sub-panel in the house basement.

ELECTRICAL DISTRIBUTION SYSTEM

Description

Electrical distribution throughout is Romex wiring that is visible in the basement and garage. It appears that this wiring serves the entire house, though not all areas are visible for analysis. It is likely that knob-and-tube wiring was originally used, as was common with similar houses in the Louisville area, and there are remnants of abandoned knob and tube wiring in the basement and in the garage. It appears that all the knob-and-tube wiring has been abandoned and is no longer in use. Building records indicate that in 1984, electrical wiring was added to the garage and modified in the kitchen and living room as part of a remodel.



Condition Evaluation:

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

Recommendations:

No recommendations at this time.



Romex wiring next to abandoned knob-and-tube wiring in the garage.

LIGHTING

Description:

There is a pendant light fixture located at the covered front porch. An early 1900's photograph shows a light fixture in this location but the fixture in 2024 is a replacement, added at an unknown time. The wiring for this light fixture could not be determined as there is no access to the front porch roof. There is also an exterior wall sconce located next to the south facing door. This fixture location might be original to when this addition was enclosed sometime after 1948. At the rear of the house, in the southeast corner, there is a flood light that appears to be equipped with motion and light detection. None of the light fixtures were tested but appear to be in working condition. The front porch light and the wall sconce appear to be on interior switched circuits while the east light fixture appears to be motion controlled.

Condition Evaluation:

The light fixtures were not tested but appear to be in working condition. None of the exterior light fixtures are historic but the light fixture at the front porch is a replacement fixture in a historic location and the wall sconce on the south side of the house might be in an original location as well.

Recommendations:

Consider installing new exterior lighting that complies with Dark Sky regulations.



Pendant light fixture at the front porch.



Wall sconce at the east addition.



Flood light at east exterior wall.

4.0 ANALYSIS AND COMPLIANCE

4.1 HAZARDOUS MATERIALS

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

4.2 MATERIALS ANALYSIS

Does not apply.

4.3 ZONING CODE COMPLIANCE

Notes:

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

Legal Description:

Lot 10, Block 17, Caledonia Place

Year Built (Main House):

City of Louisville, County of Boulder, State of Colorado

Lot Dimensions:

c. 1895-1910

Lot Size:

Approx. 50' x 150'

Zoning:

7,500 sf (ILC)

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

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

Areas of levels in square feet (sf):

First level (above ground) finished area:	988 sf (M)
Upper level finished area:	392 sf (M)
Covered front porch area:	70 sf (M)
Attached greenhouse area:	50 sf (M)
Garage area:	420 sf (M)
Studio area:	282 sf @
Shed area:	18 sf (M)

Allowable Building Height (from existing grade):

Primary Structure:	27'
Accessory Structure:	20'

Lot Coverage:

Existing:	1,888 sf	25%	House, Front Porch, Studio, Garage, & Shed
Landmark:	3,000 sf	40%	1,112 sf remain

Floor Area Ratio:

Existing:	2,150 sf	29%	First Floor, Studio, Garage, & Shed
Landmark:	3,375 sf	45%	1,225 sf remain

Setbacks:

Front:	20'	(could be different depending on the front of neighboring house locations)
Front Porch:	14'	(6' encroachment into front yard & street side yard setback)
Rear:	25'	
Side (interior lot line):	5'	
Accessory Rear:	3'	
Accessory Side:	3'	



5.0 PRESERVATION PLAN

5.1 PRIORITIZED WORK

CRITICAL DEFICIENCY

One or more of the following indicate a critical deficiency:

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



- The top of the foundation relative to the top of grade should be determined around the entire perimeter of the house, especially at the west side of the house. If the top of the foundation is determined to be at or below the existing grade, new grading should occur to bring the grade down below the top of the foundation, as prescribed by a licensed structural engineer.
- Finished grades around the house perimeter should be re-graded to create positive drainage away from the house. The top of finished grade should be a minimum of 6 inches below the top of the foundation and the beginning of any wood framing, and the grade slope away from the foundation for at least the first 5 feet. Coordinate the slope with a licensed geotechnical engineer. This option may be difficult at the north, west, and south sides of the house as significant grading is necessary and there is little room to create new grading due to the proximity of the property lines.
- The house foundation could be replaced to bring the top of the foundation at least six inches above finished grade. This option would allow for the best outcome of finished grade away from the house foundation and would ensure that the wood structure and wood siding are not susceptible to rot. Coordinate with a licensed structural engineer and a licensed geotechnical engineer. Construct a new foundation at either a basement or crawlspace depth below frost, or a combination of basement and crawlspace depths. New foundation walls should be designed by a licensed structural engineer and supported with proper footings.
- A new foundation should be set high enough to allow for proper drainage away from the foundation as prescribed by a geotechnical engineer. To pour a new concrete foundation, the house will need to be temporarily lifted or moved to a temporary location by a licensed house mover. The location of the house on the site should not vary from the current, historic location. The top of the foundation will need to be increased to create proper drainage. This will minimally increase the height of the house but will reflect the original grade.
- The concrete on the exterior face of the stone foundation showed various signs of cracking. Further investigation is required to determine if the cracking is related to foundation movement in the stone foundation or if the cracking is caused by improper application of the concrete face.
- The concrete face on the exterior side of the stone foundation should be removed. The stone foundation will need to be tuck-pointed and waterproofed. The depth of the stone foundation and the size of the footing (if any) should be determined and evaluated by a licensed structural engineer.
- The concrete retaining walls in the basement need further investigation by a licensed structural engineer. These walls are covered with vinyl insulation that will need to be temporarily removed to determine how the retaining walls are supported. Further support of the retaining walls may be required as prescribed by a licensed structural engineer. Also, destructive investigation may be needed to verify the presence of footings below the retaining walls and additional strengthening to the footings may be necessary.
- New footings are likely needed to support the point and distributed loads from the roof and floor framing as specified in the recommendations below. New foundation support below any new beam and posts supporting the floor and roof framing should be coordinated with a licensed structural engineer.



- Alternatively, the foundation walls (including the perimeter and interior walls) could be replaced with a new concrete foundation at either a basement or crawlspace depth below frost, or a combination of basement and crawlspace depths. New foundation walls should be designed by a licensed structural engineer and supported with proper footings.
 - A new foundation should be set high enough to allow for proper drainage away from the foundation as prescribed by a geotechnical engineer.
 - To pour a new concrete foundation, the house will need to be temporarily lifted or moved to a temporary location by a licensed house mover. The location of the house on the site should not vary from the current, historic location. The top of the foundation will need to be increased to create proper drainage. This will minimally increase the height of the house.
 - A new concrete foundation will benefit the overall structure of the house with minimal impact to the exterior appearance of the house. Benefits include a foundation that has a proper footing set below the minimum frost depth; new waterproofing of a concrete foundation will prolong the overall lifespan of the structure; will eliminate the need to remove the existing concrete facing to tuck-point and waterproof the existing stone foundation; a new concrete foundation will support the gravity and lateral loading of the house as well as support the required structural elements needed to support the floor structure, walls, and roof as described below.
- The beams and beam supports should be replaced or reinforced as prescribed by a licensed structural engineer. The best method is to construct new beams and beam supports that support the existing floor joists and remove the existing beams and beam supports as prescribed by a licensed structural engineer. These new supports should bear on footings, or any other type of foundation as prescribed by a licensed structural engineer and located at a depth and soil bearing capacity as specified by a licensed geotechnical engineer.
- The front porch appeared to be a concrete slab over basement/crawl space below. The slab at this location appears to span between the exterior foundation wall and interior floor structure. The thickness of the slab and connections at the ends were not visible for our review. Also, the reinforcing of the slab is visible when looking at the underside of the slab from the basement. This does not meet the minimum IRC code specifications of today's standards. The slab at this location and the connections at the ends of the slab shall be replaced or modified as prescribed by a licensed structural engineer to meet the minimum IRC code specifications of today's standards.
- Scrape, repair, refinish, or replace the original wood clapboard, shiplap, and shingle siding as necessary.
- The south side bay window should be removed. This is not an historic element though the appearance was intended to match the historic house. The bay window should be removed, and new windows should be added in this location that match the windows seen in the early 1900's photograph.
- The membrane roof should be further inspected by a licensed professional. The roof was visible from within the house on the second floor, but not all areas were visible. Where visible, the roof appears to be in good condition and it was likely inspected in 2018 and deemed to be in good condition at that time as well, as it does not appear that it was replaced.
- The painted wood rear door facing south should be fully restored. The wood door parts should be further inspected and repaired with replacement parts used only where necessary. All of the wood should be painted and sealed to resist weathering. The door hardware should also be repaired to remain functional. The weatherstripping around the doors should be replaced to create proper seals.
- The original wood double-hung and fixed windows should be properly restored as described below. Windows should be made to be operable, create proper seals, and only use replacement parts where no other option is available.
 - Remove and replace all window putty.
 - Clean and restore all glass panes with special care given to stained glass.
 - Repair and refurbish all wood window sash elements including stiles, rails, and muntins.
 - Repair and refurbish all wood window frames.
 - Repair and refurbish all counterweights and restore to operability.
 - Repair and refurbish all hardware including locking mechanisms.
 - Install new storm and screen windows with minimal frames.

- Alternatively, all of the windows could be replaced with fiberglass or aluminum-clad wood windows. The replacement windows should match the size, location, and style of each existing window.
- Scrape, repair, refinish, or replace all painted wood soffits.
- Repair, restore or replace all of the painted wood trim as necessary.
- Repair, restore, or replace all of the painted wood ornamentation as necessary.

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.*



- Keep overgrowth trimmed away from the house and overhead electrical lines and remove any overhead branches. The ground covers should be trimmed away from the house foundation and should not be allowed to grow up the house walls.
- Continue to monitor the drainage around the perimeter of the house. The perimeter should be observed after snow and significant rain events to assess for all areas of pooling water.
- The wood floor framing members including the sill plate, rim board, floor joists, and floor sheathing should be inspected for rot caused by poor drainage. If rot is found in any of these members, the affected flooring should be replaced as prescribed by a licensed structural engineer. Rot was not observed during the site visit. However, many of the susceptible areas, primarily at the house perimeter, were not visible for analysis due to insulation in the basement.
- The garage likely meets the age to qualify as a historic element of the site. However, the garage was not originally constructed in a manner to have a long-life expectancy and has subsequently been minimally maintained. The size and location of the overhead garage door only provides one on-site parking space, and the condition of the roof poses a safety concern. For these reasons, we recommend removing the garage or extensive structural repair to the existing framing should occur to meet current code standards.
- Similarly, the parking area on the west side of the house should be removed. On-site parking could be accommodated in this location with a new concrete slab or wheel tracks. However, no parking should occur above the coal room and the coal room should be further assessed prior to any above grade work.
- The basement and crawlspace foundation walls showed various signs of damage that require further evaluation. No additional load should be added to the existing foundation system without a full analysis of the current foundation walls/footings. Additional strengthening of existing crawlspace walls may be needed as determined by a licensed structural engineer to meet current code specifications.
- New footings are likely needed to support the point and distributed loads from the roof and floor framing as specified in the recommendations below. New foundation support below any new beam and posts supporting the floor and roof framing should be coordinated with a licensed structural engineer.
- The floor framing should be further observed by a licensed engineer and repaired as needed. The existing floor joists may be over spanned per current IRC code. New floor joists could be sistered to the existing floor joists or new beam lines should be added to the main floor system to support the existing floor joists as mentioned above. Special attention should be given to the connections between the foundation walls, floor joists, beams, and beam supports. The floor joists are not suitable for additional load resulting from a remodel or addition.
- It is likely that the non-visible portions of the floor structure are constructed in a similar manner to those areas that are exposed. However, the entire floor structure should be verified and evaluated by a licensed structural engineer prior to any remodel or addition.
- New beams may need to be added to support the point and distributed loads from the roof framing as specified in the recommendations of the 'Roof Framing Systems' section of this report.
- Deconstructive investigation is necessary to fully analyze the roof structure. Coordinate locations to remove finish materials to view the roof structure with a licensed structural engineer.



- Hurricane clips (or toenails) may need to be added where roof framing members bear on exterior walls to meet the minimum IRC code requirements of today.
- Additional collar ties may be needed to be in compliance with current IRC code for prescriptive roof framing.
- Diagonal braces and purlins may be needed to strengthen the existing rafters to be in compliance with the current IRC code for prescriptive roof framing.
- Additional beams may be needed in the attic area to support the above-mentioned diagonal braces and purlins. This is mainly needed approximately at the mid-span of the roof rafters. These beams will require support in the wall system and likely would require new foundation support in the crawlspace and basement. This must be coordinated with a licensed structural engineer.
- Attic insulation should be added to achieve an R-value as close as possible to current code standards. The maximum insulation possible should be added at the perimeter of the roof as the roof depth in this location does not allow for the minimum required by code. Any energy upgrades, such as increased insulation in the attic, could result in prolonged snow retention on the roof and could ultimately affect roof performance without first completing structural reinforcement.
- Wall cavity insulation should be added to achieve an R-value as close as possible to current code standards. Any energy upgrades, such as increased insulation in the attic, could result in prolonged snow retention on the roof and could ultimately affect roof performance without first completing structural reinforcement.
- Further deconstructive investigation is necessary to properly analyze the covered front porch. The roof, beams, columns, and attachments need to be verified and analyzed by a licensed structural engineer. Additionally, the porch floor is sitting on top of the coal room, and it is unclear how it is supported. Further analysis is required by a licensed structural engineer to determine how the concrete porch slab is supported. The condition of all these elements needs to be verified with deconstructive investigation.
- The concrete planter on the west side of the porch should be removed. This planter is not historic and may cause poor drainage away from the house foundation or from the coal room area below.
- Remove the greenhouse on the south side of the house. This is not an historic element of the house and is attached to the house. The doors accessing the greenhouse should also be removed with the removal of the greenhouse as these are not historic nor in a historic location.
- Consider removing the east side bay window on the second floor. This is not an historic element though the appearance was intended to match the historic house. However, the bay window is on the rear of the house and therefore is not visible when the house is viewed from Main Street, therefore the visual impact on the original house is minimal. If the east bay window is removed, consider adding a window in this location that matches the window in the west gable end. It is unclear if there was originally a window in this location and all evidence would be lost, but it is possible that the original structure had windows at both gable end walls.
- It appears that there is a small attic space in the upper part of the gable. This area was not accessible during the site visit to analyze the roof structure, insulation, and attic venting. Provide an attic access hatch and have the attic analyzed by a licensed structural engineer and licensed architect.
- Consider replacing the gutters with half-round gutters to match the historic style typical of Louisville. Downspouts should be replaced with round downspouts.
- The fascia should be fully evaluated when the k-style gutters are removed. The fascia may need to be repaired or replaced and properly reinforced for new gutter attachment.

MINOR DEFICIENCY

One or more of the following indicate a minor deficiency:

1. *Standard preventive maintenance practices and building conservation methods have not been followed.*
2. *A reduced life expectancy of affected or related building materials and/or systems will result.*
3. *A condition exists with long-term impact beyond five years.*



- Work with a licensed arborist to maintain the mature trees and shrubs. Ensure that growth does not interfere with the house roof, siding, or foundation.
- Consider replacing the hardscape walking surfaces throughout the rear and side yards with new surfaces that are level.
- Continually monitor the main floor walls for signs of foundation distress such as cracking or improper door operation. Cracks were not observed within the finishes on the main level. If signs of cracking are detected, these areas should be evaluated by a licensed engineer and repaired as needed.
- If the main floor deflection is inadequate, consult a licensed structural engineer for additional support design options.
- Without the opportunity to observe the exterior wall structure, we do not have any recommendations currently. If the opportunity presents itself, the exterior walls should be assessed by a licensed structural engineer. The owner is to note that the walls will need to be evaluated if any remodels or additional load is to be added, including the interior walls as several of these walls appear to be load bearing. Also, if any remodel or addition plan is in place, new braced wall lines may be added by adding OSB or gypsum board on the interior side of exterior walls to resist wind loading.
- Remove the trellis structure on the south side of the house. This is not an historic element of the house and is attached to the house structure.
- Ensure that all gutters, downspouts, and downspout extensions are maintained to discharge water away from the building foundation and are kept clear of debris.
- Continue to perform routine maintenance on the furnace to prolong the lifespan.
- If heating or cooling does not perform to the homeowner's satisfaction, consult with a licensed mechanical designer for upgrade options and/or all-electric heating and cooling options.
- Consider replacing the water heater with a high-efficiency unit with a sealed combustion intake/exhaust system or an all-electric heat pump water heater.
- Consider installing new exterior lighting that complies with Dark Sky regulations.

5.2 PHASING PLAN

A phasing plan is not available at this time.

5.3 ESTIMATE OF PROBABLE COST OF CONSTRUCTION

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

6.0 PHOTOGRAPHS AND ILLUSTRATIONS



c. early 1900s view from Main Street



1950 West Elevation



2024 West Elevation



2024 View from the Southwest



2024 View from the Northwest



2024 View from the Southeast



Durable.
Sustainable.
Reliable.

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

December 2, 2024

Attn: Josh Johnston
DAJ Design
Louisville, CO

Dear Josh,

We visited the building at 1016 Main Street, Louisville, CO on October 8, 2024, to review the existing building for the purpose of documenting and evaluating the existing structure. It was at this time that we reviewed the building with DAJ Design and coordinated our findings with the report created by DAJ Design.

On December 2, 2024, we reviewed the final report and made any necessary modifications to the structural sections. All findings, evaluations and recommendations are in the report. Below, in this letter, are our structural conclusions and a summary of our scope of work. Please feel free to contact us for any further information.

Structural Conclusions:

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

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

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

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

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



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Sustainable.
Reliable.

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

Summary and Limitations:

A. Summary:

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

B. Limitations:

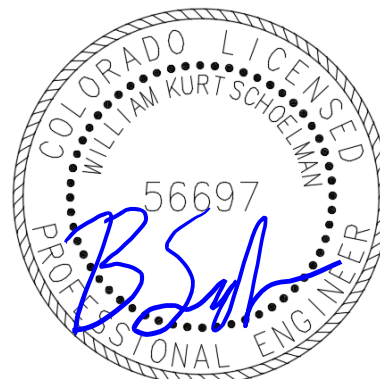
1. The information contained in the report is the author's professional opinion based on visual evidence readily available at the site, without the removal of existing finish materials. Of course, this means there could be hidden defects which are not discoverable at this time, without demolition of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

Prepared by,

Vignan Beesam, M.S.

Reviewed by,

Billy Schoelman, P.E.



12/02/2024



COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway Denver, Colorado

Historic Building Inventory Record

NOT FOR FIELD USE
ELIGIBLE
DET. NOT ELIG.
NOMINATED
CERTIFIED REHAB
DATE

project name Louisville Survey	county Boulder	city Louisville	state ID no. temporary no. LSV58
current building name Urnovitz House	owner R.R. "Ivan" Urnovitz (same)		
address 1016 Main Street	tnsp 1S range 69W sec 8 , SE 1/4, NE 1/4		
historic name Petrelli/DelPizzo House	USGS quad name Louisville 65(79) yr. X 7.5' 15'		
district name N/A	blk. 17	lot(s) 10	addition Caledonia Pl. 1890
film roll by S. Mehls no. LSV4,5	negative nos. roll 5 - 36 roll 4 - 2,3,4	loc. of neg. CHS	date of construction 1892 estimate 1910 actual source Present Owner
paste photograph here. use archival glue.			use Residence present Residence historic
			condition excellent XX good fair deteriorating
			extent of alterations minor XX moderate major describe:
			XX original moved date(s) of move:
style Queen Anne Vernacular	stories 1 1/2	field assessment XX eligible not eligible	
materials Wood/Wood Frame	sq. footage 1,164	district potential yes XX no contributing non-contributing	
architectural description Wood frame Queen Anne Vernacular house characterized by large projecting bay. Trim on front facade includes diagonal shingles in gable of projecting bay, with slender columns separating the three "walls" of the bay. Plain window and door frames. Shed-roofed porch supported by round columns extends over portion of facade of main house. Shed-roof carport added in c. 1980 off south side. (continued)		local landmark designation None name date	
additional pages yes XX no		associated buildings? XX yes type Historic garage, chicken coop, outhouse, all contributing if inventoried, list ID nos. Not Inventoried	

plan shape .	architect	original owner
	Unknown	John L. Ashe
	source	source
	builder/contractor	County Assessor
	Unknown	
	source	theme(s) Mountains-coal mining Urban-Rail Era, Mining

construction history (descriptions, names, dates, etc. relating to major additions or alterations to original structure)

A back addition to enclose back porch dates to approximately 1935. A carport was added to south side of house an unknown date.

continued ___yes XX no

historical background (discuss important persons and events associated with this structure)

The house was built as housing for miners in Louisville and had been occupied by Italians and miners for approximately 50 years.

continued ___yes XX no

significance (check appropriate categories and briefly justify below)

architectural significance:
 ___represents the work of a master
 ___possesses high artistic values
xxrepresents a type, period or method
 of construction
 Level of Significance: Local

historical significance:
 ___associated with significant persons
 ___associated with sig. events patterns
 ___contributes to an historic district
 Area of Significance: Architecture
 Dates: 1900-

statement of significance

The house is one of the best intact examples of the Queen Anne style as applied to miners' housing remaining in Louisville. Both interior and exterior retain a high degree of integrity. It also addresses the following RP3 concerns: a resource that clarifies the role of ethnics within a coal mining town(Italians); a resource that clarifies rail town's physical form; and provides information on housing for miners.

continued ___yes XX no

references (be specific)

1909 Sanborn Map, City of Louisville
 Personal communication with owner, 8/3/85
 County Assessors Records (Boulder County), furnished by Louisville Historical Society

continued ___yes XX no

surveyed by S. Mehls, C. Mehls,

Affiliation Western Historical Studies

date 8/3/85

LSV58 Petrelli/DelPizzo House, Louisville, CO

Architectural Description (continued)

Enclosure of back porch completed c. 1930.

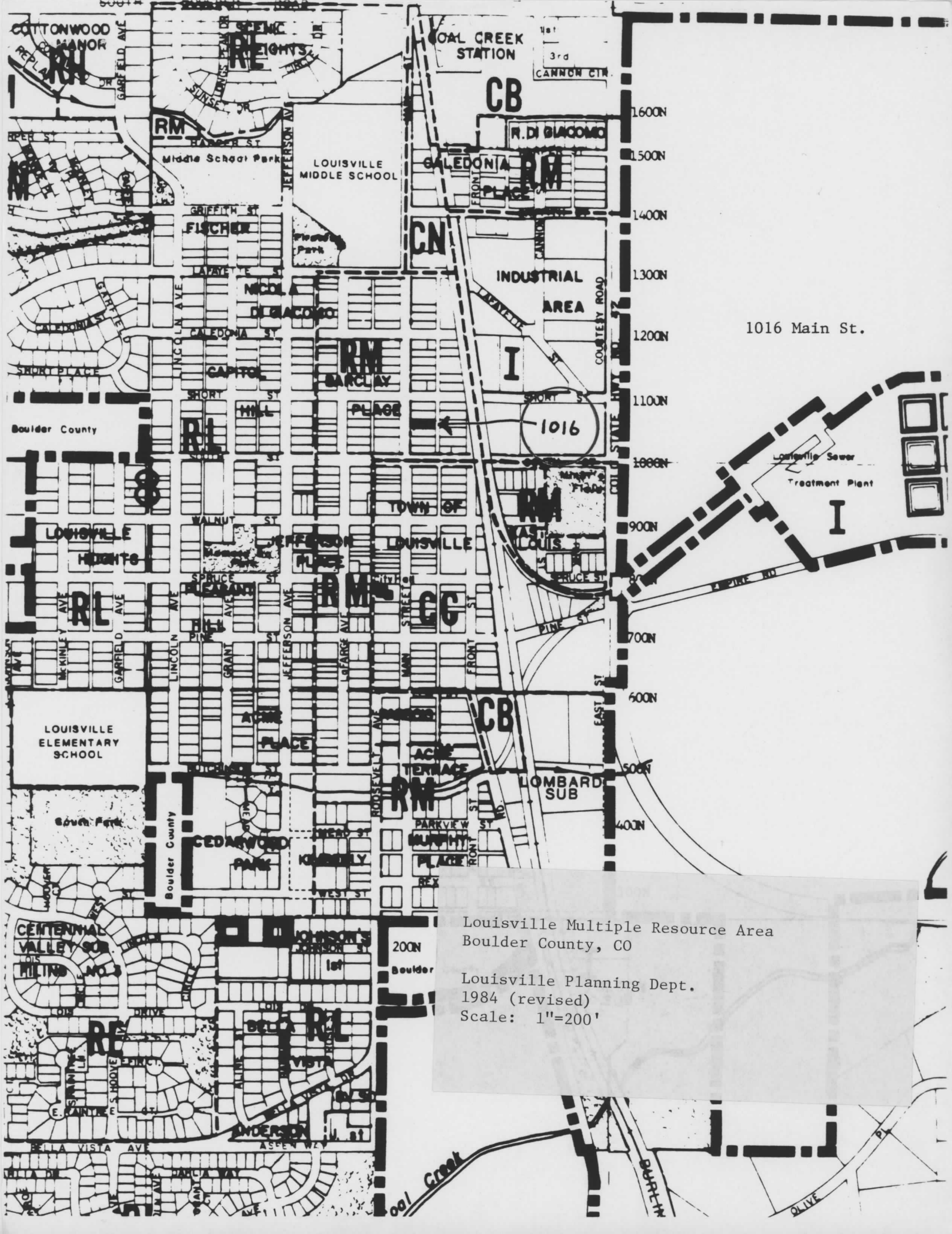
Outbuildings include historic frame garage, chicken coop, and outhouse.

Landscaping is heavy with many trees and a vineyard at the rear of the house.

Petrelli/DelPizzo House, Louisville, CO

3. Classification

Category	Ownership	Status	Present Use	
☐ district	☐ public	☒ occupied	☐ agriculture	☐ museum
☒ building(s)	☒ private	☐ unoccupied	☐ commercial	☐ park
☐ structure	☐ both	☐ work in progress	☐ educational	☒ private residence
☐ site	Public Acquisition	Accessible	☐ entertainment	☐ religious
☐ object	☐ n/a in process	☒ yes: restricted	☐ government	☐ scientific
	☐ n/a being considered	☐ yes: unrestricted	☐ industrial	☐ transportation
		☐ no	☐ military	☐ other:



Louisville Multiple Resource Area
Boulder County, CO

Louisville Planning Dept.
1984 (revised)
Scale: 1"=200'

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received 1/8/86

date entered

Continuation sheet

Item number

Page 1 of 2

Multiple Resource Area
Thematic Group

dnr-11

Name Louisville Multiple Resource Area
State Boulder County, COLORADO

Substantive Review

Cover

2/14/86

Nomination/Type of Review

Date/Signature

- | | | | | |
|-----------------------------------|-------------------------------------|------------|----------------------|---------|
| 1. Denver Elevator-Grain Elevator | Entered in the
National Register | for Keeper | <u>Shelton Byrum</u> | 2/14/86 |
| | | Attest | | |
| 2. Ginacci House | Substantive Review | for Keeper | <u>Beth Crovena</u> | 2/14/86 |
| | | Attest | | |
| 3. Jacoe Store | Entered in the
National Register | for Keeper | <u>Shelton Byrum</u> | 2/14/86 |
| | | Attest | | |
| 4. Lackner's Tavern | Entered in the
National Register | for Keeper | <u>Shelton Byrum</u> | 2/14/86 |
| | | Attest | | |
| 5. LaSalla House | Entered in the
National Register | for Keeper | <u>Shelton Byrum</u> | 2/14/86 |
| | | Attest | | |
| 6. National Fuel Company Store | Entered in the
National Register | for Keeper | <u>Shelton Byrum</u> | 2/14/86 |
| | | Attest | | |
| 7. Petrelli-DelPizzo House | Entered in the
National Register | for Keeper | <u>Shelton Byrum</u> | 2/14/86 |
| | | Attest | | |
| 8. Rhoades House | Entered in the
National Register | for Keeper | <u>Shelton Byrum</u> | 2/14/86 |
| | | Attest | | |
| 9. Robinson House | Entered in the
National Register | for Keeper | <u>Shelton Byrum</u> | 2/14/86 |
| | | Attest | | |
| 10. Stolmes House | Entered in the
National Register | for Keeper | <u>Shelton Byrum</u> | 2/14/86 |
| | | Attest | | |

Ref # 86000224

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Petrelli--DelPizzo House (Louisville MRA)
Boulder County
COLORADO

Working No. JAN 8 1986
Fed. Reg. Date: 2-3-87
Date Due: 2/6/86 - 2/22/86
Action: ACCEPT 2-14-86
RETURN
REJECT
Federal Agency: _____

Returned in the
National Register

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition	Check one	Check one
☐ excellent	☐ deteriorated	☐ unaltered
☐ good	☐ ruins	☐ altered
☐ fair	☐ unexposed	☐ original site
		☐ moved date _____

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect
Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



Petrelli-DelPizzo House
Boulder County, Colorado

1016 Main

Photographer: Steven Mehls
Locale of Negative: Office of
Archaeology & Historic
Preservation
1300 Broadway, Denver, CO

Date of Photo: August 1985

Photo 1 of 3
View looking east



Petrelli-DelPizzo House
Boulder County, Colorado
1016 Main

Photographer: Steven Mehls
Locale of Negative: Office of
Archaeology & Historic
Preservation
1300 Broadway, Denver, CO

Date of Photo: August 1985

Photo 2 of 3
View looking West



Petrelli-DeiPizzo House
Boulder County, Colorado
1010 Main

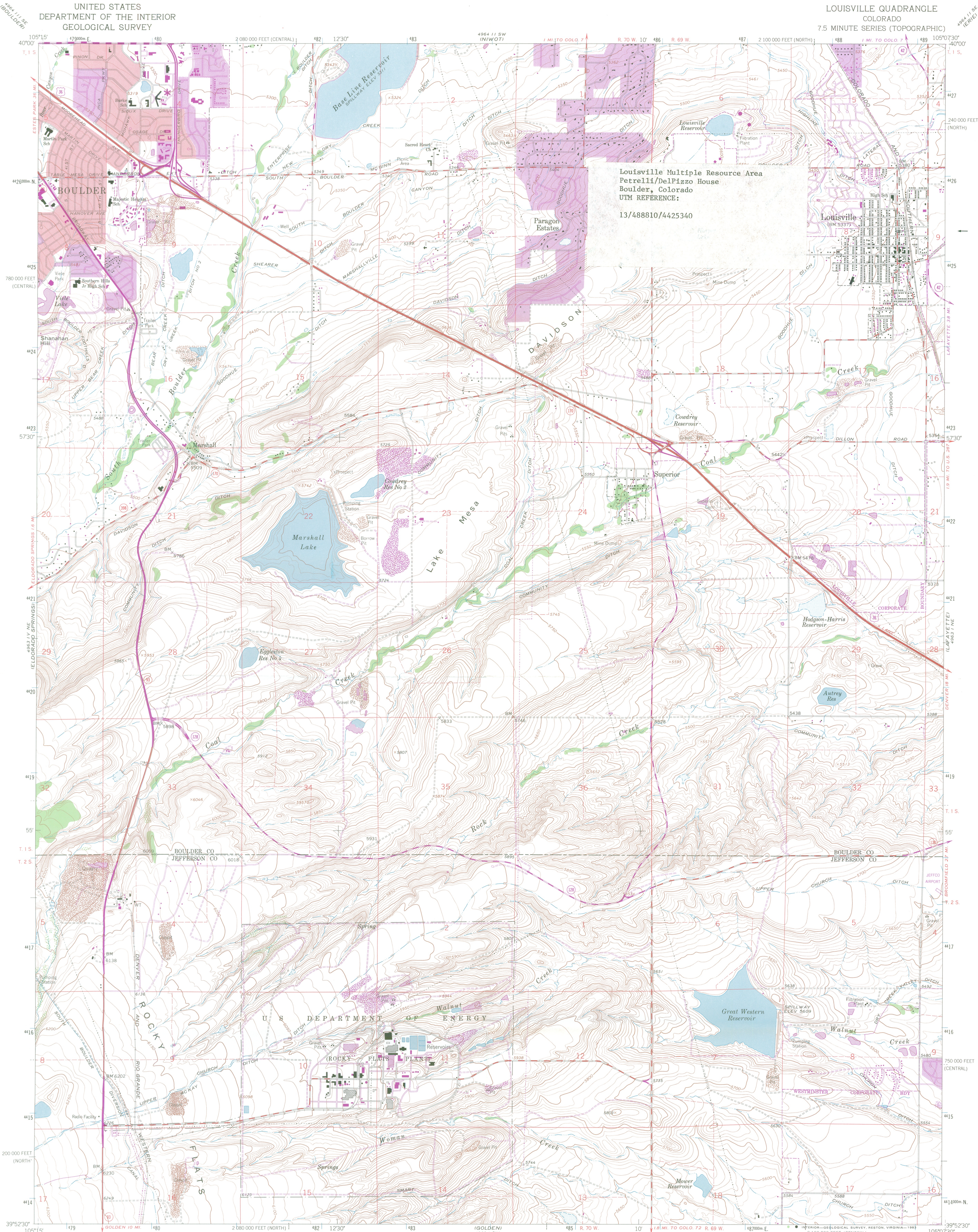
Photographer: Steven Mehls
Locale of Negative: Office of
Archaeology & Historic
Preservation

1300 Broadway, Denver, CO
Date of Photo: October 1985

Photo 3 of 3
Interior View

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

LOUISVILLE QUADRANGLE
COLORADO
7.5 MINUTE SERIES (TOPOGRAPHIC)



Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs
taken 1964. Field checked 1965. Supersedes map dated 1957

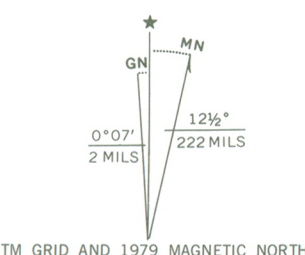
Polyconic projection. 1927 North American datum
10,000-foot grids based on Colorado coordinate system, north and central zones
1000 meter Universal Transverse Mercator grid ticks,
zone 13, shown in blue

Red tint indicates areas in which only landmark buildings are shown

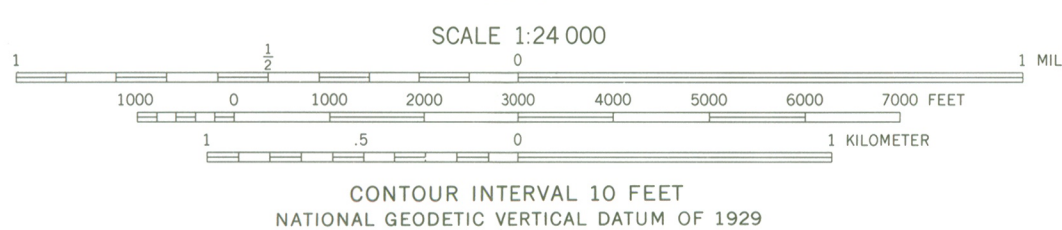
Fine red dashed lines indicate selected fence lines

Revisions shown in purple compiled from aerial photographs
taken 1978 and other source data. This information not
field checked. Map edited 1979

Purple tint indicates extension of urban areas



To place on the predicted North American Datum 1983
move the projection lines 5 meters north and
48 meters east as shown by dashed corner ticks



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



LOUISVILLE, COLO.
N3952.5-W10507.5/7.5

1965
PHOTOREVISED 1979
DMA 4963 1 NW-SERIES V877

HISTORIC PRESERVATION APPLICATION

CASE NO. _____

PROPERTY INFORMATION

Address: 1016 MAIN
Date of construction (if known): 1910
Legal Description: Lot 10 Blk 17
Subdivision CALDONIA PLACE
(attach separate sheet if necessary)
Landmarked Name and Resolution (if
applicable): NATIONAL REGISTER

APPLICANT INFORMATION

Name: ANDY JOHNSON
Company: DAJ DESIGN
Address: 922A MAIN ST, LOUISVILLE, CO 80027

Telephone: 303-527-1100
Email: ANDY@DAJDESIGN.COM

OWNER INFORMATION *(if not applicant)*

Name: LEA & KEITH WEGEN
Company: TWSS MAIN ST
Address: 1016 MAIN ST, LOUISVILLE, CO 80027

Telephone: 303.905.0733
Email: wegenlea@gmail.com, kwegen@flatironscap.com

TYPE (S) OF APPLICATION

- ☐ Historic Structure Assessment
- ☐ Landmark
- ☐ Historic Preservation Fund Grant
- ☐ Historic Preservation Fund Loan
- ☐ Alteration Certificate
- ☒ Demolition Review
- ☐ Pre-filing Conference with Historic
Preservation Commission

PROJECT INFORMATION

Summary: REVIEW FOR A FULL DEMOLITION OF
THE EXISTING PRIMARY STRUCTURE AND DETACHED
GARAGE. HOUSE AND GARAGE WOULD BE ENTIRELY
REMOVED TO MAKE WAY FOR A NEW HOUSE AND
DETACHED GARAGE WITH AN ADU. ALL HISTORIC
PRESERVATION OPPORTUNITIES HAVE BEEN
EXPLORED TO PRESERVE THE EXISTING HOME.

SIGNATURES & DATE

Applicant Name (please print):

ANDY JOHNSON

Applicant Signature:

 _____

Owner Name (please print):

LEA WEGEN AND KEITH WEGEN

Owner Signature:

From: [Carol Corsell](#)
To: [Planning](#)
Subject: 1016 Main Street - demolition
Date: Thursday, April 10, 2025 12:28:02 PM

RE: HIP-000545-2025

Greetings Review Board,

The notice I received mentions “full demolition” of subject property above.

It was my understanding that “historical” or (historical in nature) properties were encouraged, if not mandated, to leave the front intact and build out or renovate behind. This is what I did with my property at 1116 Main Street.

I strongly believe the “charm” of our downtown is being “demolished” - especially our Main Street; The property in question has an historic “old town” feel that we should do our best to maintain.

I would encourage allowing a renovation, but not a complete tear-down and new front. The houses that have succeeded in doing that deter from our “small” town charm - and certainly do not enhance it.

This isn’t Boulder and I would hope we don’t become Boulder; Our small town “vibe” is why I moved here and out of Boulder!

Please consider reasonable options for the owner/builder that doesn’t detract from our Main street appearance.

Carol Corsell
1116 Main Street

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From: [Alan Muir](#)
To: [Emily Cline-Gibson](#)
Subject: 1016 Main St Demolition
Date: Monday, April 14, 2025 11:12:51 AM

I wish to register my disapproval and disappointment regarding the demolition of 1016 Main Street in downtown Louisville. There's a trend to replace the historic old town homes with giant multi million dollar homes with no regard to the character of the neighborhood. There's one on both the 1100 and 1200 blocks of Main Street for example. Id like to see Louisville follow Boulder's example where the front face of historic homes are preserved and any new building occurs behind the original structure.

One of the things that makes downtown Louisville special is it's historic nature. Let's please try to preserve it.

Sincerely,

Alan Muir

1158 La Farge Ave

Louisville

"Wop bop a loo bop a lop bam boom!"

Little Richard

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From: [Peter Stewart](#)
To: [Emily Cline-Gibson](#)
Cc: [Planning](#)
Subject: HPC- 1016 Main Street - Proposed Demolition
Date: Monday, April 14, 2025 11:46:44 AM

Members of the Historic Preservation Commission,

I urge you to place a 180 day stay on this demolition request and encourage the owner/developer to work with their design team on a sensitive addition to the rear of the house to meet their program needs.

This house is not only important to our nation's history (National Register listed) but also vitally important to our neighborhood and town. This home's historic integrity is unsurpassed in Louisville and one of only 6 homes on the Register. Its location is integral on this first residential block north of the commercial area. This block also exhibits a high level of integrity. The house is located across the street from the Historic Museum, the Tomeo House, and the DeSalvo House at 1021 Main St. This house and this block are part of the identity of our town that residents cherish. Our residents have affirmed preservation of important buildings is important by voting several times to preserve this identity. Just imagine if the Historic Museum was moved away from Main Street how that would impact the Main Street identity! Same for this house! It would be a tragic loss if demolished or moved.

I think we as a community are very supportive of property owners improving historic properties to meet their program needs through sensitive design. We are not supportive of reckless inappropriate redevelopment that runs contrary to our sense of place and community identity.

Thank you for considering my comments,

Peter Stewart

1132 Jefferson Ave. Louisville, CO. 80027
tel: 303.665.6668
peter@stewart-architecture.com

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4/15/2025

Emily Cline-Gibson, Historic Preservation Planner, Louisville, Colorado

Please and thank you for forwarding this to the Home Owner, Architect and Commission reviewing this 1016 Main Street Demolition Application:

1. I do believe Property Owners have a right to decide what they should do with their own property. Hopefully though, they will fully consider how their place affects the fabric of this Historic Neighborhood.
2. I like many others was attracted to Louisville in 1977 because of its small town character and Main Street charm. The variety of commercial venues and the humble but proud painted wood storefronts in the four block commercial zone, were enticing and practically generated a spirit of COMMUNITY engagement. Strolling Main Street or Driving Main Street, this community charm permeates the neighboring Old Town's housing stock.
3. Louisville's sense of place, especially the Streetscapes, are the first impressions one gets when visiting our town, by either walking or driving Main Street. This impression tends to grow on you. This Streetscape charm is caused not simply by the houses or building's physical structures, but by the space surrounding the structures. When an exemplary residence has been cared for and modernized as this 3BR 2bath House has been for perhaps 100 years, it is heartbreaking to hear in the application that there is no hope in preserving it with adaptations to satisfy the Owner's current and future criteria.
4. In 1016 Main, you can see the wisdom in the original Owner and Architect's minds as they designed and built a reasonably scaled and decorated (Queen Anne according to The National Register of Historic Places) residence. A most welcoming feature of this house is it's Front Porch which is vital to engaging with the neighbors and public, and getting an optimum psychological Streetscape presence.
5. I remember back before the beautiful yellow ocher paint color, this house was a similarly attractive tri-colored mauve color.
6. While some of the previous properties that have been demolished and a new Modern house installed, some are out of scale too large and out of character too Modern and thus incongruous with the neighbor's houses. And, they radically degrade the Block's holistic character, not to mention the heritage of our Historic Old Town. When we lose our historic heritage, we lose a lot of soul that we moved here for and that our forefathers created. However, there are some projects that the Owner and Architect have very sensitively and successfully solved the new criteria with a new adaptive/preservation exemplary design.
7. Some old houses are like old cars, not worth saving. However, some old houses are genuine antiques that are fine running machines now and into the future. And, they are Authentic and Practical.
8. Lastly, it appears that there are two existing structures fronting the Alley with reasonable yard space in between such and the house. As previously mentioned, it seems that one could easily create an ADU above the Garage and temporarily pick up the house and build a new modern basement to add the space in a way that would not spoil the historic character of the neighborhood.

Thank you Owners and Architect for your consideration.

Respectfully,

Tom Rafferty, Louisville, Colorado

MEMORANDUM

TO: Historical Preservation Commission

FROM: John Leary

DATE: April 15, 2025

SUBJECT: Demolition Permit for 1016 Main Street

My wife and I reside at 1116 La Farge Ave. In the early 1980's our home was placed on the National Register Of Historic Places. I believe this to be the same timeframe as the Petrelli - Del Pizza home at 1016 Main Street. The process to be chosen was thorough, involving local historians, the Louisville Historical Society and hired professional historians. We were extensively interviewed about the social and architectural history as well as the changes we made to its structure. At the time, I believe 5 homes in Louisville were chosen for the designation. I mention all of this because the process was selective and based upon having extraordinary historical value.

The Petrelli - Del Pizza home also has extra historical value because of the block in which it is located. It is critical in shaping the transition from old town historical residential to the historical business area. It is a great feel. It functions as an iconic link to the past. Certainly it is on a different scale, but it would be like removing the Statue of Liberty from New York Harbor.

You did an excellent job in shaping the landmarking of the historic Desalt house which is across the street from the house under consideration. I hope whomever you appoint to work with the applicant emphasizes the value of how it creates historical transition and adds historical feel to the block.

Now I cannot help but mention, it seems to be a form of arrogance that someone would buy a home with a sign on its front indicating it is an important historical site and then ask the community to let them remove it. A community that has clearly demonstrated its affinity for historical preservation by twice passing a tax to facilitate its happening. I would add that my wife and I have had our house landmarked and are proud to have given something to our community. Our home was the first privately owned property to be landmarked and we requested the designation before there were any incentives to do so.

Finally, I expect you are aware there are those in the community who are moving away from the small-town character policies that have worked in tandem with preservation efforts to protect the historical character of the Downtown area. Downtown will be a target area with the goal of redevelopment and densification. The Downtown Framework Plan and Downtown Design Guidelines Handbook will be on the chopping block. Old Town neighborhoods will bear the brunt of the impacts from this effort. Hopefully, the HPC will resist any efforts to gut these documents.

From: garyd@frii.net
To: [Planning](#); [Emily Cline-Gibson](#)
Subject: Historic Preservation Commission--1016 Main
Date: Tuesday, April 15, 2025 10:05:44 AM

To: Historic Preservation Commission and Planning staff:

I'd like to comment on the demolition request for 1016 Main. This house is a special part of Louisville's historic district. It was early on granted national historic status, and it remains a central and colorful part of Louisville's historic area.

I'd like to ask you to help the requestors to find a way to protect the historic front part of the house. Maybe there can be avenues to preservation that have not been tried before.

Thanks.

Gary Dunlap
714 Lincoln Ave
Louisville

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From: [Derek Wood](#)
To: [Emily Cline-Gibson](#)
Cc: [Planning](#)
Subject: Re: demolition 1016 Main Street
Date: Tuesday, April 15, 2025 10:41:41 PM

****To the Owners of 1016 Main Street,****

I am reaching out regarding the proposed demolition of the historic Petrelli/DelPizzo House at 1016 Main Street. I urge you to reconsider this decision and explore alternatives that preserve the house's architectural and historical significance while accommodating your needs through thoughtful modifications.

The Petrelli/DelPizzo House is an extraordinary example of Queen Anne-style architecture, adapted for miners' housing in Louisville's formative years. Its inclusion on the National Register of Historic Places underscores its importance not just to our community but to Colorado's heritage as a whole. The property's historical integrity offers a unique glimpse into Louisville's early history. Demolishing this landmark would erase an irreplaceable part of our shared story and diminish the character of this historic town which owes much of its charm to this historic home.

As I'm sure you're aware, there are many examples of historic homes that have successfully undergone renovations while preserving their unique historical value. Instead of demolition, I urge you to explore the restoration of the house's iconic front façade. Maintaining this historic feature would retain the home's visual and cultural significance, anchoring it as a symbol of heritage in our ever-changing community. To meet your modern needs, an additional structure or extension could be thoughtfully integrated into the rear of the house. This approach offers the best of both worlds: preserving the historical character of the original structure while accommodating your contemporary uses and designs.

Respecting the historical importance of the Petrelli/DelPizzo House not only honors the past but also fosters a sense of continuity and identity for present and future generations. I hope you will reconsider the full demolition proposal and instead embrace an alternative that reflects thoughtful stewardship of our shared heritage.

Thank you for considering alternative options to demolition.

Sincerely,
Derek Wood
Your neighbor on Front Street

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From: [Michael B. Menaker](#)
To: [Emily Cline-Gibson](#)
Cc: [Planning](#)
Subject: 1016 Main Street
Date: Wednesday, April 16, 2025 4:38:04 PM

To all involved:

While I recognize the genuine emotions surrounding 1016 Main Street, I am deeply concerned by the tone of the conversation surrounding the requested demolition permit.

Had any of the previous owners been truly concerned about preserving this property, an application for its local designation as a historic property would have been warmly received and surely Historic Preservation Tax Fund monies made available for its preservation/restoration.

But, none of the previous owners made such an application. The property's new owners apparently have other plans for the site.

Any new structure at 1016 Main St would be subject to the Old Town Zoning Overlay District and would be subject to its strict regulation of height, FAR, setbacks, roof pitch, and more.

The purpose of the allowable 180 day stay of a demolition permit is to allow time for the HPC and Staff to negotiate with the owners regarding landmarking and preservation. If the new owners are interested, terrific. If not, and they are firm in their wishes to redevelop the lot, then let us now impose a stay in a way punitive or spiteful.

Louisville has always striven to be respectful of personal property rights. In this case those values should take precedence over the understandable nostalgia and emotion surrounding this property.

Sincerely,
Michael

--

Michael B. Menaker
1827 W Choke Cherry Dr
Louisville, CO 80027
303.588.8781

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From: [Carol Corsell](#)
To: [Emily Cline-Gibson](#)
Subject: 1016 Main
Date: Wednesday, April 16, 2025 5:04:43 PM

Put my vote in as a strong NO

FULL demolition of this property is **not necessary**; They can expand without changing the inherent beauty of the historical front. I've done it and the right architect can make it happen! It would be a shame to have, yet another, imposing "new look" on our Main Street. Let's try to keep historical - That's why we have chosen to live here. This is not Boulder.

Demolition of the whole property is, in my mind, detrimental to our town and culture

Carol Corsell
1116 Main Street

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From: [joy brook](#)
To: [Emily Cline-Gibson](#)
Cc: [Planning](#)
Subject: Destruction of our town's historic places
Date: Wednesday, April 16, 2025 8:36:27 PM

1016 Main Street (the Petrelli/DelPizzo House) - This house is listed on the National Register of Historic Places and is very much a landmark. Demolition is outrageous and should be denied. Please preserve our town and stop all this destruction!

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ITEM: 1016 Main Street Probable Cause Determination

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

OWNER: Lea & Keith Wegen
TWSS Main, LLC
925 Lincoln Avenue
Louisville, CO 80027

PROJECT INFORMATION:

ADDRESS: 1016 Main Street
LEGAL DESCRIPTION: Lot 10, Block 17 Caledonia Place
DATE OF CONSTRUCTION: ca. 1895-1910

REQUEST: A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 1016 Main Street.

VICINITY MAP:



SUMMARY:

The applicant requests a finding of probable cause for landmark designation to allow for funding of a historic structure assessment for 1016 Main Street. Under Resolution No. 17, Series 2019, a property may be eligible for reimbursement for a historic structure assessment (HSA) from the Historic Preservation Fund (HPF) if the Historic Preservation Commission finds *“probable cause to believe the building may be eligible for landmarking under the criteria in section 15.36.050 of the Louisville Municipal Code.”* Further, *“a finding of probable cause under this Section is solely for the purposes of action on the pre-landmarking building assessment grant request, and such finding shall not be binding upon the HPC, City Council or other party to a landmarking hearing.”*

HISTORICAL BACKGROUND:

Information from Gigi Yang, Louisville Historical Museum

The history of 1016 Main exemplifies the modest lives of Louisville residents in the late 19th and 20th centuries. The property was used by several generations of the Ashe and Petrelli families as a source of rental income and as a home. It provides a distinctive example of mail-order house construction and of the building industry.

The exact year of construction cannot be determined. Boulder County Records give 1910 as the house's date of construction, however, the County Assessor Card notes the house was 55 years old in 1950, placing the earliest date of construction at 1895. Numerous resources indicate that the house was constructed from a Sears and Roebuck kit. The Sears Catalog of Modern Homes, selling do-it-yourself kits for building a house, was available from 1908-1948, which would bring the earliest date of construction to 1908.

Mary Quillian Ashe purchased the home in 1910, after having previously lived as a next-door neighbor. Mary and her husband, Thomas Gregory Ashe, who was a superintendent of the Lucas mine near Broomfield, moved to Texas with their six sons in 1911. However, the Ashe family retained ownership of the house for the next 27 years and used it as a rental until Mary's death in 1934.

In 1938, the Ashe family sold the home to Victor and Mary Petrelli. Victor was born in Italy and came to the US in 1910. Mary was of Italian descent and born in New Jersey. The Petrellis spent their early years of marriage in Italy until coming back to the United States with their two sons. They moved from Wyoming to Louisville after purchasing the house at 1016 Main, and Victor and his eldest son, Eugene, found work at the Louisville Lafayette Coal Company. During World War II, Victor worked as a loader at the Centennial mine. Mary passed away in 1948 and Victor in 1961. The Petrelli family retained ownership of the property until 1982, when their three sons sold the property.

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



Photo of 1016 Main Street dated ca. early 1900s.



Street view of 1016 Main Street (2023).



Street view of 1016 Main Street (2023).

ARCHITECTURAL INTEGRITY:

1016 Main Street was documented in the PaleoWest “Stories in Places” residential context as displaying a Queen Anne architectural style, one of three in Caledonia Place. It is highly likely that this building was constructed from a Sears and Roebuck house kit. The property exhibits a front-gabled roof and front porch.

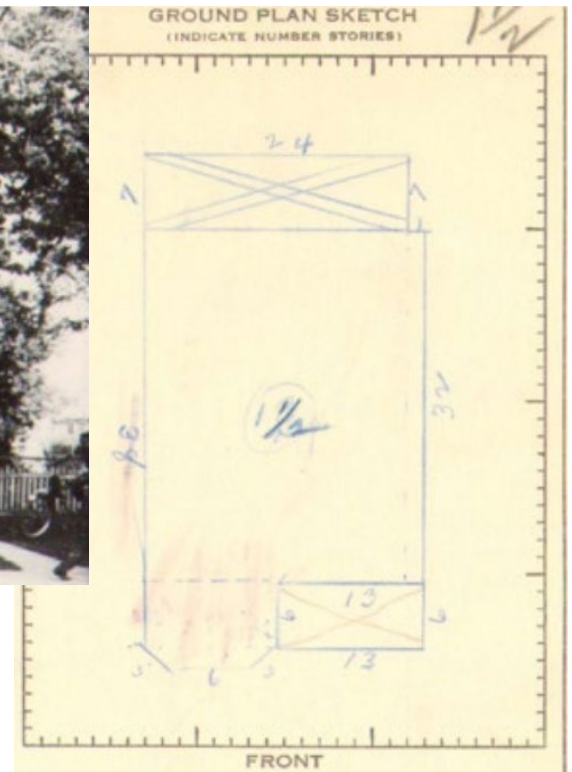
The building permit file includes some minor changes, such as a reroof, but does not appear to include any major changes to the primary structure.

This property was registered with the National Register of Historic Places in 1986 with the following architectural description:

Wood frame Queen Anne Vernacular house characterized by large projecting bay. Trim on front façade includes diagonal shingles in gable of projecting bay, with slender columns separating the three “walls” of the bay. Plain window and door frames. Shed-roof porch supported by round columns extends over portion of façade of main house. Shed-roof carport added in c. 1980 off south side.



Photo and floor plan of 1016 Main Street from the 1950 Assessor Card.



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

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

Staff analysis of the criteria is as follows:

CRITERIA	FINDINGS
<i>Landmarks must be at least 50 years old</i>	1016 Main Street was constructed ca. 1895-1910, making it approximately 114-129 years old. Staff find the age of the structure meets the criteria.
<i>Landmarks must meet one or more of the criteria for architectural, social or</i>	<i>Social Significance - Exemplifies cultural, political, economic, or social heritage of the community.</i>

<i>geographic/environmental significance</i>	The social history of 1016 Main Street includes association with: • Italian immigration history • Mining history Staff find that the structure exemplifies the cultural and social heritage of the community and there is probable cause to meet the criterion for social significance. <u>Architectural Significance</u> – <i>exemplifies specific elements of an architectural style or period.</i> • The property has maintained its Queen Anne architectural style and front-gabled roof. • The property was likely a kit house. Staff find that the location of the structure does have probable cause to meet the criteria for architectural significance in its current form.
<i>Landmarks should meet one or more criteria for physical integrity</i>	Physical Integrity - <i>Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</i> • 1016 Main appears to have maintained its historic footprint from 1950. <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 house appears to have remained in the same location and setting since its construction. Staff finds probable cause that the structure meets the criteria for physical integrity.

PRESERVATION MASTER PLAN:

The [Preservation Master Plan](#) was adopted in 2015 and includes goals and objectives for the historic preservation program moving forward. A finding of probable cause would meet the following goals and objectives:

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

Objective 3.3 - Encourage voluntary designation of eligible resources

Objective 3.4 - Promote alternatives to demolition of historic buildings

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

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

FISCAL IMPACT:

The finding of probable cause allows for a grant of up to \$4,000 for a Historic Structure Assessment from the Historic Preservation Fund.

RECOMMENDATION:

Staff recommends a finding of Probable Cause under the criteria in section 15.36.050 of the LMC, making the properties eligible for the cost of a historic structure assessment.

The current maximum amount available for an HSA is \$4,000. Staff recommends the HPC approve a grant not to exceed \$4,000 to reimburse the costs of a historic structure assessment.

ATTACHMENTS:

1. Application
2. 1016 Main Street Social History