

ITEM: 1155 Pine Street Landmark & Alteration Certificate Request

APPLICANT: Andy Johnson
922A Main Street
Louisville, Colorado 80027

OWNER: Travis Ramos
731 Pine Needle Ln
Louisville, CO 80027

PROJECT INFORMATION:

ADDRESS: 1155 Pine Street
LEGAL DESCRIPTION: TR 696 8-1S-69
DATE OF CONSTRUCTION: Ca. 1920-25

REQUEST: A request to landmark the building at 1155 Pine Street, and request for an alteration certificate.

VICINITY MAP:



SUMMARY:

The applicant is requesting a landmark designation for the building located at 1155 Pine Street. The subject property is comprised of the primary structure and two railcars situated on railroad tracks. Landmark designation is only requested for the primary structure and not the entire property. Additionally, the applicant is requesting an alteration certificate for an addition to the building, changes to the front windows, and other exterior alterations.

Staff Recommendation:

Staff recommend that the application be tabled by the Historic Preservation Commission until the Planned Unit Development (PUD) application is reviewed and decided by City Council. Reasons for this recommendation are discussed further below and include:

- Inconsistency between the development plan and the intent of the Mixed-Use – Residential (MU-R) zone district, which states “Areas zoned MU-R should be used predominantly for higher density multi-family residential, with subsidiary commercial uses and civic uses that cater to the needs of residents and transit commuters.”
- The number and type of waivers requested with the proposed development plan demonstrate that the development does not meet the intent of the Mixed-Use Development Design Standards and Guidelines (MUDDSG), and thus, does not implement the intent of Mixed-Use zone district.
- Inconsistency with the policies of the Highway 42 Revitalization Area Comprehensive Plan Amendment.
- RTD and the State have renewed planning efforts, established additional funding sources for rail, and are exploring significant investments in providing rail service to Louisville, for which the City has established land use policies through the Mixed-Use zoning overlay district and Highway 42 Revitalization Area Comprehensive Plan Amendment to support transit-oriented development in support of the rail service.
- The Mixed-Use zoning overlay excludes the Little Italy and Minor’s Field residential areas due to their historic value, but explicitly calls for rezoning and redevelopment of the residential properties fronting Pine Street between the railroad tracks and Highway 42. By extension, this policy has already prioritized redevelopment of the properties fronting Pine Street instead of having historic significance. Landmarking any properties fronting Pine Street would eliminate the ability for redevelopment per established code and policy.
- While the home has some level of architectural integrity and significance, staff does not find that it has such unique or valuable significance to override the ordinances and policies of the Mixed-Use zoning overlay and policies of the Highway 42 Revitalization Area Comprehensive Plan Amendment.

If the application is not tabled for future consideration, staff recommend denial as presented. Due to the unresolved status of the PUD and conflict with city policies and ordinances mentioned above, staff cannot support granting landmark designation at this

time. Additionally, staff finds that some criteria for the alternation certificate are not met by the current design.

Further, staff does not support the landmark designation of the home in isolation vs. the landmark status extending to the whole parcel. Doing so does not reflect best practice for historic preservation. The purpose of extending landmark status to an entire parcel is to ensure that all building improvements on a property are subject to the alteration certificate standards, and thus, HPC can ensure future development on the parcel do not diminish or negatively impact the integrity of the historic home on the parcel.

HISTORICAL BACKGROUND:

Information from Gigi Yang, Louisville Historical Museum

The history of this house is notable for its unusual location inside the "wye" formed by three sets of railroad tracks and the influence of William Lee on the development of east Louisville. Additionally, ownership by the Desailly family and later the Duran family represent the experiences of French and Hispanic residents, both important and sometimes marginalized communities in Louisville.

To provide context for the area in which 1155 Pine is located, several houses on the north side of Pine just east of the railroad tracks are in an area in downtown Louisville that was never added to the town as a normal subdivision with lots and blocks. The original reason for this likely goes back to the location of coal mines in the Louisville area and the placement of railroad spurs that left the main tracks to reach these coal mines. The buildings along this stretch of Pine located between the railroad tracks and Highway 42 were historically in an area created by the intersection of three sets of railroad tracks. Because this area of Pine Street was not platted, the legal descriptions of these properties are not expressed in blocks and lots.

It is unclear who the earliest tenants were at this address from the 1920s until 1938. It is likely that it was used as a rental for coal miners or employees of the Colorado & Southern Railroad, similarly to the neighboring houses on this street.

In 1947, 1155 Pine was sold to Emile and Pauline Desailly after having previously been used as a rental home. The Desaillys are identified in the 1943 directory as already living at this address and it is possible that they were renters before purchasing the house. Emile Zenon Desailly and Apollonie Pauline Desailly were both born in France and married in 1909. They came to the U.S. via Canada in 1917 with their two children – Victor (age 8) and Antoinette (age 4). Emile worked at the Centennial Mine and was active in the United Mine Workers until he retired in 1950. In 1956, they transferred ownership of the house to their son Victor and his wife Marie. Despite the transfer of ownership, it appears that Emile and Pauline continued living at 1155 Pine until Pauline's death in 1969 and Emile's death in 1970. Victor and Marie Desailly lived nearby at 721 Jefferson. Victor Desailly also worked as a miner and construction worker and at the National Bureau of Standards until his death in 1967.

During the Desailly family ownership, Louisville installed a sewer system in the 1950s and the Desailly's added a bathroom to the house in 1962. The property was later sold to Kathryn King and Frank J. Kurelich in 1970.

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

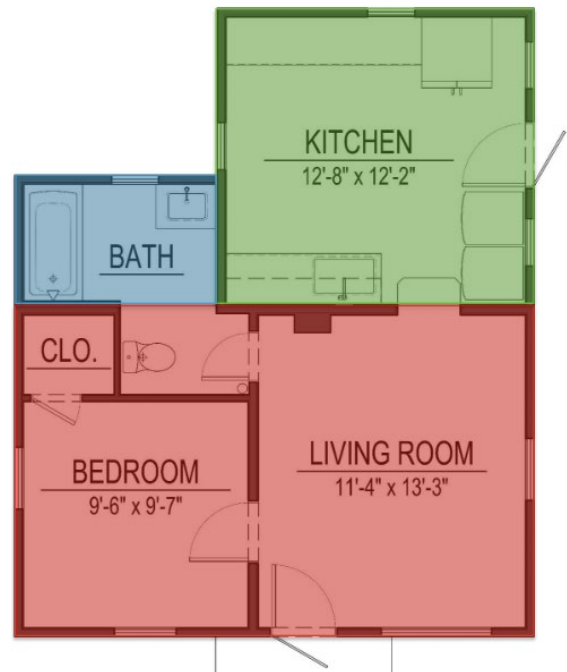


Subject property from the 1948 Assessor's Card.

ARCHITECTURAL INTEGRITY:

The primary structure at 1155 Pine Street is a National folk house, which is associated with housing railroad workers in general, and has a strong association with mining and railroad workers in Louisville specifically. National homes in Louisville are often simple in their styles, with little or no ornamentation and are identified as having a front or side-gabled roof structure. 1155 Pine appears to be a massed plan form and exhibits a side-gabled roof accompanied with a front porch.

The small gabled awning over the front door present in the 1948 Assessor's Card has been replaced by a larger metal porch or portico. The siding and windows are not original, and the roof shingles were replaced in 2018, likely after a hail storm that caused damage to many house roofs in Louisville. The rear room is not original to the house and was constructed by 1962, which is the date of construction for another small addition in the rear.



*Top and bottom left: Current photos of building.
Bottom right: Floor plan from the Historic Structure Assessment. Red indicates the original house.*

HISTORICAL SIGNIFICANCE ANALYSIS AND CRITERIA FOR LISTING AS LOCAL LANDMARK:

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

Staff analysis of the criteria is as follows:

Sec. 15.36.050. - Criteria for Designation

Criteria	Meets Criteria?	Evaluation
A. <i>Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in this chapter.</i>	Yes	1155 Pine Street was constructed circa 1920s, making it 100 years old.
1. a. <i>Architectural.</i> 1) <i>Exemplifies specific elements of an architectural style or period.</i> 2) <i>Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.</i> 3) <i>Demonstrates superior craftsmanship or high artistic value.</i> 4) <i>Represents an innovation in construction, materials or design.</i> 5) <i>Style particularly associated with the Louisville area.</i> 6) <i>Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.</i> 7) <i>Pattern or grouping of elements representing at least one of the above criteria.</i> 8) <i>Significant historic remodel.</i>	Yes	Architectural Significance - <i>Exemplifies specific elements of an architectural style or period.</i> - National form speaks to railroad and mining history - Common architectural form in Louisville Front porch is compromised by non-original metal awning/porch.
1. b. <i>Social.</i> 1) <i>Site of historic event that had an effect upon society.</i> 2) <i>Exemplifies cultural, political, economic or social heritage of the community.</i> 3) <i>Association with a notable person or the work of a notable person.</i>	No	There is no connection to a particularly notable person or event, nor does the property exemplify a particularly notable heritage.

Criteria	Meets Criteria?	Evaluation
1. <i>c. Geographic/environmental.</i> 1) <i>Enhances sense of identity of the community.</i> 2) <i>An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.</i>	No	The home is not located in a historic neighborhood, nor is it surrounded by buildings to create a sense of historic identity of the community.
3. <i>All properties will be evaluated for physical integrity and shall meet one or more of the following criteria:</i> a. <i>Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</i> b. <i>Retains original design features, materials and/or character.</i> c. <i>Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.</i> d. <i>Has been accurately reconstructed or restored based on historic documentation.</i>	Yes	The building has retained most of its original form aside from the rear additions and changes to the front porch. The building has remained in its original location since construction.

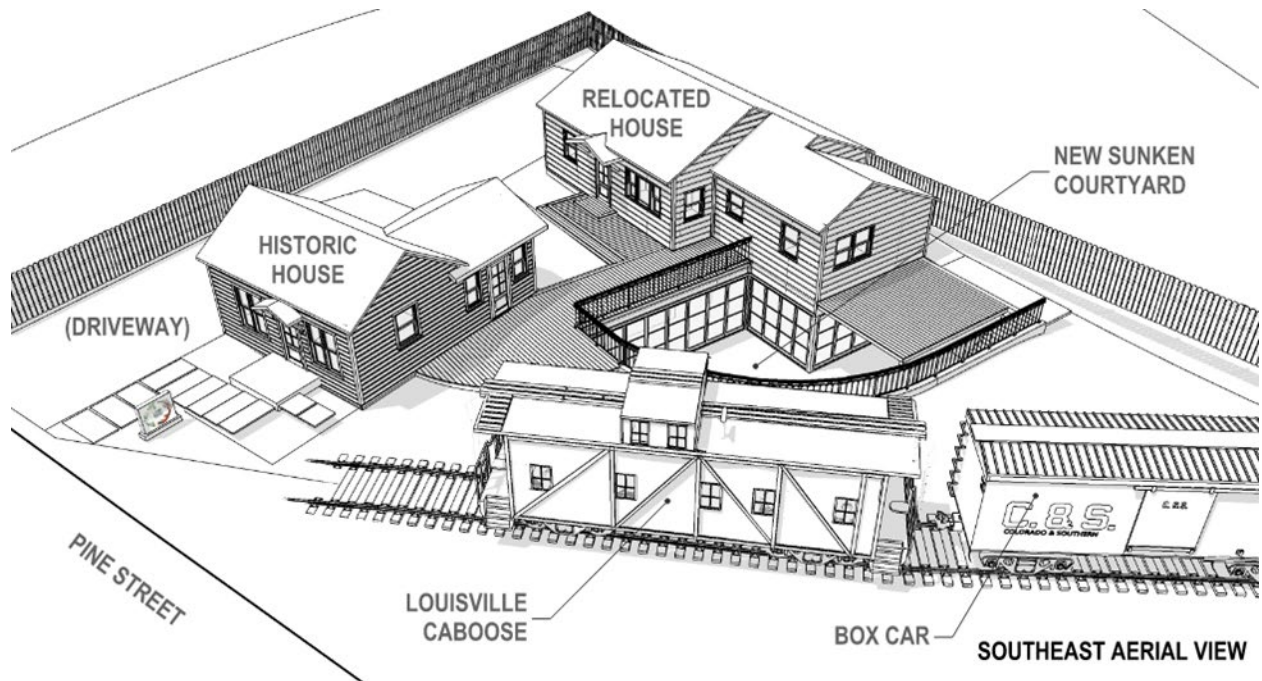
ALTERATION CERTIFICATE REQUEST:

The applicant is also requesting an alteration certificate. Alteration certificate requests are tied to landmark requests to ensure the work proposed would not affect a property's historical integrity for landmarking. Alteration certificates are not required for routine maintenance, such as painting, but are required for work that requires a building permit. The proposed work falls under this review purview, which should focus on how the proposed changes may or may not impact the building and its historic integrity.

The applicant proposes the following alterations:

1. Lifting and temporarily relocating the building in order to construct a new foundation with livable basement space. The existing house would be placed on the new foundation.
2. Allowing an addition to the existing building through a subterranean basement space that connects the existing building to a new building addition.

3. Re-grading around the perimeter of the building to allow for proper drainage.
4. Relocation of the building to the east to allow for a code required drive isle onto the property, per Public Works. The building's location from the south property line would remain the same.
5. Replacement of windows throughout the building to match the historic openings and window style, except as noted in #8 below.
6. Allow for larger window configuration at the South Elevation of the building. The design option with larger area windows better comply with the MU-R zoning and PUD requirements.
7. Replacement and/or restoration of the trim and siding throughout the building.
8. Replacement of the historic awning above the front door on the south elevation of the building using the historic photos as guidance.
9. Reinforcement of the existing floor joists and roof rafters.





Renderings of the proposed building alterations.

ALTERATION CERTIFICATE CRITERIA AND STANDARDS ANALYSIS:

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

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

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

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

Criteria and Standards	Met?	Evaluation
1. <i>The effect upon the general historical and architectural character of the structure and property.</i>	Yes	Even though the rear addition is large, it is separated to the rear through an underground passage making it appear distinct and subordinate to the original house.
2. <i>The architectural style, arrangement, texture, and material used on the existing and proposed structures and their relation and compatibility with other structures.</i>	Yes	The proposed addition will use materials that are architecturally compatible with the historic building.
3. <i>The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structures and the site.</i>	No	The proposed rear addition encroaches into the rear setback. The overall design in relation to the adopted design standards is not supported by staff.
4. <i>The compatibility of accessory structures and fences with the main structure on the site, and with other structures.</i>	N/A	The proposal is for the building only. No accessory structures are included with this proposal.
5. <i>The effects of the proposed work in creating, changing, destroying, or otherwise impacting the exterior architectural features of the structure upon which such work is done.</i>	No	The proposed enlargement of the front windows will impact the exterior architectural features of the building. This is a point of conflict with the adopted design standards applicable to the property.
6. <i>The condition of existing improvements and whether they are a hazard to public health and safety.</i>	N/A	No public health hazards are identified with this proposal.
7. <i>The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property.</i>	Yes	The proposed work will not negatively affect the future usability of the building.

8. a. <i>A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.</i>	No	Several alterations are proposed for the building to satisfy a commercial-oriented live-work use not historically intended for the building. This has resulted in alternations such as enlarged windows not characteristic of the historic use.
8. b. <i>The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.</i>	No	The front windows are proposed to be altered to satisfy commercial design standards as part of the active Planned Unit Development application.
8. c. <i>Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.</i>	Yes	The request related to the house and addition do not include conjectural features or other features that create a false sense of history.
8. d. <i>Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</i>	N/A	There are no architectural features on this property that have acquired historic significance in their own right.
8. e. <i>Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.</i>	N/A	No existing distinctive finishes are proposed to be removed.
8. f. <i>Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. In the replacement of missing features, every effort shall be made to substantiate the structure's historical features by documentary, physical, or pictorial evidence.</i>	N/A	No deteriorated features are identified for this project.
8. g. <i>Chemical or physical treatments,</i>	N/A	Damaging techniques are not

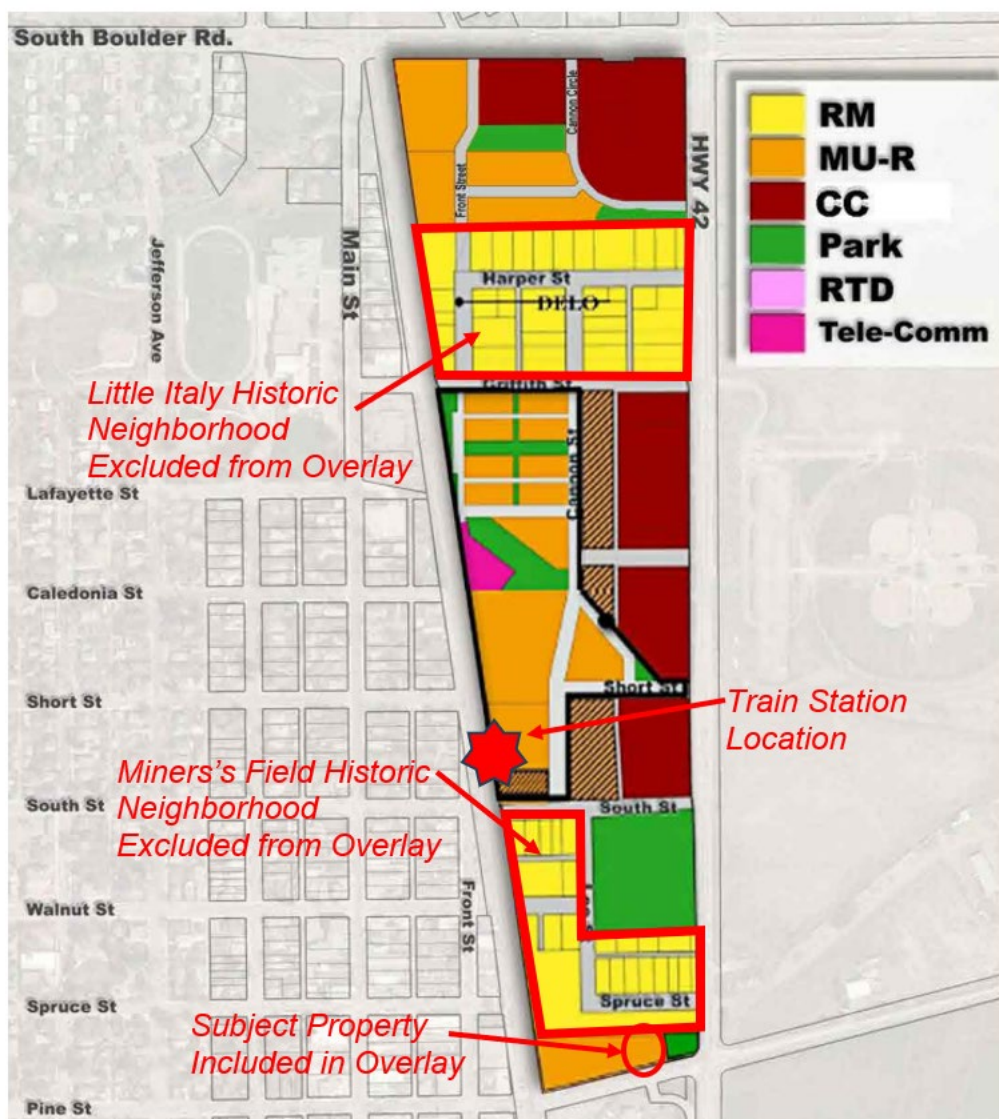
<i>such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</i>		proposed for use on this project.
<i>8. h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</i>	N/A	Significant archeological resources have not been identified on this property.
<i>8. i. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.¹</i>	Yes	The proposed addition is physically detached from the above-grade historic building and would not destroy historic materials on the historic building.
<i>8. j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i>	Yes	The proposed addition looks detached from the historic building from above grade, so the removal of the addition would minimally impact the historic building.

NONCOMPLIANCE WITH MIXED-USE ZONING OVERLAY:

The [Highway 42 Revitalization Area Comprehensive Plan Amendment](#), adopted by City Council in 2003, is intended to guide the future development of the area. Under this plan, any new development, change in use, or substantial alteration or expansion of an existing use requires the property to be rezoned to [Mixed-Use Residential \(MU-R\) or Mixed-Use Commercial](#). These zone districts were created to facilitate a mixed-use transit-oriented neighborhood to support the planned rail station in the proximity of South Street between Downtown and Downtown East Louisville (DELO).

The overlay includes mandatory rezoning and redevelopment of certain properties within the district to implement the plan, including the subject property. Both the Little Italy and Minor's Field neighborhoods are excluded due to their historic value, but the plans explicitly designate the residential properties fronting Pine Street between the railroad tracks and Highway 42 for redevelopment under the MU-R district standards. By extension, this policy has prioritized redevelopment of the properties fronting Pine

Street ahead of potential historic significance. Landmarking any properties fronting Pine Street would eliminate the ability for redevelopment consistent with the established Mixed-Use code and policy.



Annotated Mixed Use Overlay Land Use Map

While the planned commuter rail station is significantly delayed, RTD and the State have recently completed major planning effort and adopted new funding specifically to implement expanded rail service that would include the planned Louisville station location. These efforts include:

- RTD completion of the [Northwest Rail Peak Service Feasibility Study](#) in 2024. The City participated in study along with other Northwest are jurisdictions, including significant station area planning that confirmed the City's desire the locate its rail station in the vicinity of South Street in DELO.
- RTD/CDOT/Front Range Passenger Rail District (FRPRD) completed the first steps of an implementation plan submitted to the State House and Governor

for implementation of shared rail service for the Northwest corridor. The [Northwest Fixed Guideway Corridor Report](#) concludes that plans for shared service in this corridor are feasible and funding is available through Senate Bill 24-184, Senate Bill 24-230, and a federal CRISI (Consolidated Rail Infrastructure and Safety Improvement) grant already approved for Front Range rail.

- Senate Bill 24-184 specifically address Northwest Rail implementation and assesses a fee on rental vehicles to fund improvements.
- Senate Bill 24-230 established a new fee on Oil and Gas Production with a portion of these funds designed for funding passenger rail service.

Currently, the property has applications under review for a Planned Unit Development (PUD), Rezoning, and Subdivision to support a live-work development (see Attachment 1). While the proposed use of the property is allowed, the physical development is not consistent with the adopted design standards or intent of the zoning for the Mixed-Use district. If City Council were to confirm through a PUD waiver process, that the development plan is consistent with the City's desired character for this area, staff would take that into account in its recommendations.

FISCAL IMPACT:

A \$5,000 landmark incentive grant (unmatched) is accompanied by approved landmark requests. The unencumbered fund balance is estimated at over \$3M and the average income of the Fund over the past two years is approximately \$885,000, thus, staff finds there are adequate funds to support the request.

STAFF RECOMMENDATION:

Staff recommend that the application be tabled by the Historic Preservation Commission until the Planned Unit Development (PUD) application is reviewed and decided by City Council. Reasons for this recommendation include:

- Inconsistency between the development plan and the intent of the Mixed-Use – Residential (MU-R) zone district, which states “Areas zoned MU-R should be used predominantly for higher density multi-family residential, with subsidiary commercial uses and civic uses that cater to the needs of residents and transit commuters.”
- The number and type of waivers requested with the proposed development plan demonstrate that the development does not meet the intent of the Mixed-Use Development Design Standards and Guidelines (MUDDSG), and thus, does not implement the intent of Mixed-Use zone district.
- Inconsistency with the policies of the Highway 42 Revitalization Area Comprehensive Plan Amendment.
- RTD and the State have renewed planning efforts, established additional funding sources for rail, and are exploring significant investments in providing rail service to Louisville, for which the City has established land use policies through the Mixed-Use zoning overlay district and Highway 42 Revitalization Area Comprehensive Plan Amendment to support transit-oriented development in support of the rail service.

- The Mixed-Use zoning overlay excludes the Little Italy and Minor's Field residential areas due to their historic value, but explicitly calls for rezoning and redevelopment of the residential properties fronting Pine Street between the railroad tracks and Highway 42. By extension, this policy has already prioritized redevelopment of the properties fronting Pine Street instead of having historic significance. Landmarking any properties fronting Pine Street would eliminate the ability for redevelopment per established code and policy.
- While the home has some level of architectural integrity and significance, staff does not find that it has such unique or valuable significance to override the ordinances and policies of the Mixed-Use zoning overlay and policies of the Highway 42 Revitalization Area Comprehensive Plan Amendment.

If the application is not tabled for future consideration, staff recommend denial as presented. Due to the unresolved status of the PUD and conflict with city policies and ordinances mentioned above, staff cannot support granting landmark designation at this time. Additionally, staff finds that some criteria for the alternation certificate are not met by the current design.

Further, staff does not support the landmark designation of the home in isolation vs. the landmark status extending to the whole parcel. Doing so does not reflect best practice for historic preservation. The purpose of extending landmark status to an entire parcel is to ensure that all building improvements on a property are subject to the alteration certificate standards, and thus, HPC can ensure future development on the parcel do not diminish or negatively impact the integrity of the historic home on the parcel.

Per [LMC Section 15.36.080](#), if the Commission or City Council denies a proposed designation, a substantially similar application may not be resubmitted for at least six months from the effective date of the final action.

ATTACHMENTS:

1. Application Materials
2. Social History Report
3. Historic Structure Assessment

ELECTRONIC HISTORIC PRESERVATION HEARING REQUEST CASE NO: _____

PROPERTY INFORMATION Address: <u>1155 PINE STREET</u> Year of Construction: <u>circa 1920-25</u> Legal Description: <u>TR 696 8-1S-69 (SEC T R TR</u> <u>PT SEC 8 T1S R69W)</u> Landmark Name and Resolution (if applicable): _____	TYPE(S) OF APPLICATION ☐ Probable Cause/Historic Structure Assessment ☒ Landmark Designation ☐ Historic Preservation Fund Grant ☐ Historic Preservation Fund Loan ☒ Landmark Alteration Certificate ☐ Demolition Review ☐ Other:
APPLICANT INFORMATION Name: <u>ANDY JOHNSON</u> Company: <u>DAJ DESIGN</u> Address: <u>922A MAIN STREET, LOUISVILLE 80027</u> Telephone: <u>303-527-1100</u> Email: <u>ANDY@DAJDESIGN.COM</u>	I hereby request the public hearing(s) on this application be scheduled to be conducted by Electronic Participation in accordance with the attached Resolution No. 30, Series 2020, as adopted by the City Council on April 7, 2020, if such hearing(s) can be scheduled during a time period when in-person meetings are not being held due to a health epidemic or pandemic. I acknowledge that holding a quasi-judicial hearing by Electronic Participation may present certain legal risks and involves an area of legal uncertainty, and that having this application heard at a meeting held by Electronic Participation is optional and undertaken at my own risk. I also understand that in-person meetings are preferred for quasi-judicial hearings, and that even if electronic hearing(s) are scheduled, this application will be heard at an in-person meeting if in-person meetings have resumed by the scheduled hearing date(s).
OWNER INFORMATION Name: <u>TRAVIS RAMOS</u> Company: _____ Address: <u>731 PINE NEEDLE LN, LOUISVILLE, CO</u> Telephone: <u>(720) 382-8727</u> Email: <u>ramosfamily@thelouisvillecaboose.com</u>	SIGNATURES AND DATES ANDY JOHNSON Applicant Name  03/03/2025 Applicant Signature Date TRAVIS RAMOS 03/03/2025 Owner Name Owner Signature Date

March 5, 2025

Emily Cline-Gibson

City of Louisville
Planning Department
749 Main Street
Louisville, CO 80027

RE: 1155 PINE LANDMARK DESIGNATION & ALTERATION CERTIFICATE REQUEST



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Dear Ms. Emily Cline-Gibson,

We are pleased to present an application for a Landmark designation and alteration certificate request for 1155 Pine St property. We have completed a historic structure assessment for the primary structure, and we have applied for a Planned Unit Development (PUD) to plan the re-development of the property that will include preservation of the existing building along with a substantial building addition. The PUD was submitted at the end of October, 2024, and we are currently working through the first round of Planning staff and referral comments.

As a reminder, the property is located at the northwest corner of the intersection of Pine Street and Courtesy Road (CO HWY 42). The property falls within the boundaries of the Highway 42 Revitalization Area Framework Plan and the boundaries established in the Design Handbook for Downtown Louisville. The property is currently zoned Commercial Community Zone District (CC). However, the building improvements to the property meets the threshold requirements for an automatic rezoning to the Residential Mixed Use Zone District (MU-R) per the Highway 42 Revitalization Area Comprehensive Plan Amendment. The Mixed Use Development Design Standards and Guidelines (MUDDSG) will be used to determine compliance with the MU-R zoning district.

1155 Pine St is located adjacent to the City of Louisville's Tolmeo Park, which was previously where railcars servicing the local mines would run on a section of curving railroad tracks. The Louisville Sanitation District used the land for a sanitary sewer main, and after the District was dissolved the City later beautified the property and dedicated it as a City park and the primary entry into downtown Louisville.

Currently, the 1155 Pine property consists of a single lot with one residential structure and two antique railcars placed on relocated railroad tracks. In 2024, the Historic Preservation Commission granted funds to conduct a historic structure assessment on the caboose, which is currently underway. The residential structure reportedly dates back to 1900 for its original construction date, and the Historic Structure Assessment was completed in mid-2024 to determine its eligibility for a landmark status under Louisville's local historic preservation program. The two antique rail cars were placed on the property in 2023 after being saved from demolition on a nearby Louisville site. Existing access to the property is from a driveway on the southwest corner of the lot off of Pine Street.

The scope of work described in the proposed PUD includes:

- Relocation of the original historic 524 sf residential structure to the east by 5'-5".
- New 1,015 sf addition to the north of the original historic structure. The addition will be accomplished by moving a second historic structure to the property and connecting both structures with a subterranean corridor that opens on one side to a below grade courtyard. A walkable deck will be installed over the new subterranean space now under the main level of the expanded structure. The new addition is one of the homes saved from the East Street Village development currently under construction.
- New basement space will be included under the original structure and the new addition.
- Maintenance and minor realignment of the historic rail cars located on the east side of the property.
- Widening the drive access from 12'-4" to 20'-0". The location of the drive access on the property will remain relatively unchanged, and will continue to access Pine St.



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The intended use for building is to be Live-Work. The original historic structure fronting Pine St will act as the "work" component with separate business entry through the front door along Pine St. The new addition and new basement extending below and between both buildings will act as the "live" component, and will be one dwelling unit.

The site's use will aim to be functionally low-impact on the surrounding area and neighborhood, yet provide a historic, quaint, warm, visual 'welcome' to people coming into downtown at the East Gateway to Louisville. No phasing is planned with the project, and it is anticipated to be completed within 6-8 months after the approval of the required building permits.

In review of Sec. 17.14.060 Table 3 of the Municipal code, there are a number of items where we are requesting relief through the waiver process:

1. Relief from the minimum Lot Width - 40ft
 - a. The property is irregularly shaped and cannot accommodate the required minimum 40ft width, therefore we are requesting a waiver to allow the existing property footprint to satisfy the code requirements.
2. Relief from the minimum Building Coverage - 40%
 - a. The historic building and its addition by way of additional historic structure being moved to the site does not meet the minimum requirement. The original structure plus the addition and decks total 23.5% of building coverage on the site. We are requesting a waiver to allow 23.5% to satisfy the code requirements;
3. Relief from the minimum Building Height (Principal Buildings) - Minimum: 2 Stories and 35 feet;
4. Relief from the minimum 12 dwelling units per acre per LMC Sec. 17.14.060;



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5. Relief from the maximum front setback of 10' requirement;
6. Relief from the required 70% of all street-facing property lines shall contain building or building wall within the minimum-maximum setback area;
7. Relief from the minimum separation of 50' between curb cuts;
8. Relief from the minimum height requirement
 - a. The historic building and its addition are both one-story structures. A historic landmark designation would not allow either structure to be altered to a 2-story structure, nor would that be compatible with the project's goals. We are requesting a waiver to not require a minimum two-story, 35 feet to satisfy the code requirements;
9. Relief from the minimum of thirty-five (35) percent of the total wall area of each street-facing ground floor building façade shall consist of pedestrian entrances (doors), windows, and/or vehicle entry drives. The thirty-five (35) percent shall be measured using elevation views of the building plan, and "ground floor" shall be measured from floor plate to floor plate.
 - a. The original historic structure faces Pine St and is the front face of the development. Due to the building's historic nature and the owner's desire to obtain a landmark designation for this building, the front elevation of the building will remain the same insofar as the building is historically preserved. We are requesting a waiver to allow the total wall area with windows and doors for the street facing facade to be a minimum of 20% instead of the required 35%.

In terms of the Alteration Certificate request, the following items are requested to be approved with this application:

1. Lifting and temporarily relocating the building in order to construct a new foundation with livable basement space. The existing house would be placed on the new foundation.
2. Allowing an addition to the existing building through a subterranean basement space that connects the existing building to a new building addition. Visually the new addition would appear as a separate building.
3. Reinforcement of the existing floor joists so the building may comply with the change of use from residential to commercial.
4. Reinforcement of the roof rafters to meet the current building code requirements.
5. Re-grading around the perimeter of the building to allow for proper drainage to meet current building code requirements.

6. Relocation of the building to the east to allow for a code required drive isle onto the property, per Public Works. The building's location from the south property line would remain the same.
7. Replacement of windows throughout the building to match the historic openings and window style, except as noted in #8 below.
8. Consideration and approval of one of the three options for the window configuration at the South Elevation of the building. The design option with a larger area window openings better comply with the new MU-R zoning requirements.
9. Replacement and/or restoration of the trim and siding throughout the building.
10. Replacement of the historic awning above the front door on the south elevation of the building using the historic photos as guidance.



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

Please contact me if you have any questions. Thanks!

Regards,

Andy Johnson, AIA

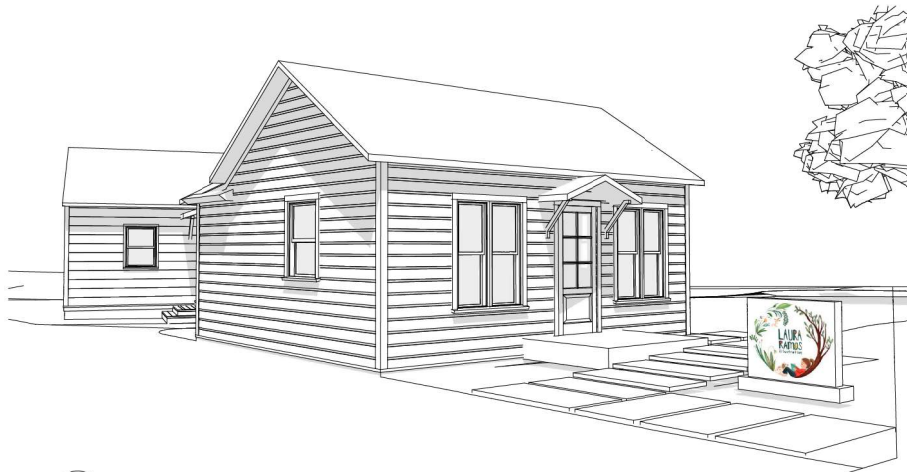
THE RAILYARD AT LOUISVILLE - HISTORIC PRESERVATION
SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH
PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



1 SOUTH ELEVATION

THIS SOUTH FACADE OPTION MODIFIES THE CURRENT WINDOW OPENINGS TO USE SIMILAR HISTORIC WINDOWS AS SEEN IN A 1948 PHOTOGRAPH OF THE HOUSE. THE HOUSE AT THAT TIME HAD A SINGLE WINDOW ON EITHER SIDE OF THE SOUTH FACING DOOR. THESE WINDOWS WERE TALL AND NARROW, LIKELY DOUBLE-HUNG WOOD WINDOWS, THAT WERE TYPICAL OF SIMILAR HOUSES THROUGHOUT LOUISVILLE AT THAT TIME. THIS OPTION USES THE HISTORIC WINDOW SIZES BUT ADDS TWO ADDITIONAL WINDOWS. THE CURRENT WINDOW OPENINGS ARE LARGER THAN THE HISTORIC WINDOW OPENINGS AND THIS OPTION USES THOSE LARGER OPENINGS. THIS OPTION ALSO BETTER COMPLIES WITH THE REQUIREMENTS OF THE NEW MU-R ZONING DISTRICT. ADDITIONALLY, A GABLE AWNING OVER THE SOUTH DOOR HAS BEEN RECREATED TO MATCH WHAT IS SEEN IN THE 1948 PHOTOGRAPH. IT IS BELIEVED THAT PART OF THIS AWNING STILL EXISTS AND WAS MOVED TO THE EAST FACING DOOR AT AN UNKNOWN TIME.

16.9% GLAZING OF SOUTH FACADE



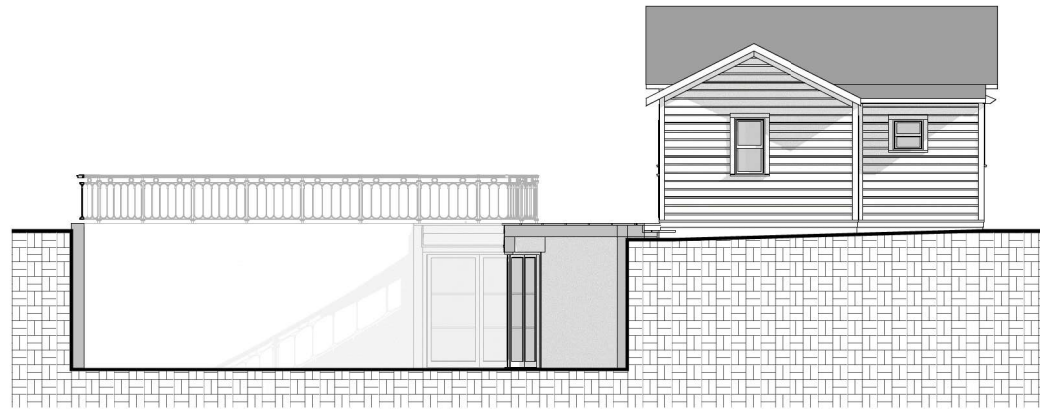
2 SOUTHWEST PERSPECTIVE



3 SOUTHEAST PERSPECTIVE

SHEET NAME:	EXHIBIT 1c
BUILDING ELEVATIONS	MARCH 5, 2025

THE RAILYARD AT LOUISVILLE - HISTORIC PRESERVATION
 SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH
 PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



1 SOUTH SECTION



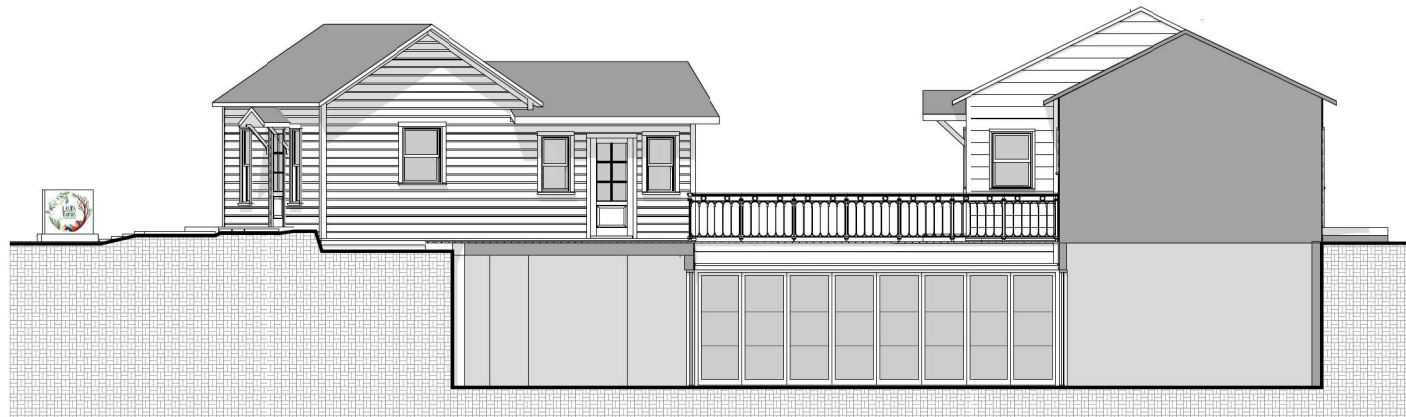
2 EAST ELEVATION

SHEET NAME:	EXHIBIT 2
BUILDING ELEVATIONS	MARCH 5, 2025

THE RAILYARD AT LOUISVILLE - HISTORIC PRESERVATION
 SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH
 PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



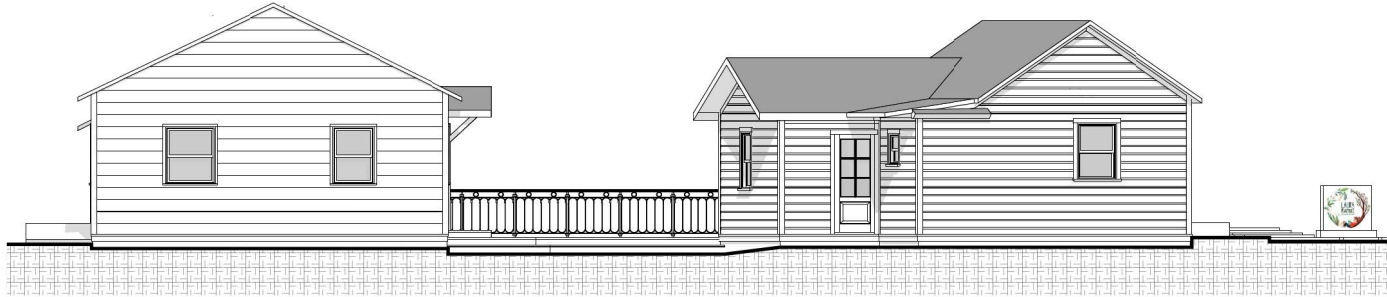
1 EAST ELEVATION



2 EAST SECTION

SHEET NAME:	EXHIBIT 3
BUILDING ELEVATIONS	MARCH 5, 2025

THE RAILYARD AT LOUISVILLE - HISTORIC PRESERVATION
SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH
PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



1 WEST ELEVATION



2 WEST ELEVATION

SHEET NAME:	EXHIBIT 4
BUILDING ELEVATIONS	MARCH 5, 2025

THE RAILYARD AT LOUISVILLE - HISTORIC PRESERVATION
 SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH
 PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

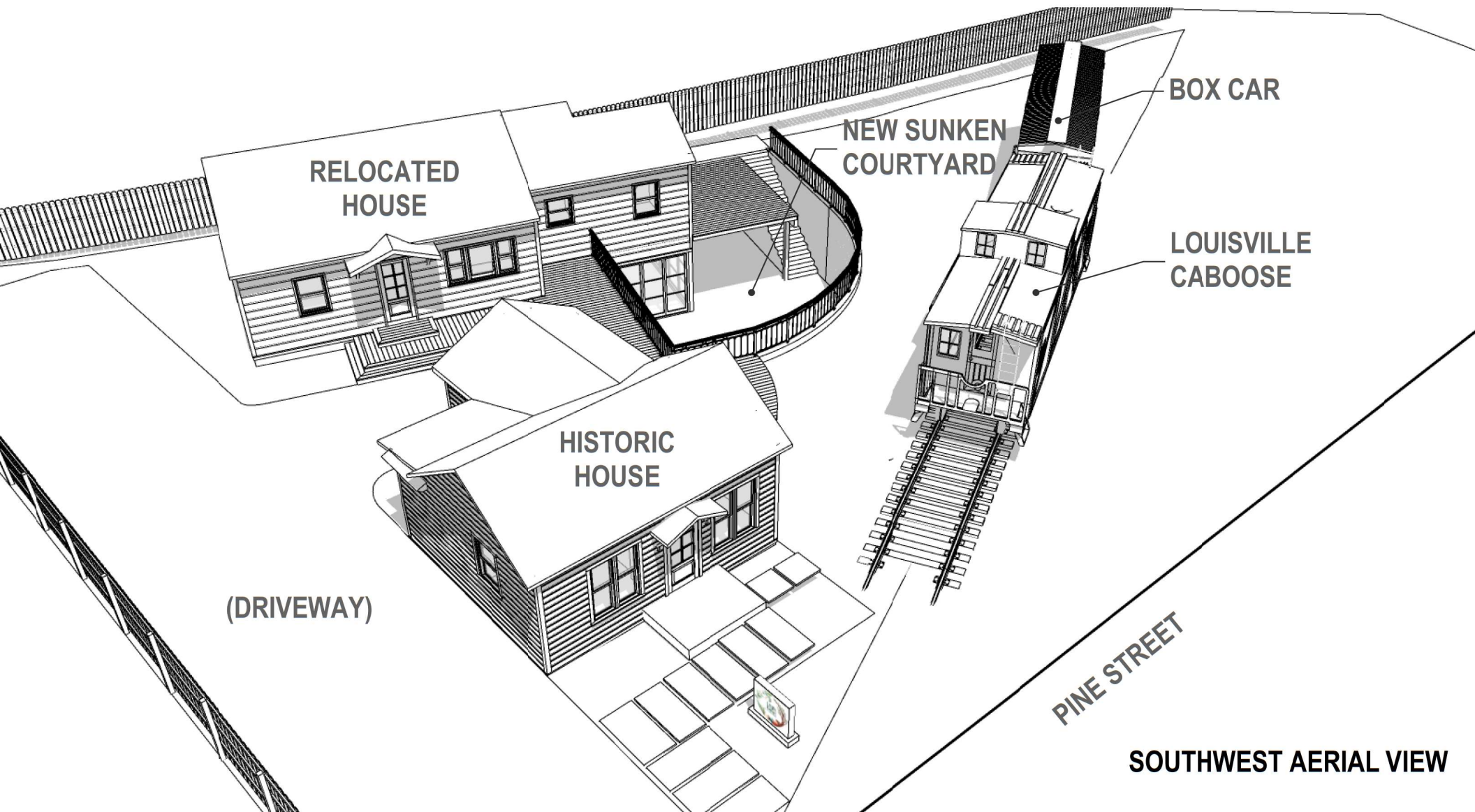


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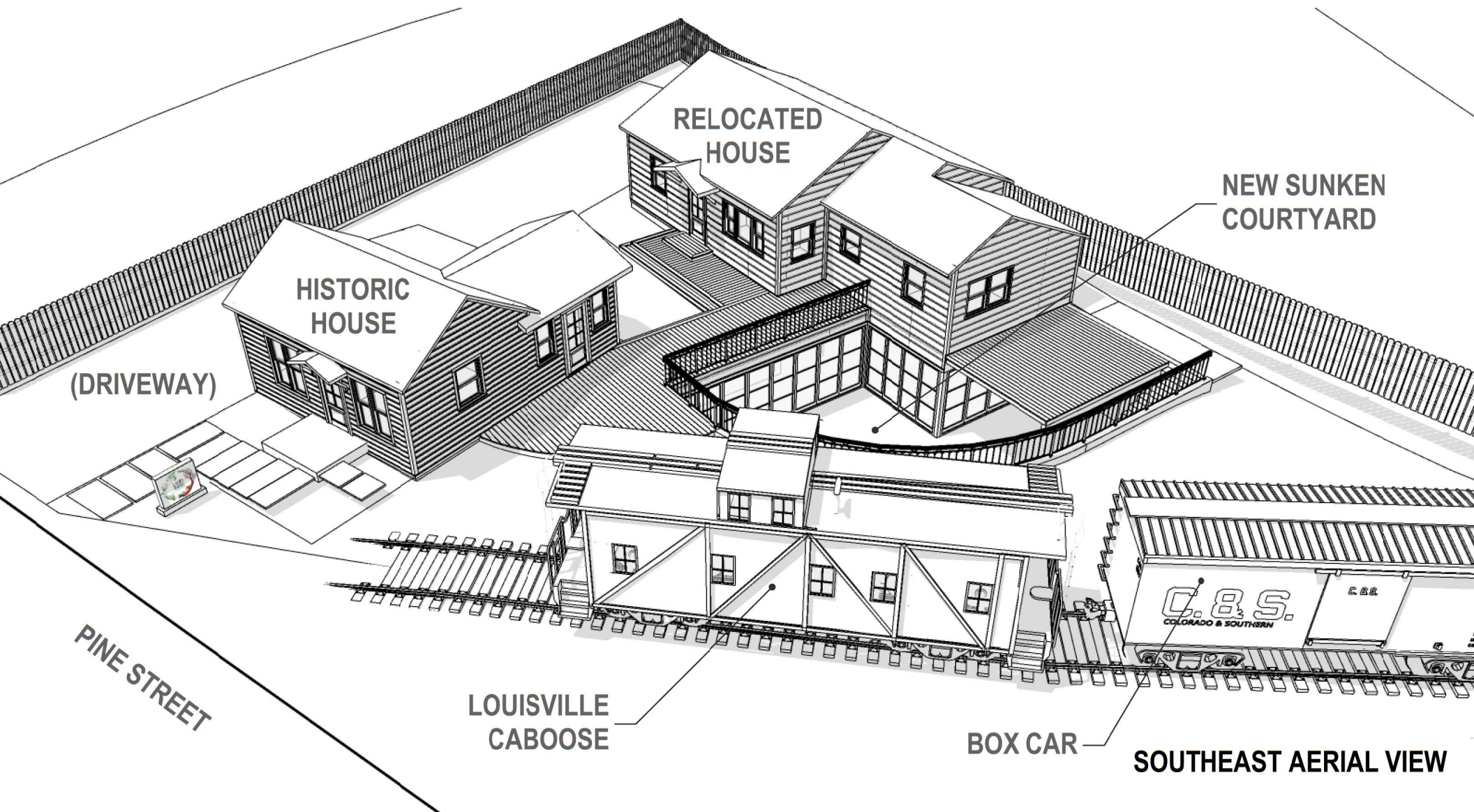


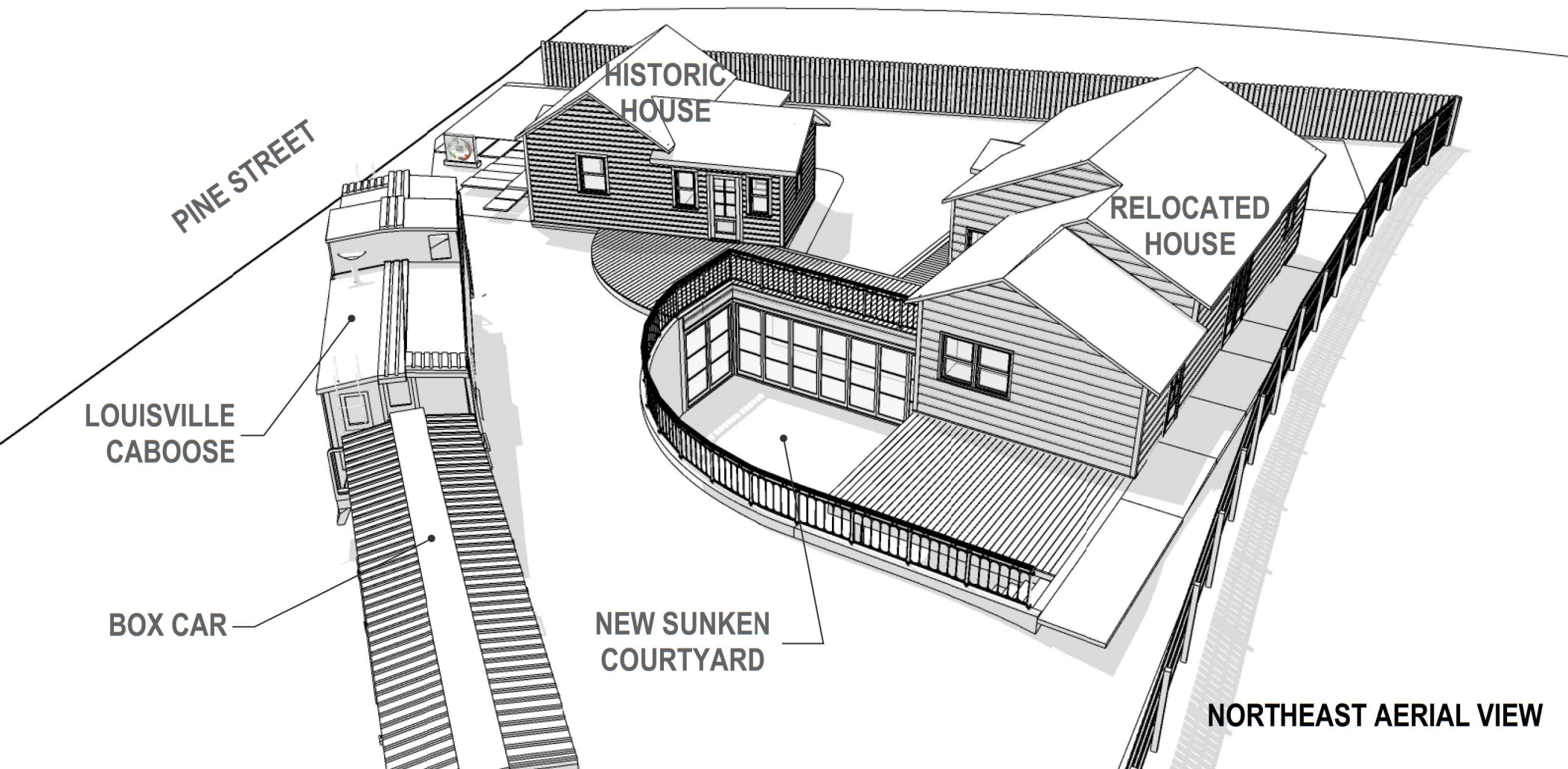
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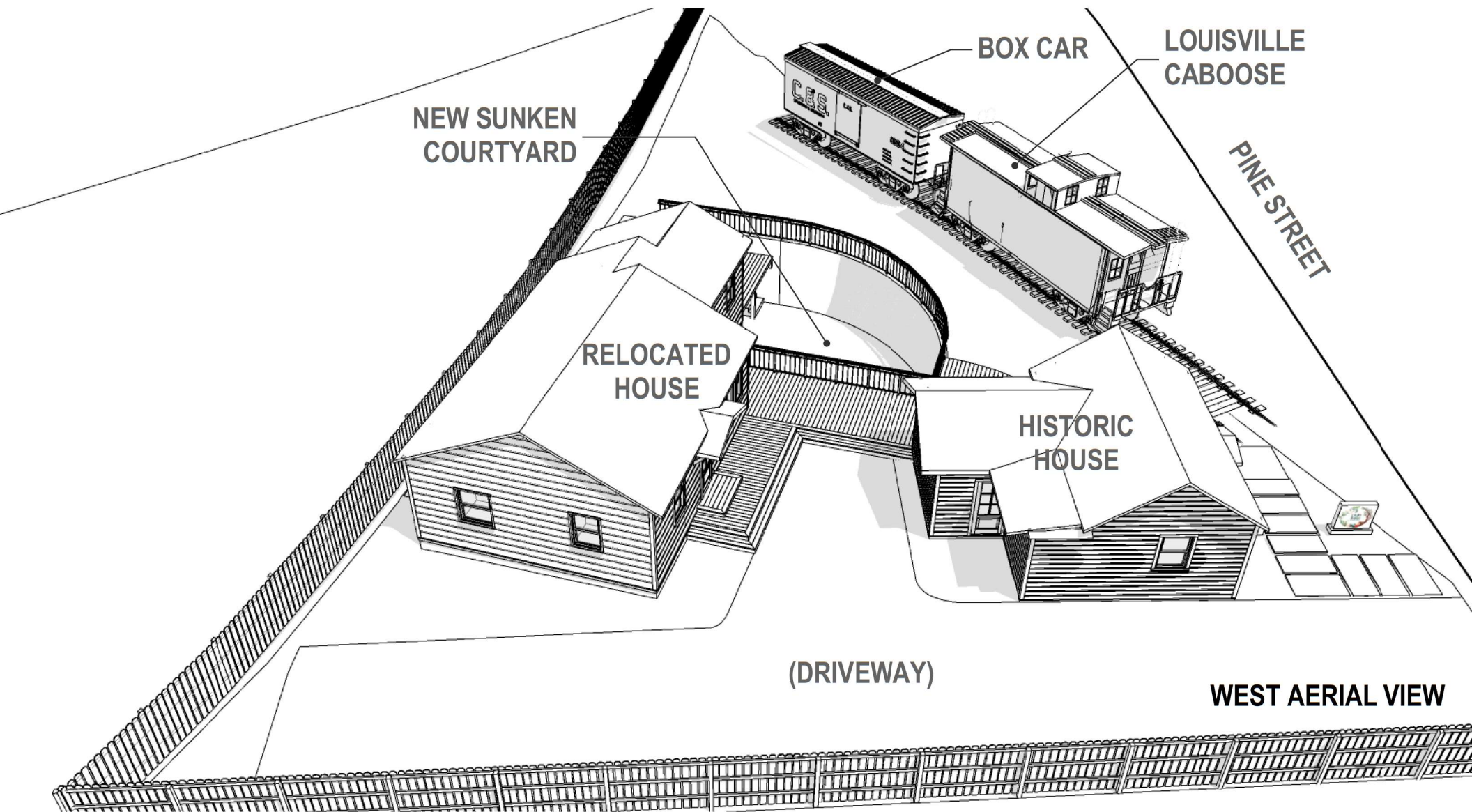
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BUILDING ELEVATIONS	MARCH 5, 2025

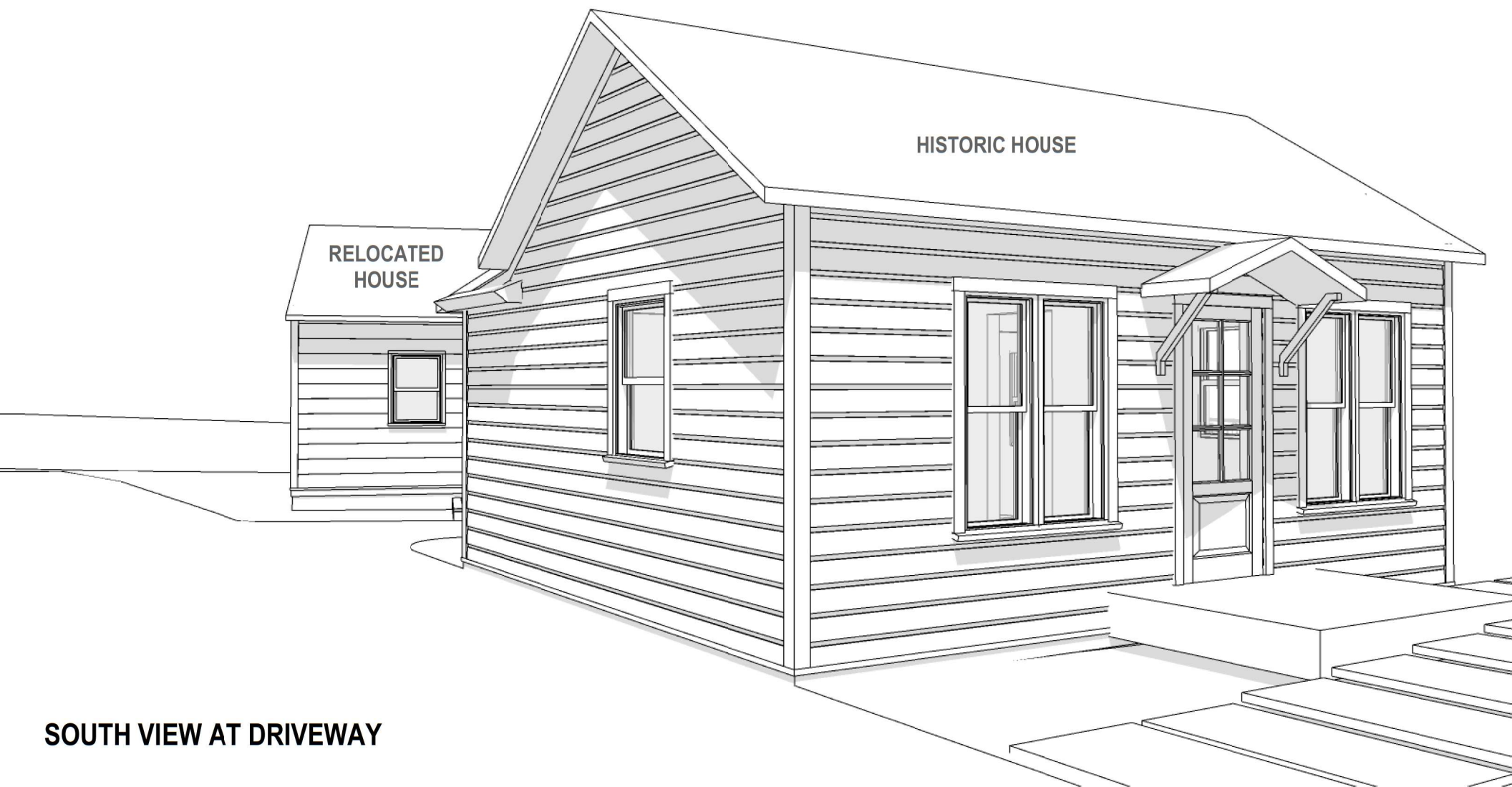


SOUTHWEST AERIAL VIEW





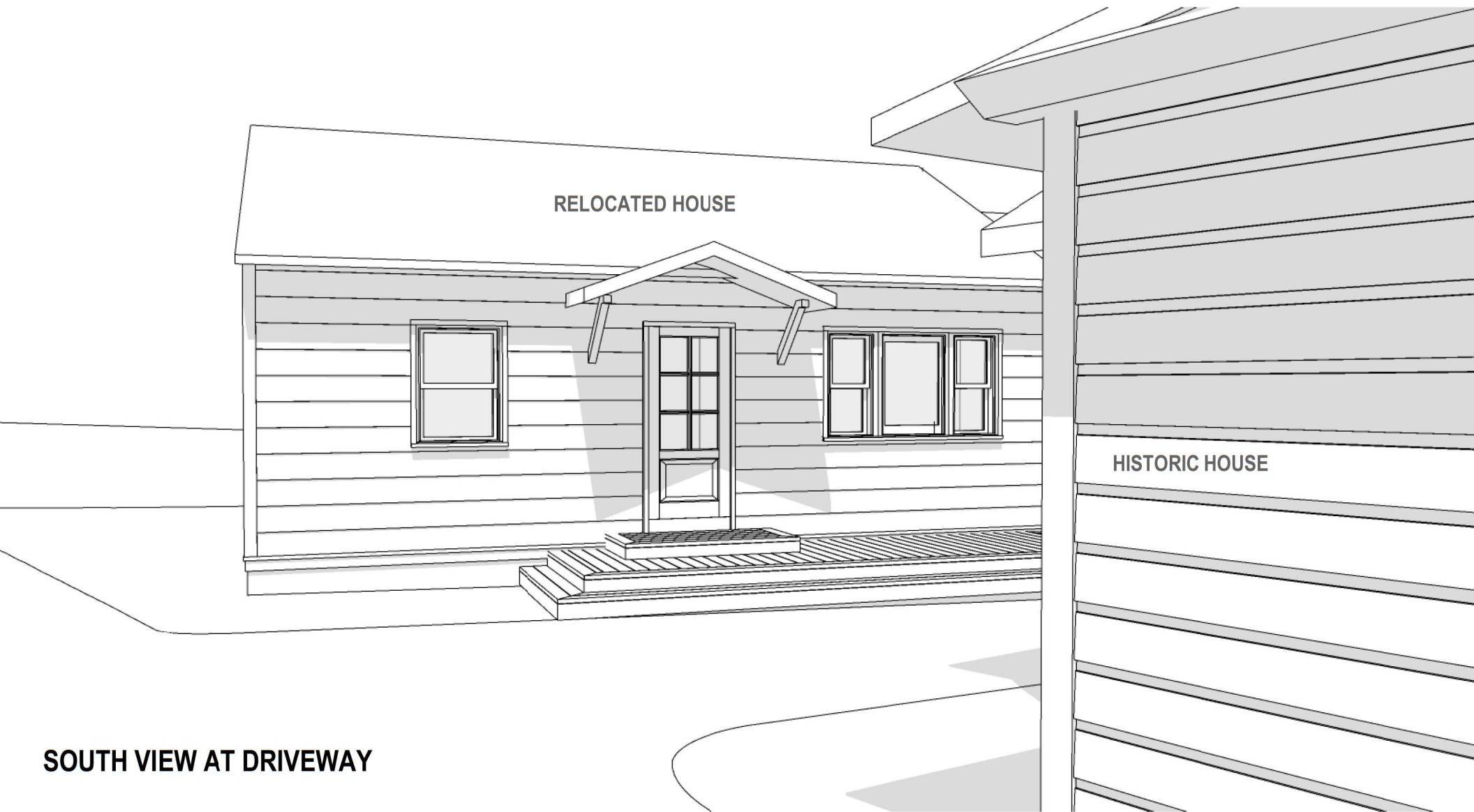




RELOCATED
HOUSE

HISTORIC HOUSE

SOUTH VIEW AT DRIVEWAY



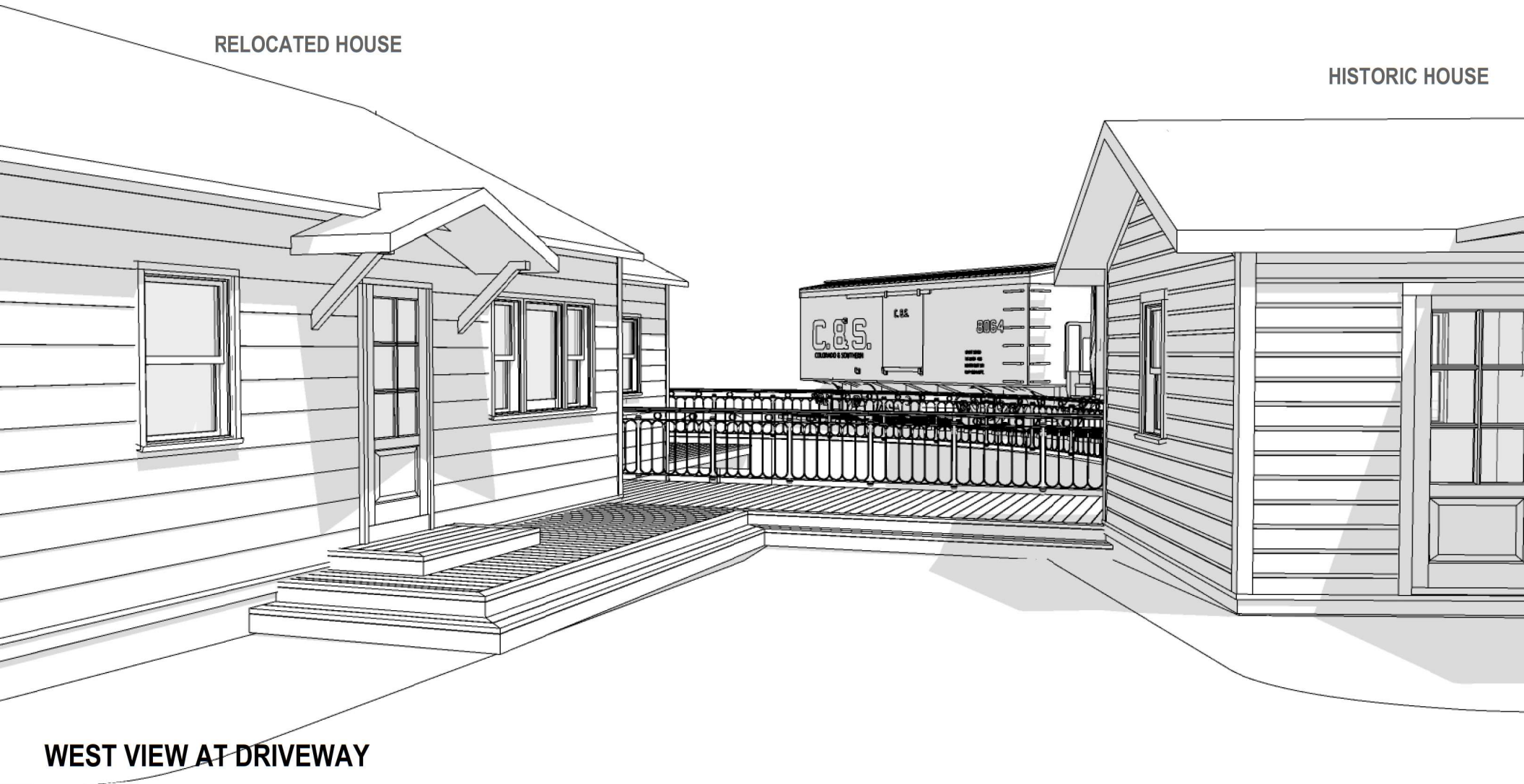
RELOCATED HOUSE

HISTORIC HOUSE

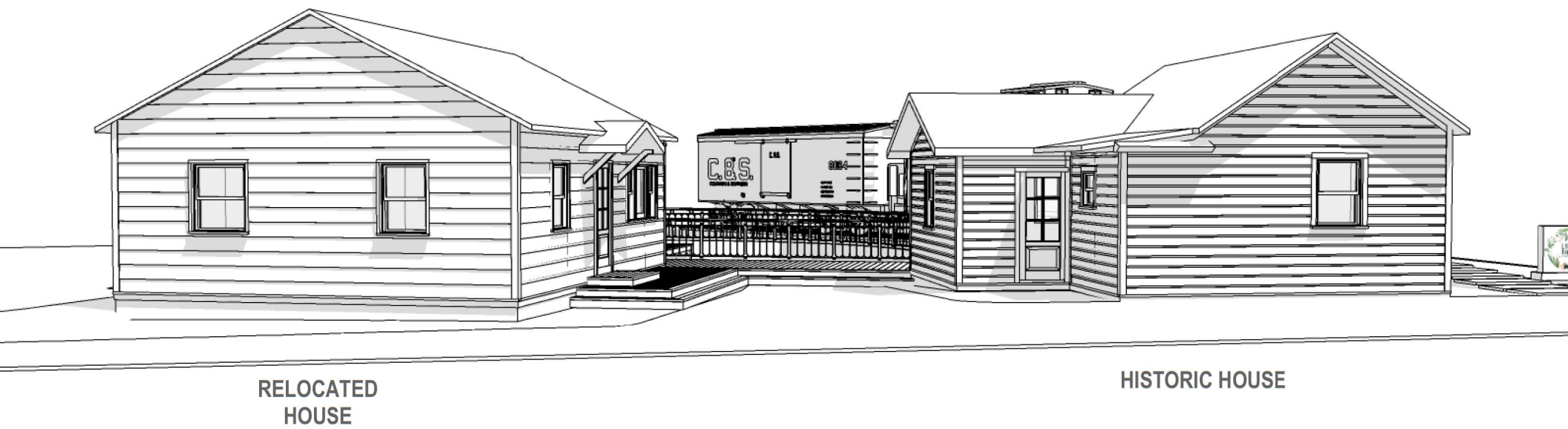
SOUTH VIEW AT DRIVEWAY

RELOCATED HOUSE

HISTORIC HOUSE



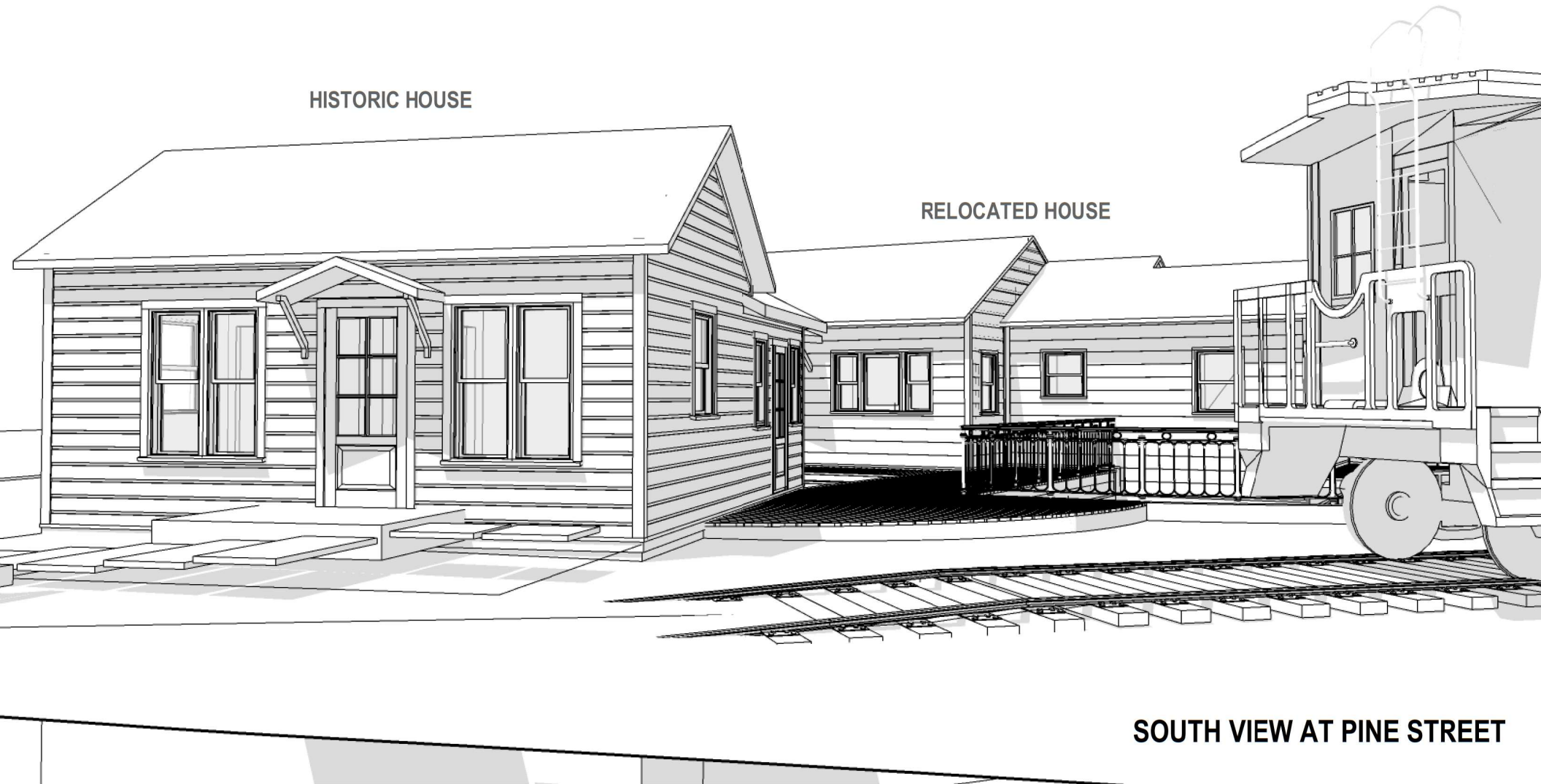
WEST VIEW AT DRIVEWAY



WEST VIEW (WITH FENCE REMOVED)

HISTORIC HOUSE

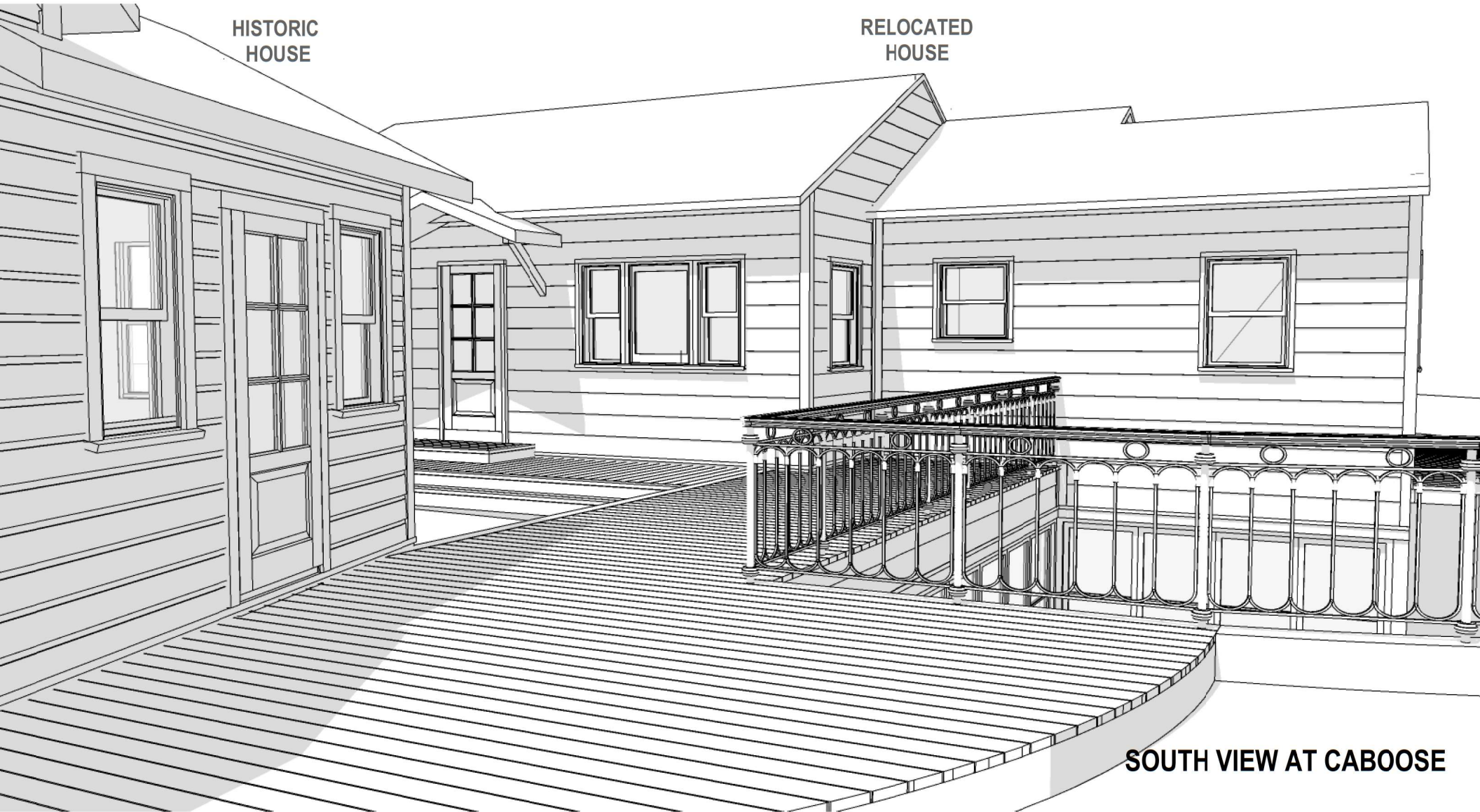
RELOCATED HOUSE



SOUTH VIEW AT PINE STREET

**HISTORIC
HOUSE**

**RELOCATED
HOUSE**



SOUTH VIEW AT CABOOSE



1155 Pine St.

Legal description: TR 696 8-1S-69 (SEC T R TR PT SEC 8 T1S R69W)

Year of Construction: circa 1920-25 (see discussion below)

Summary: The history of this house is notable for its unusual location inside the "wye" formed by three sets of railroad tracks and the influence of William Lee on the development of east Louisville.

Additionally, ownership by the Desailly family and later the Duran family represent the experiences of French and Hispanic residents, both important and sometimes marginalized communities in Louisville.

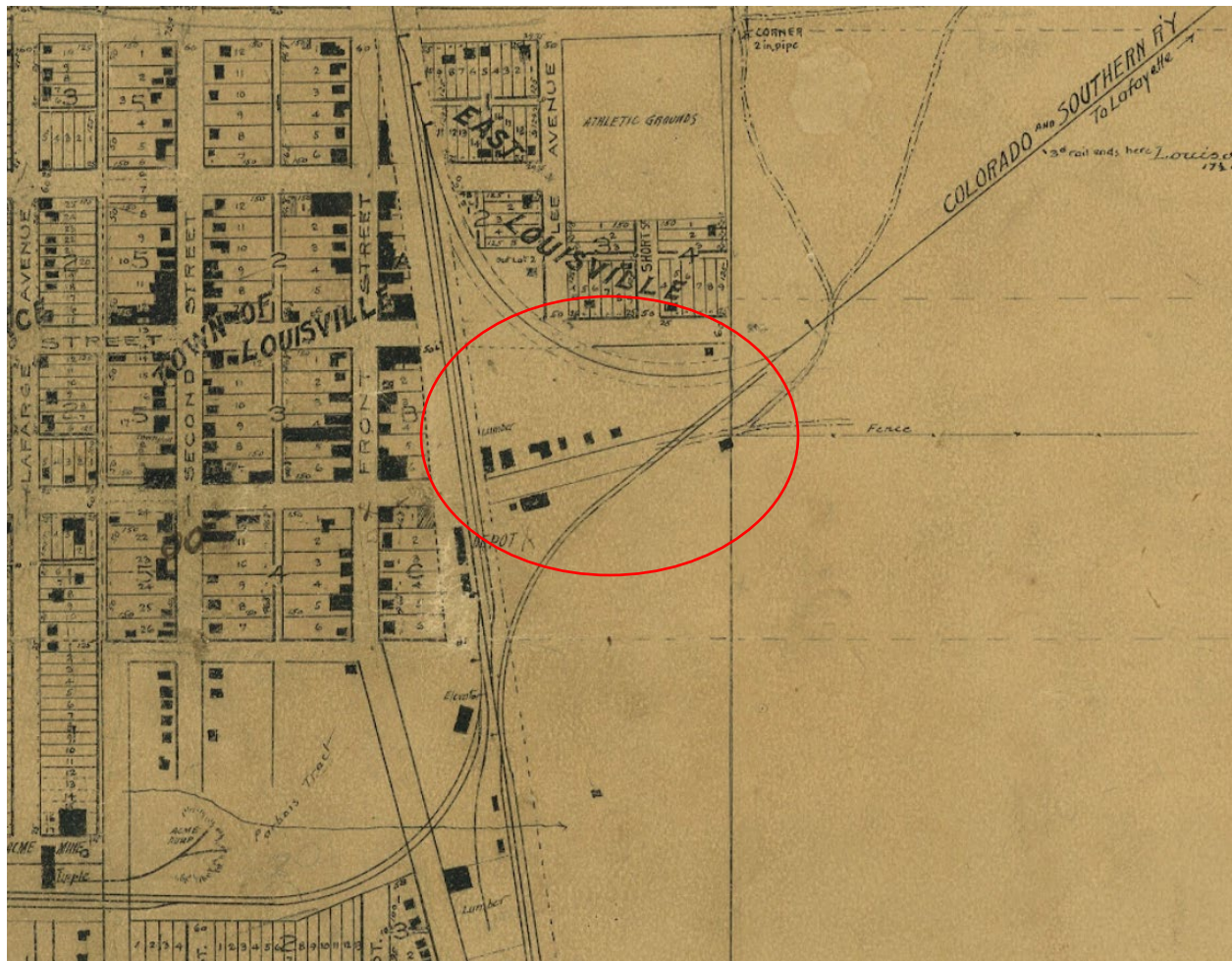
Neighborhood Context; Development of Neighborhood by William Lee

To provide context to the area in which 1155 Pine is located, several houses on the north side of Pine just east of the railroad tracks are in an area in downtown Louisville that was never added to the town as a normal subdivision with lots and blocks. The original reason for this likely goes back to the location of coal mines in the Louisville area and the placement of railroad spurs that left the main tracks to reach these coalmines. The buildings along this stretch of Pine located between the railroad tracks and Highway 42 were historically in an area created by the intersection of three sets of railroad tracks. According to an autobiography entitled From Happy Valley to the Mountaintop (Daniel Publishing, 2002) written by Lee Evans, who was the grandson of William and Ruby Lee, this triangle of land was located within the "wye" of the three sets of connected tracks. According to Lee Evans, the wye was used for turning trains. The north-south railroad line on the left is the main line that still exists. The other two are spurs that served coalmines and are no longer present.

Because this area of Pine Street was not platted, the legal descriptions of these properties are not expressed in blocks and lots. Also, the addresses of these properties under Louisville's previous address system appear to have not followed a pattern, making it difficult to use old Louisville directories to identify what families may have lived at 1155 Pine prior to 1940.

Charles C. Welch started the first coal mine (the Welch Mine on Empire Road) in the area in 1877. Welch and his family members purchased property in and around original downtown Louisville in anticipation of an influx of workers at the new coalmines. Welch family members owned the Jefferson Place Addition, the Pleasant Hill Subdivision, and a number of downtown lots. Charles Welch's wife, Rebecca

Welch owned the area east of the railroad tracks that included the East Louisville subdivision and the unplatted "wye".



The "wye" shown on the 1909 Drumm's Wall Map; 1155 Pine would be located at the eastern end of the row of houses directly south of Short St. It appears that the house was not yet built at the time this map was created in 1909.

Earliest Parcel History

Rebecca Welch sold the entire tract known as the "wye" to William J. Lee (1857-1946) for \$400 in 1905. Born in Wisconsin in 1857, William Lee moved to Louisville in the late 1890s or early 1900s with his brother, George. They purchased land from Rebecca Welch and platted the subdivision of East Louisville in 1906. This area includes Miners Field and the streets of South, Walnut, Spruce, Park, and Lee between the railroad tracks and today's Highway 42. They appear to have sold the house lots quickly, perhaps because of the proximity of East Louisville to the Hecla, Rex 1, and Rex # 2 coal mines that were in operation along the eastern edge of Louisville at the time. It is not known why William Lee did not plat the land he owned inside of the "wye." According to the book of memoirs written by his grandson, William Lee early on built four houses in this area on the north side of Pine Street to the east of the main tracks. William Lee also sold the site for the Ernest Grill & Co. lumber yard next to the railroad tracks. In

the map shown above, the houses are the four easternmost buildings, while the two buildings on the west side are believed to have been associated with the lumber yard.

William Lee built a house for himself in the “wye” at 1105 Pine next to the Ernest Grill Lumber Yard prior to 1909 and lived there until his death in 1946. His son Harry Lee lived next door at 1125 Pine.

Date of Construction, early tenants

Today, there are six houses along the north side of Pine Street on the east side of the tracks: 1105, 1109, 1125, 1133, 1145, and 1155 Pine. A Methodist Church Parish Map of Louisville, Colorado made in circa 1923- 25 shows five houses along this stretch of Pine. We know from its appearance and other records that 1109 Pine was constructed more recently (the County states that it was constructed in 1967). This suggests that the other five houses were already constructed by circa 1923-25. In an aerial photo taken in the 1930s, there also seem to be five houses in this area. The 1920 census taken in January of that year lists only four houses located in the wye. For these reasons, the closest estimate for when 1155 Pine was constructed would be circa 1920-1925.

It is also unclear who the earliest tenants were at this address from the 1920s until 1938. It is likely that it was used by William Lee as a rental for coal miners or employees of the Colorado & Southern Railroad, similarly to the neighboring houses on this street.



This photo c.1920s shows five houses on east Pine St. 1155 Pine can be seen at the very end of the street.

Harry E. Lee Ownership, 1938-1947

In 1938, when William Lee was 81 years old, he sold the lot for 1155 Pine along with several other tracts of land to his son, Harry Edward Lee. In 1930, Harry Lee (1880-1962) was living in Superior with his wife Anna May Giles (1883-1964) and their children – William, Harry Elwin and Eleanor June. By 1935, Harry Lee and family were living next door to William Lee on east Pine St. but it is likely that they lived at 1125 Pine (a property that was also owned by Harry Lee) and rented out 1155 Pine. At the time, Harry Lee was working as a general laborer and contractor and his son, Harry Elwin was working as a coal miner.

Based on the 1940 census, there were two rental properties in the wye at the time with tenants Victor and Mildred Lehti, and Emit and Laura Trott. Victor Lehti was working as a miner and Emit Trott owned a junkyard. However, it cannot be stated for certain that either of these families lived at 1155 Pine.



1930s aerial view looking south towards east Pine St. with eastern edge of the wye and 1155 Pine.

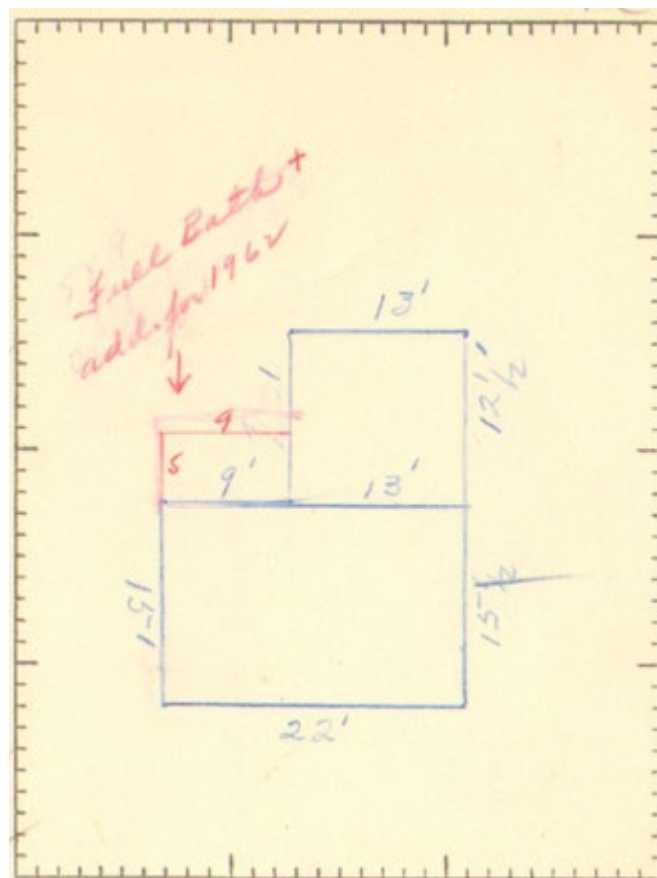
Desailly Family Ownership, 1947-1970

In 1947, Harry E. Lee sold 1155 Pine to Emile and Pauline Desailly. The Desaillys are identified in the 1943 directory as already living at this address and it is possible that they were renters before purchasing the house. Emile Zenon Desailly (1889-1970) and Apollonie Pauline Desailly (1889-1969) were both born in France and married in 1909. They came to the U.S. via Canada, arriving in Port Huron, Michigan in 1917 with their two children – Victor (age 8) and Antoinette (age 4). Emile worked as a coal miner and the family lived in Kansas and Illinois. While in Illinois, Emile became a naturalized citizen in 1935 and Pauline in 1939 at the age of 50. In 1939, they moved to Routt County, Colorado and in 1943, they were living in Louisville at 1155 Pine. Emile worked at the Centennial Mine and was active in the United Mine Workers until he retired in 1950. In 1956, they transferred ownership of the house to their son Victor Z. Desailly (1909-1967) and his wife Marie Lucas Desailly (1910-1991) for \$1.00. Despite the transfer of ownership, it appears that Emile and Pauline continued living at 1155 Pine until Pauline's death in 1969 and Emile's death in 1970. Victor and Marie Desailly lived nearby at 721 Jefferson. Victor Desailly also worked as a miner and construction worker and at the National Bureau of Standards until his death in 1967.

During the Desailly family ownership, Louisville installed a sewer system in the 1950s and the Desailly's added a bathroom to the house in 1962.



View of 1155 Pine from 1948 or 1950 Assessor Card



Updated floorplan from 1962 Assessor Card

Kathryn Marie King and Frank J. Kuretich, Jr. Ownership, 1970-1978

Marie Desailly sold the property to Kathryn King and Frank J. Kuretich in 1970. Kathryn and Frank J. are the children of Frank Kuretich (1907-1978) and Rosa Softich (1912-1988). Frank and Rose are descended from immigrants from Yugoslavia (currently Croatia) and Austria, but both were born in Colorado. They were married in 1931 and moved to New Mexico where Frank worked as a coal miner and their children – Frank J. and Kathryn were born. The Kuretich family arrived in Louisville in 1940 or 1941. They are notable for being the last residents of the Tomeo House, which is currently part of the Louisville Historical Museum. Shortly after, the Kuretich family was living at 1024 LaFarge where Frank J. and Kathryn grew up. At that time Frank continued to work as a coal miner and Rose began as a maid at a hospital and was later a surgical aid at Boulder Community Hospital by the time of her retirement in 1966. It is not apparent that either Kathryn or Frank J. ever lived at 1155 Pine and they may have used the property for additional rental income.

Recent Ownership

Josephine A. Duran and Diana D. Sorbo Ownership, 1978-1997

Josephine Duran (1934-2015) purchased the house from Kathryn King and Frank J. Kuretich in 1978. Josephine grew up in Louisville in the 1940s and lived on Front St. with her parents Solomon Duran (1903-1970) and Emma Zamora Duran (1913-1944) and eight siblings and half-siblings. Louisville has been home to several generations of the Duran family beginning with Josephine's grandparents, Jose Eligio Duran (1881-1956) and Maria Apodaca (1888-1977). Jose and Maria were both born in Colorado and lived in several different towns before moving to Louisville by 1940. They had fifteen children, including their oldest son Solomon Duran who was Josephine's father. In both the 1940 and 1950 census, there are three Duran families living on Front St. including Josephine's family. Many of the Duran men worked in construction, farming, or with the railroad. Josephine worked at Luigi's restaurant in Louisville and later at the University of Colorado-Boulder. She moved to Westminster after her retirement. The location of 1155 Pine is in proximity to members of the extended Duran family as well as other Hispanic families that lived primarily on Front St. and the Little Italy neighborhood.

Jerald S Gilkison Ownership, 1997-current

Jerald Gilkison is the most recent owner of the property at 1155 Pine, purchasing the lot from Josephine Duran in 1997.

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

1155 PINE STREET, LOUISVILLE, COLORADO

May 7, 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 1155 Pine Street, Louisville, Colorado to determine its feasibility as a candidate for historic landmark designation as defined under the Historic Preservation program of the City of Louisville. The structure is a residential property. The City of Louisville Historic Preservation Commission found probable cause that the building may be eligible for landmarking under criteria in section 15.36.050 of the Louisville Municipal Code. Therefore, the Commission approved the Historic Structural Assessment to be paid for by the Louisville Preservation Fund grant.



The primary purpose of this HSA is to evaluate the property's current condition and to identify preservation priorities for the best use of rehabilitation funds. DAJ Design inspected 1155 Pine visually to identify areas of necessary maintenance and repair. It is possible that complications exist that were not visible and therefore it is recommended that the property owner includes contingency funding in any repair budget.

DAJ Design inspected 1155 Pine on April 9th, 2024, and returned with Glenn Frank Engineering on April 11th, 2024, for a follow-up structural visit. The weather for both visits was warm and sunny. Adequate access to the basement and attic were available, though not all areas were entirely visible. Additionally, there are three detached structures on the property including a shed, a railroad boxcar, and a railroad caboose. The shed was not inspected and is not believed to be an historic structure. The boxcar and caboose were relocated to the site and have been approved for a separate historic structure analysis.

LIST OF CONSULTANTS AND SOURCES:

STRUCTURAL ENGINEER

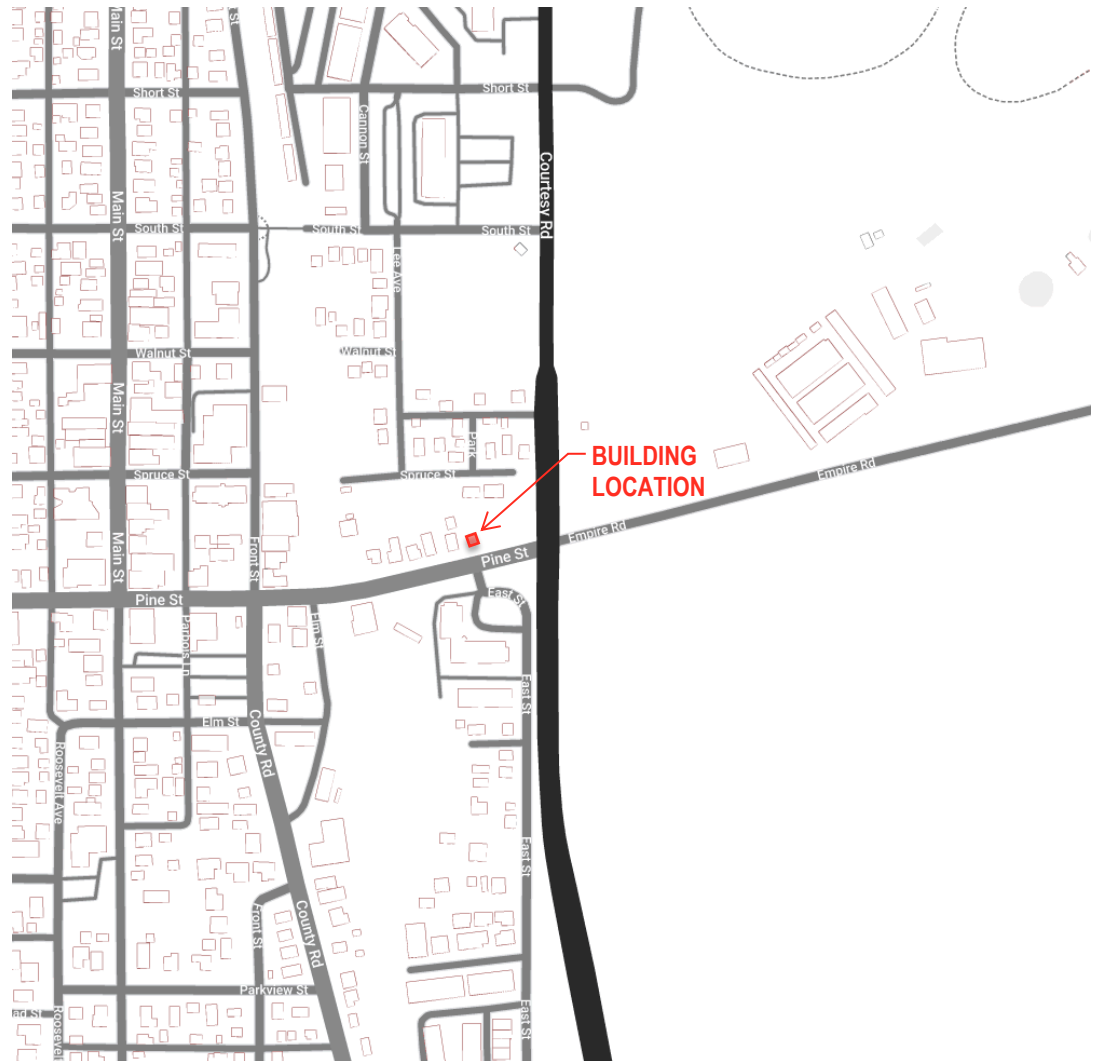
JESSE SHOLINSKY, PE
GLENN FRANK ENGINEERING, INC.
PO BOX 20708
BOULDER, CO 80308
303.554.9591

SOURCES

"Louisville Historic Preservation Commission Staff Report," December 18, 2023.

1.2 BUILDING LOCATION

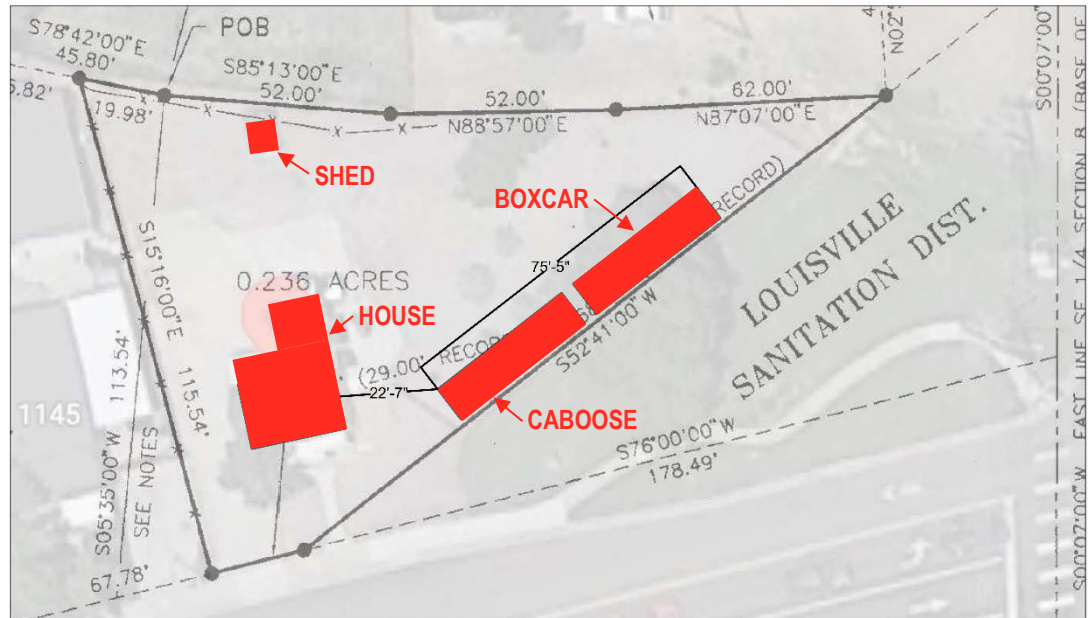
VICINITY MAP



LEGAL DESCRIPTION

TR 696 8-1S-69 (SEC T R TR PT SEC 8 T1S R69W)

SITE PLAN



Approximate location of the existing structures on the site.

2.0 HISTORY AND USE

The following report was written in November 2023 by Gigi Yang of the Louisville Historical Museum.

Legal description: TR 696 8-1S-69 (SEC T R TR PT SEC 8 T1S R69W)

Year of Construction: circa 1920-25 (see discussion below)

Summary: The history of this house is notable for its unusual location inside the "wye" formed by three sets of railroad tracks and the influence of William Lee on the development of east Louisville. Additionally, ownership by the Desailly family and later the Duran family represent the experiences of French and Hispanic residents, both important and sometimes marginalized communities in Louisville.

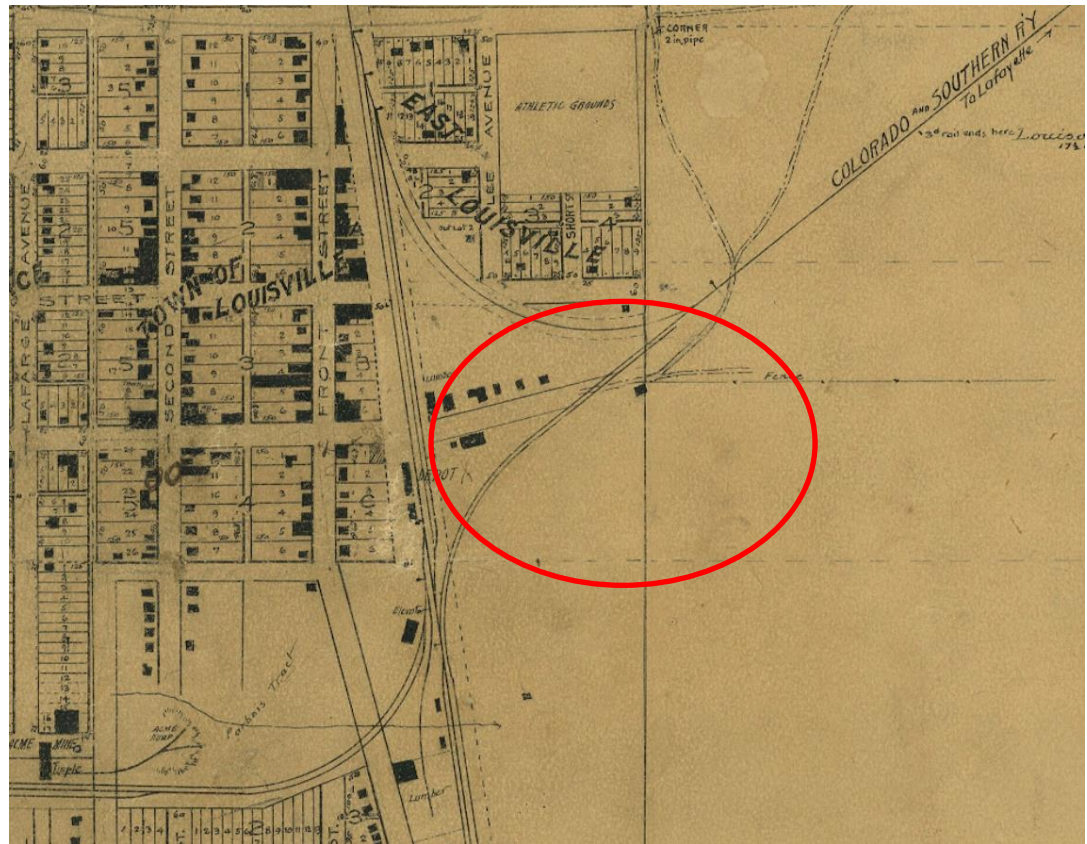


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1930s aerial view looking south towards east Pine St. with eastern edge of the wye and 1155 Pine.

Desailly Family Ownership, 1947-1970

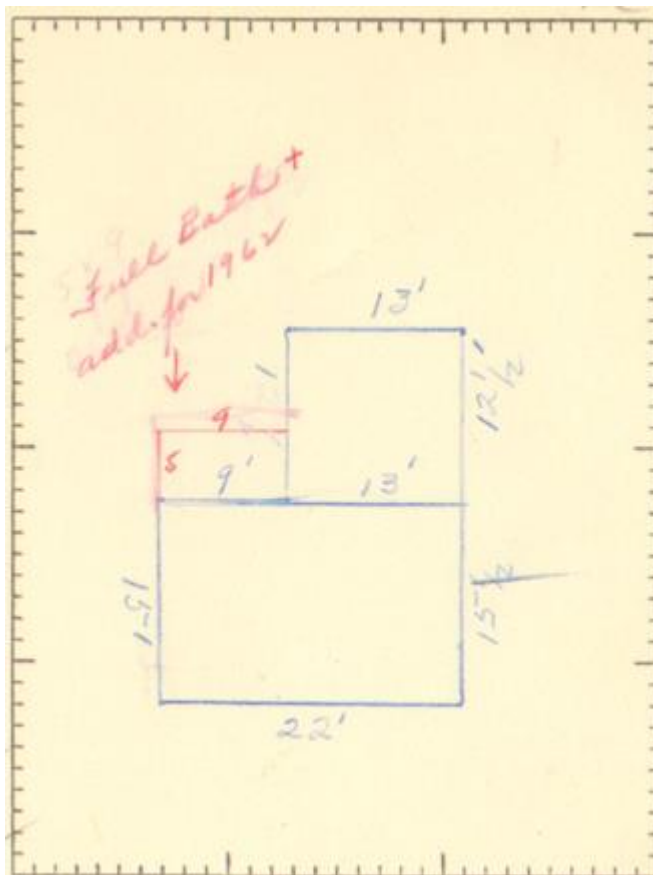


In 1947, Harry E. Lee sold 1155 Pine to Emile and Pauline Desailly. The Desaillys are identified in the 1943 directory as already living at this address and it is possible that they were renters before purchasing the house. Emile Zenon Desailly (1889-1970) and Apollonie Pauline Desailly (1889-1969) were both born in France and married in 1909. They came to the U.S. via Canada, arriving in Port Huron, Michigan in 1917 with their two children – Victor (age 8) and Antoinette (age 4). Emile worked as a coal miner and the family lived in Kansas and Illinois. While in Illinois, Emile became a naturalized citizen in 1935 and Pauline in 1939 at the age of 50. In 1939, they moved to Routt County, Colorado and in 1943, they were living in Louisville at 1155 Pine. Emile worked at the Centennial Mine and was active in the United Mine Workers until he retired in 1950. In 1956, they transferred ownership of the house to their son Victor Z. Desailly (1909-1967) and his wife Marie Lucas Desailly (1910-1991) for \$1.00. Despite the transfer of ownership, it appears that Emile and Pauline continued living at 1155 Pine until Pauline's death in 1969 and Emile's death in 1970. Victor and Marie Desailly lived nearby at 721 Jefferson. Victor Desailly also worked as a miner and construction worker and at the National Bureau of Standards until his death in 1967.

During the Desailly family ownership, Louisville installed a sewer system in the 1950s and the Desailly's added a bathroom to the house in 1962.



View of 1155 Pine from 1948 or 1950 Assessor Card



Updated floorplan from 1962 Assessor Card

**Kathryn Marie King and Frank J. Kuretich, Jr. Ownership, 1970-1978**

Marie Desailly sold the property to Kathryn King and Frank J. Kuretich in 1970. Kathryn and Frank J. are the children of Frank Kuretich (1907-1978) and Rosa Softich (1912-1988). Frank and Rose are descended from immigrants from Yugoslavia (currently Croatia) and Austria, but both were born in Colorado. They were married in 1931 and moved to New Mexico where Frank worked as a coal miner and their children – Frank J. and Kathryn were born. The Kuretich family arrived in Louisville in 1940 or 1941. They are notable for being the last residents of the Tomeo House, which is currently part of the Louisville Historical Museum. Shortly after, the Kuretich family was living at 1024 LaFarge where Frank J. and Kathryn grew up. At that time Frank continued to work as a coal miner and Rose began as a maid at a hospital and was later a surgical aid at Boulder Community Hospital by the time of her retirement in 1966. It is not apparent that either Kathryn or Frank J. ever lived at 1155 Pine and they may have used the property for additional rental income.

Recent Ownership**Josephine A. Duran and Diana D. Sorbo Ownership, 1978-1997**

Josephine Duran (1934-2015) purchased the house from Kathryn King and Frank J. Kuretich in 1978. Josephine grew up in Louisville in the 1940s and lived on Front St. with her parents Solomon Duran (1903-1970) and Emma Zamora Duran (1913-1944) and eight siblings and half-siblings. Louisville has been home to several generations of the Duran family beginning with Josephine's grandparents, Jose Eligio Duran (1881-1956) and Maria Apodaca (1888-1977). Jose and Maria were both born in Colorado and lived in several different towns before moving to Louisville by 1940. They had fifteen children, including their oldest son Solomon Duran who was Josephine's father. In both the 1940 and 1950 census, there are three Duran families living on Front St. including Josephine's family. Many of the Duran men worked in construction, farming, or with the railroad. Josephine worked at Luigi's restaurant in Louisville and later at the University of Colorado-Boulder. She moved to Westminster after her retirement. The location of 1155 Pine is in proximity to members of the extended Duran family as well as other Hispanic families that lived primarily on Front St. and the Little Italy neighborhood.

Jerald S Gilkison Ownership, 1997-current

Jerald Gilkison is the most recent owner of the property at 1155 Pine, purchasing the lot from Josephine Duran in 1997.

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

2.1 ARCHITECTURAL SIGNIFICANCE & CONSTRUCTION HISTORY

The residential property at 1155 Pine was built in the early 1920's and is a typical wood frame vernacular house of the Louisville area. In 2024 the structure is clad in steel siding, although evidence remains of the original painted wood siding existing beneath. At some point in time the foundation was replaced or reinforced with a primarily concrete block foundation. The rear of the house includes two additions that were both present as early as 1962. These additions are apparent in the different roof forms compared to the original single gable roof. The covered front porch is not original but there is evidence of an original porch and a smaller front door covering.



The primary façade faces south to Pine Street and the original form of the house is apparent when viewed from Pine Street. The overall mass of the house has increased slightly to the north with the two minor additions. Due to the one-story nature of the construction, the additions are not easily detected from the primary street façade. The covered front porch centered on the south of the house partially obscures the overall form of the original house.

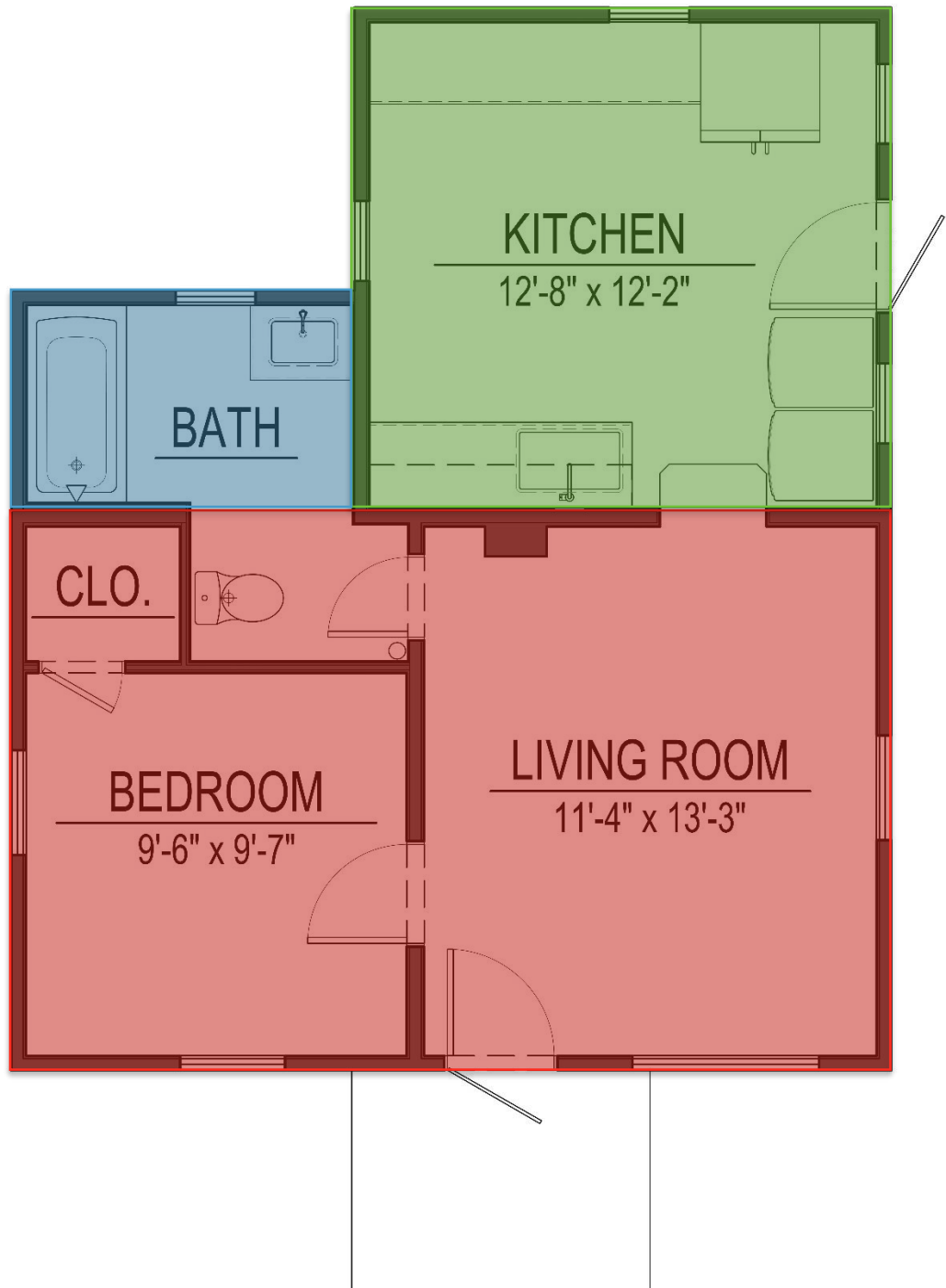
Building records indicate that a significant amount of work may have been done to the house in 1978 under the Louisville Urban Renewal Authority Program for Neighborhood Improvement. The work described in this application includes the following: excavation and installation of new footings and foundation; removal of an existing concrete front porch and porch roof; construction of a new concrete front porch with a roof supported by wrought-iron columns; installation of new aluminum storm and screen windows; removal of existing and installation of new aluminum storm and screen doors at both entrances; re-putty the windows; removal of existing and installation of new gutters and downspouts; patching and painting of various exterior elements; removal of the existing electrical service and installation of a new panel, wiring, and outlets; plumbing repairs including the kitchen sink and shower; removal of the existing and installation of a new heating system; installation of a retaining wall; installation of new insulation in the attic; and a termite infestation inspection.

1155 Pine Street has the potential to be restored to a high degree of architectural integrity when compared to historic photos. Overall, the home is well maintained, with items that require prioritization, as outlined in the analysis of this report. The original house is essentially intact with very few modifications since the original construction in the 1920's. Based on site measurements and observations, it is believed that the original wood siding, a shiplap with a Dutch cove profile, is present throughout under the existing steel siding. Further investigative deconstruction has the potential to reveal a larger extent of original materials.

1155 Pine Street is not listed on the National, State, or Local Register.

Primary Changes Occurring Over Time:

• Original house (RED):	ca 1920 - 1925
• North addition (GREEN):	Pre-1962
• Northwest addition (BLUE):	1962
• New front porch:	Possibly 1978
• New and repaired foundation:	Possibly 1978
• Electrical upgrades:	Possibly 1978
• Mechanical upgrades:	2001
• Plumbing upgrades:	2001
• New asphalt roof:	2018
• New floor joists:	Unknown
• New siding:	Unknown
• New windows:	Unknown
• New doors:	Unknown
• New gutters & downspouts:	Unknown



2.2 FLOOR PLANS



Main Level Floor Plan

2.3 PROPOSED USE

There is no proposed change of use currently.

3.0 STRUCTURE CONDITION ASSESSMENT

3.1 SITE

ASSOCIATED LANDSCAPE FEATURES

Description:

1155 Pine is set on an atypical downtown Louisville lot, and nearly triangular. The lot is on the eastern end of old town Louisville, abutting the west side of Highway 42 along the north side of Pine Street. To the west are several residential lots followed by the main railroad track. To the north of the property there is the East Louisville subdivision. Directly adjacent to the southeast property boundary is an abandoned railroad right-of-way. The part of town that this property lies within was original between railroad spur lines creating what is referred to as a 'wye', hence the atypical property boundaries. The total site area is approximately 0.236 acres.

The house sits in the southwest portion of the lot, set back from the right-of-way. A gravel driveway along the west side of the house abutting the west property line leads to gravel parking along the north side of the house. A wood fence roughly defines the west and north property lines. There is a wood framed shed directly north of the house, near the north property line. Also located on the site are a railroad caboose and boxcar sitting on railroad tracks along the southeast property line. The caboose and boxcar were moved to the site in 2023.

The site is primarily dirt and gravel with some areas of wood mulch. The eastern portion of the site appears to be dirt that has recently been graded to accommodate the moving of the caboose and boxcar. Additionally, there is an uncovered, poured concrete patio extending out from the east side of the house.

Condition Evaluation:

Overall, the landscape features are in fair condition with the primary issues being the western portion of the lot where landscaping work appears to be unfinished. The caboose has been approved for a separate historic structure analysis, and an assessment of that structure was not performed. None of the other listed features meet historic requirements, nor were any historic features discovered, and therefore assessment was minimal.

Recommendations:

Landscaping east of the house and north of the caboose and boxcar should be completed to limit soil movement.



West side of the house showing an uncovered concrete porch, dirt, gravel, and mulch surrounding the house.

GRADING

Description:

Overall, the site is relatively flat with slight grade changes apparent in some areas. Grade generally slopes away from the house though minimally in most areas. There do not appear to be any areas of negative drainage towards the house. The steel siding sits near or at grade in several areas towards the front of the house. Therefore, the top of the foundation relative to grade could not be determined in these areas. The siding sits approximately six inches above grade in the back portions of the house.

Condition Evaluation:

The overall site grading is in fair condition, but it does not meet the expected code requirements and geotechnical engineering requirements for grading away from a building's foundation. It is important that the grading around the house should be a minimum of 6 inches below the top of the foundation and slope away from the foundation for at least the first 5 feet. Due to the nature of the lot, it is difficult to meet these requirements without some amount of regrading or lifting the building. There are limited visible indications of poor or negative drainage, though not all areas of the home's foundation and sub-slab areas are visible for analysis without some level of deconstructive investigation.

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 any areas of pooling water.
2. The top of the foundation relative to the top of grade should be determined around the perimeter of the house. If the top of the foundation is determined to be at or below the existing grade, new grading should occur to bring the grade down below the top of the foundation, as prescribed by a licensed structural engineer.
3. 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.
4. All areas where grade slopes towards the house, if any, should be regraded to direct water away from the house foundation.



Southwest corner of the house where the siding meets grade.



PARKING

Description:

Parking on the site is provided by a gravel drive between the west property line and the house that leads to a gravel parking area north of the house. Parking is not clearly defined other than by the extents of the gravel. There is parking space for roughly five or six vehicles but access to Pine Street is limited.

Condition Evaluation:

The gravel drive and parking area is in fair condition. The parking is not well defined and access to Pine Street is limited to one vehicle.

Recommendations:

No recommendations at this time.



A gravel parking area along the north of the house is accessed from Pine Street by a gravel drive along the west side of the house.

3.2 STRUCTURAL SYSTEM

GENERAL STRUCTURAL SYSTEM DESCRIPTION

FOUNDATION SYSTEMS

Description:

The house foundation was observed from beneath the main floor within a dug-out crawl space area. The crawl space appears to have been dug-out after the original construction and the original house would have had a shallower crawl space, likely 12 – 18 inches in depth. The crawlspace is beneath the original house and the northwest addition, while the north addition currently used as a kitchen sits on a concrete slab of unknown thickness. The crawl space is accessed from an exterior hatch on the east side of the house. The eastern portion of the crawl space was likely dug-out to accommodate the installation of a furnace, while the western and northern portions of the crawl space appear to have been dug-out more recently. Where dug out, the dirt is unsupported by any type of shoring and has been cut nearly vertically.

The foundation walls viewed within the crawl space are constructed primarily of concrete masonry units with standard 8x8x16 sizing. The CMU wall heights vary between three and seven courses in height or approximately 2 to 4 ½ feet in height. The CMU wall is set in both a stacked bond and running bond in different locations. Additionally, some areas of the foundation wall are constructed with bricks although in limited areas. According to building records, the CMU foundation walls may have been added in 1978 as part of the urban renewal plan for the house which specifically mentions digging out and replacing the foundation with either a poured concrete or concrete block foundation.

It could not be determined what type of footings support the foundation walls, if any. The floor in the crawlspace is exposed dirt with concrete slabs poured only for the furnace and water heater.



Some brick is used in various location of the foundation wall.



Condition Evaluation:

The concrete block perimeter foundation walls are in poor condition for several reasons. First, the crawl space was dug out without properly supporting the dirt excavation. The excavation was cut too close to the foundation walls, less than a one-foot distance in some areas, and the excavation is not supported with shoring. Additionally, the foundation walls do not appear to be supported by footings though the presence and size of footings is indeterminable. Furthermore, the foundation walls vary in their construction from various bond types to varying levels of grouting. It is unclear if the foundation walls are grouted solid and the presence of bricks in various locations further increases the variations in wall construction methods. Lastly, dirt has been removed from below some foundation wall elements and either wood or stone posts support the wall to the grade below. This looks to be temporary shoring.



Recommendations:

1. A retaining wall should be installed in the basement to retain the basement cut soil at all locations. Alternately, the building could also be lifted or moved to allow a new foundation to be installed to properly support the building. Coordinate all foundation repairs and further assessment with a licensed structural engineer.
2. The 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. Immediate attention should be given to the locations where the existing foundation walls have been undermined and no longer have supporting soil. Coordinate all foundation repairs and further assessment with a licensed structural engineer.
3. Shoring should be added to support the floor at all locations where excavation has occurred below existing foundation walls or adjacent to the wall. The purpose of the shoring is to prevent settlement or collapse of the floor if damage were to occur to the foundation walls.
4. Continually monitor the main floor walls for signs of foundation distress such as cracking or improper door operation. Wall cracks were not observed within the wall finish on the main level. If signs of cracking are detected, these areas should be evaluated by a licensed engineer and repaired as needed.
5. The footings were not visible during the observation and should be verified and evaluated prior to any remodel or new construction. Coordinate all findings with a licensed structural engineer.
6. New footings are likely needed to support the point and distributed loads from the roof and floor framing as specified in the recommendations above. New foundation support below new beam and posts supporting the floor and roof framing should be coordinated with a licensed structural engineer.



CMU foundation with various bonds, seams, grout, and heights. The excavation is unsupported.

FLOOR & CEILING SYSTEMS

Description:

The floor framing of the original house is constructed of 2x8 floor joists running north-south. The floor joist spacing varies between 20 inches on-center and 24 inches on-center. The floor joists in the eastern portion of the original house look newer and are constructed of dimensional lumber at 1 ½ inches thick, while some of the other floor joists are older at 1 ¾ inches thick. The Boulder County Assessor's card indicates that the floor joists are 2x6. Therefore, it appears that the original floor joists were entirely replaced at some point in time. In fact, in some locations old 2x6 joists could be seen attached to newer 2x8 joists. The floor joists bear on a sill plate that sits on top of the CMU foundation. In other locations, a ledger is fastened to the side of the CMU wall to support the joists. The sill plate and ledger appear to be lumber used from a boxcar frame. The floor joists are supported roughly mid-span by a wood beam that also appears to have been repurposed from a boxcar frame. This beam is supported by three wood columns and an adjustable pipe column. The columns bear on footings of various construction.

The floor framing of the northwest addition is constructed of dimensional 2x4 floor joists at 16 inches on-center, running north-south. These joists bear on a 2x sill plate sitting on top of the north side CMU foundation wall. The south side of the 2x4 floor joists are supported by a wood beam that is supported by adjustable pipe columns and bears on a brick foundation on the west end.

Sheathing is constructed of 1x3 tongue-and-groove hardwood in the original areas of the house. This sheathing would have been the original finish flooring though it has since been covered by a layer of carpet and possible other finish layers beneath the carpet. The sheathing in the northwest addition is constructed of 1x wood boards of various sizes. This sheathing appears to have been originally used as formwork which is common for similar houses around the Louisville area.



Beam & columns supporting the floor joists.



Original flooring, 2x8 floor joists, and sill plate. The sill plate appears to be taken from a boxcar frame.



Condition Evaluation:

The 2x8 floor joists are in fair condition. The 2x8 size of the joists are a-typical for houses built around the same time in the Louisville area. It is likely that the floor joists are not original and replaced original floor joists that were 2x6 on regular spacing. The joist sizing and spacing do not meet minimum IRC code requirements for today's standards. The floor on the main level has some bulging in areas, indicating that the floor framing needs further strengthening. Similarly, the 2x4 floor joists in the northwest addition are in fair condition. The joists sizing and spacing do not meet minimum IRC code requirements for today's standards.

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

The beam supports are in poor condition as well. The supports are built of various materials and in several cases the materials used are not appropriate for the supported loads. It does not appear that any of the columns are supported by proper footings. The materials, sizing, and construction methods of the beam supports do not meet minimum IRC code requirements for today's standards.

The floor sheathing appears to be in fair condition. The sheathing appears to be performing adequately, but there are several areas on the main floor that are bulging and may need additional exploration. The floor sheathing does meet minimum IRC code requirements for today's standards and appears to be performing adequately.



Floor joists and sheathing of the northwest addition.

Recommendations:

1. The beams and beam supports should be replaced or reinforced as prescribed by a 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 new foundation supports as prescribed by a licensed structural engineer and located at a depth and soil bearing capacity as specified by a licensed geotechnical engineer.
2. The floor framing should be observed by a licensed engineer and repaired as needed. Special attention should be given to the connections between the foundation walls, floor joists, beams, and beam supports. The floors are not suitable for additional load resulting from a remodel or addition.
3. If the main floor deflection is inadequate, consult a licensed structural engineer for additional support design options.
4. All ledgers supporting floor joists should be evaluated by a licensed structural engineer for proper connection to the existing foundation wall and support of the floor framing.
5. See the foundation recommendations for floor support at foundation walls.

ROOF FRAMING SYSTEMS

Description:

The roof framing over the original house forms an east-west facing gable. The roof of the north addition is a north facing gable that sits at a lower height overall than the roof of the original house. The roof over the northwest addition is a low sloped, nearly flat roof, at a similar height as the north addition gable roof. All roof forms appear to be original to their time of construction. Access to the attic is through a wall hatch in the east facing gable end of the original house.

The original roof gable is constructed of 2x4 rafters at 24 inches on-center with 1x6 sheathing and an additional layer of OSB sheathing on top of the original sheathing. There is no ridge beam, no ridge joiner, and no collar ties. The original ceiling joists are 2x4 at 16 inches on-center and run north-south. Below the original ceiling is a dropped ceiling that is also constructed of 2x4 ceiling joists running east-west. There are several 1x6 diagonal struts that attach to the original rafters and bear down to the dropped ceiling.

Limited access is provided to the north facing gable. This roof is constructed of 2x4 rafters on regular spacing that appears to be 24 inches on-center. This roof has a 1x joiner, no collar ties, and struts that are slightly offset from the ridge and bear down to the 2x4 ceiling joists.

There is no access to observe the northwest addition roof. With the low slope of this roof, there is likely no attic space. Exposed rafter tails in this area indicate that the roof is constructed of 2x4 joists on regular spacing that appears to be 24 inches on-center.

Condition Evaluation:

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

The front porch roof and northwest addition roof were minimally assessed due to limited access to observe the structural members. These roofs appear to be constructed using similar materials and techniques as the main roof and appear to be performing adequately.



Roof framing members of original gable roof.



Recommendations:

The roof and ceiling structure is not to current code standards. However, it has performed adequately to date and if it is not revised, it will likely perform in a similar manner to how it has for over 100 years. Since Louisville did not likely have a building code at the time of construction, we are unable to determine if it was built to a code or engineered. The original roof is built to a similar standard of other buildings typical of this type and age.

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



1. An attic access hatch should be installed in the ceiling per code.
2. The front porch roof north facing gable roof, and northwest addition flat roof were not entirely visible during the observation. Further analysis would be required once these roof structures are exposed.
3. 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.
4. Collar ties and diagonal bracing are needed to follow current IRC code for prescriptive roof framing.
5. It is not recommended to add additional roofing materials such as an additional layer of shingles (code allows for up to two layers), or solar panels without the additional structural support mentioned above. Additionally, 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.

3.3 ENVELOPE – EXTERIOR WALLS

EXTERIOR WALL CONSTRUCTION

Description:

The main level wall framing was not exposed for review. The wall framing is likely a 2x4 stud wall with studs on regular spacing (site measurements support this assumed wall thickness). The original wood siding appears to be attached directly to the wall framing, as seen in the attic. No visible sheathing is present.

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 feet tall which is at the upper limit of 2x4 wood stud construction. Wall finish cracks were observed on several of the interior wall surfaces. The cause of this cracking could be from foundation movement or from improper installation of the gypsum wall board over the original plaster.

Recommendations:

Without the opportunity to observe the exterior wall structure, we do not have any recommendations currently. If the opportunity presents itself, the exterior walls should be assessed by a licensed structural engineer. The owner is to note that the walls will need to be evaluated if any remodels or additional load is to be added. It is likely that additional studs and window/door headers may need to be added for the increased loads above in combination with the wind load on the building.

EXTERIOR FINISHES

Description:

The entirety of the house is clad in painted steel siding. The steel siding wraps the original house as well as the north additions and the siding runs from grade all the way up through the gable ends. The corner trim in the southeast corner has been removed, revealing what is beneath the steel siding. Beneath the steel siding there is a layer of rigid foam, likely applied at the time of the steel siding, followed by a layer of composite siding. Beneath the composite siding there is a layer of wood shiplap siding with a Dutch-cove profile. The wood siding is also visible in the attic. The wood siding is likely original and appears to be attached directly to the framing. It is unclear if the wood siding exists at the north additions or only on the original portion of the house.

Condition Evaluation:

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

Recommendations:

1. Remove the steel siding, foam backer, and composite siding to expose the original wood siding.
2. Repair, refinish, or replace the original wood siding.



Wood shiplap siding exposed in the southeast corner.



EXTERIOR MASONRY

Description:

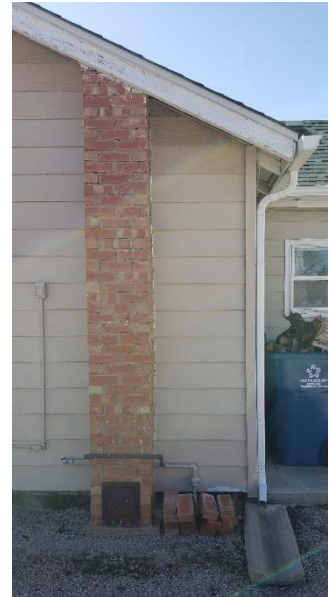
A brick chimney is present on the exterior north side of the house. The brick chimney is likely original to this part of the house and terminates below the roof. This chimney was likely modified to sit below the roof when a new roof was put on since the chimney is no longer used. Additionally, the 1948 Boulder County Assessor's card image shows a chimney centered on the main gable. This chimney no longer exists.

Condition Evaluation:

The chimney is in good condition though is no longer used.

Recommendations:

Consider adding a new false chimney centered on the original house gable. The location of this chimney can be determined by patchwork in the roof sheathing as seen in the attic.



Chimney on the north facing exterior wall.



EXTERIOR APPENDAGES

Description:

A covered porch is attached to the front of the house that is roughly 5 ½ feet deep and 12 feet wide. The porch roof is wood framed with 2x4 construction as seen in the exposed rafter tails. The porch roof is a gable facing south with a low pitch to the east and west and the roof ridge centered above the front door. The porch ceiling is a boxed-out soffit constructed with painted wood sheet board. The porch roof is supported by wrought-iron posts in three locations. The porch is constructed of poured concrete with a single step. The 1948 Boulder County Assessor's card image shows a covering over the front door that is relatively small and supported by 45-degree bracing attached to the wall on either side of the front door. The covering is a south facing gable centered on the front door. According to building records, the front porch may have been added in 1978 as part of the urban renewal plan for the house.

The east side entrance door is also covered with an east facing gable roof supported by 2x4 diagonal struts attached to the wall. The roof rafters are 2x4 as seen in the exposed rafter tails. The roof is constructed in a similar manner to the main gable roof with exposed sheathing run long. This covering has a soffit constructed of painted steel siding.

Condition Evaluation:

The front porch roof is in fair condition. The structure was not entirely visible for analysis and the wood trim is cracked and detached in several areas. The steel columns are not historic but are in fair condition. The concrete slab is in good condition.

The side door covering is in fair condition though the structure was not entirely exposed for analysis. The trim is in poor condition and the soffit does not match the construction, though it matches the siding of the house. It is possible that this is the original covering over the front door that was later moved to this location. The roof construction, roof pitch, and size match the construction of the original roof and match the 1948 Boulder County Assessor's card image. However, it appears that modifications were made to the trim, bracing, and the addition of a soffit.

Recommendations:

1. Remove the entire front porch roof and columns. The placement of the original front door covering should be visible with the exposure of the wood siding.
2. Consider moving the side awning to the original location if this is verified with the wood siding exposure. The side awning should be rehabilitated to match the original appearance by removing the trim and soffit. The structure of this awning should be assessed by a licensed structural engineer.



Covered front porch.



Side door covering.



3.4 ENVELOPE – ROOFING & WATERPROOFING

ROOFING SYSTEMS

Description:

The entire house roof is covered with an asphalt composite shingle roof that was added in 2018, according to building records. This roof was likely replaced due to hail damage, as was common in the Louisville area at this time. The 1948 Boulder County Assessor's card shows that in 1948 the roof material was wood shingles and this is visible in the associated photograph.



Roof vents are located on the north facing surface of the original gable roof near the ridge as well as on the west facing aspect of the north addition gable roof. There are no soffit or gable end vents. The roof vents were likely added in 2018 to meet current codes. Steel flashing drip edges along the rakes and eaves were also likely added in 2018 as was required by code.

Condition Evaluation:

The asphalt composition shingle roof is in good condition.

Recommendations:

Consider replacing the roof with a fire-treated wood sawn shingle (cedar) to match the original roof.



Asphalt composition shingle roof and ridge vents.

SHEET METAL FLASHING

Description:

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

Condition Evaluation:

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

Recommendations:

No recommendations at this time.

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.

DRAINAGE SYSTEM, GUTTERS & DOWNSPOUTS

Description:

Painted white, k-style gutters are found throughout the entire house, covered front porch, and side porch awning. The gutters are located at the end of all eaves in appropriate locations and of appropriate lengths for adequate water collection.

2x3 downspouts are located throughout and appear to be of an adequate amount for proper drainage where located. The gutters on the covered front porch do not have downspouts, though downspout openings are present in the gutters.

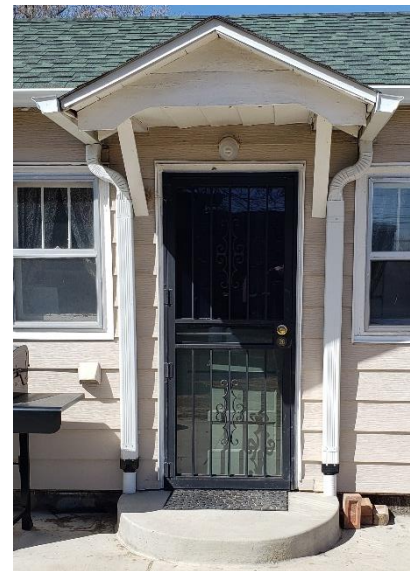
The gutters on the front porch roof discharge water through the downspout openings. There are unattached gutters at the rear of the house that appear to have been removed from the front porch. The downspouts on the side porch awning are connected to buried pvc pipe. The discharge location of these two downspouts could not be determined. There is a downspout on the north side of the house that discharges water onto a concrete splash block.

Condition Evaluation:

The gutters are in good condition. The downspouts are in fair condition as they appear to be of an adequate amount and in proper locations but are missing in a few locations. Additionally, all downspout extensions should be maintained to discharge water away from the perimeter of the house and therefore limiting the amount of water near the foundation.

Recommendations:

1. Replace the missing downspouts on the covered front porch.
2. Determine the discharge location of the buried downspouts.
3. Ensure that all gutters, downspouts, and downspout extensions are maintained to discharge water away from the building foundation and are kept clear of debris.
4. The gutters and downspouts are not historic. Consider replacing the gutters with ½ round gutters and the downspouts with round downspouts. Though not historic, these styles will more appropriately match the historic nature of the house.



Downspouts connected to buried pvc.

SKYLIGHTS / CUPOLAS

Description:

There are no skylights or cupolas.



3.5 WINDOWS & DOORS

DOORS

Description:

The front door is a painted wood door with three small cascading windows. Additionally, the front door has an aluminum, full-lite storm door with a wrought iron appearance. It could not be determined when the front door was replaced, but it is not the same door as is visible in the 1948 Boulder County Assessor's card photograph. The front door visible in the 1948 photograph is likely a wood door and appears to have a half lite window with panels below. It is unclear if the 1948 wood door is original, but it matches the style for the period of significance.



The east side entrance door to the kitchen is a 1/4 -lite painted wood door with three panels below and a single panel above the glazing. Although not pictured in 1948, the door appears to be older than the front door. It is possible that this door was located at the front entrance prior to being relocated to the north addition. Additionally, the east side door also has an aluminum, full-lite storm door with a wrought iron appearance. According to building records, the storm doors at both entrances may have been added in 1978 as part of the urban renewal plan for the house.

Condition Evaluation:

The two wood doors are in fair condition. Both wood doors work properly and appear to create acceptable seals. The aluminum storm doors are in fair condition and appear to operate properly.

Recommendations:

1. Remove the aluminum storm doors from both doors. These doors are in well covered areas that do not need storm doors for weather protection. If screen doors are desired, a minimally framed screen door could be added.
2. Remove the front entry wood door. Replace this door with a new wood door that matches the 1948 Boulder County Assessor's card image.



Front door and storm door.



East side door and storm door.

WINDOWS

Description:

The 1948 Boulder County Assessor's card image shows two windows on the south façade as well as a single window on the west façade. These windows are single-hung, tall, and narrow and match windows that were common on similar houses built around the same time in the Louisville area. These original windows have since been replaced. However, the original window sizes and locations throughout the house can likely be determined if the original wood siding is exposed, showing patches where the original window openings were. This has been seen on several other houses in the Louisville area.



On the south façade, east of the front door, there is a single aluminum fixed window. West of the front door there is a single-hung wood window with an aluminum storm window. Both of the south facing windows have decorative, painted vinyl shutters.

On the east and west gable ends of the original house there are single-hung wood windows with aluminum storm windows that match the south facing wood window size and construction. These windows are replacements and are likely smaller, but in similar locations as the original windows.

The windows on the north addition are wood, single hung windows with three-lite top panes and all of the windows are the same size. These windows may be original based on the dates that the additions were added.

The window in the bathroom, facing north, is a wood, single-hung window that matches the construction of the west facing window. It is likely that this window was added at the same time that the original windows were replaced.

Window operability was not tested, though some windows were open during the site visit. It appears that some, if not most of the windows are operable, even if only partially so. According to building records, the aluminum storm windows may have been added in 1978 as part of the urban renewal plan for the house.



South facing single-hung wood window and vinyl shutters.

Condition Evaluation:

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

Recommendations:

1. Remove the aluminum storm windows from all windows. Consider replacing with new wood storm windows of minimal visual impact. These windows should be removable, with an option for bug screens installed in their place during the warmer months.
2. Determine the original window opening sizes and locations when the framing or original siding is revealed with the removal of the steel and composite siding.
3. Windows should be replaced with new window units that match the appearance of those in the historic photo from 1948. Typical tall and narrow, single-hung windows can be found on several houses in the Louisville area built at a similar time.



Typical single-hung wood window on north addition.

3.6 EXTERIOR DETAILS

SOFFIT & FASCIA

Description:

Painted wood soffits are located on the gable ends of the original house. These soffits are attached directly to the roof sheathing which has been run long, beyond the face of the gable end walls. The remainder of the house does not have soffits. The north additions and front porch have 2x4 rafter tails and roof sheathing that are exposed and painted.

1x painted wood fascia is used at the original house which is covered by the drip edge of the roof. The north additions have 1x painted wood fascia attached to the exposed rafter tails. The exposed rafter tails and fascia are plumb cut. All soffits and fascia appear to be original or replaced to match the original.

Condition Evaluation:

The soffits and fascia are in poor condition. The wood is warped, detached, or splintering in most locations.

Recommendations:

The soffits and fascia should be replaced throughout the entire house and with matching fascia sizes and profile.

TRIM

Description:

All the corner trim is standard painted steel siding trim, 2 1/2" wide. Standard painted steel j-trim wraps all the windows and doors as well as the gable end attic access on the east side of the original house. The trim was likely added at the same time as the steel siding at an unknown date. The corner trim in the southeast corner of the original house has been removed and reveals the original siding beneath.

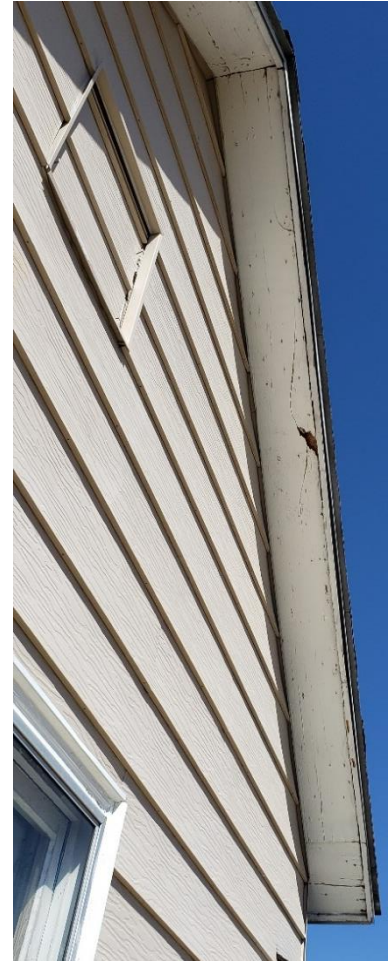
It is unclear what the original corner and window trim was based on the Boulder County Assessor card images. However, the original trim size can be determined by the paint edges on the original siding, once the steel siding has been removed.

Condition Evaluation:

The existing steel trim is in good condition.

Recommendations:

1. Remove the steel trim with the steel siding exposing the original window, door, and corner trim sizes below. Add new trim according to the determined sizes.



Soffit and fascia on the original house.



Exposed roof sheathing and rafter tails.



3.7 MECHANICAL SYSTEMS

HEATING & AIR-CONDITIONING

Description:

Heating is provided to the entire house through a gas-fired forced-air furnace located in the basement. The furnace is atmospherically vented through the roof and combustion air is provided through vents in the east wall of the crawlspace. The furnace sits on a concrete slab-on-grade near the crawlspace access door with adequate space for servicing. A combination of rigid and flexible ductwork runs throughout the basement to floor vents servicing the main floor. According to building records, heating system for the entire house may have been added in 1978 as part of the urban renewal plan for the house. Records indicate that the system installed in 1978 was a cast iron boiler and replaced some type of 'wall furnaces in the wall of the living room and wall of kitchen.'

No means of air conditioning was observed.

Condition Evaluation:

The furnace and air delivery system appear to be in good condition but were not tested. Building records indicate that the furnace was installed in 2001, therefore, the furnace is likely near the end of its expected lifespan. One of the floor vents was not properly secured to the ductwork during the site visit, though this appears to be something that has been addressed.

Recommendations:

1. The furnace should be replaced with a high-efficiency unit with a sealed combustion intake/exhaust system. Once replaced, the existing supply and return lines should be evaluated for any leaks.
2. Consider adding an air-condition unit that supplies the entire house as the house is likely poorly insulated.



Gas furnace located in the crawlspace.



WATER SERVICE, PLUMBING, & SEWER UTILITIES

Description:

A standard 40-gallon, gas-fired water heater is located in the crawlspace and is atmospherically vented through the roof. The water delivery system is a combination of copper and pex piping and the waste lines are pvc. Water enters the crawlspace approximately midspan along the south wall, roughly 3'-6" below the top of the foundation. The waste line exits the house as an abs plastic pipe on the east side of the house, just north of the crawlspace access door. No sewer cleanouts were found in the yard. According to building records, some of the plumbing may have been upgraded in 1978 as part of the urban renewal plan for the house. However, the pex piping would have been added at a later date. Additionally, there is no fire sprinkler system in the house.

Condition Evaluation:

The water heater, supply and waste lines, and sewer appear to be in good condition, but were not tested. Building records indicate that the water heater was installed in 2001, therefore, the water heater is likely near the end of its expected lifespan.

Recommendations:

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



Gas water heater located in the crawlspace.



3.8 ELECTRICAL SYSTEMS

ELECTRICAL SERVICE & PANELS

Description:

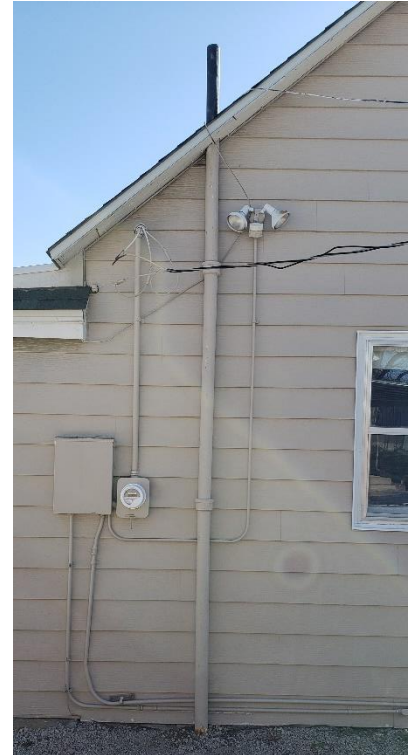
Electrical service to the house is brought in overhead from an electrical pole near the southwest corner of the lot. The electrical panel and meter are located on the west exterior of the house. The electrical panel is an older 100-amp panel. According to building records, the electrical panel may have been added in 1978 as part of the urban renewal plan for the house.

Condition Evaluation:

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

Recommendations:

1. The electrical service panel should be replaced by a licensed electrical engineer with a new 200-amp panel compliant with current codes.
2. The overhead electrical service should be replaced by a licensed electrical engineer with a new underground electrical line compliant with current codes.



Overhead electrical service, panel, and meter.

ELECTRICAL DISTRIBUTION SYSTEM

Description:

Electrical distribution throughout the house is Romex wiring that is visible in the crawlspace. It appears that this wiring serves the entire house, though not all areas are visible for analysis. According to building records, the Romex wiring may have been added in 1978 as part of the urban renewal plan for the house. There is no visible evidence of an earlier wiring system, though the 1948 Boulder County Assessor's card indicates that there was electrical lighting at that time. It is likely that knob and tube wiring was originally used as was common with similar houses in the Louisville area.

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 is seen throughout the crawlspace.

LIGHTING

Description:

Exterior light fixtures are located at the south facing front door and the side door on the east side of the house. These light fixtures are on interior switched circuits. Additionally, there is a light fixture on the west side of the house that is controlled by a light sensitive motion-detector.

Condition Evaluation:

The condition of the exterior light fixtures is unclear as none were tested. None of the exterior light fixtures are historic and it is unclear if they are replacements in historic locations.

Recommendations:

Removal of the steel and composite siding may reveal original light fixture locations apparent on the original wood shiplap siding. If the siding is removed and historic light fixture locations are determined, replace the exterior light fixtures with a full cutoff, high-efficiency unit.



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* 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 as-built measurements as measured from the interior face of wall, by DAJ Design.
- Only the main floor of the house was measured by DAJ Design as this is the main historic structure located on the specified property.

<u>Legal Description:</u>	TR 696 8-1S-69 (SEC T R TR PT SEC 8 T1S R69W), City of Louisville, County of Boulder, State of Colorado
<u>Year Built (Main House):</u>	circa 1920 - 1925
<u>Lot Dimensions:</u>	Polygon
<u>Lot Size:</u>	0.236 acres (ISP) / 10,280.16 sf
<u>Zoning:</u>	CC (Commercial Community); Downtown Design Handbook

Areas of levels in square feet (sf):

First (above ground) finished area:	496 sf (M)
Front porch area:	41 sf (M)
Caboose area:	237.5 sf
Boxcar area:	207.8 sf

Allowable Building Height (from existing grade):

Principal Buildings:	2 Stories & 35' Min. / 3 Stories & 45' Max.
Accessory Buildings:	20'

Lot Coverage:

Existing:	1,095 sf	(House, Caboose, & Boxcar)
Max. Allowable:	50,000 sf	

Setbacks:

Street-Facing Property Lines:	0' Min. / 30' Max.
Side Property Line:	10'
Rear Property Line:	20'



5.0 PRESERVATION PLAN

5.1 PRIORITIZED WORK

CRITICAL DEFICIENCY



- The top of the foundation relative to the top of grade should be determined around the perimeter of the house. If the top of the foundation is determined to be at or below the existing grade, new grading should occur to bring the grade down below the top of the foundation, as prescribed by a licensed structural engineer.
- A retaining wall should be installed in the basement to retain the basement cut soil at all locations. Alternately, the building could also be lifted or moved to allow a new foundation to be installed to properly support the building. Coordinate all foundation repairs and further assessment with a licensed structural engineer.
- The 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. Immediate attention should be given to the locations where the existing foundation walls have been undermined and no longer have supporting soil. Coordinate all foundation repairs and further assessment with a licensed structural engineer.
- Shoring should be added to support the floor at all locations where excavation has occurred below existing foundation walls or adjacent to the wall. The purpose of the shoring is to prevent settlement or collapse of the floor if damage were to occur to the foundation walls.
- The footings were not visible during the observation and should be verified and evaluated prior to any remodel or new construction. Coordinate all findings with a licensed structural engineer.
- New footings are likely needed to support the point and distributed loads from the roof and floor framing as specified in the recommendations above. New foundation support below new beam and posts supporting the floor and roof framing should be coordinated with a licensed structural engineer.
- The beams and beam supports should be replaced or reinforced as prescribed by a 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 new foundation supports as prescribed by a licensed structural engineer and located at a depth and soil bearing capacity as specified by a licensed geotechnical engineer.
- The floor framing should be observed by a licensed engineer and repaired as needed. Special attention should be given to the connections between the foundation walls, floor joists, beams, and beam supports. The floors are not suitable for additional load resulting from a remodel or addition.
- All ledgers supporting floor joists should be evaluated by a licensed structural engineer for proper connection to the existing foundation wall and support of the floor framing.
- An attic access hatch should be installed in the ceiling per code.
- The front porch roof north facing gable roof, and northwest addition flat roof were not entirely visible during the observation. Further analysis would be required once these roof structures are exposed.
- 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.
- Collar ties and diagonal bracing are needed to be in compliance with current IRC code for prescriptive roof framing.
- Remove the steel siding, foam backer, and composite siding to expose the original wood siding.
- Repair, refinish, or replace the original wood siding.
- Remove the entire front porch roof and columns. The placement of the original front door covering should be visible with the exposure of the wood siding.
- Consider moving the side awning to the original location if this is verified with the wood siding exposure. The side awning should be rehabilitated to match the original appearance by removing the trim and soffit. The structure of this awning should be assessed by a licensed structural engineer.
- Consider replacing the roof with a fire-treated wood sawn shingle (cedar) to match the original roof.



- Replace the missing downspouts on the covered front porch.
- Determine the discharge location of the buried downspouts.
- Ensure that all gutters, downspouts, and downspout extensions are maintained to discharge water away from the building foundation and are kept clear of debris.
- The gutters and downspouts are not historic. Consider replacing the gutters with ½ round gutters and the downspouts with round downspouts. Though not historic, these styles will more appropriately match the historic nature of the house.
- Remove the aluminum storm doors from both doors. These doors are in well covered areas that do not need storm doors for weather protection. If screen doors are desired, a minimally framed screen door could be added.
- Remove the front entry wood door. Replace this door with a new wood door that matches the 1948 Boulder County Assessor's card image.
- Remove the aluminum storm windows from all windows. Consider replacing with new wood storm windows of minimal visual impact. These windows should be removable, with an option for bug screens installed in their place during the warmer months.
- Determine the original window opening sizes and locations when the framing or original siding is revealed with the removal of the steel and composite siding.
- Windows should be replaced with new window units that match the appearance of those in the historic photo from 1948. Typical tall and narrow, single-hung windows can be found on several houses in the Louisville area built at a similar time.
- The soffits and fascia should be replaced throughout the entire house and with matching fascia sizes and profile.
- Remove the steel trim with the steel siding exposing the original window, door, and corner trim sizes below. Add new trim according to the determined sizes.

SERIOUS DEFICIENCY

- 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.
- All areas where grade slopes towards the house, if any, should be regraded to direct water away from the house foundation.
- It is not recommended to add additional roofing materials such as an additional layer of shingles (code allows for up to two layers), or solar panels without the additional structural support mentioned above. Additionally, 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.
- Without the opportunity to observe the exterior wall structure, we do not have any recommendations currently. If the opportunity presents itself, the exterior walls should be assessed by a licensed structural engineer. The owner is to note that the walls will need to be evaluated if any remodels or additional load is to be added. It is likely that additional studs may need to be added for the increased loads above in combination with the wind load on the building.
- Consider adding a new false chimney centered on the original house gable. The location of this chimney can be determined by patchwork in the roof sheathing as seen in the attic.
- The electrical service panel should be replaced by a licensed electrical engineer with a new 200-amp panel compliant with current codes.
- The overhead electrical service should be replaced by a licensed electrical engineer with a new underground electrical line compliant with current codes.
- Removal of the steel and composite siding may reveal original light fixture locations apparent on the original wood shiplap siding. If the siding is removed and historic light fixture locations are determined, replace the exterior light fixtures with a full cutoff, high-efficiency unit.



MINOR DEFICIENCY

- Landscaping east of the house and north of the caboose and boxcar should be completed to limit soil movement.
- 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 any areas of pooling water.
- Continually monitor the main floor walls for signs of foundation distress such as cracking or improper door operation. Wall cracks were not observed within the wall finish on the main level. If signs of cracking are detected, these areas should be evaluated by a licensed engineer and repaired as needed.
- If the main floor deflection is inadequate, consult a licensed structural engineer for additional support design options.
- The front porch roof north facing gable roof, and northwest addition flat roof were not entirely visible during the observation. Further analysis would be required once the roof structures are exposed.
- The furnace should be replaced with a high-efficiency unit with a sealed combustion intake/exhaust system. Once replaced, the existing supply and return lines should be evaluated for any leaks.
- Consider adding an air-condition unit that supplies the entire house as the house is likely poorly insulated.
- Consider replacing the water heater with a high-efficiency unit with a sealed combustion intake/exhaust system.

5.2 PHASING PLAN

A phasing plan is not available at this time.

5.3 ESTIMATE OF PROBABLE COST OF CONSTRUCTION

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

6.0 PHOTOGRAPHS AND ILLUSTRATIONS



1948 Boulder County Assessor's Card Image



2024 South Elevation



2024 Southeast Corner



2024 Northwest Corner



May 1, 2024

Attn: Josh Johnston
DAJ Design
Louisville, CO

Dear Josh,

We visited the residence at 1155 Pine Street, Louisville, CO on April 11, 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 May 1, 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, with one exception: Temporary support of the floor structure is required until the foundation can be further assessed and repaired, (see the foundation section for additional information). The remaining 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 the 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.



Summary and Limitations:

A. Summary:

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

B. Limitations:

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

Sincerely,

Jesse Sholinsky, P.E.

