

August 12, 2025

Emily Cline-Gibson
Historic Preservation Planner
City of Louisville
749 Main Street
Louisville, CO 80027

RE: 1155 PINE HISTORIC PRESERVATION APPLICATION - THE MINERS' MANSION

Dear Ms. Cline-Gibson,

Please find our historic preservation application for the house structure at 1155 Pine St in Louisville, also known as 'The Miners' Mansion' or 'The Mansion'. Following the Historic Structure Assessment, conducted by DAJ Design, the owners of The Mansion have elected to preserve and restore it in as close to its known original condition as possible. Below are the objectives for our application:

Objectives

- Requesting Landmark status for The Mansion.
- Requesting grant funding for historic preservation of The Mansion.

The Miner's Mansion, a historic early 1910s-1920s Louisville residence. It is a rare surviving example of the area's vernacular worker housing, and was inhabited by coal miners of the Desailly Family for the first ~70 years of its existence. Its placement next to the original Colorado & Southern Railway trackage also further cements its position as a tangible link to the city's coal mining and railroad heritage.

Located at 1155 Pine Street since its original construction (using pieces and parts of a boxcar, no less), it is positioned to complement The Louisville Caboose, The 'Steinbaughxcar', and other planned features of the "Historic East Gateway," creating a unified, immersive heritage destination. Restoration with Historic Preservation Funds will allow for the repair of historic siding, windows, roof elements, structural repairs, and other period details essential to preserving its architectural integrity.

Once restored, the home will serve as a publicly visible landmark that enhances downtown's historic character, supports heritage tourism, and provides educational opportunities about early 20th-century life in Louisville, while honoring the community's commitment to preserving its past. It will also be a key component of the vision for the historic East Gateway to downtown the applicant is attempting to create.

The intended use of The Mansion with its new addition is to serve as a Live-Work project. The main floor of the Mansion will serve as the commercial component, and the new addition and basement will serve as the residential component of the Live-Work use. The addition will be in the form of a relocated Louisville historic house from the East Street Village Development, which is currently underway. The historic home, called The Haven, has been removed from the East Street Village site and is in storage, awaiting its new home.

Due to the commercial component of the Live-Work use being dedicated to the existing historic structure, The Mansion, this application could qualify for the commercial grant program. For consistency with the HSA, we are continuing to follow the residential path for the applications, however the higher than typical amounts should be considered in light of the commercial use of the building.



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Items from the HSA we want to address in the Grant Application

- The top of the foundation relative to the top of grade should be determined around the perimeter of the house. If the top of the foundation is determined to be at or below the existing grade, new grading should occur to bring the grade down below the top of the foundation, as prescribed by a licensed structural engineer.
- The building could also be lifted or moved to allow a new foundation to be installed to properly support the building. Coordinate new foundation and further assessment with a licensed structural engineer.
- New footings are likely needed to support the point and distributed loads from the roof and floor framing as specified in the recommendations of the 'Roof framing systems' section of this report above. New foundation support below the new beam and posts supporting the floor and roof framing should be coordinated with a licensed structural engineer.
- The beams and beam supports should be replaced or reinforced as prescribed by a structural engineer. The best method is to construct new beams and beam supports that support the existing floor joists and remove the existing beams and beam supports as prescribed by a licensed structural engineer. These new supports should bear on footings new foundation supports as prescribed by a licensed structural engineer and located at a depth and soil bearing capacity as specified by a licensed geotechnical engineer.
- The floor framing should be observed by a licensed engineer and repaired as needed. Special attention should be given to the connections between the foundation walls, floor joists, beams, and beam supports. The floors are not suitable for additional load resulting from a remodel or addition.
- All ledgers supporting floor joists should be evaluated by a licensed structural engineer for proper connection to the existing foundation wall and support of the floor framing.
- An attic access hatch should be installed in the ceiling per code.
- The front porch roof north facing gable roof, and northwest addition flat roof were not entirely visible during the observation. Further analysis would be required once these roof structures, these roof structures are exposed.
- Hurricane clips (or toenails) may need to be added where roof framing members bear on exterior walls to meet the minimum IRC code requirements of today.
- Collar ties and diagonal bracing are needed to be in compliance with current IRC code for prescriptive roof framing.
- Remove the steel siding, foam backer, and composite siding to expose the original wood siding.
- Repair, refinish, or replace the original wood siding.
- Remove the entire front porch roof and columns. The placement of the original front door covering should be visible with the exposure of the wood siding.
- Consider moving the side awning to the original location if this is verified with the wood siding exposure. The side awning should be rehabilitated to match the original appearance by removing the trim and soffit. The structure of this awning should be assessed by a licensed structural engineer.
- Consider replacing the roof with a fire-treated wood sawn-shingle (cedar) to match the original roof.
- Replace the missing downspouts on the covered front porch.
- Determine the discharge location of the buried downspouts.
- Ensure that all gutters, downspouts, and downspout extensions are maintained to discharge water away from the building foundation and are kept clear of debris.
- The gutters and downspouts are not historic. Consider replacing the gutters with ½ round gutters and the downspouts with round downspouts. Though not historic, these styles will more appropriately match the historic nature of the house.
- Remove the aluminum storm doors from both doors. These doors are in well covered areas that do not need storm doors for weather protection. If screen doors are desired, a minimally framed screen door could be added.
- Remove the front entry wood door. Replace this door with a new wood door that matches the 1948 Boulder County Assessor's card image.



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- Remove the aluminum storm windows from all windows. Consider replacing it with new wood storm windows of minimal visual impact. These windows should be removable, with an option for bug screens installed in their place during the warmer months.
- Determine the original window opening sizes and locations when the framing or original siding is revealed with the removal of the steel and composite siding.
- Windows should be replaced with new window units that match the appearance of those in the historic photo from 1948. Typical tall and narrow, single-hung windows can be found on several houses in the Louisville area built at a similar time.
- The soffits and fascia should be replaced throughout the entire house and with matching fascia sizes and profile.
- Remove the steel trim with the steel siding exposing the original window, door, and corner trim sizes below. Add new trim according to the determined sizes.
- The wood floor framing members including the sill plate, rim board, floor joists, and floor sheathing should be inspected for rot caused by poor drainage. If rot is found in any of these members, the affected flooring should be replaced as prescribed by a licensed structural engineer.
- All areas where grade slopes towards the house, if any, should be re-graded to direct water away from the house foundation.
- It is not recommended to add additional roofing materials such as an additional layer of shingles (code allows for up to two layers), or solar panels without the additional structural support mentioned above. Additionally, any energy upgrades, such as increased insulation in the attic, could result in prolonged snow retention on the roof and could ultimately affect roof performance without first completing structural reinforcement.
- Without the opportunity to observe the exterior wall structure, we do not have any recommendations currently. If the opportunity presents itself, the exterior walls should be assessed by a licensed structural engineer. The owner is to note that the walls will need to be evaluated if any remodels or additional load is to be added. It is likely that additional studs may need to be added for the increased loads above in combination with the wind load on the building.
- Consider adding a new false chimney centered on the original house gable. The location of this chimney can be determined by patchwork in the roof sheathing as seen in the attic.
- The electrical service panel should be replaced by a licensed electrical engineer with a new 200-amp panel compliant with current codes.
- The overhead electrical service should be replaced by a licensed electrical engineer with a new underground electrical line compliant with current codes.
- Removal of the steel and composite siding may reveal original light fixture locations apparent on the original wood shiplap siding. If the siding is removed and historic light fixture locations are determined, replace the exterior light fixtures with a full cutoff, high-efficiency unit.
- Landscaping east of the house and north of the caboose and boxcar should be completed to limit soil movement.
- Continue to monitor the drainage around the perimeter of the house. The perimeter should be observed after snow and significant rain events to assess for any areas of pooling water.
- Continually monitor the main floor walls for signs of foundation distress such as cracking or improper door operation. Wall cracks were not observed within the wall finish on the main level. If signs of cracking are detected, these areas should be evaluated by a licensed engineer and repaired as needed.
- If the main floor deflection is inadequate, consult a licensed structural engineer for additional support design options.
- The front porch roof north facing gable roof, and northwest addition flat roof were not entirely visible during the observation. Further analysis would be required once the roof structures are exposed.
- The furnace should be replaced with a high-efficiency unit with a sealed combustion intake/exhaust system. Once replaced, the existing supply and return lines should be evaluated for any leaks.
- Consider adding an air-condition unit that supplies the entire house as the house is likely poorly insulated.

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

The table below shows The Miners' Mansion project costs, delineating the cost differences between total budget costs, typical grant fund requests per item, proposed qualifying costs under the "extraordinary circumstances" provision per item, the grant request amount, and the owner matching funds per item. The typical budget costs are derived from our extensive experience in conducting local historic preservation work in Louisville.



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Proposed Budgets Qualifying for Grant Funding

Qualifying Items	Total Budget	Fund Request for Typical Items	Qualifying for Extraordinary Circumstances	Grant Request	Grant Match	Scope of Work
Demolition	\$23,000	\$5,000	\$18,000	\$9,000	\$9,000	Demolition & disposal of added on kitchen at back of house in preparation for lift & move, disposal of old siding materials & previous 'foundation' materials
Site Grading & Drainage	\$19,975	\$3,000	\$16,975	\$8,488	\$8,488	Rough and final grade to provide proper slope away from the buildings.
Excavation & Foundation Work	\$170,375	\$55,000	\$115,375	\$57,688	\$57,688	Excavation and installation of new foundation for house. New damp-proofing, perimeter drain & sump pump per code.
Floor Framing	\$70,500	\$12,000	\$58,500	\$29,250	\$29,250	Install necessary support beams, columns, & joists per structure & code for the relocation of house on new foundation
Wall & Roof Framing	\$29,375	\$12,000	\$17,375	\$8,688	\$8,688	Framing to add required headers, roof support, replace broken studs and rafters, and restore/rebuild roof coverings at entries.
Envelope - Exterior Walls	\$52,875	\$25,000	\$27,875	\$13,938	\$13,938	New weather barrier & siding to match the historic siding.
Roofing & Waterproofing	\$23,750	\$9,000	\$14,750	\$7,375	\$7,375	Replace roofing with original-style as per county assessor photo card. Shore up original roof framing as specified in HSA. Replace gutters & downspouts. Add roof venting per code.



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Windows & Doors	\$88,125	\$40,000	\$48,125	\$24,063	\$24,063	Install of historically correct windows and doors in existing wood framed openings at house.
Insulation & Drywall	\$76,375	\$45,000	\$31,375	\$15,688	\$15,688	Installation of 1/2" GWB on all walls and 5/8" GWB on all ceilings with screw attachment specifications by the structural engineer. Insulate house per code.
House Relocations	\$40,000	\$0	\$40,000	\$20,000	\$20,000	Lift, support, & move the house structure directly East 6' to accomodate PUD plan as well as allow new foundation work.
Non-Historic Work	\$747,650	\$0	\$0	\$0	\$0	Items not qualifying for historic grant funding.
Total Proposed Work	\$1,342,000	\$206,000	\$388,350	\$194,175	\$194,175	

Percent of project funded by the Historic Preservation Fund: 14.47%

In summary, the requested grant amount is \$194,175 between funding for typical items and qualifying extraordinary circumstances. In addition, we would like to apply for the New Construction Grant of \$15,000. Please contact me if you have any questions.

Warm regards,

Andy Johnson, AIA