

MEMORANDUM

To: Historic Preservation Commission Members

From: Community Development Department

Subject: 1016 Main Street Acquisition

Date: August 18, 2025

SUMMARY:

At their August 5, 2025 meeting, the City Council entered into a contract to purchase 1016 Main Street using the Historic Preservation Fund (HPF) (see Attachment No. 1). The property is currently under a six-month demolition stay, which is set to expire on September 1, 2025. The intention of the City Council is to landmark the home and then list it for sale, with the proceeds being placed back in the HPF. The home would then be protected from demolition, and the new owner would be able to maintain the home with the benefit of the zoning incentives for landmarked homes and the HPF grant program. Staff is seeking the Historic Preservation Commission's (HPC) recommendation to City Council on the acquisition.



Vicinity Map

BACKGROUND:

At the April 21, 2015 Historic Preservation Commission (HPC) meeting, the HPC voted unanimously to place a maximum-allowed 180-day stay on a request for full demolition of the home at 1016 Main Street. The demolition stay is set to expire on September 1, 2025. The demolition hearing garnered a high level of public interest and advocacy to preserve the historic home. Attached are emails from the public hearing packet in support of preservation of the property (see Attachment No. 2). There was also a significant amount of testimony at the hearing in support of preservation of the property.

After the stay was placed, staff met with the owners to explore options to preserve the historic home. Discussions with the owners included options to utilize the City's financial and zoning incentives for redevelopment of the lot as a landmarked property or potential City acquisition of the property. The owners were not interested in landmarking the home but did offer to sell the home for \$1,400,000. The owners purchased the property in 2022 for \$1,326,600 and have been renting it out since that time.

The City's current incentive program includes use of HPF for acquisition (see Attachment No. 3 for Resolution No. 17, 2019). Section 5 of the Resolution governs the process for utilizing acquisition funds:

Section 5: Acquisition Funds.

Use of Acquisition funds of the HPF shall include, but not be limited to:

- a. The purchase of historic properties or properties which contribute to the historic character of Louisville. These properties, if eligible, shall be landmarked pursuant to Chapter 15. 36 of the Louisville Municipal Code and if not eligible, shall have a conservation easement placed upon them to preserve the outside appearance of the structure or other historical attributes of the structure or site. Prior to the purchase of any property, a financial risk analysis shall be conducted, although City Council may base its approval on considerations other than financial. The City may perform any restoration or rehabilitation work necessary on properties the City acquires, subject to availability of funds therefor, and may then sell the properties unless retained for a municipal purpose. A conservation easement for historic preservation purposes may be placed on the property prior to or in connection with any sale. Any loss and any costs resulting from the acquisition, rehabilitation and sale of the property shall be charged to the HPF, while any profits shall be deposited to the HPF.*

The property is one of twelve Louisville properties that were nominated for and received designation under the National Register of Historic Places in 1986 (see Attachment No. 4). Designation under the National Register of Historic Places includes no restrictions on what a non-federal owner may do with their property, including demolition, unless the property is involved in a project that receives federal funding, which this property has not.

HISTORICAL BACKGROUND:

Information from Gigi Yang, Louisville Historical Museum

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

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

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

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

See Attachment No. 5 for complete Social History Report.



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

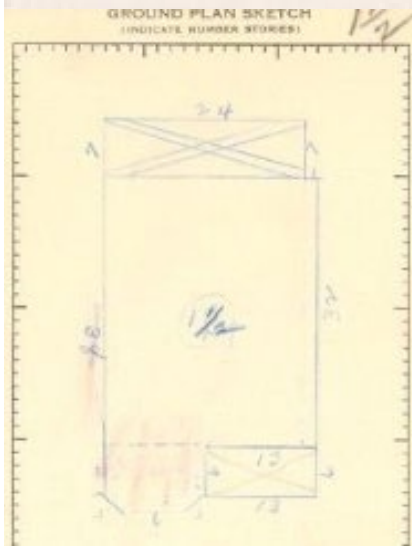


Photo and floor plan of 1016 Main from the 1948 Assessor's Card.

ARCHITECTURAL INTEGRITY:

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

The house has maintained many of its original features, including the siding, windows, and trim. It is unclear if the front door is original, but it may be. Overall, the property exhibits a high level of architectural integrity. This block of Main Street also includes many historical homes as well as the Louisville Historical Museum Campus, adding to the historic character and architectural integrity overall of this section of Old Town.



Current image of 1016 Main Street.



Current image of 1016 Main Street.

HISTORIC STRUCTURE ASSESSMENT:

In 2024, the property owners received an HPF grant to complete a Historic Structure Assessment (HSA) for the property (see Attachment No.7). The HSA provides a detailed assessment of the history and condition of the building. While there are many noted recommendations and needs for restoration and preservation of the home, the most significant surrounds the height and integrity of the foundation. It is possible that a new foundation would be required for the home, which is not uncommon for the City's historic homes of a similar age.

ANALYSIS:

Resolution No. 17, 2019 requires that a financial risk analysis be conducted before any acquisitions using HPF. The guiding language also notes that the City Council may base its decision on considerations other than financial risk. The City has hired an appraiser to provide a current appraisal of the property and provide analysis on estimated value post landmark designation (see Attachment Nos. 7 and 8). The appraisal of the property estimates the value at \$1,250,000. The appraiser notes there is insufficient data to estimate a value increase or decrease post landmark, but notes that in consideration of the grants and landmark zoning bonuses that there was potential to increase the value of the property. The actual financial risk is unknown and could be influenced by market conditions and unknown physical conditions related to the home. The current owner has asked

for a waiver of a home inspection considering that an HSA was already conducted for the home.

The 2024 HSA provides an extensive list of work recommended to maintain the home in good repair, with the most costly potential repair being the foundation. Several landmarked homes have received HPF grants for similar foundation repairs and replacements. Staff estimates that a new foundation could cost around \$100,000 - \$150,000 based on recent grant applications for similar work, but these repairs could be eligible for HPF grants covering 50% of the costs. A new foundation could also enable the creation of a habitable basement space as part of any future renovations, adding to the home's value.

Following acquisition and sale to a new owner, the new owner would be able to take advantage of HPF grants and zoning incentives. These include:

- Increase in allowed lot coverage from 30% to 40%
- Increase in allowed Floor Area Ratio from 35% to 45%
- \$40,000 Preservation Grant for eligible restoration and preservation work. This may be exceeded for "extraordinary circumstances" such as significant foundation work.
- \$15,000 New Construction Grant for building additions.
- \$5,000 Landmark Bonus Grant which could be passed on to the new owner.
- Low interest loans for preservation and restoration work.

Any alterations or additions to the home would be subject to the City's Alteration Certificate review requirements. The HPC has the ability to review the design to ensure the home is maintained in a historic manner and any home additions or accessory buildings appropriately relate to and do not diminish the integrity of the historic home.

FISCAL IMPACT:

The current unincumbered HPF fund balance is in excess of \$3.5M with around \$1M in revenues each year. The HPF tax will sunset in 2028 unless extended. Purchase of the property would reduce the fund balance to approximately \$2.1M until the property is resold and the proceeds of the sale are placed back in the HPF. There is one other active application for a commercial landmarked property requesting grants totaling \$1.2M, which if granted could reduce the fund to \$900k. Staff has also been in discussions with several other HPF grant candidates, which could deplete the fund further until the resale of 1016 Main Street takes place.

Section 3 of Resolution 17, Series 2019 states that the HPC and City Council are to establish a minimum Contingency/Emergency Reserve amount for the HPF, and that any grants beyond the minimum Contingency/Emergency Reserve shall only be used in "exigent circumstances," that without urgent action, significant damage will be done to the historic fabric or character of Louisville. The HPC and City

Council have not set this minimum Contingency/Emergency Reserve amount in past years. A separate report included on this agenda recommends setting the Contingency/Emergency Reserve at \$202,623.80, which is 20% of the 2025 operating budget.

RECOMMENDATION:

Staff recommends that the HPC recommend to City Council approval of the acquisition of 1016 Main Street. This can be done through a motion and majority of vote of the HPC. If the HPC does not support the acquisition, staff would recommend an alternative motion for the Chair to draft a letter to the City Council outlining the Commission's recommendation. This letter would then be presented at a regular meeting of the City Council for consideration prior to the closing date of September 30, 2025.

ATTACHMENT(S):

1. Contract to Purchase 1016 Main Street
2. Public Comments from Demolition Hearing
3. Resolution No. 17, Series 2019
4. National Register of Historic Places Form
5. Social History Report
6. Historic Structure Assessment
7. 1016 Main Street Property Appraisal
8. 1016 Main Street Post-Landmark Estimated Value

**RESOLUTION NO. 55
SERIES 2025**

**A RESOLUTION APPROVING A PURCHASE CONTRACT TO BUY AND SELL REAL
ESTATE AT 1016 MAIN STREET AND AUTHORIZING THE USE OF HISTORIC
PRESERVATION FUNDS FOR THE PURCHASE PRICE**

WHEREAS, the City has established an Historic Preservation Fund (“HPF”) to account for revenues derived from the City’s temporary 1/8 percent sales tax and 1/8 percent use tax for historic preservation purposes; and

WHEREAS, the City Council previously adopted Section 3.26.605 of the Louisville Municipal Code and Resolution No. 17, Series 2019, which include provisions related to the administration and use of monies from the HPF; and

WHEREAS, Resolution No. 17, Series 2019, identifies the purposes for which Historic Preservation Fund monies can be used, including the “purchase of historic properties or properties which contribute to the historic character of Louisville;” and

WHEREAS, Section 3.26.065.D of the Louisville Municipal Code further provides that HPF monies may be used for the “acquisition and rehabilitation of historic properties to be sold with conservation easements;” and

WHEREAS, the property located at 1016 Main Street in Louisville (the “Property”) is one of twelve Louisville properties that were nominated for and received designation under the National Register of Historic Places in 1986; and

WHEREAS, the Property exemplifies the modest lives of Louisville residents in the late 19th and 20th centuries; provides a distinctive example of mail-order house construction and of the building industry; and adds to the historic character and architectural integrity of Old Town; and

WHEREAS, following a request for demolition by the Property owners, the Historic Preservation Commission placed a maximum-allowed 180-day stay on the demolition request, which will expire on September 1, 2025; and

WHEREAS, the Property owners have offered to sell the Property to the City, and a purchase contract for the Property has been prepared; and

WHEREAS, the City Council finds that the use of HPF monies to purchase the Property is appropriate and consistent with the purposes identified in Resolution No. 17, Series 2019; and

WHEREAS, the City Council desires to approve the purchase contract and approve other actions in connection with the acquisition of the Property.

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

Section 1. That certain Contract to Buy and Sell Real Estate between the City of Louisville and TWSS Main LLC for the City's acquisition of the Property (the "Purchase Contract"), a copy of which Purchase Contract accompanies this resolution, is hereby approved.

Section 2. City Council further approves the use of monies from the City's Historic Perseveration Fund to purchase the Property and to pay the City's associated closing costs.

Section 3. The Mayor is authorized to execute the Purchase Contract, and the Mayor is hereby further granted the authority to negotiate and approve such revisions to the Purchase Contract as determined necessary or desirable for the protection of the City, so long as the essential terms and conditions of the Purchase Contract are not altered.

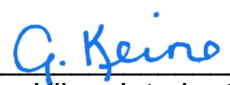
Section 4. The Mayor, City Manager, City Clerk and City staff are further authorized to do all things necessary on behalf of the City to perform the obligations of the City under the Purchase Contract and this resolution, and are further authorized to execute and deliver any and all documents necessary to effect the purchase of the Property under the terms and conditions of said Purchase Contract and this resolution, including but not limited to execution and delivery of closing documents required by the Purchase Contract or the title company in connection with closing.

PASSED AND ADOPTED this 5th day of August 2025.



Christopher M. Leh, Mayor

ATTEST:



Genny Kline, Interim City Clerk



PURCHASE CONTRACT TO BUY AND SELL REAL ESTATE

THIS CONTRACT is made and entered into this 1 day of July, 2025, by and between the CITY OF LOUISVILLE, a Colorado home rule municipal corporation (the "City") and TWSS MAIN LLC, a Colorado limited liability company (the "Seller").

NOW, THEREFORE, for and in consideration of the promises, payment, covenants, and undertakings hereinafter set forth, and other good and valuable consideration, which is hereby acknowledged and receipted for, the City and Seller agree as follows:

1. **Sale of Property.** The City hereby agrees to purchase, and Seller agrees to sell, on the terms and conditions set forth in this Contract, the following described property and interests in real estate (collectively referred to as the "Property"):

- a. Lot 10, Block 17, Caledonia Place, City of Louisville, County of Boulder, State of Colorado, also known as 1016 Main Street, together with all easements and other appurtenances thereto; all oil, gas, and other minerals owned by Seller and appurtenant thereto; and all improvements, fixtures and structures thereon at the time of delivery of possession to the City.

2. **Purchase Price.** The total purchase price of the Property (the "Purchase Price") shall be ONE MILLION FOUR HUNDRED THOUSAND DOLLARS (\$1,400,000.00), which shall be payable by the City in cash, certified funds, wire transfer or City check (if acceptable as "good funds" under Colorado law) as follows:

- a. Upon execution of this Contract, FIVE THOUSAND DOLLARS (\$5,000.00) as earnest money deposit and part payment of the Purchase Price (the "Earnest Money") to be held in escrow and applied to the total purchase price.

- b. The balance of the Purchase Price to be paid to Seller at Closing (defined in Paragraph 8, below).

3. **Documents to be Obtained by or Delivered to City.**

- a. Within ten (10) days of Seller's execution of this Contract, Seller shall provide to the City copies of all engineering and/or survey work, reports and surveys for the Property in possession of Seller.

- b. Within ten (10) days of Seller's execution of this Contract, Seller shall furnish to the City, at Seller's expense, a current ALTA form title insurance commitment insuring the City's ownership of a fee simple interest in the Property. The commitment shall be issued by a title insurance company which maintains an office in Boulder County and which is authorized to do business in the State of Colorado, to insure the City's ownership of the Property in an amount equal to the

Purchase Price (or such lesser amount as the City may require). The title insurance commitment shall be on a form acceptable to the City and shall include copies of all documents identified in the schedule of exceptions.

c. Within ten (10) days of Seller's execution of this Contract, Seller shall furnish to the City, at Seller's expense, true copies of all surface and mineral leases, inspection results or other reports in Seller's possession pertaining to the Property, and shall disclose in writing to the City all easements, liens, licenses, or other matters not shown by the public records pertaining to the Property.

d. The City may at its sole expense contract for an ALTA engineering survey of the Property, sufficient to satisfy the requirements of the title company to delete the standard pre-printed exceptions from the City's title policy. The survey shall be certified to the City, Seller and the title company.

4. Title Exceptions. Title to the Property shall be merchantable in the City, and the title commitment and title policy shall contain no exceptions other than:

a. Taxes and assessment for the year of Closing, which shall be adjusted and prorated to the date of delivery of the deed, based on the most recent levy and assessment; and

b. Rights-of-way, easements, restrictions, oil and gas leases, mineral reservations, and other matters of record, acceptable to City, and those non-recorded matters shown on the survey, if any, acceptable to City.

Taxes for the year of Closing shall be prorated to the date of Closing based upon the most recent levy and assessment, and such proration shall be a final settlement. Seller shall execute an affidavit concerning mechanic's liens and take all other steps necessary to obtain the deletion of the standard pre-printed exceptions found in the title commitment, except that City shall have the obligation to obtain the survey, at City's expense, necessary to delete the standard exceptions.

5. Title Inspection. The City shall have the right to inspect the title documents and the information provided by the Seller pursuant to Paragraph 3, and to conduct such other reviews as it deems necessary to determine the state of title to the Property. Should title not be merchantable or should the title commitment include additional exceptions which are not acceptable to City (even though such additional exceptions would not make the title unmerchantable), the City shall provide Seller a written notice of the defects at least ten (10) days prior to Closing, and Seller shall use reasonable efforts to correct said defects prior to the date of Closing. If Seller fails to correct any or all such defects prior to Closing, the City, at its option, may complete the transaction notwithstanding the uncorrected defects or may, upon written notice to Seller, declare this Contract terminated, whereupon the Earnest Money shall be immediately returned to City, and both parties shall be released from this Contract.

6. Access to Property. The City, at all times during the term of this Contract and subject to reasonable notification to Seller, shall have access to the Property at pre-arranged times mutually agreeable with the Seller for the purpose of conducting tests, studies, and surveys thereon. The City shall be responsible for all claims and liability for damages, loss or expenses caused by, or any injury or death to any person or damage to property which is connected with or results from the entry upon the Property by the City for the inspections permitted herein, unless caused by the sole negligence or willful and wanton act of Seller.

7. Representations and Warranties. Seller hereby represents and warrants to the City, that as of the date of the signing of this Contract:

a. Seller has received no actual notice of, and has no other knowledge of, any litigation, claim or proceeding, pending or currently threatened, which in any manner affects the Property.

b. Seller has received no actual notice, and has no other knowledge of, any current, existing violations of any federal, state or local law, code, ordinance, rule, regulation, or requirement affecting the Property.

c. Seller has the full right, power and authority to transfer and convey the Property to the City as provided in this Contract and to carry out the Seller's obligations under this Contract.

d. Each and every document, schedule, item, and other information delivered or to be delivered by the Seller to the City hereunder, or made available to the City for inspection hereunder, shall be true, accurate, and correct to the best of Seller's knowledge.

e. Seller has not entered into any agreements with any private persons or entity or with any governmental or quasi-governmental entity with respect to the Property that may result in liability or expenses to City upon the City's acquisition of all or any portion of the Property.

f. There are no special assessments which now burden or encumber the Property and there are no special assessments currently proposed as to the Property.

g. The execution and delivery of this Agreement and the performance of all of the obligations of Seller hereunder will not result in a breach of or constitute a default under any agreement entered into by Seller or under any covenant or restriction affecting the Property.

h. There are no leases, tenancies or rental agreements relating to the Property, or to any part thereof with the exception of a residential lease agreement dated October 29, 2024 by and between the Seller and Angela Thompson/Craig Thompson (the "Lease"), the term of which expires on September 30, 2025. Seller agrees not to extend the Lease term and certifies that the Lease will be terminated or expire on or prior to the Closing.

i. Seller has not granted or created, and has no knowledge of any third parties who may have the right to claim or assert any easement, right-of-way or claim of possession not shown by record, whether by grant, prescription, adverse possession or otherwise, as to any part of the Property, except those roadways, irrigation ditches, irrigation laterals, and irrigation structures, if any, which are in place as of the date of execution hereof.

j. To the best of Seller's knowledge, no part of the Property has ever been used as a landfill, and no materials have ever been stored or deposited upon the Property which under any applicable governmental law or regulation would require that the Property be treated or such materials removed from the Property prior to the use of the Property for any purpose which would be permitted by law but for the existence of said materials on the Property.

k. To the best of Seller's knowledge, no underground storage tank, as that term is defined by federal statute or Colorado statute, is located on the Property which under applicable governmental law or regulation would require such underground storage tank to be upgraded, modified, replaced, closed or removed.

l. To the best of Seller's knowledge, Seller has not caused or permitted the release of any hazardous substance on the Property. The terms "hazardous substance" and "release" as used herein shall have the same meaning and definition as set forth in Paragraphs (14), (22) and (23), respectively, of Title 42 U.S.C. Section 9601; provided, however, that the term "hazardous substance" as used herein also shall include "hazardous waste", as defined in Paragraph (5) of 42 U.S.C. Section 6903.

m. Seller is not a foreign person for purposes of U.S. income taxation. Therefore, withholding of Federal Income Tax and Colorado Income Tax from the amount realized will not be made by City. At Closing, Seller shall execute and deliver a Certification prepared in conformance with IRS regulations under Section 1445 of the Internal Revenue Code and an Affirmation prepared in conformance with C.R.S. § 39-22-604-5, if required by the title company.

Seller shall at the time of Closing certify in writing to the City that the above and foregoing representations and warranties remain true and correct as of the date of Closing,

or the Seller shall certify which representations and warranties no longer remain true and correct.

8. **Closing.** The closing for Property (the “**Closing**”) shall be held on September 30, 2025. The specific time of the Closing shall be set by mutual written agreement of the parties. The place of Closing shall be the offices of the title company or such other place as may be designated by mutual written agreement of the parties. The Seller and the City Manager may agree in writing to extend the Closing by no more than thirty (30) days if they determine such extension is necessary.

9. **Closing Documents; Closing Costs.** City and Seller shall sign and complete all customary or required documents at or before Closing. Settlement sheets for the Closing shall be furnished by Seller to the City at least three working days before the date set for Closing. Costs and fees for real estate closing and settlement services shall be paid at Closing fifty percent by City and fifty percent by Seller.

10. **Encumbrances.** Any encumbrance required to be paid by Seller shall be paid at or before the time of Closing from the proceeds of this transaction or from any other source.

11. **Seller's Obligations at Closing.** At the time of Closing and upon the City's compliance with the terms and provisions of this Contract, Seller shall deliver:

a. A good and sufficient general warranty deed in a form acceptable to the City, properly executed and acknowledged, conveying the Property free and clear of all liens, tenancies and encumbrances except those set forth in Paragraphs 4 and 5, above;

b. All instruments, certificates, affidavits, and other documents necessary to satisfy the requirements listed on Schedule B-1 of the title commitment;

c. If requested by the City, a good and sufficient assignment and bill of sale in a form acceptable to the City, conveying any rights in personal property as described in Paragraph 1, above;

d. An update of the title commitment, at the City's expense, showing title to the Property to be subject only to the permitted exceptions determined by Paragraphs 4 and 5, above. Seller shall cause the title company to issue to the City its standard form owner's policy of title insurance insuring title to the Property in the City, with the standard pre-printed exceptions deleted, and subject only to the permitted exceptions as determined in Paragraphs 4 and 5, above. The City shall at Closing pay the premium for the title insurance policy, and the costs of any tax certificates and desired endorsements;

e. A certification that the representations and warranties of Seller pursuant to Paragraph 7 continue to be true and correct as of the date of Closing; and

f. Seller's closing costs and any other documents required by this Contract to be delivered by Seller to the title company or reasonably required by City or the title company in connection herewith.

g. Documents acceptable to the City and the title company evidencing the authority of Seller to execute this Agreement and to convey the Property to the City.

12. City's Obligations at Closing. At the time of Closing and, upon Seller's compliance with the terms and provisions of this Contract, the City shall deliver:

a. The Purchase Price, except Earnest Money paid upon execution of this Contract; and

b. The City's closing costs and any other documents required by this Contract to be delivered by City to the title company or reasonably required by Seller or the title company in connection herewith.

13. Delivery of Property. Possession of the Property shall be delivered to the City on or before the date and time of Closing.

14. Time is of the Essence. Time is of the essence. Accordingly:

a. If the City is in default of the terms and conditions of this Contract, Seller may in writing declare this Contract terminated and retain the Earnest Money held by title company as liquidated damages. It is agreed that the Earnest Money constitutes liquidated damages and Seller's sole and only remedy for the City's failure to perform the obligations of this Contract. Seller expressly waives the remedies of specific performance and additional damages.

b. If Seller is in default of the terms and conditions of this Contract, the City may elect to treat this Contract as terminated, in which case all Earnest Money shall be returned to City, all other things of value received hereunder shall be immediately returned to the parties, and both parties shall be released herefrom, or City may elect to treat this Contract as being in full force and effect and City shall have the right to an action for specific performance.

c. Anything to the contrary herein notwithstanding, in the event of any litigation arising out of this Contract, the court shall award to the substantially prevailing party all reasonable costs and expenses including attorney fees.

15. Termination of Contract. In addition to all other rights and remedies of the City and the Seller as set forth in this Contract, the Seller agrees that the City shall have the right to terminate this Contract and to make the same of no further force and effect:

- a. If the representations and warranties of the Seller as set forth and provided for in Paragraph 7 are not true and correct as of the date of the Closing.
- b. If City determines, in its sole discretion, that the cost to manage, treat, abate, or remove any hazardous substances found on the Property is uneconomical as a result of any conditions disclosed by tests conducted hereunder.
- c. If any part of the Property is condemned, or if proceedings for such condemnation are commenced or notice of condemnation is received by Seller from a condemning authority other than the City prior to the date of Closing on the Property.
- d. In the event any action whatsoever is commenced to defeat or enjoin the City's performance under this Contract.

If the City elects to terminate the Contract pursuant to this Paragraph, the City shall provide written notice to Seller declaring this Contract terminated, whereupon all Earnest Money shall be returned to City, all other things of value received hereunder shall be immediately returned to the parties, and both parties shall be released herefrom except for the City's obligations under Paragraph 6, which shall survive termination of this Contract.

16. Real Estate Commission. Neither party has engaged the services of any real estate agent or broker, and no commission is owed by either party in this transaction. Seller is advised to seek legal and tax counsel representation for Seller's own account, and Seller shall be solely responsible for any commission or fees owed to any agent, broker or counsel retained by Seller.

17. Property to Remain Unencumbered. Seller agrees that Seller will not, so long as this Contract is in effect, encumber or burden the Property. Seller further agrees that during the term of this Contract and through the date of the conveyance of the Property to the City, Seller shall not develop the Property in any manner, including, without limitation, constructing any improvements or erecting any structures on the Property, demolishing any structure on the Property, selling, leasing, transferring, or otherwise conveying mineral rights for the Property, or disturbing the surface of the Property.

18. Tax Consequences. Seller acknowledges that neither the City, nor any of its agents or attorneys have made any representations as to the tax treatment to be accorded to this Contract or to any proceeds thereof by the Internal Revenue Service under the Internal Revenue Code or by the tax officials of the State of Colorado under Colorado tax law.

19. Notice. Whenever notice is required to be given hereunder, it shall be in writing and delivered to the party entitled thereto or mailed to the party entitled thereto, by hand delivery, facsimile transmission, e-mail or certified mail, return receipt requested. If delivered, said notice shall be effective and complete upon delivery. If e-mailed or faxed, said notice shall be effective upon receipt as evidenced by sender's transmission receipt. If mailed, said notice shall be effective and complete three (3) days after mailing. Until changed by notice in writing, notice shall be given as follows:

To the City:	City Manager City of Louisville 749 Main Street Louisville, CO 80027 e-mail: dlangley@louisvilleco.gov
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To the Seller:	TWSS Main LLC 1016 Main St Louisville, CO 80027 WegenLea@gmail.com
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20. No Assignment. Seller shall not assign Seller's rights and obligations hereunder without the City's prior written consent. The City shall not assign its rights and obligations hereunder without Seller's prior written consent.

21. Agreement to Survive Closing. The Parties agree that, except for such of the terms, conditions, covenants and agreements hereof which are, by their very nature fully and completely performed upon the Closing of the purchase-sale transactions herein provided for, all of the terms, conditions, representations, warranties, covenants and agreements herein set forth and contained shall survive the closing of any purchase-sale transaction herein provided for and shall continue after said Closing to be binding upon and inure to the benefit of the parties hereto, their successors and assigns.

22. Entire Agreement. This Contract constitutes the entire understanding between the Seller and the City with respect to the subject matter, may be amended only in writing by all parties, and are binding upon the agents, personal representatives, heirs, lessees, assigns, and all other successors in interest to the parties.

23. Severability. If any provision of this Contract is held to be illegal, invalid, or unenforceable under present or future laws, such provision shall be fully severable.

24. Execution. This Contract may be executed in any number of counterparts, each of which shall be deemed an original and all of which shall constitute one and the same agreement.

25. Choice of Law. The validity and effect of this Contract shall be determined in accordance with the laws of the State of Colorado. In the event of any action concerning this Contract, the parties agree that venue shall be in the Boulder County District Court.

IN WITNESS WHEREOF, Seller and the City have executed this Contract on the dates stated in their respective acknowledgements intending that this Contract be effective as of the day and year first above set forth.

CITY:

CITY OF LOUISVILLE, a Colorado home rule municipal corporation

A handwritten signature in blue ink, appearing to read "Chris M. Leh", is written over a horizontal line.

Chris M. Leh, Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read "G. Kline", is written over a horizontal line.

Genny Kline, Interim City Clerk

SELLER:

TWSS Main LLC, a Colorado limited liability company

By: 

Printed Name: Lea Wegen

Title: Managing Member

ACKNOWLEDGMENT

STATE OF COLORADO)
)ss
COUNTY OF Boulder)

The foregoing instrument was acknowledged before me this 1st day of July, 2025 by Lea Wegen as Managing Member of TWSS Main, LLC.

Witness my hand and official seal.

My commission expires on: 08-02-2028

(SEAL)


Notary Public

CORY BYRNE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244029090
MY COMMISSION EXPIRES 08/02/2028

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

RE: HIP-000545-2025

Greetings Review Board,

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

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

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

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

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

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

Carol Corsell
1116 Main Street

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

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

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

Sincerely,
Alan Muir
1158 La Farge Ave
Louisville

~~~~~

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

**Little Richard**

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

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Members of the Historic Preservation Commission,

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

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

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

Thank you for considering my comments,

Peter Stewart

1132 Jefferson Ave. Louisville, CO. 80027  
tel: 303.665.6668  
[peter@stewart-architecture.com](mailto:peter@stewart-architecture.com)

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**4/15/2025**

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

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

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

Thank you Owners and Architect for your consideration.

Respectfully,

Tom Rafferty, Louisville, Colorado

## MEMORANDUM

TO: Historical Preservation Commission

FROM: John Leary

DATE: April 15, 2025

SUBJECT: Demolition Permit for 1016 Main Street

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

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

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

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

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

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

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To: Historic Preservation Commission and Planning staff:

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

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

Thanks.

Gary Dunlap  
714 Lincoln Ave  
Louisville

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

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

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

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

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

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

Thank you for considering alternative options to demolition.

Sincerely,  
Derek Wood  
Your neighbor on Front Street

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

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To all involved:

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

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

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

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

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

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

Sincerely,  
Michael

--

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

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

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Put my vote in as a strong NO

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

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

Carol Corsell  
1116 Main Street

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

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

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**From:** [MIKE Koertje](#)  
**To:** [Emily Cline-Gibson](#)  
**Cc:** [Planning](#)  
**Subject:** proposed demolition of the Petrelli/DelPizzo House, 1016 Main St.  
**Date:** Thursday, April 17, 2025 8:53:25 PM

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Member of the Historic Preservation Commission:

I have been made aware that an application has been filed to demolish the Petrelli/DelPizzo House at 1016 Main St., and that you will be holding a hearing on Monday, April 21, 2025. I am about to leave town and the packet does not seem to be available yet on your website yet, so I cannot review the materials, and will be unable to speak in person at the meeting.

As reflected in its inclusion in the National Register of Historic Places, this structure has great significance to the heritage of the City of Louisville, besides being a very attractive Queen Anne-style historic home. Its proximity to the museum campus and location on Main Street makes it especially valuable in helping preserve the historic character of Old Town. Louisville has a small number of properties on the National Register, and the loss of even one diminishes our historic character.

It is inconceivable to me that anyone would apply to demolish this house today, though this sort of lack of respect for Louisville's architectural heritage was routine 20 years ago. I spent over a decade as a member of the Historic Preservation Commission, and sadly saw many significant structures lost, but even in all that time I cannot recall a National Register structure needlessly destroyed. The application for demolition claims that all opportunities for preservation have been explored, a claim I find doubtful. There is no need to destroy this significant structure and further diminish Louisville's historic resources. If the owners are willing, then this structure could be saved, particularly with the aid of the financial resources that Louisville makes available. I cannot imagine a greater use of a stay of demolition than in this instance.

I also note that at least the version of the application demolition available on the City's website is not signed by the structure's owners, but only by the architect or builder. Based on past experience, I do not believe that an architect or builder has standing to file a demolition application, and for this reason alone the application should not be acted upon.

Thank you for consideration of my comments. I hope that you find a way to prevent the needless destruction of another significant piece of our historic Main Street.

Michael Koertje  
887 Welsh Ct., Louisville  
[KOERTJE@msn.com](mailto:KOERTJE@msn.com)

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April 17, 2025

RE: Demolition application for 1016 Main Street, Louisville Historic Preservation Commission hearing

To Whom It May Concern:

I am writing to voice my strenuous objection to the proposed demolition of the historic home at 1016 Main Street. I am a homeowner, tax payer, attorney, and Louisville resident. I live less than two blocks from this home.

Upon reviewing the code I was saddened and disappointed to learn that there is no mechanism for the city to deny the demolition of this historic structure, which is a prominent feature of our Main Street. I understand the commission's extremely limited options at this stage are to approve the demolition or issue a 180 day stay of the demolition. Given those constraints, I am writing this letter to urge the commission to issue a 180 day stay of the demolition. It is my sincere hope that my letter, other public comments, and advocacy from the Historic Preservation Commission serve to influence the homeowners and locally based architect to reconsider their desire to completely demolish this home.

One of the things that makes Louisville special is the historic character and charm of Old Town. The historic buildings and small, intimate scale of Old Town and Main Street are what attracts visitors, tourists, and their money to our local businesses. People come to spend money and stroll around Old Town because it is charming and historic. They come to see the old buildings. They do not come to see scrapes and new builds. Allowing the full demolition of 1016 Main Street detracts from the historic character of Main Street and hurts our local economy.

Experts who have been paid by the city to provide guidance on how to maximize Louisville's historic character have cautioned against allowing scrapes like the one applied for at 1016 Main Street:

"Modesty and simplicity requires sensitivity in architectural design. Incompatible and problematic ensembles happen when infills either employ too much articulation in building massing, too many "special effects" as many modern buildings do, or ornamentation that is not typical in Old Town. Blank walls, horizontal band windows, unusually narrow or tall windows, eaves and rakes with no overhangs are among these elements. These may create interesting architecture when buildings are viewed without a context but in context, especially when repeated building after building, may be incompatible with the simplicity and modesty that underline Old Town Louisville's unique historic

character.”<sup>1</sup>

Other experts hired and paid for by this city have highlighted the need for Louisville to protect its historic resources and avoid demolition of historic structures. After the city had commissioned an architectural inventory of historic properties in Louisville, a home that had particular historic preservation potential was destroyed.

“It is our opinion, during our survey and analysis, that one property, 1133 Main, was particularly strong in its eligibility. **Regrettably** the property was demolished while this report and associated site forms were in draft. Nonetheless the discussion of the home is included below as a case study illustrating exceptional eligibility.”<sup>2</sup>

In highlighting that demolition of a historic structure, the expert stated: “**The City should remain vigilant in their efforts to protect similar properties when they are identified.**”<sup>3</sup>

Given that we (the city and its tax payers) have paid several experts to help Louisville enhance its historic character, it is incumbent on the city to follow the sound guidance of those experts. It is clear that demolition 1016 Main Street is contrary to advice of those experts who have studied our city’s history and architecture.

The homeowner (and non-occupier) of 1016 Main Street was aware that the property they purchased in 2022 was historically significant to Louisville. The property had been nationally recognized as being historically significant almost 40 years prior to their purchase. Preventing the demolition of the property does not come as a surprise to the property owner. Given the sale price and rental rate, the home is in near excellent condition, especially considering its age. Preventing the demolition of the property does not hinder the homeowner’s ability to enjoy the property or its income potential.

1016 Main Street is uniquely historically significant in Louisville. This was recognized back in 1986 when the home was listed on the National Registry of Historic Places. National Historic Places Register Reference Number 86000224. When listed as historically significant almost 40 years ago, the home was described as “one of the best intact examples of the Queen Anne style as applied to miners’ housing remaining in

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<sup>1</sup> *Old Town Zoning Update: Diagnostic Report*, Pel-Ona Architects & Urbanists, Peter J. Park City Planning and Design, Metta Urban Design, dated December 16, 2021, available at: <https://www.louisvilleco.gov/home/showpublisheddocument/32977/637753264502630000>.

<sup>2</sup> *Summary Report for 100 Architectural Inventories for the City of Louisville*, Baker, Chris and Schwendler, Rebecca H., Technical Report 20-215, dated March 19, 2022, pg. 24, emphasis added, available at: <https://www.louisvilleco.gov/home/showpublisheddocument/38966/638233930244830000>.

<sup>3</sup> *Id.*

Louisville.”<sup>4</sup> Queen Anne style Victorians, like 1016 Main Street, are uncommon in Louisville, representing just 3% of the housing styles in the core of the city.<sup>5</sup>

The location of 1016 Main Street is also significant to the historic character of Old Town. It is the only residence in the Queen Anne Victorian style currently in existence on Main Street. Being on Main Street, it is at the entrance of Downtown for those visitors arriving on South Boulder Road. Significantly for those tourists who come to Louisville to appreciate its historic charm, the property is directly across from our city’s Historical Museum.

The full scale demolition of a historic home, listed on the National Registry of Historic Places, in a key tourist area of our charming, historic town is shocking. But beyond being just emotionally upsetting, the demolition is contrary to what we have paid experts to tell us about how to enhance and enrich Louisville for those of us who live here and those who come to visit.

I urge the Historic Preservation Commission to issue a 180 day stay of the demolition application. During that period, I earnestly hope that the owners of 1016 Main Street reconsider their desire to demolish the historic structure and find alternative ways to enhance their property while maintaining its historic integrity and value to Louisville.

Sincerely,  
April Coleman

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<sup>4</sup> *Historic Building Inventory Record*, Historical Society, dated August 3, 1985, pg. 2, available at: <https://catalog.archives.gov/id/84125614>.

<sup>5</sup> *Stories in Places: Putting Louisville’s Residential Development in Context*, Schwendler, Rebecca H. and Corbett, Kathleen, Technical Report No. 17-250, dated November 19, 2018, available at: <https://www.louisvilleco.gov/home/showpublisheddocument/22206/636831728336330000>.

**From:** [Jodi Ealy](#)  
**To:** [Emily Cline-Gibson](#); [Planning](#)  
**Subject:** 1016 Main Street (the Petrelli/DelPizzo House)  
**Date:** Saturday, April 19, 2025 8:40:08 AM

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Please do not allow this house to be demolished! House by house, Louisville is losing its charm and history. Don't let this keep happening.

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**From:** [Planning](#)  
**To:** [Emily Cline-Gibson](#)  
**Subject:** FW: Historic Preservation Commission Request-- Please place 180 day stay on demolition of 1016 Main Street  
**Date:** Monday, April 21, 2025 9:34:29 AM

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**From:** tamar krantz <tamarkrantz@gmail.com>  
**Sent:** Friday, April 18, 2025 1:51 PM  
**To:** Planning <planning@Louisvilleco.gov>  
**Subject:** Historic Preservation Commission Request-- Please place 180 day stay on demolition of 1016 Main Street

Dear Historic Preservation Commission members,

I hope you will agree with the staff recommendation:

As stated in your meeting packet, Staff "recommends that the HPC place a maximum stay to allow time for discussions with commissioners to explore the various preservation tools available to the Commission. Staff believes that a 180-day stay will allow time for the applicant and the HPC to explore preservation options such as land acquisition, house moving, or other available tools aside from Landmark status."

I am glad to see that the letter on page 74 of your packet that shows a coordinated effort between DAJ Design and GFE structural engineers. This letter says, "In our professional opinion, the building's structure is adequate for its continued safe use." This means the owners can live in their home safely for 180 days while they pursue the options recommended by staff and the HPC.

If the owners want to build a new house and ADU to flip, they might be willing to share some information that would help the city figure out additional options so they can find return on their investment. Maybe we can learn from them what it would take to discourage this from happening to other historic structures.

I really hope that your commission can provide some encouragement for the owners to make improvements to the property, take advantage of grants, and landmark this with the city. Since the property is right across from the historic museum and contributes to the historic character of our downtown, moving the house wouldn't be ideal.

Thank you,  
Tamar Krantz

Louisville

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*Tamar Krantz*  
*She/her*

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**From:** [Chris Torrence](#)  
**To:** [Planning](#)  
**Subject:** 180-day stay on 1016 Main St  
**Date:** Monday, April 21, 2025 1:56:17 PM

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To the Historic Preservation Commission,

I am writing to strongly urge the Commission to place a 180-day stay on the demolition of 1016 Main St.

As noted in the National Register of Historic Places (<https://catalog.archives.gov/id/84125614>):  
*"The house is one of the best intact examples of the Queen Anne style as applied to miners' housing remaining in Louisville. Both interior and exterior retain a high degree of integrity. It also addresses the following RP3 concerns: a resource that clarifies the role of ethnics within a coal mining town (Italians); a resource that clarifies rail town's physical form; and provides information on housing for miners."*

In addition, recent photos of the house from Zillow suggest that both the exterior and interior of the house are in good condition:

[https://www.zillow.com/homedetails/1016-Main-St-Louisville-CO-80027/13190081\\_zpid/](https://www.zillow.com/homedetails/1016-Main-St-Louisville-CO-80027/13190081_zpid/)

The DAJDesign architect's report states:

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

I firmly believe that not everything needs to be preserved, and Louisville must grow and change with the times. However, as a long-time Louisville resident, and a former owner of a home on Main Street, I can attest that the house at 1016 Main exemplifies the type of architecture that best represents Main Street in Louisville, and contributes to the character and charm of the downtown. I urge the Commission to place the 180-day stay, and give the owners, the architecture firm, and the city enough time to explore alternatives to demolition.

Thank you very much for your attention.

Chris Torrence  
Louisville, CO 80027  
chris\_torrence<at>comcast<dot>net

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**From:** [Robert P. Muckle](#)  
**To:** [Emily Cline-Gibson](#)  
**Cc:** [mjmuckle@aol.com](mailto:mjmuckle@aol.com)  
**Subject:** Demolition Hearing for 1016 Main Street  
**Date:** Monday, April 21, 2025 2:57:22 PM

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21 April

Re: 1016 Main Street Demolition hearing

Members of the Historic Preservation Commission,

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

This house is important to our community character, important to the view shed down Main Street, it has excellent historic integrity and is National Register listed. This house is located across the street from the Historic Museum campus. This house and this block are part of the identity of our town that residents cherish. Louisville residents have twice voted to impose a sales tax to support historic preservation showing how important the issue is in our town. Every time we lose a historic house to demolition the City loses a piece of the charm that draws people here in the first place.

Thank you for considering our comments.

Robert Muckle

Former Mayor of Louisville

Melanie Julian Muckle

Former Charter Commission Member

Former Historic Preservation Commissioner

1101 Lincoln Avenue

Louisville, CO 80027

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**From:** [Planning](#)  
**To:** [Emily Cline-Gibson](#)  
**Subject:** FW: Demolition Review for Full Demo of 1117 Lincoln Ave Case# HIP-000548-2025  
**Date:** Monday, April 21, 2025 9:30:58 AM

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**From:** troykimlee@aol.com <troykimlee@aol.com>  
**Sent:** Sunday, April 20, 2025 12:03 PM  
**To:** Planning <planning@Louisvilleco.gov>  
**Subject:** Demolition Review for Full Demo of 1117 Lincoln Ave Case# HIP-000548-2025

To the City of Louisville and all it may concern:

I am sending this to express my support of the full demolition of my late fathers property located at 1117 Lincoln Ave in the city of Louisville.

The house on said property has become uninhabitable due to some serious environmental and structural issues. These include but may not be limited to, foundational and/or structural deficiencies, the presence of asbestos and/or lead based products. After assessing the condition of the property and noting these conditions, it is apparent that the property is posing, not only a health and safety hazard, to those on the property but to those in the close and surrounding community and general public. In addition to these issues, my father was a hoarder, this condition was severe as can be witnessed from the outside condition of the house and property as well as the inside condition of the house. The inside of the dwelling still has hundreds of pounds of trash, papers dating back many many years, inedible canned, boxed foods and dry goods. These conditions have brought in mice which have added to the uninhabitability of the house. The house was added onto in the early 1980's, that addition is also inhabited by mice and is unlivable due to, not being up to modern day building codes for habitable spaces. The whole property for that matter is not up to modern day building codes for habitable spaces.

As I said before, I am expressing my full support and I am asking the City of Louisville to approve the demolition and enable this process to move forward. That being said, if there is any further actions or documentation needed from me, please let me know.

Thank You for your time and attention in this matter.

Respectfully,

Troy Lee  
4235 E 133rd Pl  
Thornton, Co. 80241  
720.438.0492

Son of Terry R. Lee (deceased)

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**RESOLUTION NO 17  
SERIES 2019**

**A RESOLUTION REPEALING RESOLUTIONS IMPLEMENTING THE HISTORIC  
PRESERVATION FUND BY REENACTING INTO A SINGLE RESOLUTION  
INCORPORATING ALL PREVIOUS RESOLUTIONS, PROVIDING UPDATES FOR  
THE RECENT BALLOT MEASURE, AND INCREASING CERTAIN INCENTIVES**

**WHEREAS**, historic properties and buildings of character in the City of Louisville (the "City") are major contributors to the character and quality of life of our City; and

**WHEREAS**, the City Council, pursuant to the City Charter, established a Historic Preservation Commission to assist it in the preservation and landmarking of these properties, and

**WHEREAS**, when properties are locally landmarked they are preserved for future posterity and enjoyment and continue to contribute to the unique character of the City; and

**WHEREAS**, at the November 4, 2008 election, the voters approved Ballot Issue 2A to levy a one- eighth of one percent (1/8%) sales tax for purposes of historic preservation purposes within Historic Old Town Louisville through December 31, 2018, and

**WHEREAS**, at the November 2, 2010 election, the voters approved a Ballot Issue 2D to levy a permanent use tax of 3.50%, to supersede the City's then-current use tax, of which one-eighth of one percent (1/8%) of the use tax was dedicated to historic preservation purposes consistent with Ballot Issue 2A, and

**WHEREAS**, at the November 7, 2017 election, the voters approved a Ballot Issue 2F, which extended the expiration date of the temporary sales tax of one-eighth of one percent for historic preservation from December 31, 2018 to December 31, 2028, and

**WHEREAS**, City Council by Ordinances No 1544, Series 2008 and No 1743, Series 2017 imposed the tax approved by the voters, established the Historic Preservation Fund ("HPF"), and codified the financial incentives set forth within Ballot Issues 2A (2008), 2D (2010), and 2F (2017); and

**WHEREAS**, City Council by Resolution No. 20, Series 2009, Resolution No 20, Series 2010, Resolution No 2, Series 2012, and Resolution No. 2, Series 2014, adopted provisions related to the administration and uses of HPF, and established grant programs and incentives to assist property owners in the rehabilitation and restoration of historic properties and new buildings of character; and

**WHEREAS**, City Council by Resolution No 4, Series 2014, Resolution No. 21, Series 2016, adopted resolutions establishing a revolving loan program within the HPF to encourage landmark designations and rehabilitation of historic properties in the City of Louisville; and

**WHEREAS**, a core value of the City in the 2013 Comprehensive Plan promotes: *"A Connection to the City's Heritage where the City recognizes, values, and encourages the promotion and preservation of our history and cultural heritage, particularly our mining and*

*agricultural past.*” and enhancing the allowed historic preservation incentives strengthens the City's connection to its heritage; and

**WHEREAS**, a second core value of the City in the 2013 Comprehensive Plan promotes. *“Unique Commercial Areas and Distinctive Neighborhoods where the City is committed to recognizing the diversity of Louisville's commercial areas and neighborhoods by establishing customized policies and tools to ensure that each maintains its individual character, economic vitality, and livable structure.”* and expanding the allowed historic preservation incentives will promote and strengthen the unique individual character of Louisville; and

**WHEREAS**, the City Council desires to increase the maximum amounts of certain Historic Preservation incentives to best serve the City's core values, and

**WHEREAS**, the City Council desires to update the provisions related to the City's Historic Preservation incentives and to merge all previous administrative provisions into this single Resolution.

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

**Section 1. Historic Preservation Fund.**

There exists a Historic Preservation Fund (“HPF”) in the City of Louisville, as established by Ordinance 1544, 2008 and amended by Ordinance 1743, 2017

- a. The HPF shall be funded by:
  - i. Proceeds from the 1/8% sales tax established by 2008 Louisville Ballot Issue 2A and Ordinance 1544, Series 2008 and extended by Louisville Ballot Issue 2F and Ordinance 1743, Series 2017,
  - ii. Proceeds from the allocation of 1/8% use tax for historic preservation, as established by Louisville Ballot Issue 2D and Ordinance 1575, Series 2010;
  - iii. Private and public donations, bequests, grants and funding from other sources made to the City for historic preservation purposes,
  - iv. Interfund loans from the City of Louisville; if approved by ordinance; and
  - v. Earnings on such amounts as may be deposited in the HPF
- b. The City of Louisville Historic Preservation Commission (the “Commission”) shall make recommendations regarding expenditures from the HPF, but final action shall be taken by City Council by resolution, provided that after January 1, 2019, any expenditure of funds outside historic Old Town Louisville is approved by the affirmative vote of not less than five members of the entire City Council. The HPF should be managed to achieve maximum preservation of historic structures and the character of historic Louisville.
- c. The Commission shall submit an annual statement of goals and recommendations to City Council, and may supplement, modify or update this document throughout the year as necessary
- d. As further detailed in the Sections below, the uses of the HPF shall be consistent with the following funds or purposes.

1. Administrative Funds,
- ii. Contingency/Emergency Reserve Funds,
- iii. Sales and Use Tax Proceeds to Support the Operations and Maintenance of the Louisville Museum Campus,
- iv Acquisitions Funds, and
- v Incentives for Historic Preservation, to Preserve Character, and for New Construction, including grants and loans.

## **Section 2. Administrative Funds.**

Administrative Funds shall be used for purposes consistent with the establishment of the HPF, and shall include, but not be limited to

- a. Historical building surveys, other site surveys or reconnaissance-level or intensive-level historic and architectural surveys,
- b Staff to support the Commission and City activities in administering programs funded by the tax, including, but not limited to, interns, preservation planners, staff to conduct research for demolition review functions by the Commission and to assist vendors in conducting historic preservation surveys, and other support staff;
- c. Plaques or other designations to honor structures that are landmarked or add to the character of historic Louisville
- d. Public outreach and education efforts; and
- e. Funding of public-private partnerships for preservation of buildings of historic significance

## **Section 3. Contingency/Emergency Reserve Funds.**

In the first year of the existence of the HPF, 20% of the funds of the HPF shall be placed in a Contingency/Emergency Reserve. On an annual basis, the Commission and City Council shall reevaluate how much should be allocated to this Reserve. These funds shall be accessed only for incentives or acquisitions that become necessary due to exigent circumstances, upon the recommendation of the Commission and approval of City Council. "Exigent circumstances" for purposes of this section shall mean that the Commission has determined, with concurrence of City Council, that without urgent action, significant damage will be done to the historic fabric or character of Louisville.

## **Section 4. Operation and Maintenance for the Louisville Museum Campus**

As of January 1, 2019, no more than twenty percent (20%) of the net annual city fiscal year proceeds of the one-eighth percent sales and use tax for historic preservation shall be used or the operation and maintenance of the Louisville Museum Campus.

## **Section 5. Acquisitions Funds.**

Use of Acquisition funds of the HPF shall include, but not be limited to

- a. The purchase of historic properties or properties which contribute to the historic character of Louisville. These properties, if eligible, shall be landmarked pursuant to Chapter 15.36 of the Louisville Municipal Code and if not eligible, shall have a conservation easement placed upon them to preserve the outside appearance of the structure or other historical attributes of the structure or site. Prior to the purchase of any property, a financial risk analysis shall be conducted, although City Council may base its approval on considerations other than financial. The City may perform any restoration or rehabilitation work necessary on properties the City acquires, subject to availability of funds therefor, and may then sell the properties unless retained for a municipal purpose. A conservation easement for historic preservation purposes may be placed on the property prior to or in connection with any sale. Any loss and any costs resulting from the acquisition, rehabilitation and sale of the property shall be charged to the HPF, while any profits shall be deposited to the HPF, and
- b. The purchase of conservation easements to protect the appearance of structures that contribute to the character of historic Louisville. Easements funded by the City may be held solely by the City or jointly with another governmental entity or a third-party non-profit preservation organization.

#### **Section 6.      Loan Program Funds**

All loans shall be funded solely from those funds held within the HPF for such purposes, and all loans shall be expressly contingent upon the availability of funds.

#### **Section 7      Grant program to conduct structural assessments of eligible structures.**

Prior to any structure being declared a landmark pursuant to Chapter 15.36 of the Louisville Municipal Code or the establishment of a conservation easement, the property will undergo a building assessment to develop a preservation plan to establish priorities for the maintenance of the property

- a. At a regular meeting, the Commission shall review the building history, application, and other relevant information to determine whether there is probable cause to believe the building may be eligible for landmarking under the criteria in § 15.36 050 of the Louisville Municipal Code. If probable cause is not found by the Commission, a building assessment grant will not be issued. If probable cause is found by the Commission, the owner of the property shall be eligible for a building assessment grant in an amount up to \$4,000 for residential properties and \$9,000 for commercial properties. Such grants shall be used solely to offset a portion or all of the cost of conducting the building assessment. A finding of probable cause is solely for purposes of action on the building assessment grant request, and does not guarantee any outcome at subsequent hearings by the Commission or City Council.
- b. The assessment shall be conducted by a qualified consultant under contract with the City, or by a qualified consultant of the owner's choosing. A qualified consultant should have significant experience in the field of historic preservation and should be a practicing

architect, engineer, planner, or similar profession. The City shall be provided a copy of any assessment for which grant funds are awarded.

- c. An exception to the requirement for a building assessment prior to landmarking or the establishment of a conservation easement may be granted by the Commission for good cause.
- d. Owners of properties landmarked prior to City Council Resolution 2 Series 2014 who have not received grant funds for a structural assessment and are eligible to receive preservation grant funds through the resolutions in effect at the time of their landmarking approval may request building assessment grants in an amount up to \$4,000 for residential properties and \$9,000 for commercial properties. Such grants shall be used solely to offset a portion or all of the cost of conducting the building assessment.

### **Section 8. Residential grants for preserving, restoring, rehabilitating, or protecting landmarked property**

For a period of 36 months from when a property is declared a landmark pursuant to Chapter 15.36 of the Louisville Municipal Code the owner of the property shall be eligible for a grant from the HPF in the amount of up to \$45,000 for residential structures.

Grants may be approved under any of the following categories, however grant funds may not be used for interior improvements other than for protection, stabilization, or code-required work.

- a. **Preservation** is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property as they now exist. Approved work focuses upon the repair of exterior historic materials and features rather than extensive replacement and new construction.
- b. **Rehabilitation** is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate.
- c. **Restoration** is the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time. Approved work focuses on exterior work and includes the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

The first \$5,000 of the grant will be an unmatched incentive grant as a landmark bonus. Owners of a landmarked property will be eligible for this grant following the signing of the landmark and grant agreements. The remaining \$40,000 shall be conditioned based on the applicant matching at least one hundred percent (100%) of the amount of the grant with expenditures or an equivalent value of approved in-kind services for approved work based on the completed structural assessment and deemed eligible for a grant from the HPF. Eligible work will fall under the preservation, rehabilitation, or restoration categories described above.



Applicants must complete the work covered by any grants and submit their reimbursement requests within 60 months of the landmark declaration. Upon a showing of good cause, the above timeline may be extended with approval of a subcommittee consisting of a designated staff person and two randomly selected members of the commission. If the request for timeline extension is not approved unanimously, the request forwarded to the full commission for consideration at a public meeting.

## **Section 9 Commercial grants for preserving, restoring, rehabilitating, or protecting landmarked property**

For a period of 36 months from when a property is declared a landmark pursuant to Chapter 15.36 of the Louisville Municipal Code the owner of the property shall be eligible for a grant from the HPF in the amount of up to \$200,000 for commercial structures. The grant timeframes may be extended based on the procedures in Sec. 6 below

Grants may be approved under any of the following categories, however grant funds may not be used for interior improvements other than for protection, stabilization, or code-required work.

- a. **Preservation** is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property as they now exist. Approved work focuses upon the repair of exterior historic materials and features rather than extensive replacement and new construction.
- b. **Rehabilitation** is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate.
- c. **Restoration** is the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time. Approved work focuses on exterior work and includes the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

The first \$50,000 of the grant will be an unmatched incentive grant as a landmark bonus. Owners of a landmarked property will be eligible for this grant following the signing of the landmark and grant agreements. The remaining \$150,000 shall be conditioned based on the applicant matching at least one hundred percent (100%) of the amount of the grant with expenditures or an equivalent value of approved in-kind services for approved work based on the completed structural assessment and deemed eligible for a grant from the HPF. Eligible work will fall under the preservation, rehabilitation, or restoration categories described above.

Applicants must complete the work covered by any grants and submit their reimbursement requests within 60 months of the landmark declaration. Upon a showing of good cause, the above timeline may be extended with approval of a subcommittee consisting of a designated staff person and two randomly selected members of the commission. If the request for timeline

extension is not approved unanimously, the request will be forwarded to the full commission for consideration at a public meeting.

#### **Section 10. Residential new construction grants.**

Owners of landmarked property on which additions to existing residential structures are proposed are eligible for matching grants of up to \$15,000 for new residential construction that, beyond mandatory requirements, substantially limits mass, scale, and number of stories, preserves setbacks, and protects the historic integrity of the property and its environment by differentiating new work from the old. Qualifying new construction must maintain the existing height of the historic structure over the first 1/3 of the overall structure and have a floor area ratio (FAR) 10% below what is allowed by zoning.

#### **Section 11 Commercial new construction grants.**

Owners of landmarked property on which new commercial structures or additions to existing commercial structures are proposed are eligible for grants of up to \$75,000 for new commercial construction that, beyond mandatory requirements, substantially limits mass, scale, and number of stories, preserves setbacks, preserves pedestrian walkways between buildings, and protects the historic integrity of the property and its environment by differentiating new work from the old. Qualifying new construction must limit building height to two stories or match the existing height of the historic building if more than two stories, and have a floor area ratio (FAR) 20% below what is allowed by zoning.

#### **Section 12. Maximum grant amounts, time limits, and procedures**

The maximum combined amount of incentive and grant funding from the HPF that any property may receive is limited to the following:

- a. \$49,000 per property for a residential structure with landmark status
  - i. \$4,000 structural assessment
  - ii. \$5,000 landmark incentive grant
  - iii. \$40,000 matching grant
- b. \$209,000 per property for a commercial structure with landmark status
  - i. \$9,000 structural assessment
  - ii. \$50,000 landmark incentive grant
  - iii. \$150,000 matching grant
- c. \$15,000 matching grant for eligible new residential construction that, beyond mandatory requirements, substantially limits mass, scale, and number of stories, preserves setbacks, and protects the historic integrity of the property and its environment by differentiating the new work from the old. Qualifying new construction must maintain the existing height of the historic structure over the first 1/3 of the overall structure and have a floor area ratio (FAR) 10% below what is allowed by zoning.
- d. \$75,000 grant for eligible new commercial construction that, beyond mandatory requirements, substantially limits mass, scale, and number of stories, preserves setbacks, preserves pedestrian walkways between buildings, and protects the historic integrity of

the property and its environment by differentiating the new work from the old. Qualifying new construction must limit building height to two stories or match the existing height of the historic building if more than two stories, and have a floor area ratio (FAR) 20% below what is allowed by zoning.

To be considered for incentives funding, the owner must complete an application and submit it to the Commission, together with sufficient building plans, if appropriate. Applications may be submitted at any time. Applications shall initially be reviewed by Commission staff, followed by a recommendation to the Commission. The Commission shall make a recommendation to City Council for final action. Any recommendation by the Commission may be to grant some, all or none of the requested incentives. If the Commission recommendation is to grant the requested incentives in whole or part, it shall also forward recommendations regarding the terms of an agreement which must be met for receipt of the incentives. All recommendations are subject to approval, rejection and/or modification by City Council, and City Council may return recommendations for further information or review. All incentives are subject to budgetary requirements and considerations, including review of amounts currently and foreseeably available in the HPF and appropriation in the discretion of City Council. Additions to existing structures may qualify for incentives if so recommended by the Commission and approved by City Council.

- a. Applications for incentive and grant funds must be received by the Planning Department within 36 months of the date a property is declared a landmark pursuant to Chapter 15.36 of the Louisville Municipal Code.
- b. Reimbursement requests for completed work approved for grant funding must be received within 60 months of a property being declared a landmark pursuant to Chapter 15.36 of the Louisville Municipal Code.
- c. These grant limitations described above may be exceeded upon recommendation of the Commission and approval by City Council upon a showing of extraordinary circumstances relating to building size, condition, architectural details, or other unique condition compared to similar Louisville properties. Any grant exceeding the above limitations shall be conditioned on the applicant matching at least one hundred percent (100%) of the amount of the grant with expenditures or an equivalent value of approved in-kind services that are integral to the project that is deemed eligible for a grant from the HPF.
- d. Upon a showing of good cause, the above timeline may be extended with approval of a subcommittee of the Historic Preservation Commission consisting of a designated staff person and two randomly selected members of the Commission. If the request for timeline extension is not approved unanimously, the request will be forwarded to the full Commission for consideration at a public meeting.
- e. Any time extensions due to extraordinary circumstances that exceed the 36 month cap for grant applications or the 60 month cap for reimbursement requests may require an update to the existing Historic Structure Assessment described in Section 1 if the necessary work has changed in that time period or if the applicants are proposing work not identified in the Historic Structure Assessment. If deemed necessary, this update will be completed at the expense of the applicant.

- f. Owners of properties landmarked prior to enactment of this resolution shall have access to the grant funds available through the resolutions in effect at the time of landmarking approval. Such owners may also apply for additional grants through the extraordinary circumstances process described above.
- g. The Commission will review all grant applications and make recommendations to the City Council for approval or disapproval. The City Council may approve, deny, or return a proposal to the Commission for further information.
- i. Grants may be given in installments upon the satisfactory completion of portions of the project, or given in total upon the satisfactory completion of the project. Conditions for the satisfactory completion of the project shall be given when the grant is awarded. Grants may be revoked if the conditions are not met. Grants given prior to the beginning of a project may be given only in suitable situations, as recommended by the Commission and approved by City Council, including approval by not less than five members of City Council for grants outside Old Town Louisville.
- h. An applicant may request that the value of stabilization, restoration or preservation work completed on the structure prior to landmarking be considered as a credit against the matching requirement of this Section. Credit for such previously completed work is at the discretion of the City Council. Credit may only be considered under the following circumstances.
  - i. Only work completed within five years prior to the effective date of landmarking may be considered for potential credit against the matching requirement.
  - ii. The work previously performed was for stabilization, restoration, or preservation of the historic structure. No landscaping or site work may be considered for potential credit against the matching requirement. No interior work, except for structural work, sensitive upgrading of mechanical, electrical, and plumbing systems, and other code-required work to make the property functional, may be considered for potential credit against the matching requirement.
  - iii. Consideration for credit against the matching requirement may only be given to costs of previously completed work which is documented by paid receipts or invoices. The applicant shall provide the City with complete copies of all such receipts or invoices together with proof of payment, and shall also provide any available supporting documentation upon City request. The request for consideration of previously completed work shall also be accompanied by applicant's written certification that the work for which credit is requested was completed and the costs thereof were incurred and paid, and that the information in such request is true and accurate to the best of applicant's knowledge and belief. The value of in-kind services completed by the applicant shall not be considered.
  - iv. The amount of credit given for any previously completed work shall be determined by the City Council with input from the Commission, considering such factors as the nature, extent and useful life of the work, the time it was completed, the appreciated or depreciated value of the work, and such other factors as determined relevant.

**Section 13. Incentive grants to encourage conservation easements on properties which contribute to the character, historical or architectural merit in Downtown Louisville and which are not eligible to be landmarked.**

- a. For a period of 18 months from when a property is designated by the City Council as a structure of merit, the owner of the property shall be eligible for a grant from the HPF in the amount of up to \$50,000. These grants are available for:
  - i. Preserving, rehabilitating, restoring or protecting the property
    1. **Preservation** is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property as they now exist. Approved work focuses upon the repair of exterior historic materials and features rather than extensive replacement and new construction.
    11. **Rehabilitation** is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate.
    111. **Restoration** is the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time. Approved work focuses on exterior work and includes the removal of features from other periods in its history and reconstruction of missing features from the restoration period.
  - ii. Offsetting costs of preserving the structural merit of a building that is being expanded pursuant to Sections 17.16.280 and 17.28.050 of the Louisville Municipal Code.
- b. Grant funding may only be expended for the activities listed in this section for those portions of a property designated to be a structure of merit.

**Section 14. Creation of a Revolving Loan Program.**

- a. There is hereby established within the HPF a revolving loan fund program, utilizing funds from the HPF as supplemented by private and public donations and grants, interfund loans, and any other appropriate sources of funds, all as from year-to-year appropriated for such purposes.
- b. The historic preservation revolving loan program shall be used to provide low-interest loans for the purposes of preservation, restoration, rehabilitation and protection of properties which are landmarked pursuant to Chapter 15.36 of the Louisville Municipal Code or subject to a conservation easement to preserve the character of historic Louisville.

- c. The City Manager is authorized to issue requests for proposals and enter into contracts for entities to administer the loans from this program.
- d. City staff and the Commission shall develop applications, informational brochures and other materials necessary to develop and administer the revolving loan program. The City Manager is authorized to adopt written rules for the administration of the loan program, the provisions of which shall be consistent with Ballot Issues 2A, 2D and 2F and City ordinances and resolutions.

#### **Section 15. Loans from the Revolving Loan Fund.**

Loan requests applications shall be submitted to City staff and shall be reviewed by the Commission at a public meeting. The Commission shall provide its recommendation on the application before final action is taken by City Council. Final action on loans awarded to property outside historic Old Town Louisville shall be approved by not less than five Council Members.

Loan requests applications may be submitted and considered in conjunction with grants from the Historic Preservation Fund, respecting the grant limitations established herein. The Commission may recommend a mixture of loans and grants from the HPF even if the applicant requested only one type of assistance, and also may recommend one type of assistance where a mixture is requested. City Council may also decide to approve any one or a mixture of loans and grants regardless of the number or types of assistance requested in the request application. A mixture of loans and grants awarded to property outside historic Old Town Louisville shall be approved by not less than five Council Members.

Loans shall be in an amount of at least \$2,500. There is no specific loan limit established in this Resolution, but the Commission and City Council shall consider the following in setting an amount:

- a. Current amount of funds in the HPF and the needs of other projects,
- b. The necessity of the work to be performed for the preservation or rehabilitation of the structure and how the proposed work fits into the overall preservation plan for the structure;
- c. The availability of other funding sources.

Interest rates shall be equal to 2% below the Wall Street Journal Prime Rate as reported on the date of city acceptance of a complete application, not to go below 1%. The interest rate may be increased or decreased by City Council at the time of initial approval upon a showing of extraordinary circumstances. Any fees for loan processing shall also be established at the time of the award. The loan repayment schedule shall also be established at the time of the award, provided, however, that all loans shall include a due-on-sale clause providing that any outstanding balance on the loan shall be paid in full upon sale or transfer of the property.

In connection with the processing of loan requests, the City may require such information as is reasonably necessary to determine the state of title to and encumbrances upon the subject property, the creditworthiness of the proposed borrower(s), and other matters relevant to loan

award and repayment criteria. The City or loan program administrator may require applicants provide written consents to obtain such information.

Receipt of any loans, grants or other incentives shall require that the structure be landmarked pursuant to Chapter 15.36 of the Louisville Municipal Code, or if not eligible for landmarking, that the owner grant the City a conservation easement to preserve the outside appearance of the structure or other historic attributes of the structure or site.

Loan funds may not be used for interior improvements other than for protection, stabilization, or code-required work.

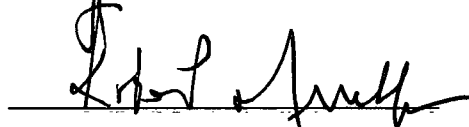
Loans may be approved under any of the following categories.

- a. **Preservation.** the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property as they now exist. Approved work focuses upon the repair of exterior historic materials and features rather than extensive replacement and new construction.
- b. **Rehabilitation.** the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate.
- c. **Restoration.** the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time. Approved work focuses on exterior work and includes the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

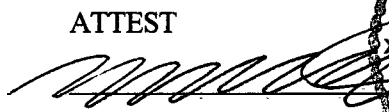
#### Section 16. Repeal and Reenactment; Effective Date.

As of May 21, 2019, Resolutions No. 20, Series 2009, No. 20, Series 2010, No. 2, 2012, No. 2, 2014, No. 4, 2014, and No. 21, 2016 are hereby repealed and reenacted by this Resolution No. 17, Series 2019. Resolutions No. 20, Series 2009, No. 20, Series 2010, No. 2, 2012, No. 2, 2014, No. 4, 2014, and No. 21, 2016 are still in effect for any incentives approved or any final actions taken prior to May 21, 2019.

PASSED AND ADOPTED this 21<sup>st</sup> day of May, 2019

  
Robert P. Muckle, Mayor

ATTEST

  
Meredyth Muth, City Clerk



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See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

**1. Name**

5BL961

historic Louisville Multiple Resource Areaand or common Louisville Multiple Resource Area**2. Location**

street &amp; number (see attached site forms)

n/a not for publication

city, town Louisville

n/a vicinity of

state Coloradocode 08county Bouldercode 013**3. Classification****Category**☐ district☒ building(s)☐ structure☐ site☐ object**Ownership**☐ public☐ private☒ both**Public Acquisition**

n/a in process

n/a being considered

**Status**☒ occupied☒ unoccupied☐ work in progress**Accessible**☒ yes: restricted☐ yes: unrestricted☐ no**Present Use**☐ agriculture☒ commercial☐ educational☐ entertainment☐ government☐ industrial☐ military☒ museum☐ park☒ private residence☐ religious☐ scientific☐ transportation☐ other:**4. Owner of Property**name Multiple--See continuation sheet.

street &amp; number

city, town

vicinity of

state

**5. Location of Legal Description**

courthouse, registry of deeds, etc.

Boulder County Clerk's Office, Boulder Courthouse

street &amp; number

15th & Walnutcity, town Boulderstate Colorado**6. Representation in Existing Surveys**title Colorado Inventory of  
Historical Sites

has this property been determined eligible?

yes ☒ nodate 1985federal ☒ state

county

local

depository for survey records Office of Archaeology & Historic Preservation, CHScity, town Denverstate Colorado



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Nominated Structures

Historic Name (Common Name)/Style/Address

Lackner's Tavern (Track Inn)  
19th Century Commercial  
1006 Pine St.

Denver Elevator (Grain Elevator)  
19th Century Commercial  
Tract 712 (S of Front & Pine Sts)

Jacoe Store (Museum)  
Vernacular 19th Century Frame False Front  
1001 Main St.

National Fuel Company Store (Steinbaugh's Hardware)  
19th Century False Front  
801 Main St.

Tego Brothers Drugstore/State National Bank of  
Louisville (Karen's Country Kitchen)  
700 Main St.

Robinson House  
Vernacular Wood Frame  
301 Spruce St.

La Salla House  
Vernacular Wood Frame (hipped roof)  
1124 Main St.

Ginacci House  
Vernacular Masonry (hipped)  
1116 LaFarge

Rhoades House  
Queen Anne Vernacular  
1024 Grant

Petrelli/DelPizzo House  
Queen Anne Vernacular  
1016 Main St.

Stolmes House  
Vernacular Gabled "L"  
616 Front St.

Thomas House  
Vernacular Wood Frame  
700 Lincoln

Address & Owner

Charles Grosso & Edward Wickline  
1006 Pine St.  
Louisville, CO 80027

Charles Thomas  
Empire Road  
Louisville, CO 80027

City of Louisville  
749 Main St.  
Louisville, CO 80027

Glen Steinbaugh  
801 Main St.  
Louisville, CO 80027

Karen Mulholland  
700 Main St.  
Louisville, CO 80027

James Cedarburg  
301 Spruce St.  
Louisville, CO 80027

Donnell Wilson  
1124 Main St.  
Louisville, CO 80027

John Leary  
1116 LaFarge  
Louisville, CO 80027

Carol VanDenBoss  
927 N. Main  
Longmont, CO 80501

Ivan Urnovitz  
1016 Main St.  
Louisville, CO 80027

Mary P. Duran  
616 Front St. (lifetime lease)  
Louisville, CO 80027

Quentin Thomas  
700 Lincoln  
Louisville, CO 80027

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## 7. Description

### Condition

☐ excellent    ☐ deteriorated  
☒ good        ☐ ruins  
☐ fair         ☐ unexposed

### Check one

☒ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved    date \_\_\_\_\_

Describe the present and original (if known) physical appearance

### Physical Description

The Louisville Historic Building Survey and National Register nomination involved the inventory and evaluation of seventy historic buildings in the City of Louisville, Boulder County, Colorado. The city is located in the eastern part of the county in an ecozone that represents a transition from the high plains piedmont to the front range of the Rocky Mountains. The survey area is located about six and one-half miles east of the base of the mountains. The entire area is underlaid with subbituminous coal deposits usable for heating homes and commercial buildings. The deposits are overlaid with bentonite, clay, and sandy loam soils suitable for either dryland or irrigated farming. The normal precipitation, primarily winter snows and summer thunderstorms, is not enough to support agriculture typical of lands in the Mississippi Valley. Nevertheless, those two natural resources the soil and the coal below it--largely determined the city's development until after World War II.

The following structures were determined eligible for listing in the National Register of Historic Places and are proposed within this nomination:

### Historic Name

### Address

|                                          |                     |
|------------------------------------------|---------------------|
| Lackner's Tavern                         | 1006 Pine Street    |
| Denver Elevator                          | Tract 712           |
| Jacoe Store                              | 1001 Main Street    |
| National Fuel Company Store              | 801 Main Street     |
| Tego Bros. Drugstore/State National Bank | 700 Main Street     |
| Robinson House        of Louisville      | 301 Spruce Street   |
| LaSalla House                            | 1124 Main Street    |
| Ginacci House                            | 1116 LaFarge Avenue |
| Rhoades House                            | 1024 Grant Avenue   |
| Petrelli/DelPizzo House                  | 1016 Main Street    |
| Stolmes House                            | 616 Front Street    |
| Thomas House                             | 700 Lincoln Avenue  |

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All of the buildings proposed for nomination in the Louisville Multiple Resource District are vernacular structures with elements of late nineteenth and early twentieth century architectural styles. It is those elements that give each and every building its characteristic period appearance.

The four commercial buildings in the district were all built circa 1900. From an architectural perspective they all display elements of the late Victorian period, notably the false fronts and artistic elements over the doorways. That on the Lackner Store (now the Track Inn) is particularly distinctive, but other structures like the National Fuel Company Store (now Steinbaugh's Hardware) and the Bank/Drugstore (now Karen's Kitchen) have architectural motifs that clearly characterize them as turn-of-the-century buildings. Aside from the obvious boardwalks, the Denver Elevator is somewhat less recognizable as a late nineteenth/early twentieth century structure, but this is more because of comparatively less physical change over the years in grain elevator architecture than anything else. Nonetheless, all of these buildings are clearly representative of a type, period, and method of construction.

The eight nominated houses reflect an exceptional cross-section of late nineteenth/early twentieth century housing in Louisville. Nearly all are one or two-story structures built of wood with brick chimneys. Many are vernacular, but each has a distinctive late Victorian architectural style achieved through the use of characteristic architectural elements. The Thompson House, for example, is Edwardian while the Rhoades House is Queen Anne, as is the Petrelli/DelPizzo House. Many of these houses have additions made shortly after construction, and there is a strong suggestion through design, through architectural elements and furnishings, and through oral tradition, that says that some of these buildings resulted from the mail order catalogs of the period, notably the Sears catalogs. But the key to understanding them is that whether or not they display Queen Anne, Edwardian, or other late Victorian motifs, they all convey the distinctive feeling of a turn-of-the-century community. When looked at together, these homes, along with the commercial structures noted above, all reflect Louisville's evolution and development

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during the heyday of coal mining which brought the town into existence.

**SURVEY METHODOLOGY**

Western Historical Studies, Inc., (WHS) undertook this Louisville recording and nomination project under Colorado Historical Society (CHS) contract 85-20-02RM which was funded by the Colorado Department of Natural Resources (Mined Land Reclamation Division), administered by the Colorado Historical Society, and done in cooperation with the Louisville Historical Commission and the City of Louisville. The contract was completed through a cooperative agreement between the aforementioned governmental agencies and had provision for matching funds: the Mined Land Reclamation Division providing money and the City of Louisville donating the equivalent value in time and services. WHS obtained the contract through competitive bidding.

Western Historical Studies undertook the field work during the latter part of July and August, 1985. The survey began with two days of auto reconnaissance by representatives of WHS and the Louisville Historical Commission (LHC) to identify the survey sample. The two parties compiled a list of 135 structures which WHS narrowed to seventy structures specified in the contract. In compiling the survey sample, WHS and LHC made every effort to obtain a sample representative of both commercial and residential architectural styles characteristic of the early period of Louisville's history, 1878-1920. Discussions between representatives LHC and WHS resulted in the decision not to include homes or commercial structures from Louisville's middle period (1920-1960). Both parties agreed that the structures from that era should be done as part of a separate survey. The Colorado Historical Society (CHS) concurred with this decision.

Once the list of seventy structures had been compiled, LHC sent an explanatory letter to each of the property owners. A week after that mailing, WHS commenced the field work. It was carried out as applicable in accordance with procedures described in present manuals published by the Colorado Office of

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|                    |                                      |             |   |      |   |
|--------------------|--------------------------------------|-------------|---|------|---|
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|--------------------|--------------------------------------|-------------|---|------|---|

Archaeology and Historic preservation. WHS took a minimum of two photographs per structure and measured the exterior of each building to determine the square footage.

After completing the field work, WHS began processing the site forms of all seventy structures then submitted thirty-five forms to the Colorado Historical Society for review. After review by Gloria Mills, CHS National Register of Historic Places Coordinator, WHS revised the draft forms in accordance with Ms. Mills' comments and, when applicable, incorporated similar changes into the remaining non-reviewed forms. After completing the site forms, WHS began the evaluation process to refine the field of seventy structures into a group of twelve for nomination to the National Register using NRHP criteria A and B (local) and part of C as guidelines after research revealed no structures to be the work of masters or of high artistic quality or likely to yield significant information. Criteria A, "representations of the broad patterns", was addressed by using themes in the Colorado Mountains and Urban Resource Protection Planning Process (RP3) Historic Context reports as the basis for the broad patterns. The architectural styles of type, period, or method of construction were evaluated using the CHS Guide to Colorado Architecture as a basis. WHS evaluated the survey sample as a possible historic district, but eliminated the option because of the large number of non-contributing resources that would have been included given the spatial distribution of the twelve resources deemed worthy of inclusion in the NRHP. For a breakdown of the survey sample and for structures nominated, see table 1 and 2. In its evaluation, WHS placed a heavy emphasis on integrity, especially in evaluating groups of similar structures, such as the Queen Anne Vernacular category, to try to arrive at the best examples of each type for the nomination.

Both WHS and LHC did research on the individual structures, and in addition, WHS researched information for a general historic overview of Louisville to establish a context for evaluating the sites in the survey. The definitive dating of all structures proved difficult because of a fire that destroyed all pertinent county records in 1931. WHS and LHC used interviews, reconstructed county records, and Sanborn Insurance maps to

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arrive at dates for construction. Equally, the persons interviewed, especially present owners, and the reconstructed county records were used in an effort to determine original owners. LHC hired Security Title Company of Boulder, Colorado to research the County Assessor's records. The title company copied present tax assessment rolls that included an estimated date of construction but did not find original owners in all cases. Instead, the title company found approximately one property transfer for each structure dating from the 1910's to the 1960's and furnished LHC with that information. In turn, WHS received the same information. WHS attempted to substantiate data as much as possible such as attempting to verify dates of construction from Sanborn Maps. While these methods are not as foolproof as complete county or city records, WHS feels comfortable that the majority of the dates are accurate; those dates that could not be determined were estimated. When two conflicting dates were found, WHS recorded both on the site form, listing the most reliable as "actual" and the other as "estimate." Other research for the overview as well as for individual structures was conducted at the Louisville Public Library, repository of a local history collection that includes information on early businesses, copies of census reports, records of town government, houses, and historic photos. The library of the Colorado Historical Society was visited as were the Western History Collections at the University of Colorado and Denver Public Library. From these various sources, WHS assembled the data used in this study. For specific references see bibliography section.



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Table 1

Breakdown by Architectural Style and Address--Survey Sites

| Architectural Style   | Address         | Stories |
|-----------------------|-----------------|---------|
| Wood Vernacular*      | 727 Front       | 1       |
|                       | 712 Spruce      | 1       |
|                       | 800 W. Spruce   | 1       |
|                       | 536 Main        | 1 1/2   |
|                       | 625 Main        | 1       |
|                       | 1009 Main       | 1       |
|                       | 1921 Main       | 2 1/2   |
|                       | 928 LaFarge     | 1 1/2   |
|                       | 1016 LaFarge    | 1       |
|                       | 533 Grant       | 1       |
|                       | 1145 Grant      | 1 1/2   |
|                       | 1017 Grant      | 1 1/2   |
|                       | 460 Lincoln     | 1       |
|                       | 624 Lincoln     | 1 1/2   |
|                       | 700 Lincoln     | 1 1/2   |
|                       | 1009 Lincoln    | 1       |
|                       | 1001 Lincoln    | 1       |
|                       | 301 East Street | 1       |
|                       | 901 Rex         | 1 1/2   |
|                       | 738 Jefferson   | 1       |
|                       | 832 McKinley    | 1       |
| Queen Anne Vernacular | 1016 Main       | 1 1/2   |
|                       | 633 LaFarge     | 1 1/2   |
|                       | 1045 LaFarge    | 2 1/2   |
|                       | 1101 LaFarge    | 1       |
|                       | 720 Grant       | 1 1/2   |
|                       | 1024 Grant      | 1       |
|                       | 741 McKinley    | 1       |
|                       | 637 Lincoln     | 1       |
|                       | 1101 Jefferson  | 1 1/2   |

\*Includes some houses approaching Colonial Revival style

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Table 1 (Continued)

|                                |                |       |
|--------------------------------|----------------|-------|
| Hipped Box                     | 1124 Main      | 1     |
|                                | 1021 Jefferson | 1½    |
|                                | 301 Walnut     | 1     |
|                                | 1240 Grant     | 1     |
|                                | 817 Lincoln    | 1     |
|                                | 540 Lincoln    | 1     |
|                                | 1116 LaFarge   | 1½    |
| Foursquare                     | 728 LaFarge    | 2     |
|                                | 941 Garfield   | 1½    |
| Vernacular Masonry             | 741 Lincoln    | 1½    |
| Edwardian Vernacular           | 945 Front      | 1     |
|                                | 1101 Grant     | 1     |
|                                | 925 Jefferson  | 1     |
|                                | 823 Garfield   | 1½    |
|                                | 301 Spruce     | 2½    |
| Classic Cottage/Cabin          | 1101 LaFarge   | 1     |
|                                | 701 Garfield   | 1½    |
|                                | 616 Front      | 1     |
| Italianate Vernacular          | 721 Grant      | 2     |
| Dutch Colonial                 | 728 Grant      | 2     |
| Shingle                        | 1061 Lincoln   | 1½    |
| Foursquare/Renaissance Revival | 844 Main       | 1 & 2 |
| Commercial                     | Grain Elevator | 1-3   |
|                                | 700/2 Front    | 1     |
|                                | 740 Front      | 1     |
|                                | 700 Main       | 1     |
|                                | 702-02 Main    | 1     |
|                                | 801 Main       | 2     |
|                                | 809 Main       | 1     |
|                                | 813 Main       | 1     |
|                                | 909 Main       | 1     |
|                                | 920 Main       | 1     |
|                                | 1001 Main      | 1     |
|                                | 1006 Pine      | 1½    |
|                                | 628 LaFarge    | 2     |
| Other (church)                 | 741 Jefferson  | 1½    |



### 3. Significance

| Period       | Areas of Significance—Check and justify below |                        |                        |                                       |
|--------------|-----------------------------------------------|------------------------|------------------------|---------------------------------------|
| prehistoric  | archeology-prehistoric                        | community planning     | landscape architecture | religion                              |
| 1400-1499    | archeology-historic                           | conservation           | law                    | science                               |
| 1500-1599    | agriculture                                   | economics              | literature             | sculpture                             |
| 1600-1699    | XX architecture                               | education              | military               | social/                               |
| 1700-1799    | art                                           | engineering            | music                  | humanitarian                          |
| XX 1800-1899 | XX commerce                                   | exploration settlement | philosophy             | theater                               |
| XX 1900-     | communications                                | XX industry            | politics government    | transportation                        |
|              |                                               | invention              |                        | XX other (specify)<br>Ethnic Heritage |

Specific dates 1860-1920 Builder Architect Various

#### Statement of Significance (in one paragraph)

The Louisville Multiple Resource Nomination is significant because its constituent structures represent a type, period, and method of construction applicable to small coal mining communities circa 1900. Louisville is typical of coal towns whose architecture evolved, as opposed to coal camps, which were planned and built by coal companies for their employees. The nomination is also significant in that the buildings collectively illustrate the history of Louisville and the many themes important to its development.

The area that became Louisville was first settled during the 1860s.<sup>1</sup> Although Indians had roamed over the land for centuries, the first settlers, the David Kerr family, moved there in 1864 and pre-empted the land five years later. Agriculture might have remained the economic mainstay, but during later years the discovery and development of the coal lands at Marshall, a few miles away, prompted prospectors to look in the area that became Louisville for coal.<sup>2</sup>

The 1870s proved to be a decade of crucial importance. In August of 1877 C.E. Welch of Golden, Colorado, entered into an agreement with David Kerr to drill test holes in hope of striking coal. He did so, and the first mine opened before the end of the year. Then on October 24, 1878 Louis Nawatny, who had been field supervisor for Welch's drilling operation, filed a plat for the town of Louisville on land he had pre-empted earlier in the year. Nawatny used his Christian name as the root form of the name of his village.<sup>3</sup> The news of a coal discovery and the founding of a town led to the first population boom for Louisville.

The coal deposits were scattered around town. The first one mined was east of the town near Coal Creek: The Welch/Louisville mine. By 1890 the Caledonia, Acme, and Ajax mines joined the Welch/Louisville in production. This number increased to eight by 1900.

For more than a decade into the twentieth century the growth continued, and in 1909 production reached a high with 753,287 tons mined. It later slumped but remained around 600,000 tons from 1910 through 1924.

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These levels of production were achieved only by seasonal mining. The coal found in and around Louisville is subbituminous with a high moisture content, which caused the coal to crumble within weeks of being exposed to the air. As a result the mines operated only when consumer demand warranted during the fall and winter, then closed in the spring and summer. The exception came when some of the coal was sold to electrical generating plants during the twentieth century.<sup>4</sup> That new market proved not enough to offset declines in demand that began in the 1920s as natural gas pipelines were laid to Denver and more affluent homeowners replaced their coal furnaces with gas fired units, a trend disrupted by the Great Depression and World War II. As older mines closed, new ones opened, the last two, the Crown and Liley, in 1938. The Crown had the distinction of being the last operating coal mine in the Louisville area, closing in 1955.

Mining, the local economic mainstay, was complemented by two other activities, farming and gardening. Farming in the Louisville area was fairly typical of agriculture practiced all along the front range from Denver north to Wyoming. Many farms depended upon irrigation for water and grew a variety of grain crops including corn and wheat as well as hay and straw for animal feed. Many of the farms raised livestock in addition to crops. Local agriculturalists did not participate in the early twentieth century sugar beet boom that spread through much of the region from Denver up the South Platte Valley and from Longmont north to Fort Collins. This probably occurred because the Louisville farmers already had profitable markets for their produce, as they had had since the first crops were planted during the 1860s.<sup>6</sup>

The other activity in Louisville that complemented coal mining--gardening--had its roots in the seasonal nature of the local mining economy. The miners, laid off in March and April, and knowing they would not be called back to work until late August or usually September, faced the summer months without income. To replace their lost income without seeking employment outside town, many used their lots as areas for gardening. Produce from these gardens not only fed the owner's family but also was grown with the intent that it would be sold. Louisville garden vegetables and fruits were either marketed in town to other residents, or shipped to Boulder or Denver for sale. In so doing the homeowners took advantage of the extraordinarily deep lots that prevailed in the original town and early additions to Louisville. In at least one case, the Thomas family, vegetable production replaced mining as the major source of income as they came to own City Market.

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Others, who apparently were not as successful at gardening, used their houses as bases for other home industries including wine making or pasta making. Such activities to supplement family income continued well into the twentieth century and left their marks on houses and lots throughout old Louisville as evidenced by remains of gardens, vineyards, or orchards. In addition to the ingenuity of Louisville residents in coping with the volatile coal market another factor helped the town and its mines to survive--transportation.

By modern standards Louisville is only forty minutes from downtown Denver, but in the days before automobiles and turnpikes that distance would have required a day's trip by horse and wagon. Such time and the resulting freight charges would have made it impossible for the coal mines to operate. In Louisville, however, transportation was never a problem because the site was served by a railroad six years before the town was founded. During 1872 and 1873 construction crews of the Colorado Central pushed tracks through eastern Boulder County on their way to Longmont, Colorado, and beyond, seeking a connection with the Union Pacific in the Greeley, Colorado, area. No doubt the presence of the Colorado Central encouraged Louisville's early coal entrepreneurs, recognizing that the railroad gave them ready, if not always dependable, access to the Denver market.

The railroad played another role in the development of Louisville beyond offering transportation. It defined and later divided the community. The original Nawatny plat used the railroad as its eastern border, a pattern that did not change for twelve years, and then only slightly as the far eastern side of the tracks remained comparatively undeveloped. The original plat was laid out in a grid two to one and one-half blocks wide, east to west, and four blocks long, north to south. All of the pre-World War I additions copied the grid pattern and all but two of them were on the west side of the railroad tracks. Only the East Louisville addition (1906) and a portion of Caledonia Place (1890) were located east of the railroad.<sup>10</sup> The town, as it grew outward in the other three directions during the late nineteenth and early twentieth centuries, developed a discernable central business district, concentrated in what had been the original town.

As the business district developed, it contained a number of saloons, large enough to concern the town fathers. As a result they limited liquor sales to Front Street, while other businesses and the seat of government were on Second, now known as Main, Street, one block west of the saloons. Contrary to typical practice when legislating the locations for saloons, that is putting them as far away from public view as practical, Louisville's ordinances lined the railroad tracks with the liquor sellers so that the first sights a visitor to town saw were

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not prosperous businesses or well kept houses but rather a row of drinking establishments. The ordinance likewise prevented the development of neighborhood saloons in residential areas.

During the late nineteenth and early twentieth centuries the physical form of Louisville was influenced by four forces:

- 1) the location of the coal mines, concentrated beyond the town limits on the west and south edges or further north and east beyond the tracks;
- 2) the railroad tracks themselves;
- 3) the real estate developers and their preferences not to move east of the tracks;
- 4) and the town government and its early attempts to legislate land use restrictions such as where saloons could be located.

Within the grids and rectangular lots of Louisville, the miners, tradesmen, and their families developed lifestyles typical of many American working class communities of the period. The family constituted the basic socio-economic unit. As extended families developed, they tended to form the social cement of the community and offered a continuity to the town and its life. The first census of Louisville, in 1880, showed that a majority of the residents were immigrants from other English speaking nations, along with some Frenchmen, Germans, Austrians, one Russian and one Swiss. The ethnic group most associated with modern Louisville—the Italians—did not appear in town until the 1890s.

As some miners and others in town moved financially ahead of their neighbors the physical form of the town changed as new subdivisions were added with larger lots and a few larger, architecturally more elaborate homes. These houses and additions were in the west and north or northwest sections of the city. This movement continued the old practice of concentrating the town west of the tracks and between the mines of the community that had by then nearly encircled the town.

The new additions to town as well as some parts of the older ones contained a wide variety of architectural styles from wood vernacular cottages to multi-story Shingle or Dutch Colonial Revival styles. The business district was comprised

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almost completely of false fronted wood stores in the nineteenth century commercial form. Those commercial buildings that were not wood-sheathed were wood-frame covered with stamped metal siding or stucco, with only a few built of brick. The same preference for wood construction was also exhibited in residences. Less than a dozen homes in old Louisville were made of brick or stone. The reason for this preference is that wood structures, even on concrete or stone foundations, had more flexibility, an important characteristic in a town that was being undermined. Subsidence apparently became something of a problem in the Jefferson Place Addition by the early twentieth century.<sup>13</sup>

Despite such a preponderance of wood buildings, Louisville never suffered a disastrous fire so typical of many mining towns. Instead, the fires that did occur were contained to one or two structures, possibly because of the large lots and spaces between buildings in most of the town. In the town there is no evidence to indicate that any architects of note worked there. Rather, styles were copied from other sources or in some cases the builder and/or owner simply worked out a design that met the space needs of the occupants.

The other factor that appears to have influenced Louisville architecture around the turn of the century came from the early mass merchandisers, particularly Sears, Roebuck and Company. Local tradition maintains that some of the houses in town were "kits" from Sears. Research into 1902, 1908, and 1909 Sears catalogs, recently reprinted, reveal that the company had available several books of plans for dozens of homes from cottages to large, multi-story houses. Also, through the catalog and a separate millwork catalog, stained glass, elaborately carved doors and a wide variety of millwork were available at prices advertised to be much lower than custom construction costs. Descriptions of these parts and catalog drawings exhibit a close similarity to many of the windows, doors,<sup>14</sup> and other features observed during the course of the Louisville field survey.

When compared to other Colorado coal mining towns of the late nineteenth and early twentieth centuries, Louisville was a community that had only a few characteristics in common with its contemporaries. The reason is that Louisville was not a town built and/or owned by one coal company. Even though many of the local mines eventually belonged to the Rocky Mountain Fuel Company, this did not occur until after the turn of the century. By then the town was well established and the corporation did not seek to build a new company town. The result was that Louisville developed independently. Housing styles, costs and ownership reflected an individual's personal economics, not company management. Instead of



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a boarding house and one or two basic home styles, depending on family size, with the designs determined by company management, Louisville came to have an architectural diversity greater than most Colorado coal mining towns.

This same diversity also applied to the physical form and growth patterns of Louisville. Real estate speculators and developers, not company officials, decided when and where to develop new additions. While the developers did stay with the grid pattern, they did so not by corporate edict, but because the grid was the accepted standard of the period. The final major difference between Louisville and many other Colorado coal mining towns came from the independent nature of local commercial development. Individual entrepreneurs and local market demand dictated what goods and services were available and at what prices. Even though the National Fuel Company owned a store in town, it did not have a monopoly on the market. Equally, as a non-company town there were liquor sales in Louisville, something frequently prohibited in strictly controlled company towns. Finally, early residents of Louisville found their own entertainment, and were not dependent on a coal company to provide newspapers, social halls, bands or other diversions, frequently part of the company town experience elsewhere. Louisville and its residents enjoyed much more freedom than residents of many Colorado coal mining communities of the late nineteenth and early twentieth centuries.<sup>15</sup>

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Louisville Multiple

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Notes - Section 8

<sup>1</sup>For a good, brief evaluation of the natural environment of the Louisville area see: No Author, Northeast Resource Area Resource Management Plan, (Wheatridge: Bureau of Land Management, 1983); and Volker Herbert Kreibich, "A Precipitation Climatology of the Front Range of Colorado," (M.A. Thesis, University of Colorado, 1966).

<sup>2</sup>For the development of the Marshall coal field and its railroad see: John Collinson, The Denver Pacific Railway, (London: W.J. Johnson, 1870); and Thomas J. Noel, "All Hail the Denver Pacific: Denver's First Railroad," The Colorado Magazine, 50 (Spring 1973): 91-116.

<sup>3</sup>Carolyn Conarroe, The Louisville Story, (Louisville: Louisville Times, 1978), pp. 3-4, hereafter cited: Conarroe, Louisville.

<sup>4</sup>For a discussion of Boulder County coal fields and their development see: Maynard A. Peck, "Some Aspects of the Coal Industry in Boulder County, Colorado." (M.A. Thesis, University of Colorado, 1947).

<sup>5</sup>Conarroe, Louisville, p. 18; Steven F. Mehls, The New Empire of the Rockies, A History of Northeastern Colorado, (Denver: Bureau of Land Management, 1984), p. 161.

<sup>6</sup>See: Alvin T. Steinel, A History of Agriculture in Colorado, (Ft. Collins: State Board of Agriculture, 1926).

<sup>7</sup>Lyle W. Dorsett, The Queen City, A History of Denver, (Boudler: Pruett Press, 1977), pp. 10-14, discusses attempts to create an economic hinterland.

<sup>8</sup>Personal communication, S.F. Mehls with Quentin Thomas, Louisville resident, 3 August 1985; Personal Communication, C.J. Mehls with Mrs. John Leary, Louisville resident, 2 August 1985.

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<sup>9</sup>F. Hol Wagner, The Colorado Road, (Denver: Intermountain Chapter, National Railway Historical Society, 1970), pp. 9-13, hereafter cited: Wagner, Road; and Old Burlington Interview, Civil Works Administration Interviews (CWA), Colorado Historical Society (CHS); George A. Colbert Interview, CWA, CHS; E.L. Ketley Interview, CWA, CHS; Annual Reports of the Union Pacific Railway Company, 1880s and 1890s, Union Pacific Collection, Colorado Historical Society.

<sup>10</sup>Plat Maps, City of Louisville, Planning Department.

<sup>11</sup>Ordinances of the Town of Louisville, Historical Collection, Louisville Public Library, (HC, LPL).

<sup>12</sup>Population File, HC, LPL.

<sup>13</sup>Personal Communication, S.F. Mehls with Mrs. Johnny Porter, Louisville resident, 2 August 1985; Conarroe, Louisville, pp. 16-17.

<sup>14</sup>Reprints of 1902, 1908 and 1909 Sears, Roebuck and Company catalogs.

<sup>15</sup>For detailed information and descriptions of Colorado coal towns see: H. Lee Scamehorn, Pioneer Steelmaker in the West, (Boulder: Pruett Press, 1976).



## 9. Major Bibliographical References

(see continuation sheet)

## 10. Geographical Data

Acreage of nominated property 4.5 acres--project area

Quadrangle name Louisville

Quadrangle scale 1:24000

UTM References (see continuation sheets)

PROJECT AREA

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### Verbal boundary description and justification

In all cases, with the one exception of the Denver Elevator, the nominated area is the lot on which the building sits. The lot and block number are stated on the individual survey forms. Denver Elevator Boundary: the building

List all states and counties for properties overlapping state or county boundaries

| state | N/A | code | county | code |
|-------|-----|------|--------|------|
|-------|-----|------|--------|------|

| state | code | county | code |
|-------|------|--------|------|
|-------|------|--------|------|

## 11. Form Prepared By

name/title Steven F. Mehls, Carol J. Drake, James E. Fell, Jr.

organization Western Historical Studies date 10/15/85

street & number 1225 Atlantis Avenue telephone (303) 666-6208

city or town Lafayette state Colorado 80026

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

*Bahara Sudler*

title State Historic Preservation Officer

date 12-20-85

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior  
National Park Service

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National Park Service

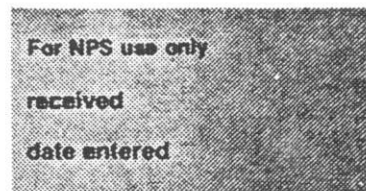
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Verbal Boundary Description & Justification

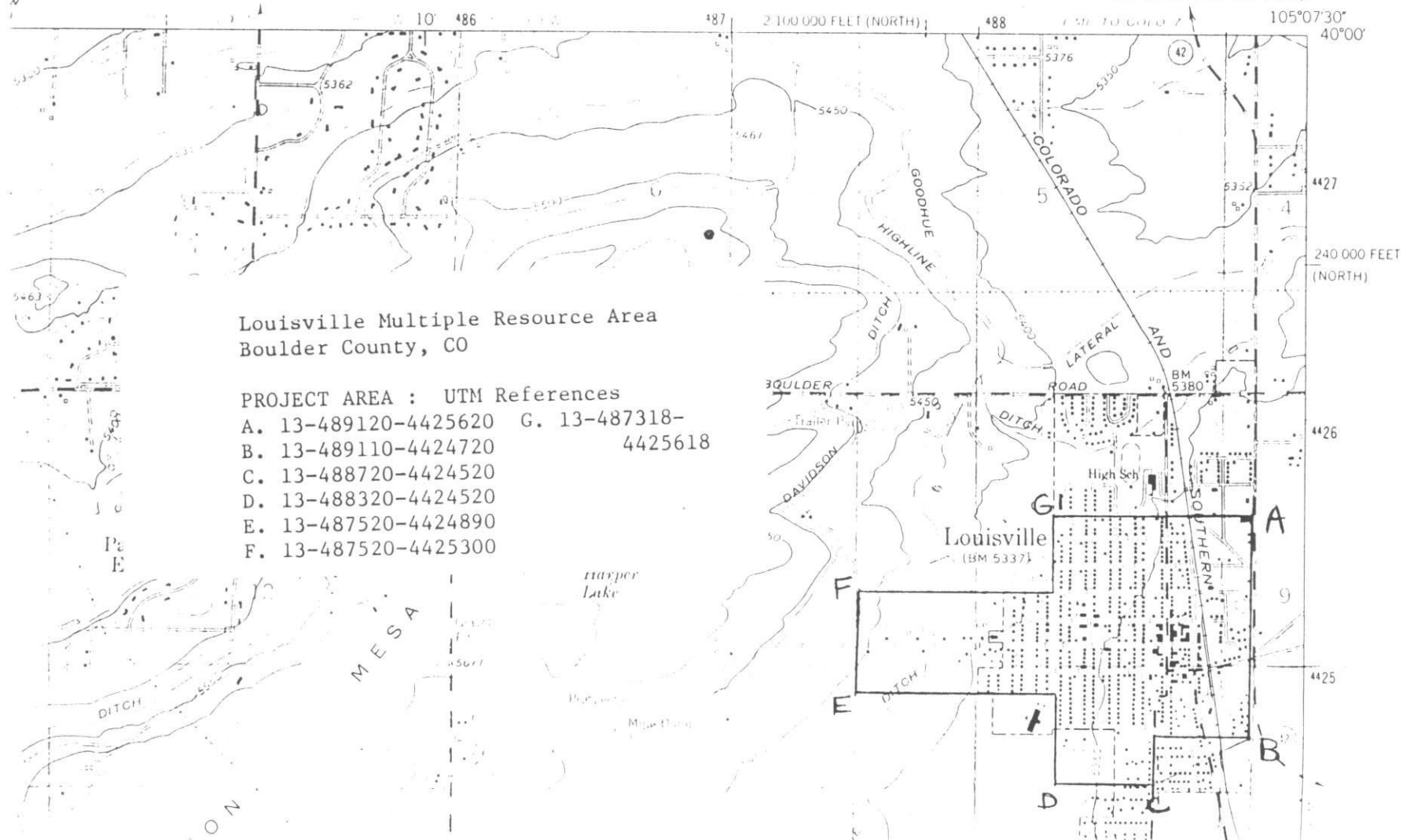
and acreage extending 15' from the walls and loading dock.

| <u>UTM REFERENCES</u>         | <u>Zone</u> | <u>Easting</u> | <u>Northing</u> | <u>Acreage</u> |
|-------------------------------|-------------|----------------|-----------------|----------------|
| Denver Elevator               | 13          | 488960         | 4424975         | .23 acre       |
| Lackner's Tavern              | 13          | 488975         | 4424800         | .50 acre       |
| Jacoe Store                   | 13          | 488780         | 4425320         | 1/3 acre       |
| National Fuel Company Store   | 13          | 488775         | 4424120         | .50 acre       |
| Tego Drug/State National Bank | 13          | 488820         | 4425000         | .50 acre       |
| Robinson House                | 13          | 488320         | 4425120         | 1/3 acre       |
| LaSalla House                 | 13          | 488810         | 4425480         | .50 acre       |
| Ginacci House                 | 13          | 488690         | 4425450         | 1/3 acre       |
| Rhoades House                 | 13          | 488470         | 4425360         | 1/3 acre       |
| Petrelli/DelPizzo House       | 13          | 488810         | 4425340         | 1/3 acre       |
| Stolmes House                 | 13          | 488930         | 4424940         | 1/3 acre       |
| Thomas House                  | 13          | 488410         | 4425100         | 1/3 acre       |

496 11 SE  
(ERIE)

PROJECT AREA : UTM References

A. 13-489120-4425620 G. 13-487318-4425618  
B. 13-489110-4424720  
C. 13-488720-4424520  
D. 13-488320-4424520  
E. 13-487520-4424890  
F. 13-487520-4425300





## 1016 Main St. History

**Legal Description:** LOT 10 BLK 17 CALEDONIA PLACE

**Year of Construction:** c. 1895-1910

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

### Development of the Caledonia Place Subdivision

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

### Early Property Ownership

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

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



### Joseph H. and Elizabeth Fearn Ownership, 1905-1910

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



### Dates of Construction

It is possible a house was constructed on the lot while the property was owned by McAllister Lumber or Frank Boyd, however the year of construction cannot be accurately determined. Boulder County's online records give 1910 as the house's date of construction. However, the County has sometimes been found to be in error with respect to the date of construction of houses in the area, so other evidence is looked to. In this case, the date offered by the County contradicts the information, including information on the County Assessor card itself, which notes the house was 55 years old in 1950. This would place the earliest date of construction at 1895, around the time that McAllister Lumber acquired the property.

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



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

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



### Ashe Family Ownership, 1910-1938

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

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

### **Petrelli Family Ownership, 1938-1982**

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



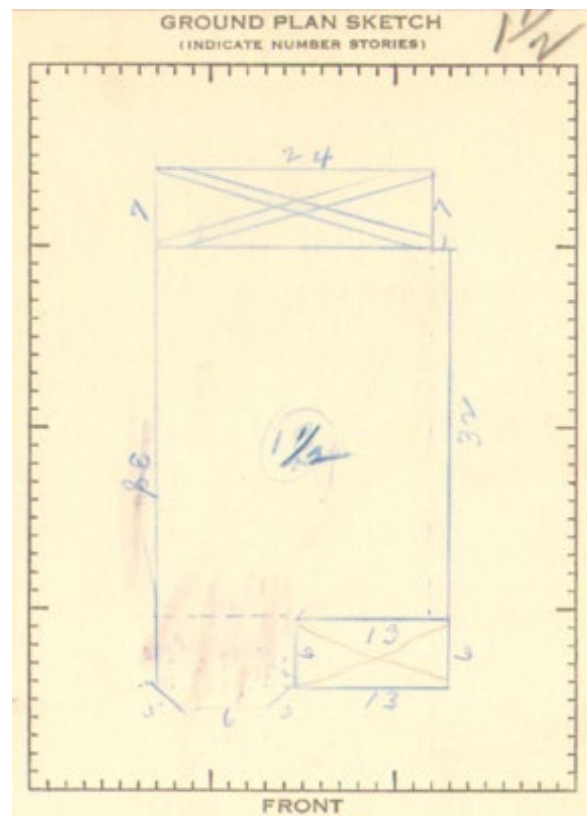
1947 Louisville Boys Baseball team at Miners Field.  
Joe Petrelli is the first boy from the left in the back row.

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

and taking in boarders at 1016 Main. He was also renting out additional properties at 1021 Main and 1314 Main.



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





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

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

### **Recent Ownership**

1989-2005 – Jay A. Berger and Maureen Ivy

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

2022- present – Keith Wegen and TWSS Main LLC



Current photo of 1016 Main from Boulder County Assessor records.

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

# HISTORIC STRUCTURAL ASSESSMENT

1016 Main Avenue, LOUISVILLE, COLORADO

December 4, 2024



Evaluated by:

Andy Johnson, AIA  
DAJ Design  
922A Main Street, Louisville, CO 80027  
303-527-1100; [andy@dajdesign.com](mailto:andy@dajdesign.com)

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

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## 1.0 INTRODUCTION

### 1.1 RESEARCH BACKGROUND / PROJECT PARTICIPANTS

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



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

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

#### LIST OF CONSULTANTS AND SOURCES:

##### STRUCTURAL ENGINEER

Vignan Beesam, M.S.

Reviewed By: Billy Schoelman, P.E.

GFE STRUCTURAL

PO BOX 20708

BOULDER, CO 80308

303.554.9591

##### SOURCES

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



## 1.2 BUILDING LOCATION

### VICINITY MAP



### LEGAL DESCRIPTION

Lot 10, Block 17, Caledonia Place



## 2.0 HISTORY AND USE

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

### 1016 Main St. History

**Legal Description:** LOT 10 BLK 17 CALEDONIA PLACE

**Year of Construction:** c. 1895-1910



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

### Development of the Caledonia Place Subdivision

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

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

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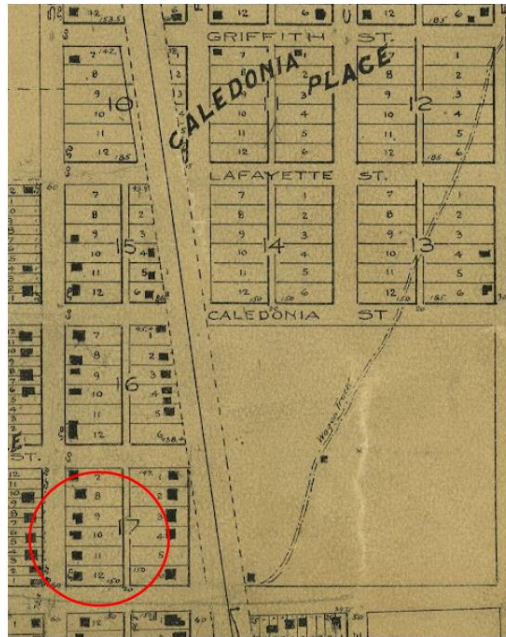


### Dates of Construction

It is possible a house was constructed on the lot while the property was owned by McAllister Lumber or Frank Boyd, however the year of construction cannot be accurately determined. Boulder County's online records give 1910 as the house's date of construction. However, the County has sometimes been found to be in error with respect to the date of construction of houses in the area, so other evidence is looked to. In this case, the date offered by the County contradicts the information, including information on the County Assessor card itself, which notes the house was 55 years old in 1950. This would place the earliest date of construction at 1895, around the time that McAllister Lumber acquired the property.

Later reports and newspaper articles related to the listing of 1016 Main on the National Register of Historic Places, notes the date of construction as 1892 (*Louisville Times*, October 1, 1986) and as built by John L. Ashe in 1910 (*Louisville Times*, November 9, 1986). Numerous resources, including the *Louisville Times*, the National Register application, a [2005 Louisville Historian article on Sears Homes](#), and anecdotal evidence all indicate that 1016 Main was constructed from a Sears and Roebuck kit. The *Sears Catalog of Modern Homes*, selling do-it-yourself kits for building a house, was available from 1908-1948, which would bring the earliest date of construction to 1908.

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



#### **Ashe Family Ownership, 1910-1938**

In 1910, the Fearn family moved to Nebraska and sold 1016 Main to their next-door neighbor, Mary Quillian Ashe (1882-1934). Mary Quillian was born in Colorado in 1882. Her parents came to Colorado in 1869 and her father, Asbury H. Quillian was a Protestant minister who travelled throughout Colorado. In 1906, Mary married Thomas Gregory Ashe (1875-1969). Thomas Ashe was of Irish descent and was a farmer in Iowa before coming to Colorado. By 1910, Mary and Thomas were renting a house on Main Street and Thomas was working as the superintendent of the Lucas mine near Broomfield. Two of their six sons were born in Louisville before the family moved to Texas in 1911. However, the Ashe family retained ownership of the house for the next 27 years. It appears the Ashes rented the property from the 1910s-1930s until Mary's death in 1934, leaving the house to her sons. In 1936, her children transferred ownership to their father, Thomas Ashe until he sold the property to Victor and Mary Petrelli in 1938. Obituary notices note that Mary Ashe was active in the Methodist Church, Eastern Star, and Women's Christian Temperance Union, but it does not appear that she ever lived in Louisville again after 1911.

#### **Petrelli Family Ownership, 1938-1982**

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



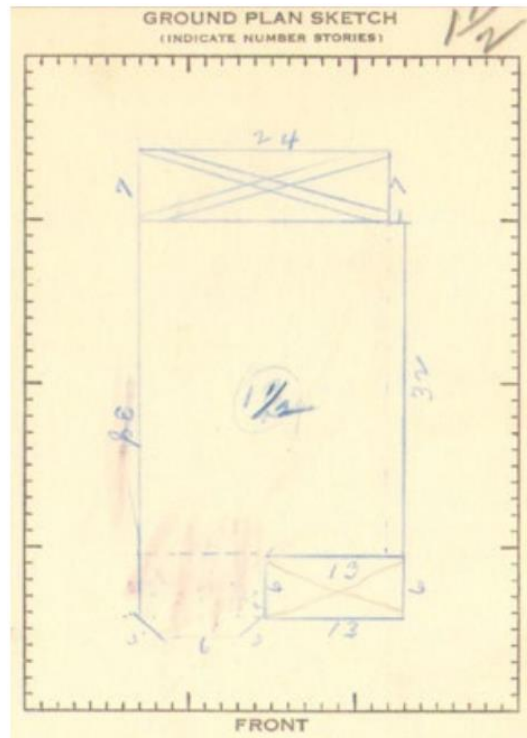


1947 Louisville Boys Baseball team at Miner's Field.  
Joe Petrelli is the first boy from the left in the back row.

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



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



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

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

### **Recent Ownership**

1989-2005 – Jay A. Berger and Maureen Ivy

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

2022-present – Keith Wegen and TWSS Main LLC



Current photo of 1016 Main from Boulder County Assessor records.

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

## 2.1 ARCHITECTURAL SIGNIFICANCE & CONSTRUCTION HISTORY

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

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

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

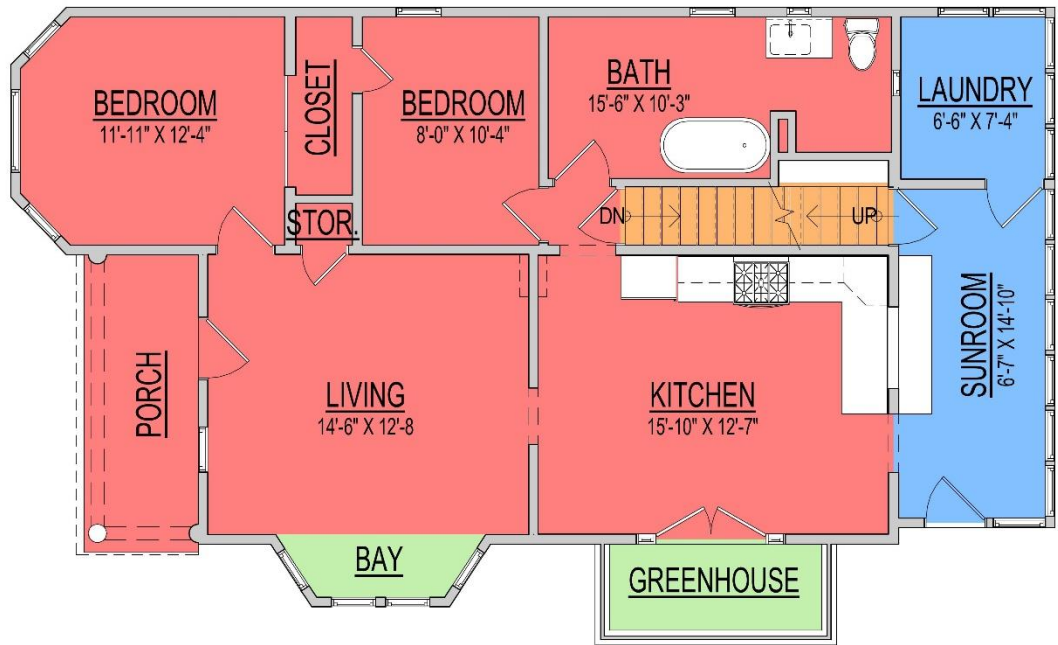
Other smaller changes over time include a new roof with skylights, gutters, and downspouts. The grading around the house sits higher than the original grade, likely due to Main Street being raised in elevation when it was paved. A garage is located at the back of the property, facing the alley, that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

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



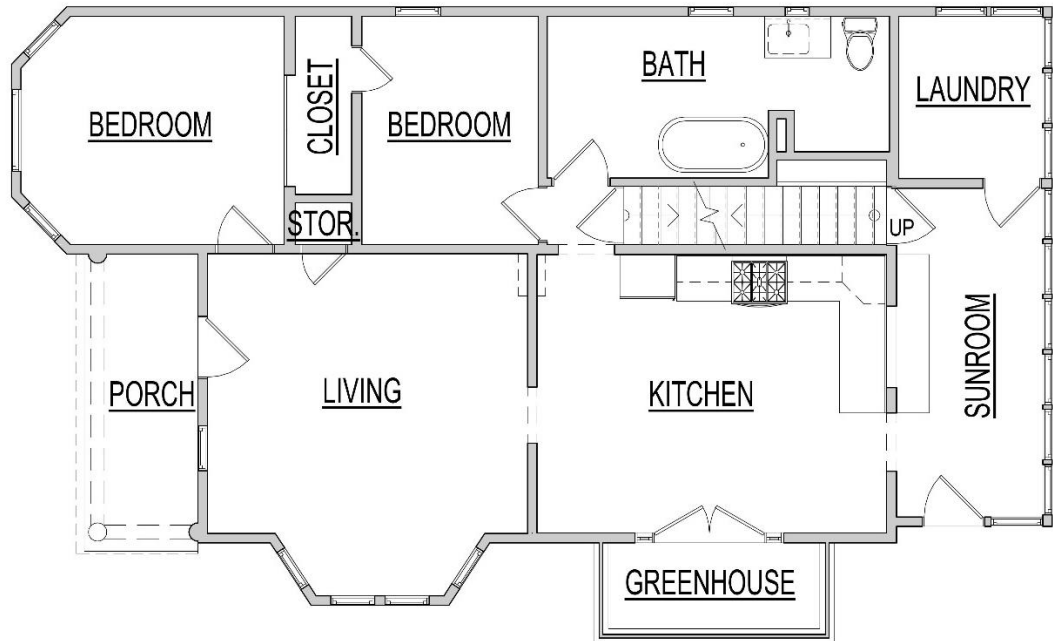
Primary Changes Occurring Over Time:

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





## 2.2 FLOOR PLANS



*Main Level Floor Plan*



*Upper Level Floor Plan*

## 2.3 PROPOSED USE

There is no proposed change of use at this time.

## 3.0 STRUCTURE CONDITION ASSESSMENT

### 3.1 SITE

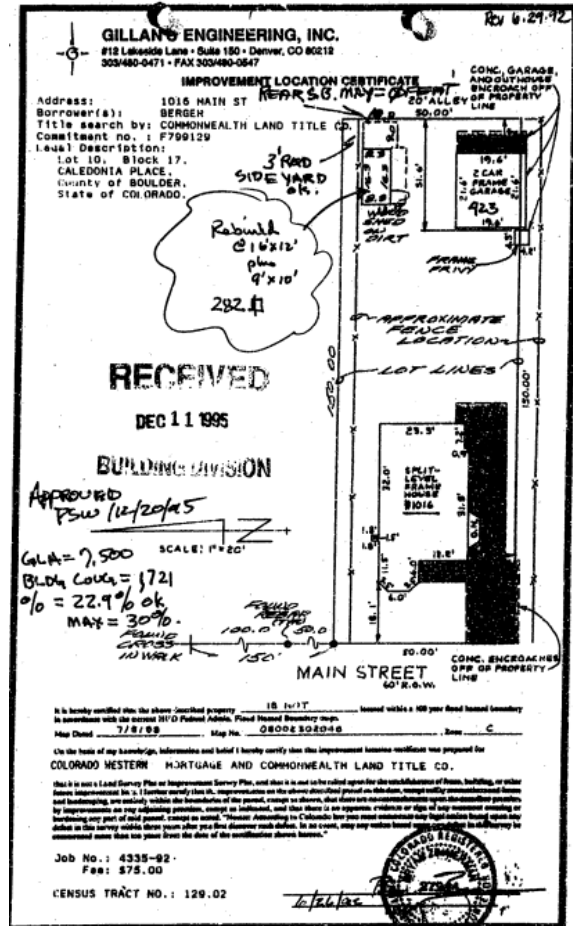
#### ASSOCIATED LANDSCAPE FEATURES

##### Description:

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

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

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



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

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



## Condition Evaluation:

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

## Recommendations:

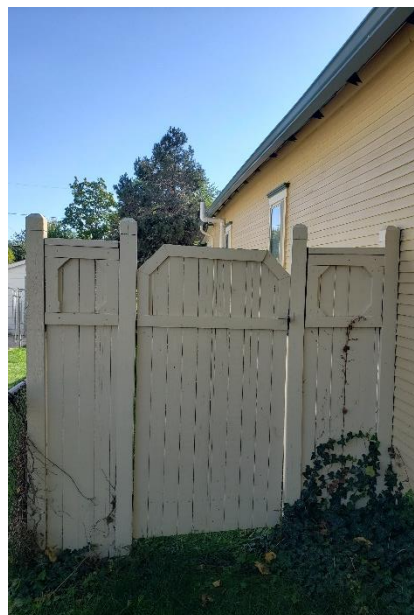
1. Work with a licensed arborist to maintain the mature trees and shrubs. Ensure that growth does not interfere with the house roof, siding, or foundation.
2. Keep overgrowth trimmed away from the house and overhead electrical lines and remove any overhead branches. The ground covers should be trimmed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



*Ground covers growing on the house and the foundation.*



*Rear yard looking towards the garage & studio.*



*6-foot painted wood fence & gate.*



*Vines growing on trellis structure.*



## GRADING

### Description:

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



### Condition Evaluation:

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

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



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

Recommendations:

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



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





## PARKING

### Description:

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

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

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

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



*Parking area in the southwest corner of the property.*

Condition Evaluation:

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

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

Recommendations:

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

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



*Garage and studio viewed from the alley.*



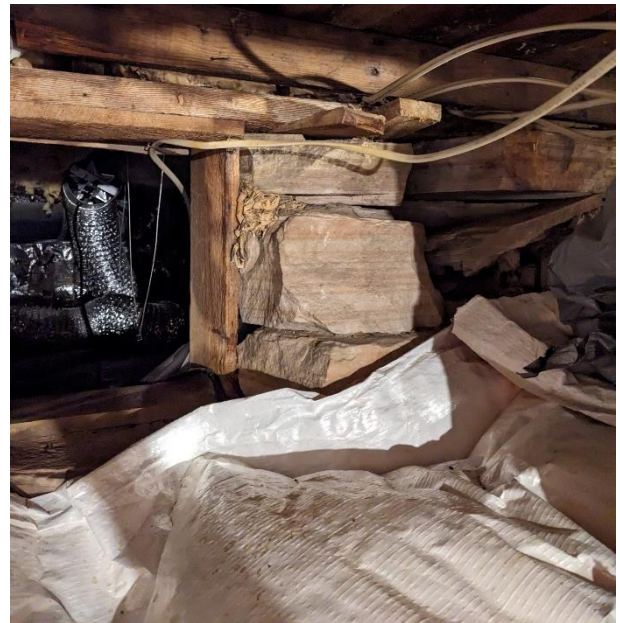
## 3.2 STRUCTURAL SYSTEM

### FOUNDATION SYSTEMS

#### Description:

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

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



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



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

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

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

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

#### Condition Evaluation:

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



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

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



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

#### Recommendations:

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





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



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

## FLOOR & CEILING SYSTEMS

### Description:

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



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



*Floor joist supports bearing on a retaining wall.*

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

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

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

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



## Condition Evaluation:

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

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

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

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

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

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



*Original floor joists and floor sheathing.*



*Concrete ceiling in what was previously a coal room.*



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

Recommendations:

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



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

## ROOF FRAMING SYSTEMS

### Description:

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



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

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

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



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

Condition Evaluation:

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

Recommendations:

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

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

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



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

### 3.3 ENVELOPE – EXTERIOR WALLS

#### EXTERIOR WALL CONSTRUCTION

##### Description:

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

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

##### Condition Evaluation:

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

##### Recommendations:

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

#### EXTERIOR FINISHES

##### Description:

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



*Wood shingle siding in the smaller gable end.*



### Condition Evaluation:

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

### Recommendations:

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

## **EXTERIOR MASONRY**

### Description:

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

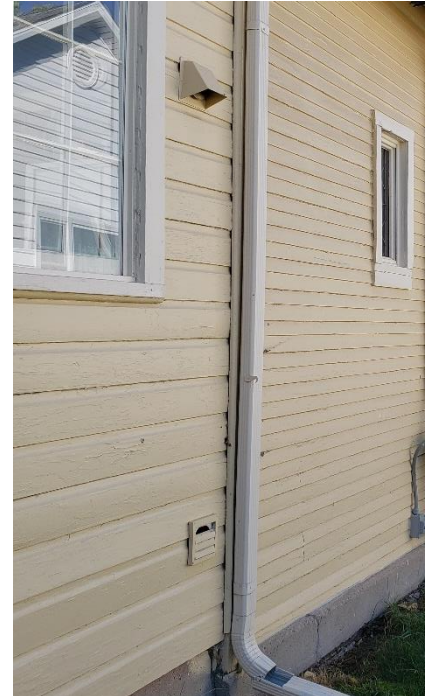
### Recommendations:

No recommendations at this time.

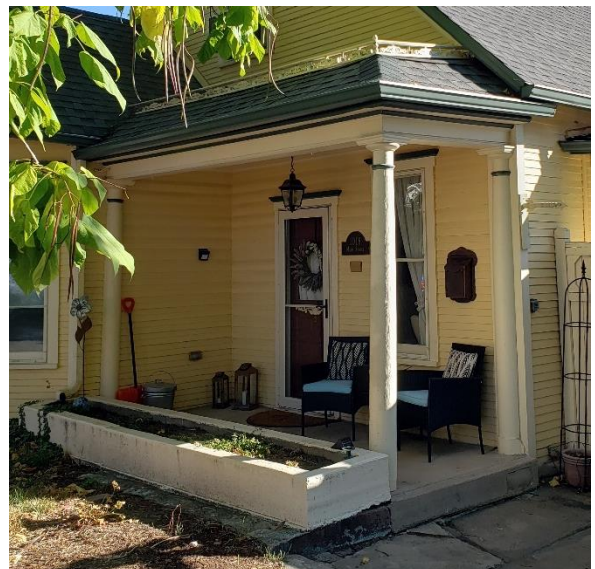
## **EXTERIOR APPENDAGES**

### Description:

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



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

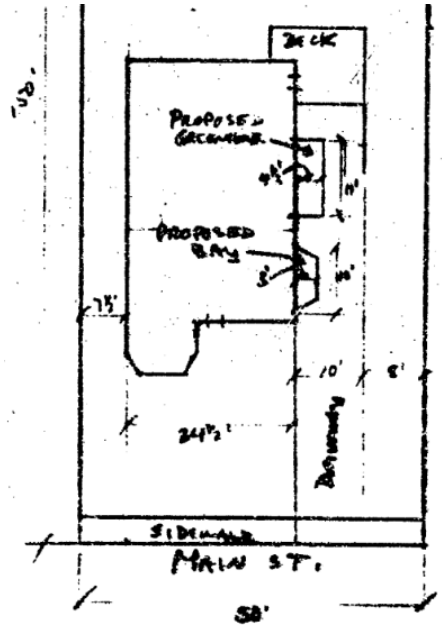


*The covered front porch is mostly original with a concrete floor and planter that are not original.*

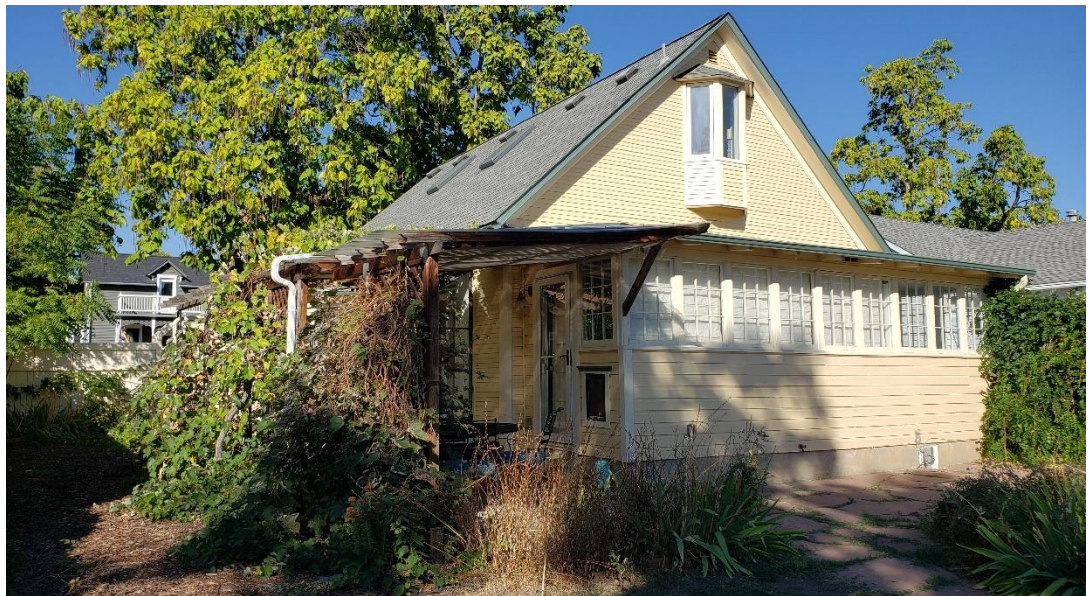


There are several appendages on the south side of the house, none of which are original. In 1967, a concrete patio was added at the southeast corner with a stained wood trellis structure and corrugated sheet roofing. The trellis is attached to and supported on the north side by the house. In 1989, a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

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



1989 site plan showing proposed bay and greenhouse additions.



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



## Condition Evaluation:

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

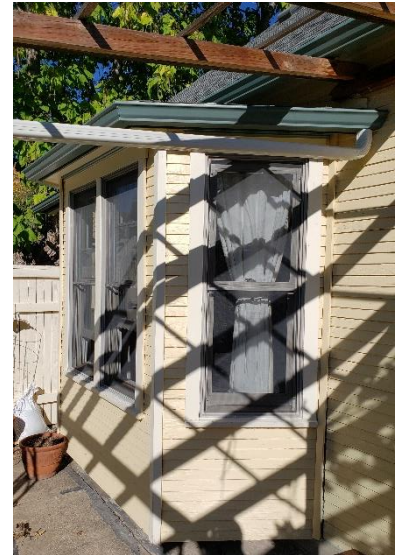
The concrete patio and trellis structure that were added in 1967 are in fair condition. The concrete slab is cracked but relatively level and does not slope water to the house foundation. The wood trellis appears to be properly supported, partially by the house, but the wood stain is weathered, especially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

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

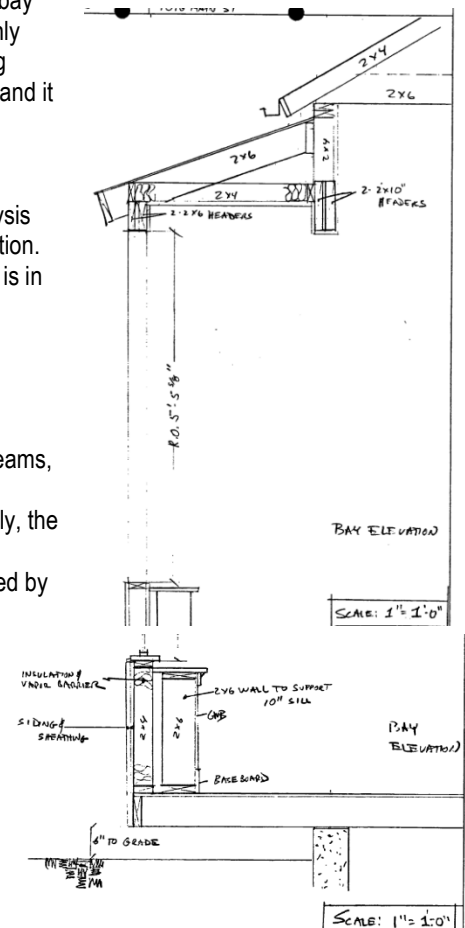
The structure of the east bay window was not exposed for analysis due to finish materials and there are no records of this construction. The east bay window appears to have been added in 1992 and is in good condition, but not historic.

## Recommendations:

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



*The bay window was designed to match the historic house.*



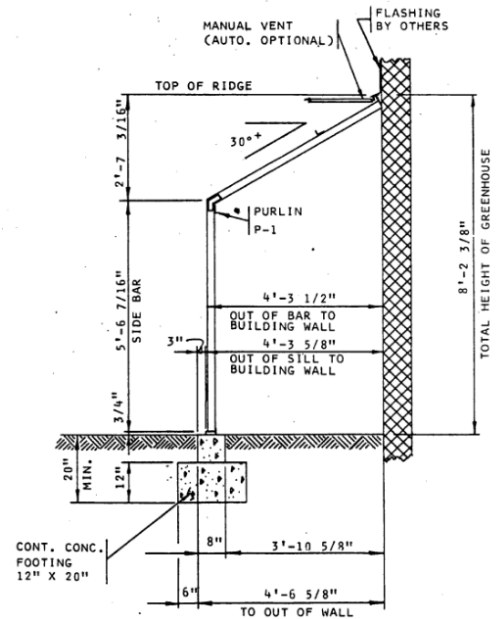
*Bay window construction details.*



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



*Greenhouse attached to the south of the house.*



*Details for the greenhouse added in 1989.*

### 3.4 ENVELOPE – ROOFING & WATERPROOFING

#### ROOFING SYSTEMS

Description:

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

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



*Asphalt shingle roof with roof venting near the ridge.*





Condition Evaluation:

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



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

Recommendations:

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

**SHEET METAL FLASHING**

Description:

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

Condition Evaluation:

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

Recommendations

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

## PERIMETER FOUNDATION DRAINAGE

### Description:

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

### Recommendations

No recommendations at this time.



## DRAINAGE SYSTEM, GUTTERS & DOWNSPOUTS

### Description:

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

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

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



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

### Condition Evaluation:

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

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

Recommendations:

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

**SKYLIGHTS / CUPOLAS**

Description:



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

Condition Evaluation:

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

Recommendations

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



*Operable skylights on the south roof aspect.*



### 3.5 WINDOWS & DOORS

#### DOORS

##### Description:

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

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

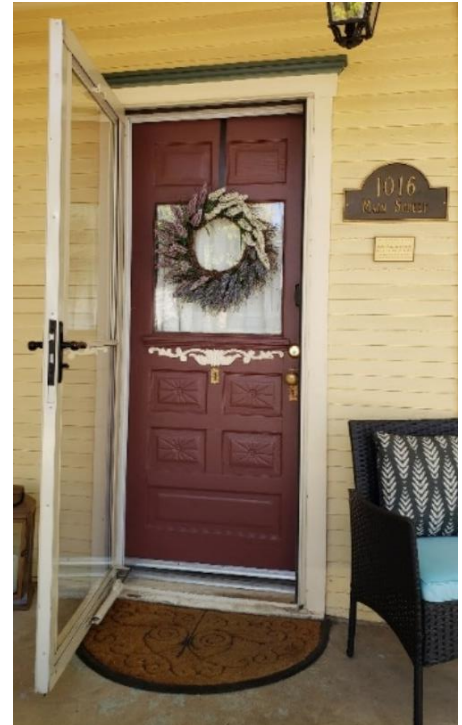
Also on the south side of the house is a double-panel French door that accesses the greenhouse. There are two single-pane side lites on either side of the French door and a stained-glass transom. This door and door location are not original. The doors may have existed prior to the greenhouse, providing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

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

##### Condition Evaluation:

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

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



*Front door.*



*Double doors to greenhouse.*



*Door at east addition.*

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

Recommendations:

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



*Interior doorknob that could be original.*



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

## WINDOWS

### Description:

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

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

### Condition Evaluation:

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



*Exterior hardware previously used to hold window screens.*



*Wood window with aluminum frame storm window and screen.*



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



Recommendations:

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



*Double-hung wood windows with aluminum frame screen windows.*

### 3.6 EXTERIOR DETAILS

#### SOFFIT & FASCIA

Description:

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

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

Condition Evaluation:

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

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

Recommendations:

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



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



*Exposed painted rafter tails at the east addition.*

## TRIM

### Description:

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

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

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

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



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

### Condition Evaluation:

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

### Recommendations:

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



## ORNAMENTATION

### Description:

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

### Condition Evaluation:

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

### Recommendations:

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



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

### 3.7 MECHANICAL SYSTEMS

#### HEATING & AIR-CONDITIONING

Description:

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

Condition Evaluation:

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

Recommendations:

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



*Furnace and ductwork in the basement.*

## WATER SERVICE, PLUMBING, & SEWER UTILITIES

### Description:

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



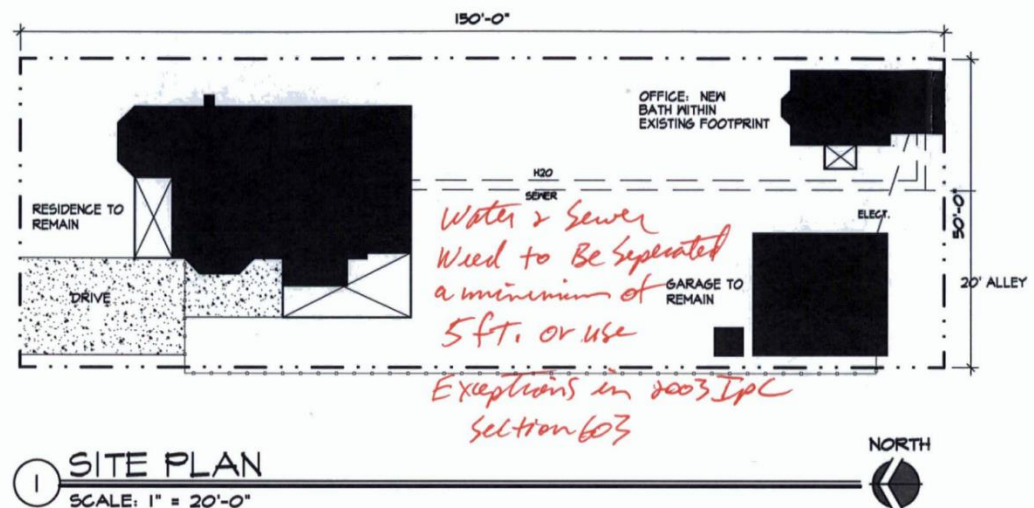
Water heater, supply, and waste lines in the basement.

### Condition Evaluation:

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

### Recommendations:

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



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



### 3.8 ELECTRICAL SYSTEMS

#### ELECTRICAL SERVICE & PANELS

##### Description:

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

##### Condition Evaluation:

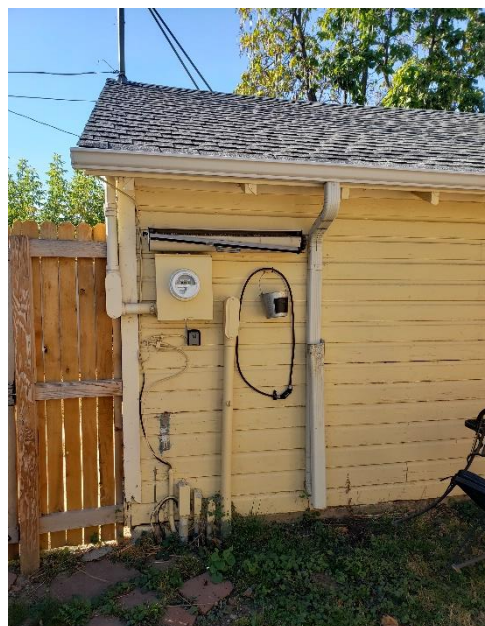
The electrical service was not tested during the site visit but appears to be in working condition. The panel appears to be sized appropriately for the existing house and studio requirements.

##### Recommendations:

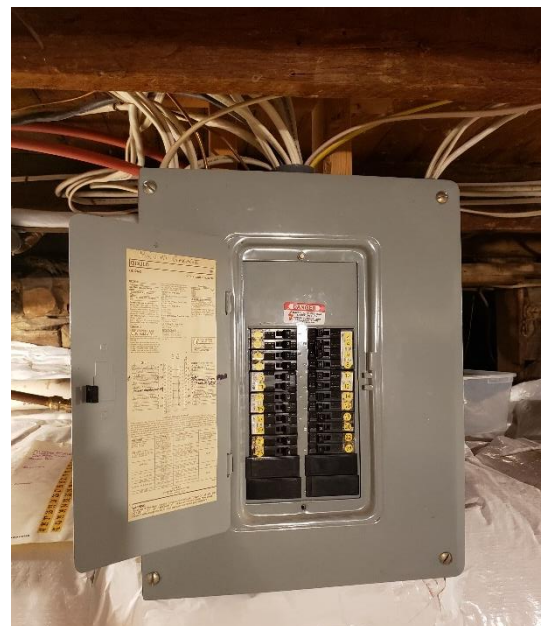
We do not have any recommendations at this time. Any future plans to remove the garage or construct a new garage should keep the main electrical panel on the garage with sub-panels in the house and studio. Future electrical work should be performed by a licensed electrical engineer and shall meet all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



*Main electrical panel in the garage.*



*Electrical meter on the north side of the garage.*



*Sub-panel in the house basement.*

## ELECTRICAL DISTRIBUTION SYSTEM

### Description

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



### Condition Evaluation:

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

### Recommendations:

No recommendations at this time.



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



## LIGHTING

### Description:

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

### Condition Evaluation:

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

### Recommendations:

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



*Pendant light fixture at the front porch.*



*Wall sconce at the east addition.*



*Flood light at east exterior wall.*

## 4.0 ANALYSIS AND COMPLIANCE

### 4.1 HAZARDOUS MATERIALS

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

### 4.2 MATERIALS ANALYSIS

Does not apply.

### 4.3 ZONING CODE COMPLIANCE

#### Notes:

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

#### Legal Description:

Lot 10, Block 17, Caledonia Place

#### Year Built (Main House):

City of Louisville, County of Boulder, State of Colorado

#### Lot Dimensions:

c. 1895-1910

#### Lot Size:

Approx. 50' x 150'

#### Zoning:

7,500 sf (ILC)

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

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

#### Areas of levels in square feet (sf):

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

#### Allowable Building Height (from existing grade):

|                      |     |
|----------------------|-----|
| Primary Structure:   | 27' |
| Accessory Structure: | 20' |

Lot Coverage:

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

Floor Area Ratio:

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

Setbacks:

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



## 5.0 PRESERVATION PLAN

### 5.1 PRIORITIZED WORK

#### CRITICAL DEFICIENCY

**One or more of the following indicate a critical deficiency:**

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



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



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



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

## SERIOUS DEFICIENCY

### ***One or more of the following indicate a serious deficiency:***

1. *Deterioration, if not corrected within two to five years, will result in failure of the feature or element.*
2. *Deterioration of a feature or element, if not corrected within two to five years, may pose a threat to the health and/or safety of the user.*
3. *Deterioration of adjacent or related building materials and/or systems will occur as a result of the deficiency of the feature or element.*



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



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

## MINOR DEFICIENCY

***One or more of the following indicate a minor deficiency:***

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



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

## 5.2 PHASING PLAN

A phasing plan is not available at this time.

## 5.3 ESTIMATE OF PROBABLE COST OF CONSTRUCTION

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

6.0 PHOTOGRAPHS AND ILLUSTRATIONS



*c. early 1900s view from Main Street*



*1950 West Elevation*





*2024 West Elevation*



*2024 View from the Southwest*





*2024 View from the Northwest*



*2024 View from the Southeast*



Durable.  
Sustainable.  
Reliable.

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

December 2, 2024

Attn: Josh Johnston  
DAJ Design  
Louisville, CO

Dear Josh,

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

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

## **Structural Conclusions:**

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

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

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

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

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



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Boulder, Colorado 80308  
303.554.9591

## Summary and Limitations:

### A. Summary:

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

### B. Limitations:

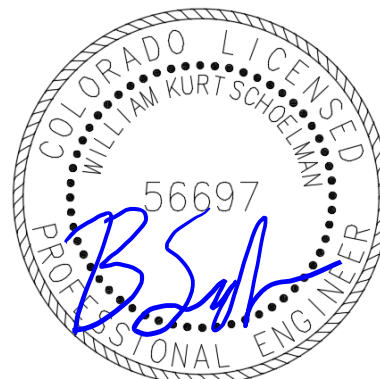
1. The information contained in the report is the author's professional opinion based on visual evidence readily available at the site, without the removal of existing finish materials. Of course, this means there could be hidden defects which are not discoverable at this time, without demolition of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

Prepared by,

Vignan Beesam, M.S.

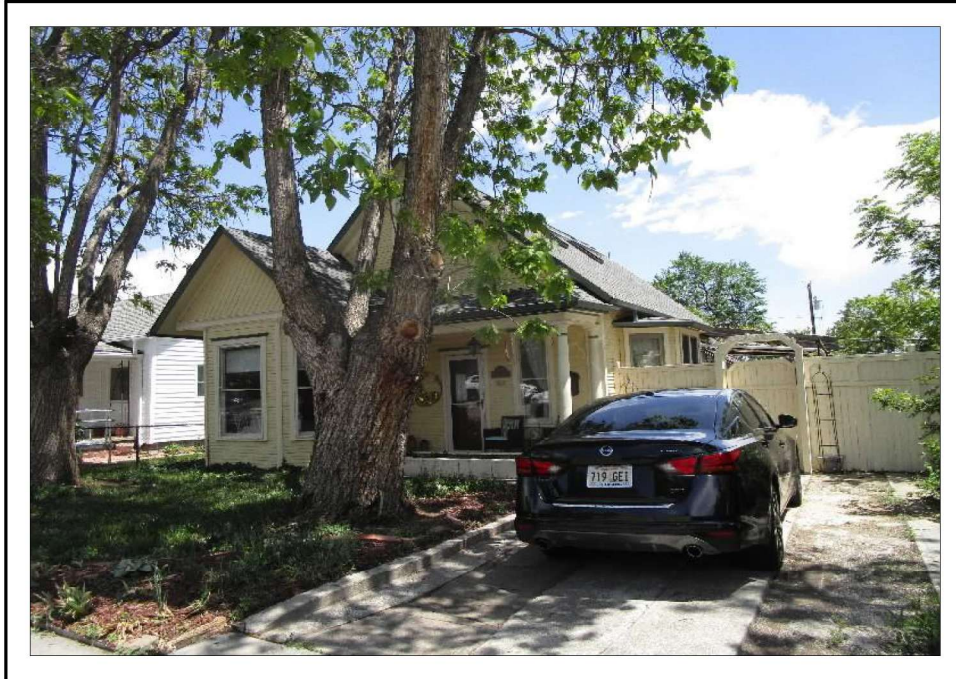
Reviewed by,

Billy Schoelman, P.E.



12/02/2024





**SUMMARY APPRAISAL REPORT**

OF THE REAL PROPERTY LOCATED AT

1016 Main St.  
Louisville, CO 80027

for

City of Louisville  
749 Main St.  
Louisville, CO  
80027

as of

05/27/2025

by

Glenn T. Fleckenstein  
1890 Birch Street  
Broomfield, CO 80020

Hammond Appraisals Inc.

## Uniform Residential Appraisal Report

File # 26730GF

| The purpose of this summary appraisal report is to provide the client with an accurate, and adequately supported, opinion of the market value of the subject property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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| Property Address 1016 Main St.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         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| Owner TWSS Main LLC.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   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| Assessor's Parcel # 1575081-37-007                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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Taxes \$6,390                            |                                      |                       |       |                    |            |                                   |  |                         |  |                                            |  |                              |                                                              |                                                                                                |                                                                                        |                    |                                                                      |          |                                                              |                                              |                                                                                  |                 |                                                                      |                                                                         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| Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Special Assessments \$ <input type="checkbox"/> PUD HOA \$ <input type="checkbox"/> per year <input type="checkbox"/> per month                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            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| Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  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| Intended Use: The intended user of this appraisal is the client listed below. Potential Purchase Valuation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            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| Client City of Louisville                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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| Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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| Report data source(s) used, offering price(s), and date(s). IRES MLS System-no listings within last year.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            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| I <input type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      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| Contract Price \$ Date of Contract Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          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| Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the client? <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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| If Yes, report the total dollar amount and describe the items to be paid.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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| <b>Note: Race and the racial composition of the neighborhood are not appraisal factors.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            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| <table border="1"><thead><tr><th colspan="4">Neighborhood Characteristics</th><th colspan="4">One-Unit Housing Trends</th><th colspan="2">One-Unit Housing</th><th colspan="2">Percent Land Use %</th></tr></thead><tbody><tr><td>Location</td><td><input type="checkbox"/> Urban</td><td><input checked="" type="checkbox"/> Suburban</td><td><input type="checkbox"/> Rural</td><td>Property Values</td><td><input checked="" type="checkbox"/> Increasing</td><td><input type="checkbox"/> Stable</td><td><input type="checkbox"/> Declining</td><td>PRICE</td><td>AGE</td><td>One-Unit</td><td>70.0 %</td></tr><tr><td>Built-Up</td><td><input checked="" type="checkbox"/> Over 75%</td><td><input type="checkbox"/> 25-75%</td><td><input type="checkbox"/> Under 25%</td><td>Demand/Supply</td><td><input type="checkbox"/> Shortage</td><td><input checked="" type="checkbox"/> In Balance</td><td><input type="checkbox"/> Over Supply</td><td>\$(000)</td><td>(yrs)</td><td>2-4 Unit</td><td>%</td></tr><tr><td>Growth</td><td><input type="checkbox"/> Rapid</td><td><input checked="" type="checkbox"/> Stable</td><td><input type="checkbox"/> Slow</td><td>Marketing Time</td><td><input checked="" type="checkbox"/> Under 3 mths</td><td><input type="checkbox"/> 3-6 mths</td><td><input type="checkbox"/> Over 6 mths</td><td>425</td><td>Low</td><td>Multi-Family</td><td>5.0 %</td></tr><tr><td>Neighborhood Boundaries</td><td colspan="7">*** See Additional Comments ***</td><td>2,750</td><td>High</td><td>115</td><td>Commercial</td><td>10.0 %</td></tr><tr><td></td><td colspan="7"></td><td>1,015</td><td>Pred.</td><td>17</td><td>Other</td><td>15.0 %</td></tr><tr><td>Neighborhood Description</td><td colspan="11">*** See Additional Comments ***</td></tr><tr><td colspan="12">Market Conditions (including support for the above conclusions) The Denver Metropolitan real estate market appears to have peaked in June of 2022 - many neighborhoods experienced an initial decline in values however over the past 9 months values have stabilized with seasonal fluctuations. *** See Additional Comments ***</td></tr></tbody></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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type="checkbox"/> Over 75% | <input type="checkbox"/> 25-75%                                                                                      | <input type="checkbox"/> Under 25% | Demand/Supply        | <input type="checkbox"/> Shortage | <input checked="" type="checkbox"/> In Balance                                                                                                                                                                        | <input type="checkbox"/> Over Supply | \$(000)                | (yrs)                                                                          | 2-4 Unit    | %                 | Growth                                                                                                                                                                                                                                                                            | <input type="checkbox"/> Rapid | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Slow                    | Marketing Time       | <input checked="" type="checkbox"/> Under 3 mths | <input type="checkbox"/> 3-6 mths | <input type="checkbox"/> Over 6 mths | 425                    | Low                                                                   | Multi-Family | 5.0 %             | Neighborhood Boundaries                                  | *** See Additional Comments *** |                                     |                                                                                                                |           |               |                  |          | 2,750                                                               | High                                        | 115                                                  | Commercial                                       | 10.0 %                                                 |  |                                                                            |                                                           |                                                      |                                               |                                            |  |                                                                   | 1,015                                                              | Pred.                              | 17                                             | Other                                                                                                    | 15.0 % | Neighborhood Description                                                                                                                                                                                                                                                                                                                        | *** See Additional Comments *** |  |  |  |  |                                                                                                                       |  |  |  |  |  | Market Conditions (including support for the above conclusions) The Denver Metropolitan real estate market appears to have peaked in June of 2022 - many neighborhoods experienced an initial decline in values however over the past 9 months values have stabilized with seasonal fluctuations. *** See Additional Comments *** |  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                  |  |  |  |  |  |                                                                                                                                                                                                                                |  |  |  |  |  |                                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| Location                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               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| Market Conditions (including support for the above conclusions) The Denver Metropolitan real estate market appears to have peaked in June of 2022 - many neighborhoods experienced an initial decline in values however over the past 9 months values have stabilized with seasonal fluctuations. *** See Additional Comments ***                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      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| Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            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| Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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| <table border="1"><thead><tr><th colspan="2">General Description</th><th colspan="2">Foundation</th><th colspan="2">Exterior Description materials/condition</th><th colspan="2">Interior materials/condition</th></tr></thead><tbody><tr><td>Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit</td><td><input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space</td><td>Foundation Walls</td><td>Conc/Stn/Gd</td><td>Floors</td><td>C;HW;DC/Gd</td></tr><tr><td># of Stories 2</td><td><input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement</td><td>Exterior Walls</td><td>Frame/Good</td><td>Walls</td><td>Drywall/Good</td></tr><tr><td>Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit</td><td>Basement Area None sq. ft.</td><td>Roof Surface</td><td>Composition/Good</td><td>Trim/Finish</td><td>WdPtd/Gd</td></tr><tr><td><input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.</td><td>Basement Finish %</td><td>Gutters &amp; Downspouts</td><td>Metal/Gd</td><td>Bath Floor</td><td>DCer/Good</td></tr><tr><td>Design (Style) Contemp</td><td><input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump</td><td>Window Type</td><td>VnlCld-DbIpn/Good</td><td>Bath Wainscot</td><td>DCer/Good</td></tr><tr><td>Year Built 1910</td><td>Evidence of <input type="checkbox"/> Infestation</td><td>Storm Sash/Insulated</td><td>Insulated/Good</td><td>Car Storage</td><td>None</td></tr><tr><td>Effective Age (Yrs) 20</td><td><input type="checkbox"/> Dampness <input type="checkbox"/> Settlement</td><td>Screens</td><td>Full Screens/Good</td><td><input checked="" type="checkbox"/> Driveway # of Cars 2</td><td></td></tr><tr><td>Attic <input type="checkbox"/> None</td><td>Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant</td><td>Amenities</td><td>WoodStove(s)#</td><td>Driveway Surface</td><td>Concrete</td></tr><tr><td><input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs</td><td><input type="checkbox"/> Other Fuel Nat.Gas</td><td><input checked="" type="checkbox"/> Fireplace(s) # 1</td><td><input checked="" type="checkbox"/> Fence Perim.</td><td><input checked="" type="checkbox"/> Garage # of Cars 2</td><td></td></tr><tr><td><input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle</td><td>Cooling <input type="checkbox"/> Central Air Conditioning</td><td><input checked="" type="checkbox"/> Patio/Deck Patio</td><td><input checked="" type="checkbox"/> Porch Cvd</td><td><input type="checkbox"/> Carport # of Cars</td><td></td></tr><tr><td><input type="checkbox"/> Finished <input type="checkbox"/> Heated</td><td><input type="checkbox"/> Individual <input type="checkbox"/> Other</td><td><input type="checkbox"/> Pool None</td><td><input checked="" type="checkbox"/> Other SSys</td><td><input type="checkbox"/> Att. <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in</td><td></td></tr><tr><td colspan="6">Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)</td></tr><tr><td colspan="6">Finished area above grade contains: 6 Rooms 3 Bedrooms 2.0 Bath(s) 1,276 Square Feet of Gross Living Area Above Grade</td></tr><tr><td colspan="6">Additional features (special energy efficient items, etc.) *** See Additional Comments ***</td></tr><tr><td colspan="6">Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). There were no functional or physical inadequacies noted. The home is of good quality construction and is in good/partially updated and remodeled condition with neutral decor throughout and numerous upgrades.</td></tr><tr><td colspan="6">Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe</td></tr><tr><td colspan="6">There are no readily observable or apparent adverse environmental conditions noted by the appraiser. No one should rely on this appraisers opinion as to the livability or soundness of the subject property since the appraiser is not a structural engineer. 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of Stories 2                               | <input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement | Exterior Walls  | Frame/Good                                                           | Walls                                                                                                                                                                  | Drywall/Good                       | Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit | Basement Area None sq. ft. | Roof Surface | Composition/Good | Trim/Finish                                                                                                                                                  | WdPtd/Gd                                     | <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const. | Basement Finish %                  | Gutters & Downspouts | Metal/Gd                          | Bath Floor                                                                                                                                                                                                            | DCer/Good                            | Design (Style) Contemp | <input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump | Window Type | VnlCld-DbIpn/Good | Bath Wainscot                                                                                                                                                                                                                                                                     | DCer/Good                      | Year Built 1910                            | Evidence of <input type="checkbox"/> Infestation | Storm Sash/Insulated | Insulated/Good                                   | Car Storage                       | None                                 | Effective Age (Yrs) 20 | <input type="checkbox"/> Dampness <input type="checkbox"/> Settlement | Screens      | Full Screens/Good | <input checked="" type="checkbox"/> Driveway # 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                            |                                                                                                                | Foundation                                           |                                                              | Exterior Description materials/condition                                                                 |                                                                      | Interior materials/condition                   |                                      |                       |       |                    |            |                                   |  |                         |  |                                            |  |                              |                                                              |                                                                                                |                                                                                        |             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| Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         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| # of Stories 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         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| Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    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| <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   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| Design (Style) Contemp                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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| Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        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| Finished area above grade contains: 6 Rooms 3 Bedrooms 2.0 Bath(s) 1,276 Square Feet of Gross Living Area Above Grade                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  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| Additional features (special energy efficient items, etc.) *** See Additional Comments ***                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             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| Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). There were no functional or physical inadequacies noted. The home is of good quality construction and is in good/partially updated and remodeled condition with neutral decor throughout and numerous upgrades.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   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| Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         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| There are no readily observable or apparent adverse environmental conditions noted by the appraiser. No one should rely on this appraisers opinion as to the livability or soundness of the subject property since the appraiser is not a structural engineer. The utilities were on and working at time of inspection.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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| Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           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| The subject appears typical for the neighborhood.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      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## File # 26730GF

Hammond Appraisals Inc.





## Uniform Residential Appraisal Report

File # 26730GF

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| A<br>D<br>I<br>T<br>O<br>N<br>A<br>L<br>C<br>O<br>M<br>M<br>E<br>N<br>T<br>S | <p>The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a possible purchase transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser. This appraisal report has been prepared for the exclusive benefit of the named client in this report. It may not be used or relied upon by any other party. Any party who relies upon the information contained in this report, without the preparer's written consent, does so at his/her own risk. This appraisal report is not a Home Inspection and the appraiser has only completed a full visual inspection of accessible areas and this appraisal cannot be relied upon to disclose conditions and/or defects in property. The utilities were on at time of inspection and were functioning adequately. The subject had a carbon monoxide detector in place at time of inspection. Appraiser performed a "head and shoulders" inspection of the subject's attic and crawl space area and they meet minimum standards. The appraiser has adhered to new FNMA Guideline ANSI Z765-2021 in measuring this property. The appraiser has determined that the Sales Comparison Approach is the most reliable approach applicable for the subject property; the Cost Approach was also added to this report and was deemed applicable; the Income Approach is not relevant to a single family home in a neighborhood of predominantly owner occupied homes, additionally the Income Approach is not reliable for the subject property due to a lack of verifiable sales with rental/income data. Unless otherwise indicated, I have performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment (measurement for the listing agent in 2022 only). USPAP 2020-2021 defines Exposure Time as an opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure Time is a retrospective opinion based on analysis of past events assuming a competitive and open market. The opinion of Exposure Time is three months. The appraiser has been compensated \$800.00 for this appraisal assignment.</p> |                                                     |                                                              |                                                           |            |                                                    |                                         |             |  |  |  |
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| C<br>O<br>S<br>T                                                             | <b>COST APPROACH TO VALUE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                     |                                                              |                                                           |            |                                                    |                                         |             |  |  |  |
|                                                                              | Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                     |                                                              |                                                           |            |                                                    |                                         |             |  |  |  |
|                                                                              | The site value was taken from the subject's recent site assessment and comparable building sites in the same general area as the subject property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                     |                                                              |                                                           |            |                                                    |                                         |             |  |  |  |
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|                                                                              | ESTIMATED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <input checked="" type="checkbox"/> REPRODUCTION OR | <input type="checkbox"/> REPLACEMENT COST NEW                | OPINION OF SITE VALUE.....=\$ 850,000                     |            |                                                    |                                         |             |  |  |  |
|                                                                              | Source of cost data Local Builder Cost Estim's/DwellingCost.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                     |                                                              | Dwelling                                                  | 1,276      | Sq. Ft. @ \$                                       | 175.25                                  | =\$ 223,619 |  |  |  |
|                                                                              | Quality rating from cost service Good Effective date of cost data Current                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                     |                                                              | BSMT                                                      | None       | Sq. Ft. @ \$                                       |                                         | =\$         |  |  |  |
|                                                                              | Comments on Cost Approach (gross living area calculations, depreciation, etc.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                     |                                                              | Appl's;Prch;Patio;ADU Unit 165,000                        |            |                                                    |                                         |             |  |  |  |
|                                                                              | No functional or external obsolescence has been noted. Depreciation is based on the straight-line method and observed condition. Cost figures based on the DwellingCost.com manual as well as the appraiser's knowledge of the local market. Site value is based on sales comparison or by the Allocation method when necessary. *** See Add'l Comm's ***                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                     |                                                              | Garage/Carport                                            | 440        | Sq. Ft. @ \$                                       | 58.50                                   | =\$ 25,740  |  |  |  |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                     |                                                              | Total Estimate of Cost-New = \$ 414,359                   |            |                                                    |                                         |             |  |  |  |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                     | Less                                                         | Physical                                                  | Functional | External                                           |                                         |             |  |  |  |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                     | Depreciation                                                 | 97,374                                                    |            |                                                    | = \$ ( 97,374 )                         |             |  |  |  |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                     | Depreciated Cost of Improvements.....                        |                                                           |            | =\$ 316,985                                        |                                         |             |  |  |  |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                     | 'As-is' Value of Site Improvements.....                      |                                                           |            | =\$ 85,000                                         |                                         |             |  |  |  |
|                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                     | Estimated Remaining Economic Life (HUD and VA only) 65 Years |                                                           |            | Indicated Value By Cost Approach.....=\$ 1,251,985 |                                         |             |  |  |  |
| I<br>N<br>C<br>O<br>M<br>E                                                   | <b>INCOME APPROACH TO VALUE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                     |                                                              |                                                           |            |                                                    |                                         |             |  |  |  |
|                                                                              | Estimated Monthly Market Rent \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                     |                                                              | <input checked="" type="checkbox"/> Gross Rent Multiplier |            |                                                    | = \$ Indicated Value by Income Approach |             |  |  |  |
|                                                                              | Summary of Income Approach (including support for market rent and GRM) Due to a lack of verifiable sales of single family homes with rental information the Income Approach has not been utilized.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                     |                                                              |                                                           |            |                                                    |                                         |             |  |  |  |
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| P<br>U<br>D<br>I<br>N<br>F<br>O<br>R<br>M<br>A<br>T<br>I<br>O<br>N           | <b>PROJECT INFORMATION FOR PUDs (if applicable)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                     |                                                              |                                                           |            |                                                    |                                         |             |  |  |  |
|                                                                              | Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> Attached                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                     |                                                              |                                                           |            |                                                    |                                         |             |  |  |  |
|                                                                              | Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                     |                                                              |                                                           |            |                                                    |                                         |             |  |  |  |
|                                                                              | Legal name of project                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                     |                                                              |                                                           |            |                                                    |                                         |             |  |  |  |
|                                                                              | Total number of phases                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                     |                                                              | Total number of units                                     |            |                                                    | Total number of units sold              |             |  |  |  |
|                                                                              | Total number of units rented                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                     |                                                              | Total number of units for sale                            |            |                                                    | Data Source(s)                          |             |  |  |  |
|                                                                              | Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                     |                                                              |                                                           |            |                                                    |                                         |             |  |  |  |
|                                                                              | Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                     |                                                              |                                                           |            |                                                    |                                         |             |  |  |  |
|                                                                              | Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                     |                                                              |                                                           |            |                                                    |                                         |             |  |  |  |
|                                                                              | Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                     |                                                              |                                                           |            |                                                    |                                         |             |  |  |  |
| Describe common elements and recreational facilities                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                     |                                                              |                                                           |            |                                                    |                                         |             |  |  |  |

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The Appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.



**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.



20. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

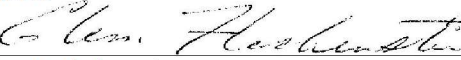
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**APPRAISER**

Signature   
 Name Glenn T. Fleckenstein  
 Company Name Hammond Appraisals Inc.  
 Company Address 1890 Birch Street  
Broomfield, CO 80020  
 Telephone Number 303-439-7447  
 Email Address glenn@hammondappraisals.com  
 Date of Signature and Report June 2, 2025  
 Effective Date of Appraisal 05/27/2025  
 State Certification # CR40016185  
 or State License # \_\_\_\_\_  
 or Other \_\_\_\_\_  
 State CO  
 Expiration Date of Certification or License 12/31/2025

ADDRESS OF PROPERTY APPRAISED

1016 Main St.  
Louisville, CO 80027  
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,250,000  
 CLIENT

Name Rob Zuccarro  
 Company Name City of Louisville  
 Company Address 749 Main St.  
Louisville, CO 80027  
 Email Address rzuccarro@louisvilleco.gov

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 Telephone Number \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Date of Signature \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or State License # \_\_\_\_\_  
 State \_\_\_\_\_  
 Expiration Date of Certification or License \_\_\_\_\_

**SUBJECT PROPERTY**

☐ Did not inspect subject property  
☐ Did inspect exterior of subject property from street  
 Date of Inspection \_\_\_\_\_  
☐ Did inspect interior and exterior of subject property  
 Date of Inspection \_\_\_\_\_

**COMPARABLE SALES**

☐ Did not inspect exterior of comparable sales from street  
☐ Did inspect exterior of comparable sales from street  
 Date of Inspection \_\_\_\_\_

**ADDITIONAL COMMENTS**

|                  |                    |        |         |          |       |
|------------------|--------------------|--------|---------|----------|-------|
| Intended User    | City of Louisville |        |         |          |       |
| Property Address | 1016 Main St.      |        |         |          |       |
| City             | Louisville         | County | Boulder | State    | CO    |
|                  |                    |        |         | Zip Code | 80027 |
| Client           | City of Louisville |        |         |          |       |

**LEGAL DESCRIPTION**

Lot 10, Blk 17, Caledonia Place

**NEIGHBORHOOD BOUNDARIES**

Arapahoe Road on the north, 96th Street on the east, HWY 36 on the south and McCaslin Blvd. on the west. This area is primarily residential with supporting services. The "other" land use in the neighborhood description is defined as parks, open areas and vacant land. McCaslin

**NEIGHBORHOOD DESCRIPTION**

This neighborhood is located in the central section of Louisville surrounding the downtown area, is built up with single family residences in the middle to custom price range. There are some condominiums and townhomes on the west and south borders of the neighborhood, as well as commercial uses--neighborhood shopping and restaurants. Schools for all ages are located nearby. There is some new construction activity in the general neighborhood, mostly in the upper middle/custom price ranges, the subject's subdivision is a newer and developing subdivision consisting of custom homes on large sites. Most residents commute to Boulder (approximately 5 miles west), Broomfield (approx. 5 miles southeast) or the Denver metropolitan areas (20-40 miles southeast) for employment; access to these other parts of the metropolitan area is good along the Boulder-Denver Turnpike, just south of the neighborhood. Buyer appeal for this neighborhood is very good.

**MARKET CONDITIONS**

Typical marketing times for most property types are between 1 and 3 months, with luxury estates have marketing times between 6 and 12 months, and in many cases over 12 months. Interest rates continue to fluctuate, however are still at one of the lowest points in recent years; most buyers/borrowers are able to obtain a fixed rate loan at 5 to 7% interest rates; however, all types of financing are available in the metro area. The local market is very seasonal with fluctuating values throughout the year. The annual trend is still appreciating values - houses in the custom value ranges (over \$750,000) have a lower annual appreciation rate than those in the middle and lower value ranges.

**HIGHEST AND BEST USE**

After reviewing the four requirements/tests for Highest and Best Use the current use as a single family residence with-in the Downtown Louisville area, the subject's present use as a single family residence appears to be the Highest and Best Use. The Highest and Best use as vacant, would be to construct a single family residence.

**ADDITIONAL FEATURES**

The subject is a turn of the century, updated, contemporary, stone and frame two story Victorian style home with many additional features which include: covered country front porch; plank hardwood flooring; designer lighting and interior paint; bay windows; oversized painted trim and panel doors with original door hardware; designer interior paint; glass french door leading to side lattice covered patio; updated kitchen has painted cabinets, ceramic tile counters and white and stainless steel appliances; remodeled baths (one with claw foot tub); bedrooms have built-in (original) wardrobes; upper floor bedroom suite with private bath; newer furnace and water heater; updated electrical; detached, finished carriage house (@ 286 sq ft); extended driveway surface and rear alley load two car garage; newer exterior paint; good landscaping; pickett fencing. The subject is listed on the National Historic designation site.

**SALES COMPARISON APPROACH**

Gross Living Area (above grade finished square footage) differences were adjusted at \$85.00/sq ft with an additional \$7,500 adjustment for differences in above grade bedroom counts and with basement size and finish differences adjusted at \$40.00/sq ft each. All four comparable sales are homes that were considered to be of similar quality of finish and superior in overall condition and remodeling to the subject as they have recently been fully renovated and updated, with comp sales #1 through #3 all being adjusted at 5% of original sales price and comp listing #4 being adjusted at 10% of list price due to being superior or far superior to the subject in condition and updating. The range of indicated values for the three closed sales is from \$1,141,020 up to \$1,379,880 (after adjustments). The subject's final appraised value is above the predominant value for the neighborhood, this is due to the subject's size, finish, remodeling, site and quality of finishes. All four comparable's were given consideration by the appraiser in the final estimate of market value; the subject's final appraised value is near the middle of the indicated value range due to it's overall marketability and the desire the market indicated for this home.

**RECONCILIATION**

Due to the age of the subject property the Cost Approach is not as reliable and is not necessary, but was utilized in this report; due to a lack of verifiable sales of single family homes with rental information the Income Approach has not been utilized.

ADDITIONAL COMMENTS  
Page 2

Intended User City of Louisville

Property Address 1016 Main St.

City Louisville

County Boulder

State CO

Zip Code 80027

Client City of Louisville

**COMMENTS ON COST APPROACH**

Site value is based on sales comparison or by the Allocation method when necessary. The site to value ratio is typical in Suburban Boulder County and Louisville due to development restrictions, lack of developable land and the desirability of the area.

# SKETCH ADDENDUM

Intended User City of Louisville

Property Address 1016 Main St.

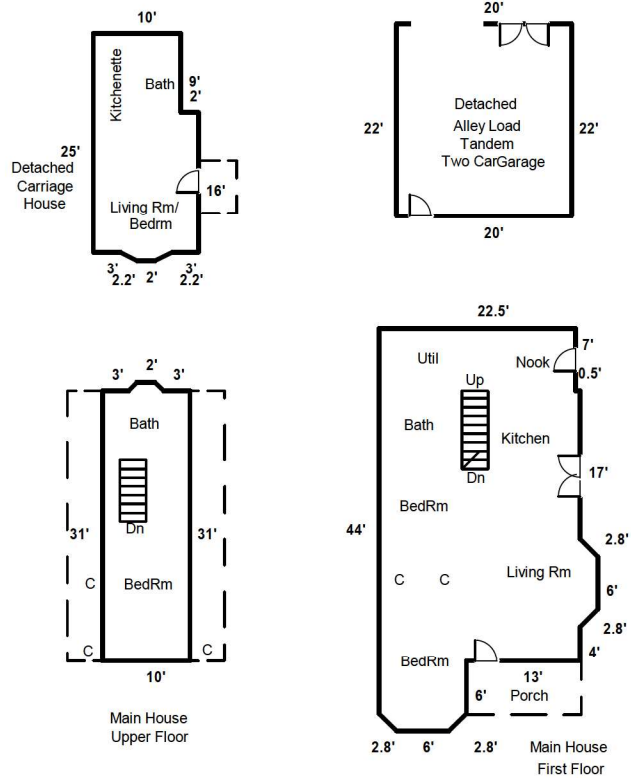
City Louisville

County Boulder

State CO

Zip Code 80027

Client City of Louisville



| SUMMARY             | SQ FT AREA | PERIMETER | AREA CALCULATION DETAILS |       |
|---------------------|------------|-----------|--------------------------|-------|
| Living Area         |            |           | First Floor-MainHs       |       |
| First Floor-MainHs  | 963        | 137       | 22.5 X 7.0 =             | 157.5 |
| Upper Floor-MainHs  | 313        | 83        | 23.0 X 17.0 =            | 391.0 |
| Total               | 1276       | 220       | 24.0 X 2.0 =             | 48.0  |
| Accessory Buildings |            |           | 25.0 X 6.0 =             | 150.0 |
| Carriage Hs         | 286        | 74        | 24.0 X 2.0 =             | 48.0  |
|                     |            |           | 23.0 X 4.0 =             | 92.0  |
|                     |            |           | 10.0 X 6.0 =             | 60.0  |
|                     |            |           | 8.0 X 2.0 =              | 16.0  |
|                     |            |           | Total                    | 962.5 |
| Garage/Carport      |            |           | Upper Floor-MainHs       |       |
| Detached Garage     | 440        | 84        | 3.0 X 1.0 =              | 3.0   |
|                     |            |           | 10.0 X 31.0 =            | 310.0 |
|                     |            |           | Total                    | 313.0 |



**PHOTOGRAPH ADDENDUM**

Intended User City of Louisville

Property Address 1016 Main St.

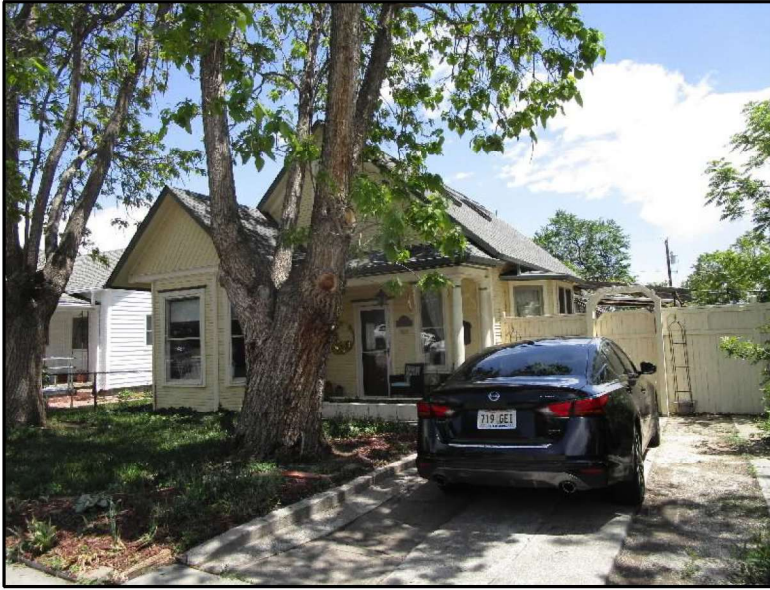
City Louisville

County Boulder

State CO

Zip Code 80027

Client City of Louisville

**FRONT VIEW OF  
SUBJECT PROPERTY****REAR VIEW OF  
SUBJECT PROPERTY****STREET SCENE OF  
SUBJECT PROPERTY**



## PHOTOGRAPH ADDENDUM

Intended User City of Louisville

Property Address 1016 Main St.

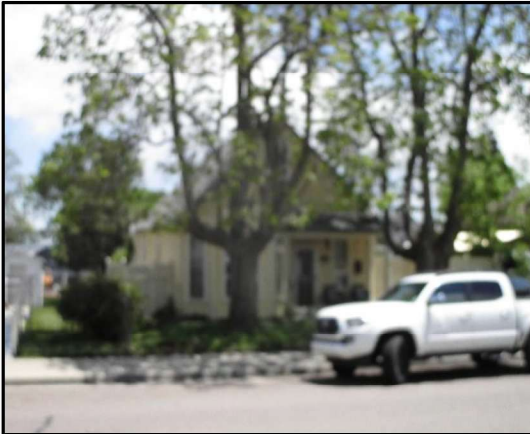
City Louisville

County Boulder

State CO

Zip Code 80027

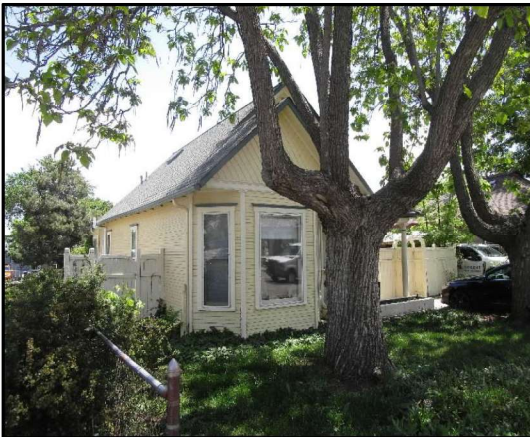
Client City of Louisville



1016 Main St.  
FRONT VIEW 2



1016 Main St.  
Historic Designation



1016 Main St.  
FRONT VIEW 2



1016 Main St.  
STREET SCENE



1016 Main St.  
FRONT VIEW 2



1016 Main St.  
GARAGE



## PHOTOGRAPH ADDENDUM

Intended User City of Louisville

Property Address 1016 Main St.

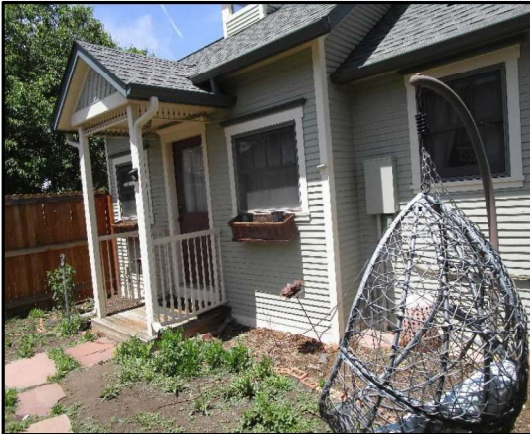
City Louisville

County Boulder

State CO

Zip Code 80027

Client City of Louisville



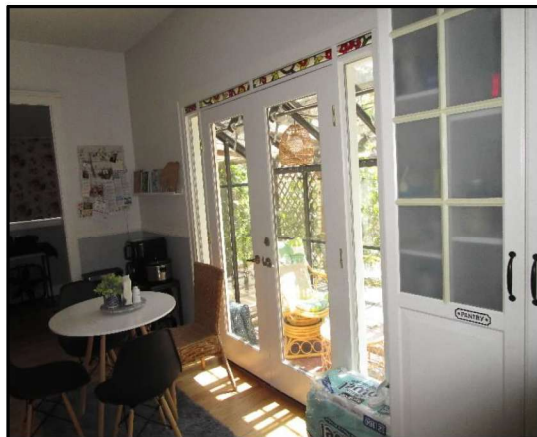
1016 Main St.  
Finished ADU



1016 Main St.  
LIVING ROOM



1016 Main St.  
LIVING ROOM



1016 Main St.  
NOOK



1016 Main St.  
KITCHEN



1016 Main St.  
CRAWL SPACE/MECH

## PHOTOGRAPH ADDENDUM

Intended User City of Louisville

Property Address 1016 Main St.

City Louisville

County Boulder

State CO

Zip Code 80027

Client City of Louisville



1016 Main St.  
CRAWL SPACE/MECH



1016 Main St.  
BEDROOM



1016 Main St.  
BATH



1016 Main St.  
BATH



1016 Main St.  
PRIMARY BEDROOM



1016 Main St.  
PRIMARY BEDROOM



## PHOTOGRAPH ADDENDUM

Intended User City of Louisville

Property Address 1016 Main St.

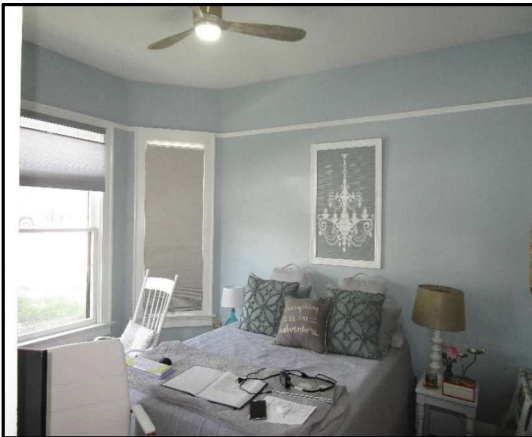
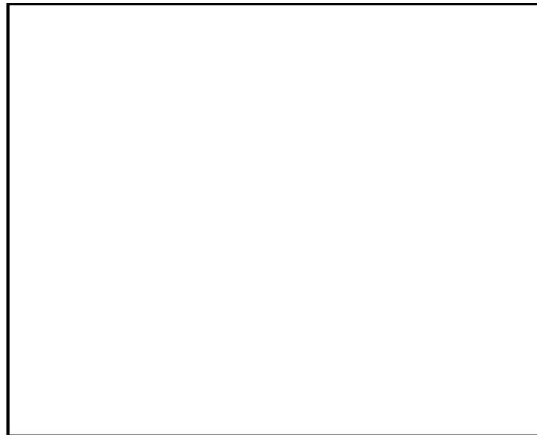
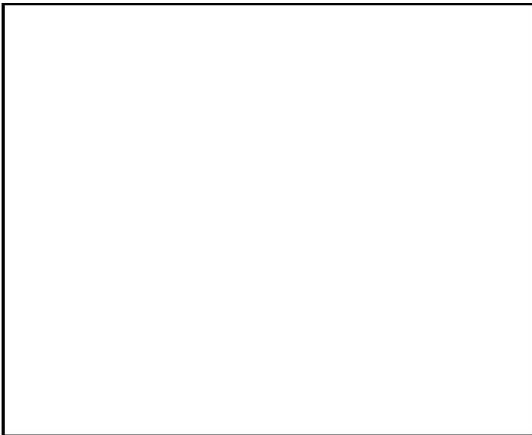
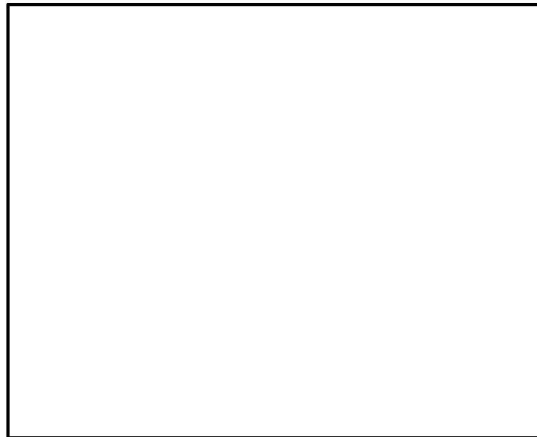
City Louisville

County Boulder

State CO

Zip Code 80027

Client City of Louisville

1016 Main St.  
PRIMARY BATH1016 Main St.  
PRIMARY BATH1016 Main St.  
BEDROOM

## PHOTOGRAPH ADDENDUM

Intended User City of Louisville

Property Address 1016 Main St.

City Louisville

County Boulder

State CO

Zip Code 80027

Client City of Louisville

**COMPARABLE #1**1109 Main St.  
Louisville, CO 80027

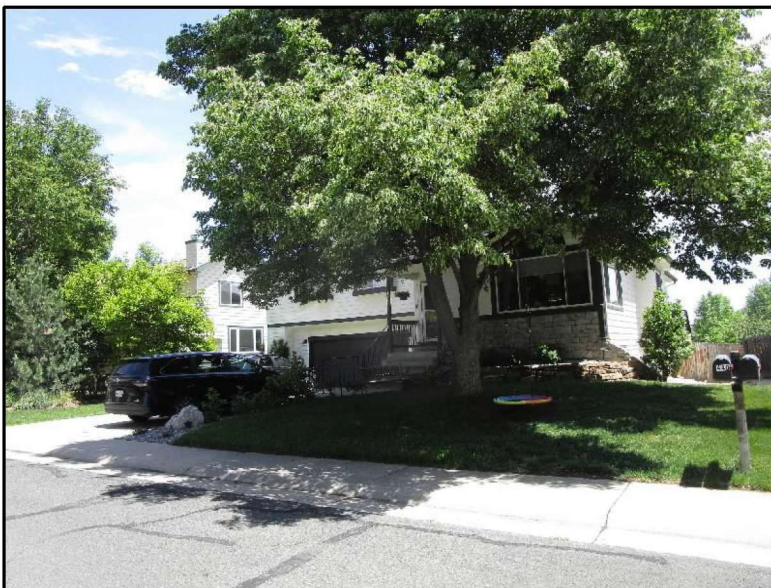
Price \$1,200,000  
 Price/SF 980.39  
 Date 04-2025 Closed  
 Age 117  
 Room Count 6-2-1.0  
 Living Area 1,224

Value Indication \$1,141,020

**COMPARABLE #2**1100 Main St.  
Louisville, CO 80027

Price \$1,500,000  
 Price/SF 953.59  
 Date 02-2025 Closed  
 Age 8  
 Room Count 6-2-1.0  
 Living Area 1,573

Value Indication \$1,379,880

**COMPARABLE #3**440 Lincoln Ct.  
Louisville, CO 80027

Price \$1,335,000  
 Price/SF 759.39  
 Date 08-2024 Closed  
 Age 34  
 Room Count 7-3-2.1  
 Living Area 1,758

Value Indication \$1,186,410



# PHOTOGRAPH ADDENDUM

Intended User City of Louisville

Property Address 1016 Main St.

City Louisville

County Boulder

State CO

Zip Code 80027

Client City of Louisville



## COMPARABLE #4

1121 Lincoln Ave.  
Louisville, CO 80027

Price \$1,595,000  
Price/SF 975.54  
Date Active  
Age 14  
Room Count 8-3-2.1  
Living Area 1,635

Value Indication \$1,340,180

## COMPARABLE #5

Price \$  
Price/SF  
Date  
Age  
Room Count --  
Living Area

Value Indication \$

## COMPARABLE #6

Price \$  
Price/SF  
Date  
Age  
Room Count --  
Living Area

Value Indication \$

## General Map 2

Intended User City of Louisville

Property Address 1016 Main St.

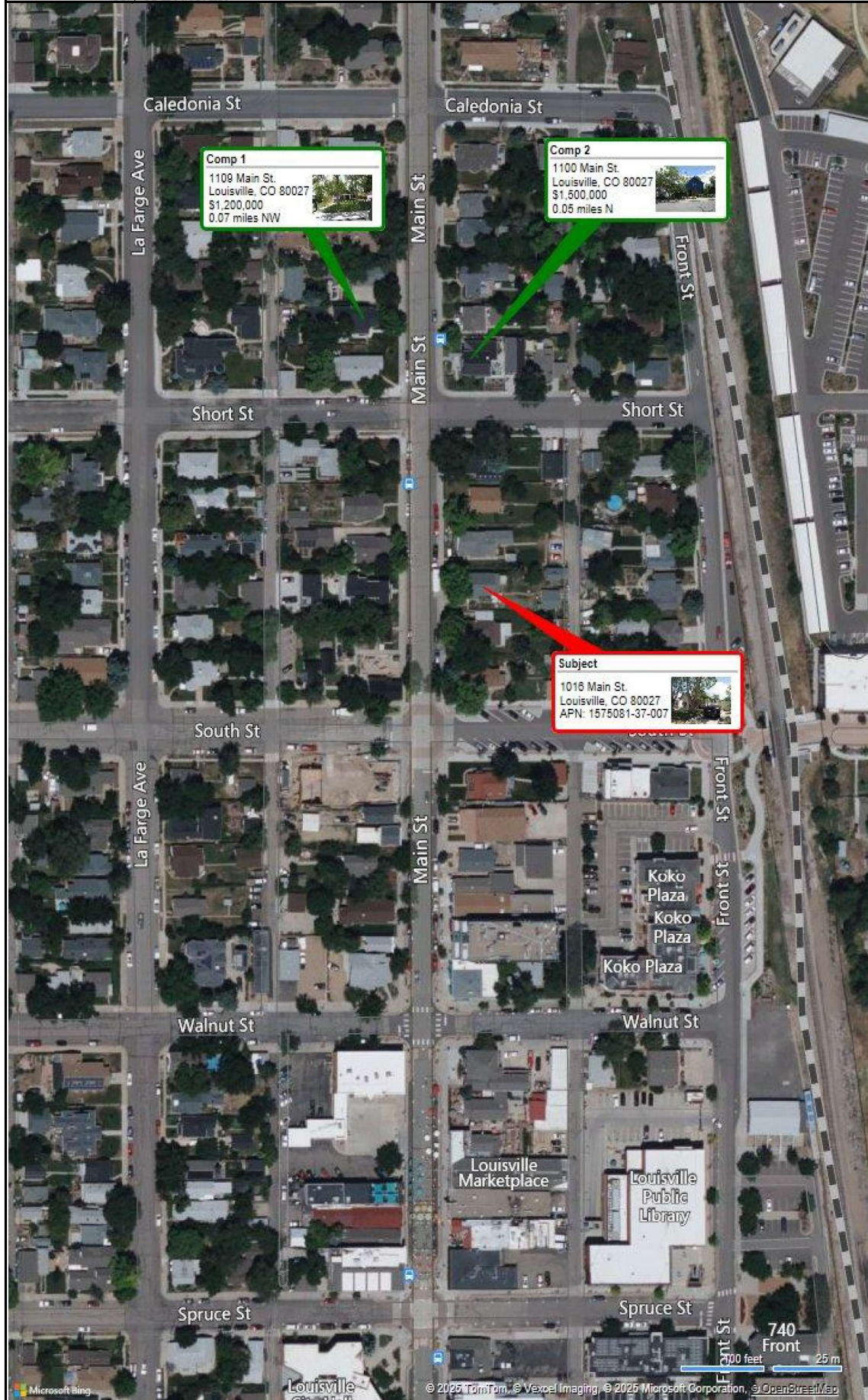
City Louisville

County Boulder

State CO

Zip Code 80027

Client City of Louisville





## Location Map

Intended User City of Louisville

Property Address 1016 Main St.

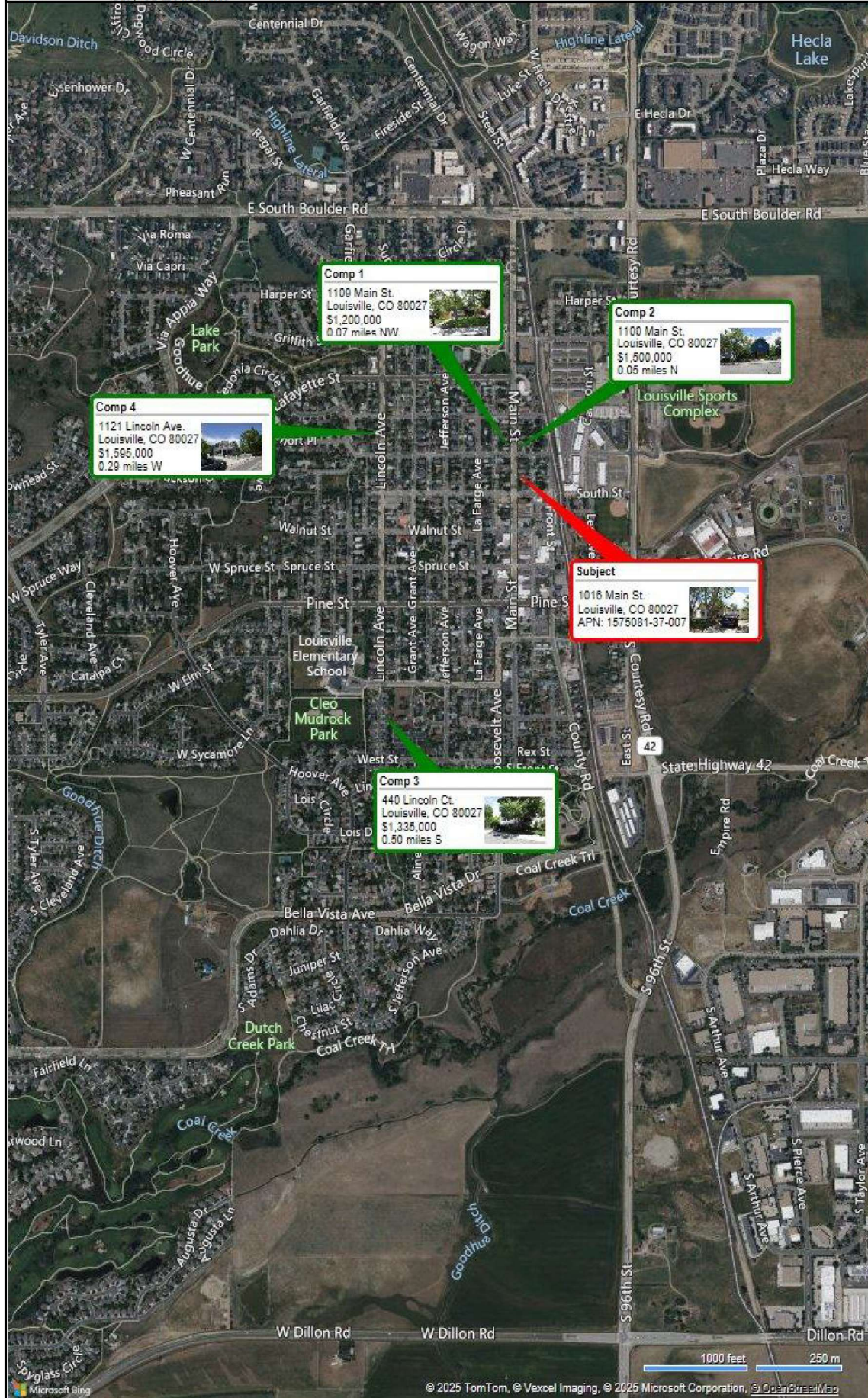
City Louisville

County Boulder

State CO

Zip Code 80027

Client City of Louisville





**APPRAISER RESUME/LICENSE**

Intended User City of Louisville

Property Address 1016 Main St.

City Louisville

County Boulder

State CO

Zip Code 80027

Client City of Louisville

**Appraiser Qualifications  
of  
GLENN T. FLECKENSTEIN**

**EXPERIENCE**

10/98-04/99: Associate for HAMMOND APPRAISALS, Longmont, CO  
 04/99-10/01: Registered Appraiser, State of Colorado- AR40016185  
 10/01-12/2007: Licensed Residential Appraiser, State of Colorado- AL40016185  
 01/2008-Present: Certified Residential Appraiser, State of Colorado- CR40016185  
 Independent Fee Appraiser, Co-Owner Hammond Appraisals, Inc.  
 Expert Witness Experience Solar PV Valuation Tax Estate and Divorce Valuation  
 FHA Approved Appraiser Tax Consultation and Valuation

**EDUCATION**

California State University, Long Beach-Bachelor of Science Degree Business Management  
 University of Colorado, Boulder- Real Estate Appraisal Program  
 NCRE 200-401 Registered Appraisal; Basic Appraisal Principles  
 NCRE 201-401 Basic Appraisal Applications: Residential Case Study  
 NCRE 208-401 Standards and Ethics  
 NCRE 209-401 Small Residential/Income Properties  
 Appraisal Institute-Online Course Center for Professional Development  
 FHA and The Appraisal Process Residential Sales Comparison and Income  
 Appraisal Institute-Colorado Implementing the New FNMA Form 1004MC  
 Basic Income Capitalization Home Valuation Code of Conduct  
 Appraisal of Manufactured Housing UAD Compliance Class  
 Sales Comp.Value of Mixed-Use Properties USPAP 2013-USPAP 2023

**TERRITORY COVERED**

Adams County, Boulder County, Broomfield County, Denver County, Douglas County, Gilpin County, Northern Jefferson County, Larimer County and Weld County. Experience includes mountain properties as well as rural/suburban acreages.





# *Hammond Appraisals Inc*

*Real Estate Appraisals & Consulting*

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July 22, 2025

Mr. Rob Zucarro- City of Louisville Planning Department

RE: Consultation Assessment of 1016 Main St., Louisville, CO 80027

Dear Mr. Zucarro,

This letter is to confirm a consultation of whether or not the City of Louisville should consider a Landmark Designation for this property, once it has been purchased.

The City of Louisville has seen widespread destruction of historic housing in recent years with is a product of the rapidly increasing popularity of the Louisville area. The city currently has about 68 Historical Landmarked structures. I have had discussions with a Local/Louisville Real Estate Sales Expert, Elizabeth Ryterski, and she states that there is not always a benefit to a local landmark designation if the home is being sold on the open market, however, if you plan on keeping the property in tack (original condition), it is a beneficial option for these historic homes. Unfortunately, there is insufficient data available to determine an exact monetary value of the possible increase or decrease in the value of the subject property.

Subject is a 1910 Queen Anne with 1,276 finished square feet, a 286 square foot carriage house and two car alley load garage on a 7,889 square foot lot. The City has Grants available to preserve the integrity of these nostalgic homes, and the homeowner must go through a Historic Structure Assessment (in a Residential Context) in order to determine if the property is eligible for these grants. Additionally, there may be "Extra-Ordinary Circumstances" grants available for certain homes. If a homeowner applies for and is granted funds to improve a Landmarked property, the subject property could be expanded up to a total of 2,450 square foot (or an increase of 888 square foot of living area) per the Table of Preservation and Landmark Bonuses, which would ultimately increase the value of this property.

So the question of whether or not I would recommend the City actively going through the Louisville Landmark designation with plans to preserve another Historic home in the city, the answer is Yes, I would recommend that action be undertaken.

Thank you for your business.

Sincerely,

*Glenn T. Fleckenstein*

Glenn T. Fleckenstein- Hammond Appraisals Inc.  
Certified Residential Appraiser