

SUBJECT: RESOLUTION NO. 9, SERIES 2026 – A RESOLUTION DESIGNATING THE RESIDENCE LOCATED AT 728 GRANT AVENUE A HISTORIC LANDMARK TO BE NAMED THE KOEPLER HOUSE AND APPROVING A PRESERVATION AND RESTORATION GRANT

DATE: JANUARY 6, 2026

PREPARED BY: JESS DANIELS, SENIOR PLANNER

PRESENTED BY: JESS DANIELS, SENIOR PLANNER

SUMMARY:

The applicant is requesting the following:

- Landmark designation of 728 Grant Avenue, to be named the Koepler House.
- A Preservation and Restoration Grant of \$40,000.00 to rehabilitate the existing porch and second story deck.

Historic Preservation Commission (HPC) recommendation:

- HPC recommends approval of the Landmark and Grant request.

Staff recommendation:

- Staff recommend approval of the Landmark and Grant request.



Vicinity Map

BACKGROUND / PRIOR DISCUSSIONS:

HISTORICAL BACKGROUND:

Information from Bridget Bacon, Louisville Historical Museum

The Boulder County Assessor estimates that 728 Grant Avenue was built c. 1904. The subdivision in which this house is located, the Pleasant Hill Addition, was platted in 1894. The subdivision was developed in the name of Orrin Welch, the half-brother of Charles C. Welch. Charles Welch was the person most responsible for the establishment of Louisville in 1878 after he established the first coal mine in this area in 1877.

It is believed that John Unger built the house at 728 Grant. He was a carpenter and builder by trade and bought the lots from Orrin Welch in 1904. He owned the property until 1907 when he sold to Harry Van Mater, who was the President of the National Fuel Company. In 1912, Van Mater transferred the ownership directly under the National Fuel Company. Van Mater himself lived and worked in Denver. His name appears in a number of national newspaper articles from 1914 relating to opposing the efforts of the miners who were on strike in Colorado at that time.

Minnie Rockley owned the home from 1936-1945, and based on City Directories, likely kept it as a rental property. The next owners, William & Flora Hutsell subdivided the property in the lots we know today on Grant. By doing so, they moved another house of theirs to 732 Grant. It appears William and his family lived at 732 Grant and William was a coal miner. From 1954 until 1979, Roy and Shirley Mullinex owned and lived at 728 Grant. Roy was a tile layer with Boulder Tile. In 1978, the County Assessor re-visited the property and took the photo below:



728 Grant Avenue, west (front) elevation – 1978 Boulder Assessors Card

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DATE: JANUARY 6, 2026

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728 Grant – LHM 2008.008.024 – c. 1970s/1980s photo

Please see attached Social History Report (Attachment No. 1) for more information.

CITY COUNCIL COMMUNICATION



Current photo of 728 Grant Avenue, November 2025

ARCHITECTURAL INTEGRITY

The PaleoWest Historic Context, *Stories in Places*, identifies 728 Grant Avenue as a property to target for landmarking and preservation. It is a rare example of Dutch Colonial Revival with adequate integrity, as identified by the report. The house is 2 stories with horizontal wood siding on the first floor and decorative shingling in the gable of the front gabled gambrel roof. The south elevation has a boxed bay window with decorative detailing, and the north has a cross gabled section in the center, also exhibiting decorative shingling in the gable. The porch has been altered since at least the 1978 Assessor's photo in which the porch railings are filled in horizontal siding and extend the full width of the house. The columns at that time appear to be of the Tuscan style, which were extremely common in Colonial Revivals in general.

A 1985 State of Colorado inventory record survey notes in the statement of significance that it was the only surveyed Dutch Colonial Revival in Louisville.

HISTORIC STRUCTURE ASSESMENT

A Historic Structure Assessment (HSA) was previously done for the property, completed by Conscious Design LLC in association with Hartronft Associates P.C. in 2023 and paid for by the Historic Preservation Fund. As per the HSA, the existing house at 728 Grant is in good condition overall. The following information was provided in relation to the proposed alteration certificate (alteration certificate is not part of this City Council request):

The 2nd floor deck on the front of the house appeared to show plywood sub-floor with a water-proof membrane on top. The wood framed rail appeared to be made of modern mill-work parts and dimensional lumber....For the west facing covered deck, we suggest the removing and replacing of the subroof, roof waterproofing, deck walking surface, deck wood fascia, gutters, most or all of the railing pickets, and fasteners. Upon removal of the subroofing, a more complete evaluation of the condition of the joists and structural members may be determined...

...The following are items which are important to address from a safety, code, and/or serviceability standpoint and have been identified in the phasing plan:

Phase I: Address Serious Deficiencies:

- 1. Rebuild the covered deck and associated second floor railings.*
- 2. Provide a new foundation adjacent to the excavated cellar.*
- 3. New cast-in-place footings in concert with new reorganized post and beam framing supporting the first.*

As per the HSA, the addition of the west side porch appears to be around 52 years old. However, effort has been undertaken to make it appear to fit within the original time period in which it was built.

ANALYSIS:

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

Staff analysis of the criteria is as follows:

Sec. 15.36.050. - Criteria for Designation

Criteria	Meets Criteria ?	Evaluation
<i>A. Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in this chapter.</i>	Yes	728 Grant Avenue was constructed around 1904, making it approximately 121 years old.
<i>1. a. Architectural. 1) Exemplifies specific elements of an architectural style or period. 2) <i>Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.</i> 3) <i>Demonstrates superior craftsmanship or high artistic value.</i> 4) <i>Represents an innovation in construction, materials or design.</i> 5) <i>Style particularly associated with the Louisville area.</i> 6) <i>Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.</i> 7) <i>Pattern or grouping of elements representing at least one of the above criteria.</i> 8) <i>Significant historic remodel.</i></i>	Yes	Architectural Significance - <i>Exemplifies specific elements of an architectural style or period.</i> • 728 Grant Avenue is one of the best examples of the Dutch Colonial Revival style in Louisville. Dutch Colonial Revivals were extremely popular in and around the turn of the century and made their way westward from the East Coast. The decorative shingling detailed in the gables are distinctive and were an important character defining feature to many 1900s era homes.

Criteria	Meets Criteria ?	Evaluation
<i>1. b. Social.</i> <i>1) Site of historic event that had an effect upon society.</i> <i>2) Exemplifies cultural, political, economic or social heritage of the community.</i> <i>3) Association with a notable person or the work of a notable person.</i>	Yes	Social Significance - <i>Exemplifies cultural, political, economic or social heritage of the community.</i> • Association with four different families occupying the home at different times related to professions such as carpentry and mining. •
<i>1. c. Geographic/environmental.</i> <i>1) Enhances sense of identity of the community.</i> <i>2) An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.</i>	Yes	The historic location of the house helps to create a sense of neighborhood identity.

Criteria	Meets Criteria ?	Evaluation
3. <i>All properties will be evaluated for physical integrity and shall meet one or more of the following criteria:</i> a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation. b. Retains original design features, materials and/or character. c. Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago. d. Has been accurately reconstructed or restored based on historic documentation.	Yes	<i>Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</i> - The house is located in the Pleasant Hill Subdivision which was first platted by the founder of the Louisville area's first mine, Charles Welch. It retains all seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. It also has numerous historical ties to Louisville's coal mining industry. <i>Retains original design features, materials and/or character.</i> - Has adequate integrity and same design features and character of rare dutch revival style house. <i>Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.</i> - The structure has not been moved.

GRANT REQUEST:

The applicant is requesting approval of a Preservation and Restoration Grant for rehabilitation work to reconstruct the existing porch and second story deck. The HSA (attached lists rebuilding the covered porch and associated second floor deck and railings as a serious deficiency (i.e. high priority item).

Preservation and Restoration Grant:

Under Resolution No. 102, Series 2025, residential applicants are eligible for a \$7,700 unmatched incentive grant as a Landmark bonus. This grant would be in addition to the \$4,000 grant for the Historic Structure Assessment previously approved for the property. Owners of a landmarked property will be eligible for this grant following the signing of the Landmark and grant agreements. The remaining \$40,000 grant shall be conditioned based on the applicant matching one hundred percent of the amount for approved work. Approved work must fall under the categories of preservation, rehabilitation, and restoration.

Preservation is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property as they now exist. Approved work focuses upon the repair of exterior historic materials and features rather than extensive replacement and new construction.

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate.

Restoration is the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time. Approved work focuses on exterior work and includes the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

Staff reviewed the Preservation and Restoration Grant request by evaluating whether each request line item qualified for grant funding as either preservation, rehabilitation, or restoration.

Findings are summarized in the following table:

Table 1. Analysis of Qualifying Grant Requests

Requests		Analysis	
Description	Amount	Preservation, Restoration, or Rehabilitation?	In HSA?
Drawings & Engineering	\$2,500.00	N/A	X
Asbestos/Mold Mitigation	\$200.00	Rehabilitation	✓
Site Work (Excavating/Backfill, Compaction, Material Import/Export)	\$1,750.00	Rehabilitation	✓
Concrete – Porch (Foundation, Helicals, Concrete Sawing/Boring)	\$6,975.00	Rehabilitation	✓
General Wood/Materials, Carpentry, Labor (Frame Materials, Frame In-House Labor, Demo/Dust Mitigation, Demo In-House Labor, Exterior Trim Materials, Exterior Trim In-House Labor, Window and Door Installation, Deck Material/Rail, Deck Labor In-House, Project Management)	\$48,775.00	Rehabilitation	✓
Thermal and Moisture Protection (Weatherproofing, Temporary Roofing, TPO, Membrane Roofing, Accessories Gutters and Downspouts)	\$5,660.00	Rehabilitation	✓
Two Storm Doors and Hardware	\$1,175.00	Rehabilitation	✓
Painting (eligible for replaced materials)	\$3,750.00	N/A	✓
General Contractor Fees (20%) & Misc. Construction Costs	\$14,791.00	N/A	✓
Total Project Cost	\$85,576.00		
Total Recommended	\$40,000.00		

Historic Preservation Commission (HPC) Recommendation

The Historic Preservation Commission (HPC) held a public hearing on the application at the November 17, 2025 meeting. The Commissioners voted to recommend approval of the local landmark designation and grant request, as well as an alteration certificate (not part of this City Council request). [LINK: November 17, 2025, Historic Preservation Commission Communication.](#)

2025 COUNCIL WORK PLAN:

This item is not on the 2025 City Council Work Plan.

FISCAL IMPACT:

Budgeted?: **Not Applicable**

Approval of the grant request allows for matched grants from the Historic Preservation Fund (HPF) of up to \$ 83,000.00 (including stabilization work) plus a \$7,700.00 landmark incentive grant (unmatched) as per Resolution No. 102, Series 2025. At the time of HPC consideration of the request, Resolution No. 17, Series 2019 governed the allowable grant incentive amounts, which were up to \$40,000.00 for a residential property. Resolution No. 102, Series 2025 was adopted on December 16, 2025, and contains newly updated grant incentives amounts that will apply to the property when it is landmarked. Therefore, the property owner may be eligible to access additional funds at a future date as per the grant limits and criteria outlined in Resolution No. 102 Series 2025. The unencumbered fund balance is estimated at \$2.1M and the average income of the Fund over the past two years is approximately \$1M, thus, staff finds there are adequate funds to support the request.

ALTERNATIVES:

1. That Council does not approve Resolution No. 9, Series 2026, approving the landmark designation and restoration grant for 728 Grant Avenue.
2. That Council approve the landmark designation with an alternative Preservation and Restoration Grant amount.

These alternative actions would not align with the recommendation of the Historic Preservation Commission.

RECOMMENDATION:

1. Approval of Resolution No. 9, Series 2026, approving the landmark designation at 728 Grant Avenue, to be named the Koeppler House, and a Preservation and Restoration Grant of up to \$40,000.00 to rehabilitate the existing porch and second story deck.

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DATE: JANUARY 6, 2026

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ATTACHMENTS:

1. Resolution No. 9, Series 2026
2. Social History Report
3. Historic Structure Assessment
4. Presentation

**RESOLUTION NO. 9
SERIES 2026**

**A RESOLUTION DESIGNATING THE RESIDENCE LOCATED AT 728 GRANT
AVENUE A HISTORIC LANDMARK TO BE NAMED THE KOEPPLER HOUSE AND
APPROVING A PRESERVATION AND RESTORATION GRANT**

WHEREAS, there has been submitted to the City Council an application requesting a landmark eligibility determination and a preservation and restoration grant for a historical residential structure located at 728 Grant Avenue on property legal described as the South Half of Lot 4 and all of Lot 5, Block 7, Pleasant Hill Subdivision, City of Louisville, County of Boulder, State of Colorado; and

WHEREAS, City staff and the Louisville Historic Preservation Commission have reviewed the application and found it to be in compliance with Chapter 15.36 of the Louisville Municipal Code;

WHEREAS, the Louisville Historic Preservation Commission held a properly noticed public hearing on the proposed landmark application and grant application and has forwarded to the City Council its recommendation of approval; and

WHEREAS, the City Council has duly considered the proposed landmark and grant applications and the Commission's recommendation and report, and has held a properly noticed public hearing on the applications; and

WHEREAS, the City Council finds the residence at 728 Grant Avenue meets the criteria set forth in Section 15.36.050.A.1.a of the Louisville Municipal Code for architectural significance because of the architectural integrity that is representative of the built environment in 1900s Louisville; and

WHEREAS, the City Council finds the residence at 1016 Main Street meets the criteria set forth in Section 15.36.050.A.1.b of the Louisville Municipal Code for social significance because it exemplifies the cultural, political, economic, or social heritage of the community considering its association with various Louisville families and Louisville's cultural heritage; and

WHEREAS, the City Council finds this architectural and social significance justifies the approval of the historic landmark application; and

WHEREAS, the City Council finds the repairs to the existing structure to be funded by the preservation and restoration grant will assist in the preservation of the Koeppler House, and the requested grant for the same should be approved.

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

Section 1. The proposed historic landmark application for the residence located at 728 Grant Avenue is hereby approved and is hereby designated a historic landmark to be known as the Koepler House

Section 2. As a historic landmark, the Koepler House is eligible for incentives offered by the City for historic landmarks, including a **\$7,700** landmark incentive grant that is hereby approved by the City Council.

Section 3. The City Council hereby approves the preservation and restoration grant application for the Koepler House in the amount of **\$40,000.00**, for work as described in **Exhibit A** attached hereto and incorporated herein by this reference.

Section 4. The City Clerk shall provide written notification of such designation to the property owners and cause a copy of this resolution to be recorded with the Boulder County Clerk and Recorder.

PASSED AND ADOPTED this 6th day of January 2026.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

EXHIBIT A

Table 1. Summary of staff analysis of qualification of Preservation Grant requests under Reso. 17, Series 2019.			
Requests		Analysis	
Description	Amount	Preservation, Restoration, or Rehabilitation?	In HSA?
Drawings & Engineering	\$2,500.00	N/A	X
Asbestos/Mold Mitigation	\$200.00	Rehabilitation	✓
Site Work (Excavating/Backfill/Compaction, Material Import/Export)	\$1,750.00	N/A	✓
Concrete – Porch (Foundation, Helicals, Concrete Sawing/Boring)	\$6,975.00		✓
General Wood/Materials, Carpentry, Labor (Frame Materials, Frame In-House Labor, Demo/Dust Mitigation, Demo In-House Labor, Exterior Trim Materials, Exterior Trim In-House Labor, Window and Door Installation, Deck Material/Rail, Deck Labor In-House, Project Management)	\$48,775.00	Rehabilitation	✓
Thermal and Moisture Protection (Weatherproofing, Temporary Roofing, TPO, Membrane Roofing, Accessories Gutters and Downspouts)	\$5,660.00	Rehabilitation	✓
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General Contractor Fees (20%) & Misc. Construction Costs	\$14,791.00	N/A	✓
Total Project Cost	\$85,576.00		
Total Recommended	\$40,000.00		



Louisville Historical Museum
October 2010

Property: 728 Grant Ave.

Legal description: South 1/2 Lot 4 & all of Lot 5, Block 7, Pleasant Hill Addition

Year of Construction: Boulder County says that the house was built in 1904. The house is shown in the correct location on the 1909 Drumm's Wall Map at the Louisville Historical Museum.

Architect/Builder: Unknown

Previous Addresses Used to Refer to this property:

- Prior to town wide address changes in late 1930s: none found
- Following town wide address changes in late 1930s: none found

1985 Survey of this Property

In 1985, this property was surveyed for the State of Colorado and the inventory record states the following:

"This is a Dutch Colonial Revival style structure. The foundation is rusticated ashlar with a brick foundation on the rear addition. The structure has a rectangular footprint. The doors and windows are in their original location, the windows are original. The roof is gambled with asphalt shingles and a hipped roof over the addition. There are no associated outbuildings."

"This structure has an addition on the back and a wooden porch, both of which appear to be historic, dates unknown."

The inventory record also noted that "[i]t is not typical miner's housing since it is a two story Dutch Colonial Revival. It may have been the home of someone of supervisory level."

The statement of significance states: "This is the only surveyed Dutch Colonial Revival structure in Louisville. It has integrity of location and some structural integrity, despite an addition in back and a porch addition."

It is not known why the house was referred to as the “Koeppler House” in the 1985 survey, as a search of the property records indicates that Joseph Koeppler owned the property for just two months in 1936.

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

The subdivision in which 728 Grant is located is the Pleasant Hill Addition. This addition was platted and recorded with Boulder County in 1894 by Orrin T. Welch. Orrin Welch was the half brother of Charles C. Welch, the prominent Colorado businessman who played the major role in the founding of Louisville and the opening of its first coal mine, the Welch Mine, back in the 1870s. In the 1890s, Charles Welch was still involved in the development of the town. An example of this is Welch’s transfer of the property that would become the Pleasant Hill Addition to his half brother, Orrin, in 1893.

John Unger, 1904-1907

Orrin Welch, the Pleasant Hill Addition developer, sold Lots 3, 4, and 5 in Block 7 to John Unger in 1904. (The property would later be divided, resulting in 728 and 732 Grant. This occurred in the early 1950s.)

The significance of the ownership by John Unger is that Unger was a “carpenter & bldr,” as stated in the 1906 directory for Louisville. He could well have been the builder of the house. The County’s date of 1904 as the construction year seems consistent with this information.

Harry Van Mater and the National Fuel Company, 1907-1936 (29 years)

This house and property were then transferred to Harry Van Mater, a coal operator who was the President of the National Fuel Company. He transferred ownership to the National Fuel Company itself in 1912. It can be speculated that the house was the residence of someone in a management role at a local mine, perhaps as part of his compensation from the National Fuel Company.

Van Mater himself lived and worked in Denver. His name appears in a number of national newspaper articles from 1914 (available online) relating to opposing the efforts of the miners who were on strike in Colorado at that time.

Carolyn Conarroe’s book *The Louisville Story* indicates that locally, the National Fuel Company owned at least the Monarch #1 Mine near Marshall, from 1902 to 1918.

The following photo taken from the school (where Memory Square Park is now located) shows the north side of 728 Grant with no buildings between it and Spruce Street; it is undated, but appears to have been taken in the 1920s. 728 Grant is on the right, in back of the car.



Minnie Rockley, 1936-1945 (9 years)

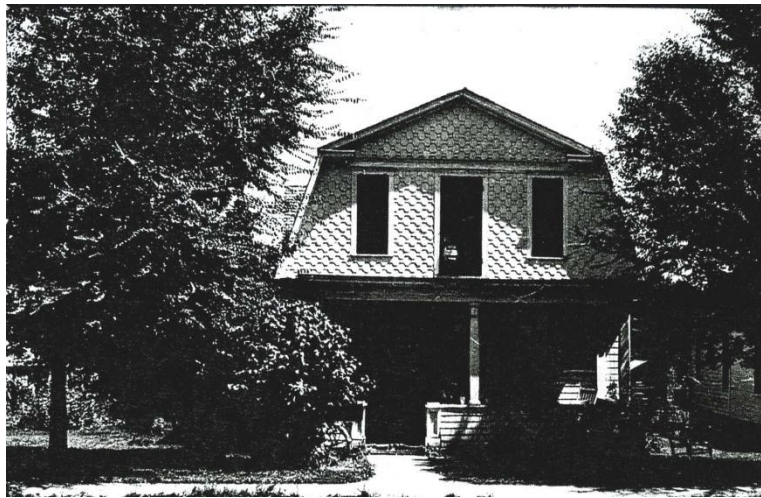
After a short period of ownership by Joseph Koeppler in 1936, the property was transferred to Minnie Rockley. During this period, however, she is listed in directories as living with her husband elsewhere in Louisville. The house may have been used as a rental or for a family member.

William & Flora Hutsell, 1945-1954 (9 years)

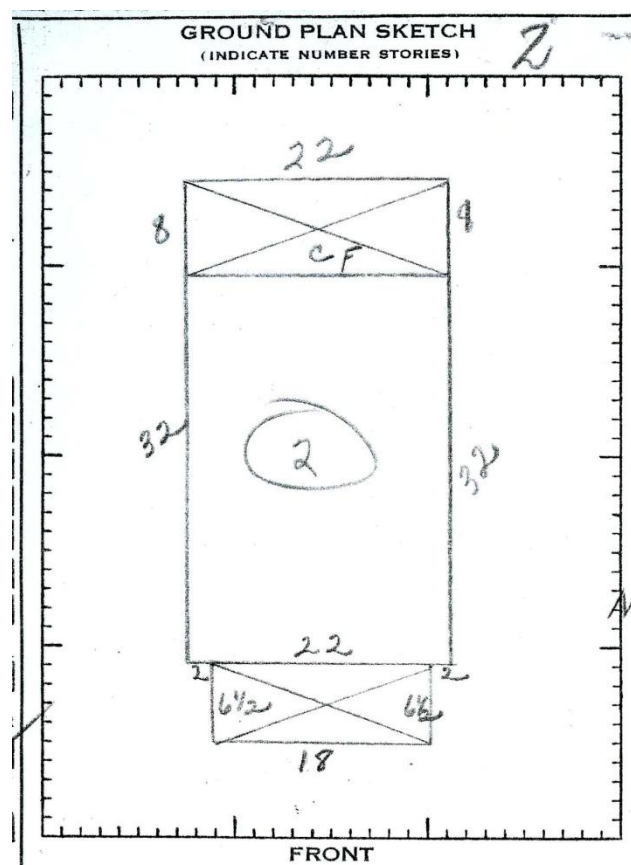
The next primary owners were the Hutsells, who then divided the property in 1954. The result was the sale of this property, 728 Grant, to Roy and Shirley Mullinex, while the Hutsells moved a house from the area of the University of Colorado in Boulder to 732 Grant in Louisville, where they then made their home.

William Hutsell was a coal miner and he and his wife, Flora, had at least three children, and perhaps more, who lived with them in the house. Donald, Wayne, and William Jr. are listed in the 1951 directory as residing with their parents at 728 Grant.

It was during the Hutsell ownership that the Boulder County Assessor surveyed the property in 1948. This shows the County's photo:



This shows the 1948 layout:





728 GRANT AVENUE
HISTORIC STRUCTURE ASSESSMENT
LOUISVILLE, CO

THIS PROJECT WAS PAID FOR BY A LOUISVILLE,
HISTORICAL FUND GRANT



Date: July 14, 2023

Prepared For:
Cameron and Ann Wiese
728 Grant Avenue
Louisville, CO 80027

Prepared By:
Conscious Design LLC
in association with:
Hartronft Associates, P.C.
950 Spruce Street, Suite 2A
Louisville, CO 80027

728 GRANT HISTORIC STRUCTURE ASSESSMENT

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1.0 INTRODUCTION

1.1 RESEARCH BACKGROUND / PROJECT PARTICIPANTS

1.1.1 PROJECT BACKGROUND

Eric Ellis of Conscious Design LLC and Matt Berry of Ascent Structural Engineering conducted a Historical Structural Assessment at the house at 728 Grant Street in Louisville, CO to determine its viability as a candidate for a historic landmark status as defined under the Historic Preservation program of the City of Louisville.

Eric Ellis and Matt Berry reviewed the property on the afternoon of November 10th, 2022. The sky was clear and the temperature was in the mid 50s. Eric Ellis returned to the site on multiple occasions thereafter to review and measure additional areas of the site and structure.

1.1.2 PROJECT PARTICIPANTS

Property Owners:

Cameron and Ann Weise
728 Grant Avenue
Louisville, CO 80026
303.661.0294
Contact: Ann Weise

Historic Structure Assessment Consultants:

Preservation Architect: Conscious Design, LLC
in collaboration with Hartronft Associates p.c.
2260 Redwood Ave.
Lafayette, CO 80026
720.633.0936
Contact: Eric Ellis, Registered Architect, Principal

Structural Engineer: Ascent Group
4909 Pearl East Circle, Suite 201
Boulder, CO 80301
(w) 303/499-3022 (f) 303/499.3032
Contact: Matt Berry, PE

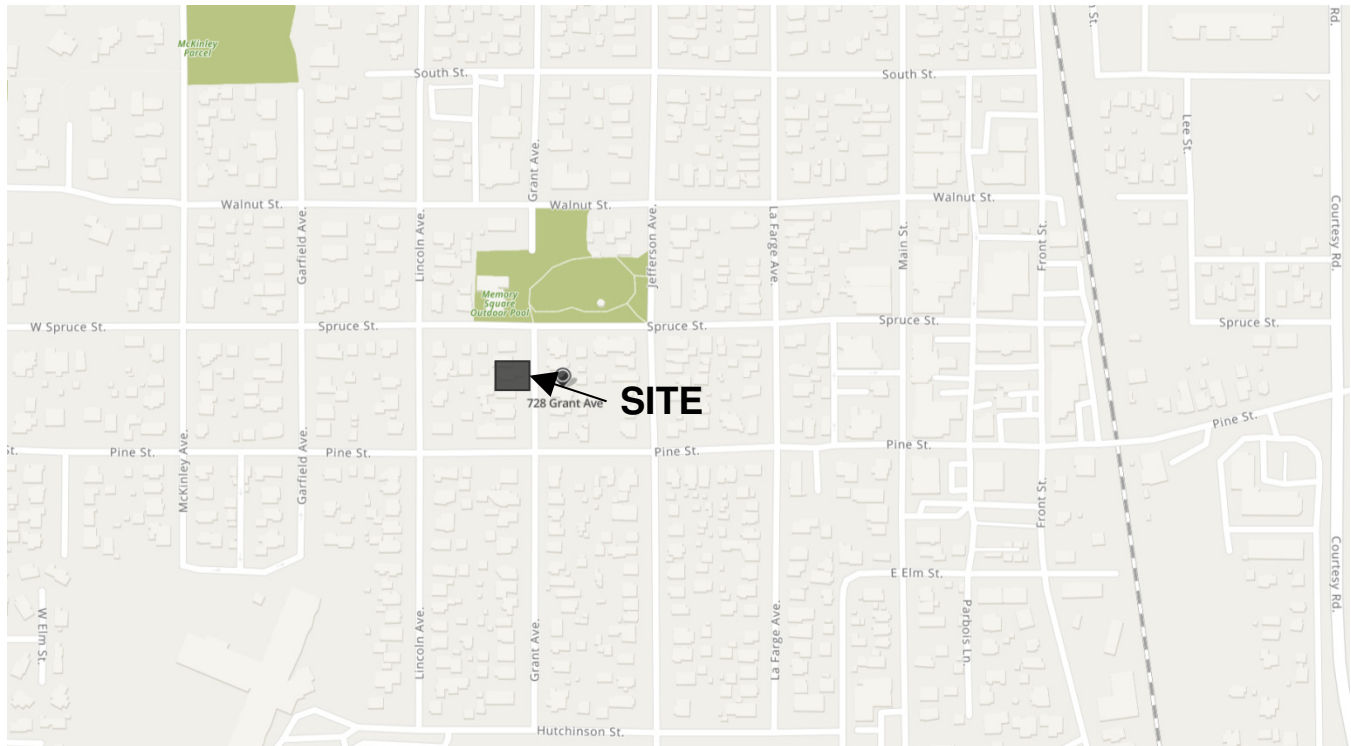
Sources:

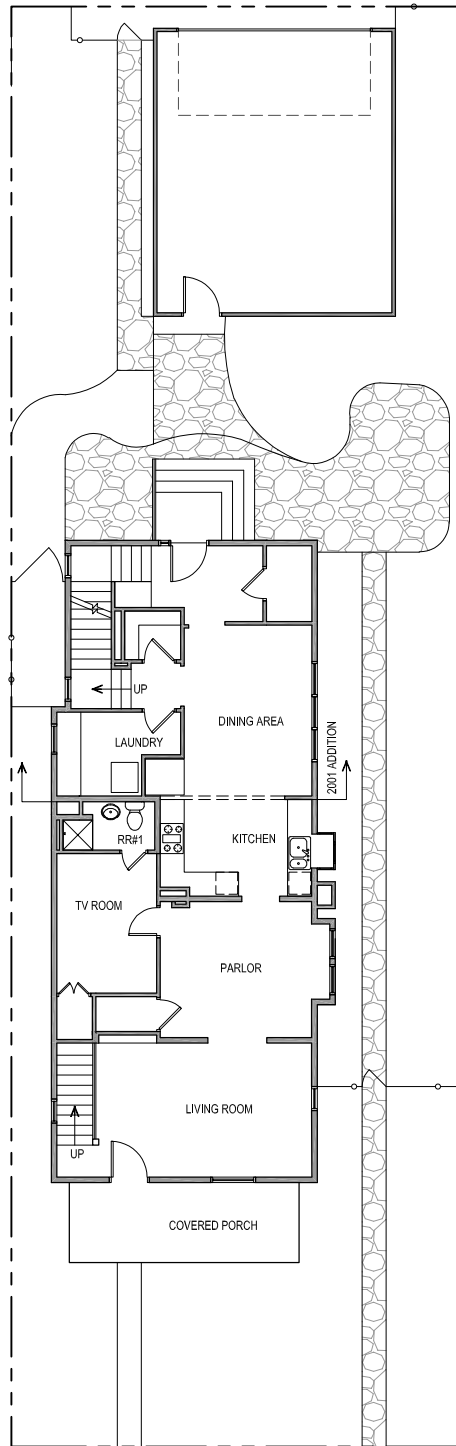
Louisville Historic Preservation Commission Staff Report, July 26, 2021
Louisville Historical Museum Report, October 2010
Ascent Structural Engineering Report, February 8, 2023

1.2 BUILDING LOCATION

1.2.1 VICINITY MAP

725 Grant Avenue, Louisville, CO 80027





SITE PLAN

$\frac{1}{16}" = 1'-0"$



ConsciousDesign, LLC

2260 Redwood Ave.
Lafayette, CO 80026
720.633.0936

728 Grant Ave
Historical Structure Assessment
728 Grant Ave, Louisville CO 80027

1

S ½ Lot 4, and all Lot 5 Block 7 of the Pleasant Hill Subdivision

2.0 HISTORY AND USE

2.1 ARCHITECTURAL SIGNIFICANCE AND CONSTRUCTION HISTORY

Information from Bridget Bacon, Louisville Historical Museum

The Boulder County Assessor's estimates that 728 Grant Avenue was built c. 1904. The subdivision in which this house is located, the Pleasant Hill Addition, was platted in 1894. The subdivision was developed in the name of Orrin Welch, the half-brother of Charles C. Welch. Charles Welch was the person most responsible for the establishment of Louisville in 1878 after he established the first coal mine in this area in 1877.

It is believed that John Unger built the house at 728 Grant. He was a carpenter and builder by trade and bought the lots from Orrin Welch in 1904. He owned the property until 1907 when he sold to Harry Van Mater, who was the President of the National Fuel Company. In 1912, Van Mater transferred the ownership directly under the National Fuel Company. Van Mater himself lived and worked in Denver. His name appears in a number of national newspaper articles from 1914 relating to opposing the efforts of the miners who were on strike in Colorado at that time. The following photo taken from the school (where Memory Square Park is now located) shows the north side of 728 Grant with no buildings between it and Spruce Street; it is undated, but appears to have been taken in the 1920s. 728 Grant is on the right, in back of the car.



Minnie Rockley owned the home from 1936-1945, and based on City Directories, likely kept it as a rental property. The next owners, William & Flora Hutsell subdivided the property in the lots we know today on Grant. By doing so, they moved another house of theirs to 732 Grant. It appears William and his family lived at 732 Grant and William was a coal miner.

From 1954 until 1979, Roy and Shirley Mullinex owned and lived at 728 Grant. Roy was a tile layer with Boulder Tile. In 1978 the County Assessor re-visited the property in 1978 and took the photo below:



728 Grant Avenue, west (front) elevation – 1978 Boulder Assessors Card



728 Grant Avenue, northwest elevation– 2013 photo



728 Grant Avenue, southwest elevation – 2013 photo



728 Grant – LHM 2008.008.024 – c. 1970s/1980s photo

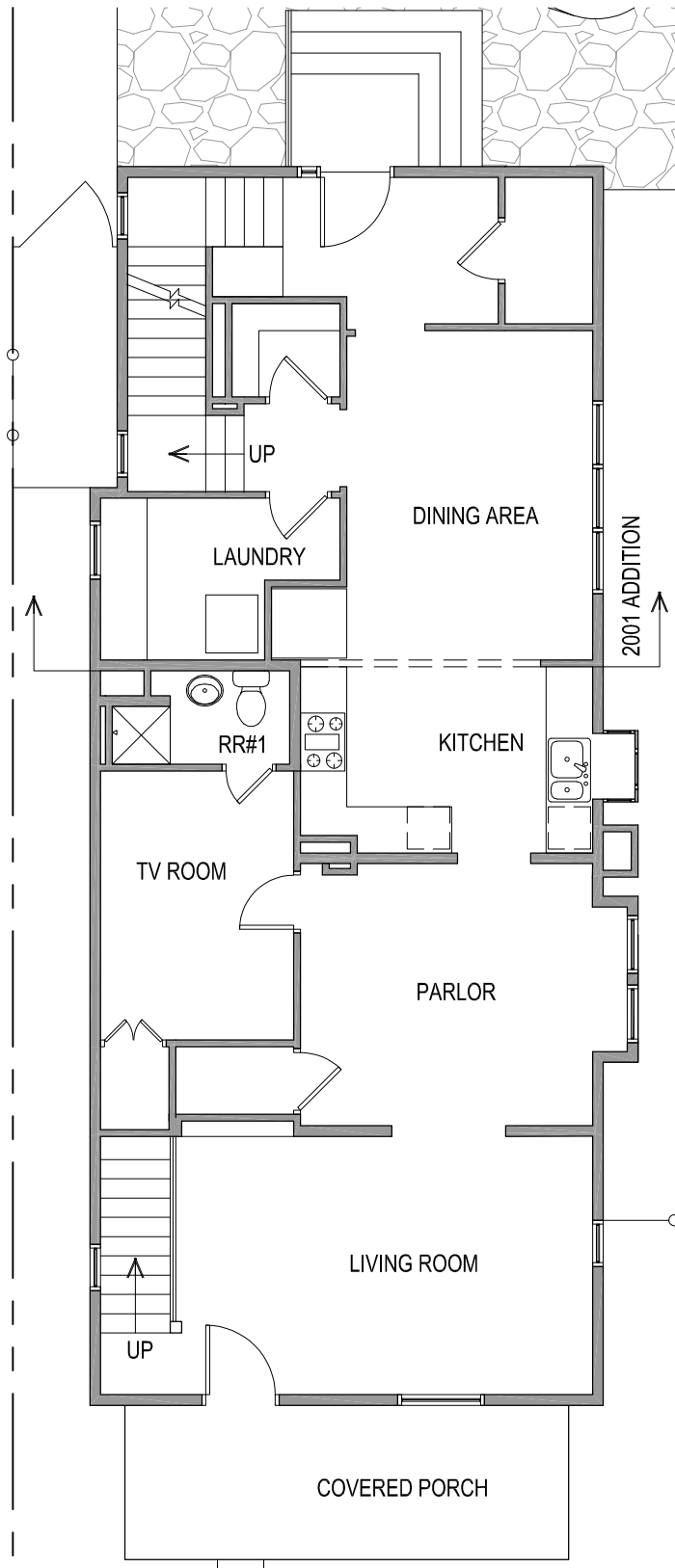
ARCHITECTURAL INTEGRITY:

728 Grant Avenue is an excellent example of Dutch Colonial Revival, a rare style for Louisville. The noticeable gambrel style roof is also a telling marker of Shingle style homes, though the Dutch Colonial Revival often exhibits a narrower front gambrel orientation which derived from the need to fit into suburban lots, among other key differences. A number of original windows appear original, as does the general form and feel of the home as it has not had any major additions that have greatly affected the mass or design of the home. There is an undated rear addition, that is very likely historic as it appears to match the sketch from the 1948 Assessor's card.

The house is two stories with horizontal wood siding on the first floor and decorative shingling in the gable of the front gabled gambrel roof. The south elevation has a boxed bay window with decorative detailing and the north has a cross gabled section in the center, also exhibiting decorative shingling in the gable. The porch has been altered since at least the 1948 Assessor's photo in which the porch railing is filled-in with horizontal siding and extends the full width of the house. The columns at that time appear to be of the Tuscan style, which were extremely common in Colonial Revivals in general.

A 1985 State of Colorado inventory record survey notes in the statement of significance that it was the only surveyed Dutch Colonial Revival in Louisville. That is not confirmed, but it is a very uncommon style to Old Town.

2.2 FLOOR PLANS



FIRST FLOOR PLAN

$\frac{1}{8}" = 1'-0"$

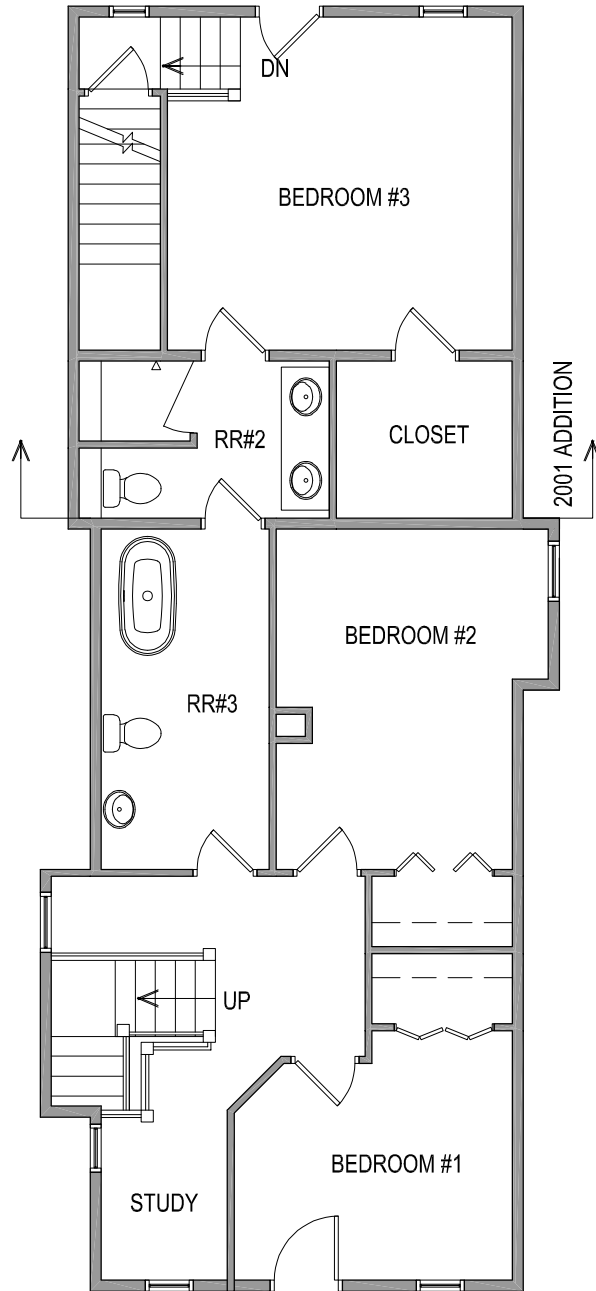


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Lafayette, CO 80026
720.633.0936

728 Grant Ave
Historical Structure Assessment
728 Grant Ave, Louisville CO 80027

2



SECOND FLOOR PLAN

$\frac{1}{8}" = 1'-0"$



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3

2.3 PROPOSED USES

There is no change to the current use as a home for the structure. However, there are several areas of the original construction which require rehabilitation. These areas of rehabilitation include the interior footings, floor framing, and second floor west deck. Per the SOI's Guidelines for rehabilitation, additions are appropriate if the existing building doesn't comfortably fit the proposed program. The addition must also meet the Secretary of the Interior's Standards for Rehabilitation, specifically standards #4.

Standard #4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The addition of the west side porch appears to be around 50 years old. Another major two-story addition at the east of the existing structure was constructed in 2011 that included an enlargement of the kitchen/dining area on the first floor and new stairs that lead to the second-floor master suite including a master bedroom, closet, and bathroom. Some effort has been undertaken to make it appear to fit within the original time period in which it was built. The similar construction includes the size and placement of new windows, matching siding depth, foundation stone, and a continuation of the roof form.

3.0 STRUCTURE CONDITION ASSESSMENT

3.0 RATING SYSTEM

The following rating system is used throughout this report to evaluate each feature, element, or space.

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

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

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

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

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

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

3.1 SITE

3.1.1 ASSOCIATED LANDSCAPE FEATURES

Description

The site has a gentle slope from the west to the east. There are several mature trees on the lot.

At the front or west side of the lot, there is a deciduous trees at the southwest corner and an evergreen at the northwest corner of the house. The grade at the west side of the property slopes toward the porch and can accumulate water against the porch slab during heavy rainfall. (Image 1-3.1.1). The west side of the house is mainly turf with some small shrubs and ground cover. The north side of the house is mainly leafy groundcover. The south side of the house has a walkway that wraps to the east of the house. This side of the house has a few trees and leafy ground cover. The east side of the house has a stone deck from the back door and a stone patio with seating and access to the two car garage that faces the alley and a walkway at the north side of the garage that leads to alley access. (Image 2-3.1.1) This area at the east side of the lot has several garden boxes and leafy ground cover with small patches of turf. (Image 3-3.1.1)



Image 1-3.1.1



Image 2-3.1.1



Image 3-3.1.1

Condition Evaluation

GOOD

The yard is well kept and trees appear to be healthy and pruned.

Recommended Treatment

The tree at the northwest corner of the lot is within four feet of the porch and has some branches very close to the second floor balcony. This tree could be pruned back as part of general maintenance. Extensions should be provided at downspouts to direct water five feet away from the foundation. It is advised that the front yard and the walk that leads to the front door be regraded higher to provide slope away from the foundation and direct water to the north and/or south side of the house.

3.2 STRUCTURAL SYSTEM

3.2.1 GENERAL STRUCTURAL SYSTEM DESCRIPTION

Description

This is a two-story wood-framed house with a framed front porch and a 2nd level deck along the front facade. The main level floor is over a combination of crawlspace and a dug-out cellar at the back of the original section of the house. A 2-story addition containing over a full height basement is on the rear of the house and constructed in 2011.



Figure 1: Front of House

3.2.2 FOUNDATION

Description

The foundation system consists of primarily a rubble stone foundation bearing on grade. It does not extend below the 36" frost depth. There is limited tuck-pointing in the mortar joints but the interior of the foundation is not readily visible because it is covered with spray-foam insulation. The front porch posts appear to bear on a concrete slab on grade. A topping slab was added at some point after a rain event brought flooding onto the front porch. The finished basement area below the new addition consists of a modern concrete foundation, and a concrete wall separates the addition from the original cellar/crawlspace. Interior footings were composed of a variety of construction types added throughout the life of the structure; Certain beams were supported on stacked sandstone, others on wood logs sitting on pre-cast concrete footings or blocks, and newer adjustable posts beating on pre-cast concrete footings. The foundation in the modern addition was not visible.



Figure 2: Exterior foundation with timber



Figure 3: Interior of perimeter Foundation and wood cellar walls

The overall condition of the visible perimeter rubble stone foundation is good. Some cracks are visible and should be expected in construction of this type and age. The interior footings visible in the crawlspace are in poor condition due to the un-shored soil adjacent to their location, and inadequate sizing. This soil is sloughing away and may undermine these footings. Along the south and east sides of the cellar space is an older timber wall and a newer wall that appears to be pressure treated plywood and wood studs. These walls hold back the soil with the stone foundation wall just to the south or east of that. The bottom of this newer wood wall is sitting directly on grade and does not appear to be able to resist the lateral pressure of the sloughing soil. The grade around the house within 5 feet of the building is generally flat and sloping toward the front porch at the front of the house. It was conveyed by Ann Weise that before spray-foam was applied, daylight could be seen through multiple places in the stone foundation.



Figure 7: Precarious Beam Support



Figure 8: Supports near sloughing soil

Recommended Treatment

Ascent recommends a new foundation adjacent to the excavated cellar area be constructed of reinforced concrete and the area behind it backfilled to prevent the soil from sloughing off any further. The interior crawl-space framing and supports will be more readily accessible during this process and possible accessible for further evaluation and repair. New cast-in-place footings are recommended to be installed in concert with the framing recommendations below. Repair and repointing of the existing masonry will not reduce the possibility of future movement due to frost heave and expansive soils. Maintaining drainage away from the house is paramount to the foundation success. Some grading issues cause some water to pool against the house. This should be repaired to slope away from the house and gutter downspouts maintained to discharge away from the foundation. Additional tuckpointing of the stonework is also recommended.



Figure 12: Wood retaining wall



Figure 13: Gutter downspout

3.2.3 PERIMETER FOUNDATION DRAINAGE

There is no evidence on site of a perimeter foundation drainage system. A perimeter foundation drainage system is not required provided adequate drainage away from the foundation for surface water and downspout discharge unless groundwater is determined to be an issue by a geotechnical engineer.

3.2.4 FLOOR & CEILING SYSTEMS

Description

The primary floor framing that was visible consists of 2x6 nominal wood floor joists spaced at 16" centers generally spanning in the north/south direction with post and beam bearing lines at roughly 6 to 7 feet on center running perpendicular to the floor joists. The finished wood flooring is attached directly to the floor joists. There appears to be no sub-floor. The 2nd floor framing was not visible. The 2nd floor deck on the front of the house appeared to show plywood sub-floor with a water-proof membrane on top. The wood framed rail appeared to be made of modern mill-work parts and dimensional lumber.



Figure 4: 2nd Floor Deck Rail



Figure 5: Deck Surface

Condition Evaluation

FAIR

There appears to have been multiple improvements of the existing floor post and beam bearing lines within the basement at some point over the life of the building. The newer steel posts are not installed properly with the adjustable extension extended too far and in one case a steel adjustment pin not properly installed. The beams under the floor framing are not properly sized and this, combined with the footings, result in an un-even floor above. A floor system of this type would not be used under current codes. There are some areas in the home where floor movement can be felt and this translates into the 2nd floor as well. Some joists have been notched for plumbing or electrical lines. The 2nd floor deck framing and rails are in poor condition. Rot is evident at the base of certain rail posts and it appears that water can infiltrate the deck surface. The deck joists were not visible, but further rot in these areas is likely.



Figure 9: Improperly installed steel pin (Foreground)
Over-extended post cap (Background)



Figure 10: Logs under individual joists

Recommended Treatment

The floor joists should be reinforced and re-supported with an organized beam and foundation system as they become accessible during future work. This may be integrated with the cellar wall foundations. The existing adjustable steel posts may be re-used, but shall be properly installed per the manufacturer instructions. Any severely notched joists should be reinforced or replaced. The ends of the joists bearing directly on the foundation should be observed and protected from moisture. At the 2nd floor deck the decking should be removed and replaced. At this time the deck joist and beams may also be replaced. The guard rail shall be removed and replaced.

3.2.5 ROOF FRAMING SYSTEM

Description

The roof framing consists of a gambrel roof framed with 2x4 roof joists at 24" centers, and an integrated ceiling diaphragm framed with 2x rafters at running in the north/south direction. The roof sheathing consists of 1x "skip sheathing" but it was overlaid with ½" OSB (Oriented Strand Board) during a re-roofing at some point. The ceilings all consist of a plaster or drywall finish.



Figure 6: Roof Framing

Condition Evaluation

GOOD

In the portions of the roof that were visible and accessible, no damage or excessive deflections were observed. Although there were some cracks in the plaster below, this is typical of a structure of this vintage. Future loading events such as snow loads and wind loads may result in some movement over the life of the structure. The ceiling finish appeared to be in good shape and no signs of excessive deflection were observed.



Figure 11: Painted over Ceiling Crack

Recommended Treatment

There are no recommendations at this time.

3.3 ENVELOPE – EXTERIOR WALLS

3.3.1 EXTERIOR WALL CONSTRUCTION

Description

Structural:

Wall framing was not visible and destructive testing was not performed.

Architectural:

It is unknown the state of or the type of wall insulation since no destructive observations were performed.

Condition Evaluation

Structural:

Refer to wall framing for any notations related to exterior walls.

Architectural:

Cavity conditions specific to the wall construction were not evaluated.

Recommended Treatment

Structural:

Refer to wall framing for any notations related to exterior walls.

Architectural:

Energy requirements per the International Energy Conservation Code (IECC) require specific envelope R-values and other energy efficiency requirements. The IECC, however, states that any building listed in the National Register of Historic Places is exempt from the code. It is still recommended that any future alterations be considerate to the intent of the code and energy concerns of the City. Any additions to the building do need to comply with current IECC.

Further exploration of the building envelope could include thermal imaging to determine the relative thermal resistance of the building components. This would be the basis for a recommendation for improving energy efficiency.

3.3.2 EXTERIOR FINISHES

Description

The building's siding and trim is wood with a painted finish. The original color of the building is unknown, but the historic photo from the 1970s or 1980s show the building as light green with white trim. (Refer to images in section 2.1) Today, the building is a medium green with red, dark green, white and dark grey trim accents.

Condition Evaluation

GOOD

While the building looks as if the painting has been done in the last five years, there are signs of peeling. Some wood siding and trim exhibit signs of rotting and damage (Image 1&2 3.3.2).



Image 1-3.3.2



Image 2-3.3.2

Recommended Treatment

When the time comes to repaint, the siding and trim should be properly scraped to remove any loose paint or unsuitable substrate prior to application of the new paint. Some repair is advised for some rotted wood siding and trim.

3.3.3 EXTERIOR MASONRY

Description

The masonry foundation system as discussed in Section 3.2.2. A portion of a chimney is exposed within the basement.

Condition Evaluation

See Section 3.2.2

Recommended Treatment

See Section 3.2.2

3.3.4 EXTERIOR APPENDAGES – PORCH, STOOP, PORTICO, ETC.

Description

The front west facing stoop is constructed as a concrete slab against the existing wood siding and masonry foundation and appears in all historical photos. The back east facing porch is newer wood construction. The front west facing stoop has a second floor deck above. It is assumed that the second floor deck had a railing due to the existence of the second floor door onto the roof cover. However, a photo from 1978 does not show a railing but a photo from 1980s does. The railing itself seems to have been replaced and rebuilt differently over time. (Refer to photos in 2.1)

Condition Evaluation

FAIR TO POOR

Refer to 3.2.4 for the structural condition evaluation for this west facing roof deck. The roofing/deck walking surface is in poor shape and will need to be replaced. Several areas show exposed rotting subroof. The railings are not secure due to apparent rotting of the subroof below. The railing and railing attachments do not appear to meet current code requirements for opening limitations, point loads, and general safety.

Recommended Treatment

Refer to 3.2.4 for structural repairs. For the west facing covered deck, we suggest the removing and replacing of the subroof, roof waterproofing, deck walking surface, deck wood fascia, gutters, most or all of the railing pickets, and fasteners. Upon removal of the subroofing, a more complete evaluation of the condition of the joists and structural members may be determined. The east deck and balcony above are of new construction and in good condition.



Image 1 – west deck - 3.3.4



Image 2 – east deck - 3.3.4

3.4 ENVELOPE – ROOFING AND WATERPROOFING

3.4.1 ROOFING SYSTEMS

Description

The existing roofing system is asphalt shingles. The shingles appear to be fairly new.

Condition Evaluation

GOOD

Based on exterior observations, the shingles themselves exhibit no signs of abnormal wear and tear. No signs of moisture or condensation within the roof skip sheathing or within the roof cavity were seen.

Recommended Treatment

Future re-roofing should be done when as a part of typical maintenance. Regularly reviewing the roof sheathing for any signs of moisture is recommended.



Image 1 – 3.4.1

Description

Very little flashing could be observed. There appears to be some flashing at the brick chimney to roof intersection.

Condition Evaluation

UNKNOWN

What can be observed from below does not show extensive damage.

Recommended Treatment

As a part of regular maintenance this area should be evaluated further and replaced if necessary.

3.4.3 DRAINAGE SYSTEM, GUTTERS & DOWNSPOUTS

There is existing drip edge flashing at the intersection of the eave and gutter and newer drip edge flashing at the gable ends. Some roof eaves do not have gutters or drip edge flashing. The newer addition to the building has new gutters and drip edge flashing.

Condition Evaluation

GOOD

Existing flashing at the new and older portions of the roof are in good condition.

Recommended Treatment

As a part of regular maintenance when the house is re-roofed, we suggest new drip edge flashing at portions of the roof where it is missing. Existing downspouts should be provided with extensions to direct roof water away from the foundation a minimum of five feet.



Image 1 – 3.4.3

3.4.4 SKYLIGHTS / CUPOLAS AND CHIMNEYS

Description

The building does not have any skylights or cupolas nor is there evidence of any in the historic photograph. The chimney has been repurposed as a mechanical flue.

Condition Evaluation

Refer to section 3.3.3 for masonry.

No treatment is recommended at this time.



Image 1 – 3.4.4

3.5 WINDOWS AND DOORS

3.5.1 DOORS

Description

Exterior:

There are four doors on the exterior of the building. The two doors on the west elevation appear to be original doors. The first level entry door and second level doors leading to the roof deck have observable checks, splits, and some missing wooden trim pieces in the decorative profiles. (Image1 & 2 1 3.5.1) The second floor door does not shut easily due to apparent damage to the threshold. The first floor entry door is wood with a stained finish and a 1/3rd lite. There are storm doors on both west facing doors that could use replacing. The east facing doors are new.

Exterior trim along the west side of the house appears to be original. These include 1x4 trim at doors and windows and multiple ogee trim profiles, trim banding, and decorative eave brackets.

Interior:

All original interior doors are four panel painted doors of various sizes. Doors located within the addition are wood stained doors.

Interior profile trim is provided at all wall openings and at door jambs and heads. All interior trim is painted white. The stair handrails are wood stained with white painted pickets with wood turned profiles.

Condition Evaluation

GOOD TO FAIR

The second floor west facing door has visible checks presumably due to sun and/or moisture (Image 1 3.5.1). This door appears to be original. This door will need repairs but is in fair shape. All other doors are in good shape.

Recommended Treatment

Exterior:

The newer doors are not in need of immediate replacement. The first and second floor west facing doors require maintenance and replacement of some wood profiles and even some panels. Some sections of this door could be sanded and repaired by a skilled craftsman. Storm doors that protect both the west facing doors do not appear to seal adequately and could use replacement or repair.

Interior:

The doors are not in need of immediate replacement and are typically in good shape.



Image 1 – west side 2nd floor - 3.5.1



image 2 – west side 1st floor – 3.5.1



image 3 – original interior door
1st floor – 3.5.1

3.5.2 WINDOWS

Description

Most windows throughout the house are new double-hung vinyl windows. Some windows in the west side original portion of the house are painted wood double-hung windows.

Condition Evaluation

GOOD

All new windows are in good shape. Some windows on the south elevation within the Parlor are original and appear to be painted shut. These windows are single pain and single or double hung windows and have a wood storm sash.

North Windows:

The first floor windows on the north side are in good condition with no apparent signs of deterioration. Paint is in good condition. These windows are newer double hung vinyl windows. The original wood trim appears to be still in place. (Image 1 – n. window – 3.5.2) The second floor north windows are original with one window adapted to receive a swamp cooler. This window shows obvious signs of decay and splits at the window stops. (Image 5 – n. window – 3.5.2)

It also appears that the glazing on these windows has a wood stop in place that is in good condition. It is unknown if the stop is original however it appears that windows originally had wood glazing stops. The wood storm sashes are also in good condition.

East Windows:

The windows on the east elevation are part of the recent addition and are white vinyl double pain windows. These windows are in good condition. (image 4 – new east windows – 3.5.2)

South Windows:

The double hung windows on the south side of the house are both new at the east end and original at the west end. The windows that are part of the original construction are in fair condition. The paint is exhibiting aligatoring as described in Section 3.4.2 and some rot is apparent on portions of the glazing stops. The windows have what appear to be original wood storm sashes. The windows are not currently operable which may be due to being painted shut or the counterweight system may be broken. (image 2 – original s. windows-3.5.2)

West Windows:

The second floor windows appear to be newer double hung vinyl windows. The larger picture window on the first floor is fixed on the bottom pane and has stained glass in the top pane. It is difficult to ascertain the exact stained glass in the historical photos to confirm if this is the original stained glass. However, the glass in this window has wood stops and appear to be original single pane glass. This window also has a wood storm sash and is in good condition.

Recommended Treatment

Overall, it is recommended that when the building is repainted care be taken when repainting sash and trim pieces. Overall, windows should be restored according to the National Parks Service's *Preservation Brief #9, The Repair of Historic Wooden Windows* which includes individual evaluation and a program for maintenance, repair, or replacement. Also, NPS's *Preservation Brief #10, Exterior Paint Problems on Historic Woodwork* should be followed when preparing the windows for new paint. Repair minimal rotted areas with epoxy.

North Windows:

First floor windows are newer windows are in good shape and need no repair. The second floor window will need the swamp cooler either removed or seals replaced. The window will need replacement. If the swamp cooler is to be used for this window, proper seals and retrofitting would be required to discourage sitting water that can increase rotting of original wood frames and trim.

East Windows:

These newer windows are in good shape and need no repair.

South Windows:

Newer windows are in good shape and need no repair. The pair of original windows in the parlor will require some repair. When the time comes to repaint the building, we would recommend the windows, sashes, jambs, sills, and storm sashes be properly prepared for repainting per *Preservation Brief #10* which includes sanding of loose, peeling paint only. Removing paint should be avoided and should only be removed to the next sound layer of paint. Sanding and scraping should be done carefully to avoid damaging wood and original profiles.

West Windows:

Newer second floor windows are in good shape and need no repair. Inspect sash and repair glazing stops/glazing putty where needed. When the time comes to repaint the building, we would recommend the windows, sashes, jambs, and sills be properly prepared for repainting per *Preservation Brief #10* which includes sanding of loose, peeling paint only. Removing paint should be avoided and should only be removed to the next sound layer of paint. Sanding and scraping should be done carefully to avoid damaging wood and original profiles.



Image 1 – n. window – 3.5.2



image 2 – original s. windows-3.5.2



image 3 – original w. window



image 4 – new east windows – 3.5.2



image 4 – new east windows – 3.5.2

3.6 INTERIOR FINISHES

3.6.1 WALL FINISH MATERIALS

Description

The walls finishes vary from plaster on wood lathe at the original house and gypsum board on wood framing at the newer east side addition. The interior wood trim at the new addition has been installed to match the existing trim in the original portion.

Condition Evaluation

GOOD

The condition of the walls throughout is in good shape. No extensive cracking or water is visible. Although some wear and tear can be seen at interior wood trim at the base, at doors, and at openings, the trim is in good shape throughout.

Recommended Treatment

There are no recommendations to the interior wall finish or trim at this time.



Image 1 – parlor walls – 3.6.1

3.6.2 CEILING FINISH MATERIALS

Description

The ceiling finishes vary from plaster on wood lathe at the original house and gypsum board on wood framing at the newer east side addition.

Condition Evaluation

The ceiling finishes are generally in good shape throughout. Some cracking can be observed in the second floor west bedroom however, this is expected in homes this old. Extensive loading due to snow conditions can create plaster cracking over time. (figure 11 – 3.2.5.1)

The gypsum board ceiling in the restroom, hallway and backstage areas are in good condition.

Recommended Treatment

There are no recommended treatments at this time.

3.6.3 FLOOR FINISH MATERIALS

Description

The house has wood flooring in the original portion of the house and throughout the first floor. Some bathrooms have been covered with tile. All bedrooms and stairs are provided with carpet. The second floor is all carpet with the exception of bathrooms which have tile.

Condition Evaluation

GOOD

The wood flooring in the original portion of the house is in good shape and shows no obvious signs of deterioration. The wood flooring in the kitchen does not appear to be level and tends to sag toward the west. This is not uncommon among older houses. The wood flooring in the kitchen is new and the owner indicated that the flooring was attempted to be leveled during the last renovation to moderate success. (Image 1 – 3.6.4)

Recommended Treatment

No recommendations at this time except routine cleaning and maintenance.



Image 1 – 3.6.4

3.6.4 TRIM AND BUILT-INS

Description

Refer to 3.6.1.

Condition Evaluation

GOOD

Trim is in good condition but minor wear in places is evident throughout.

Recommended Treatment

No recommendations at this time.

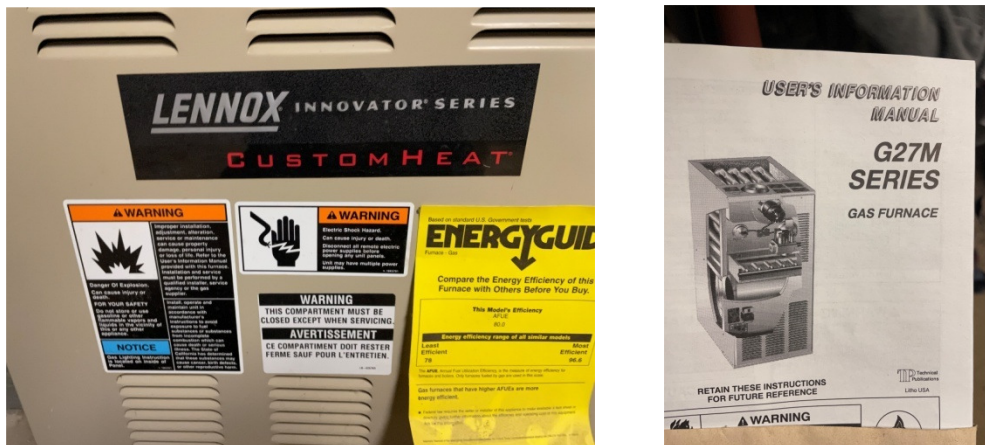
3.8 MECHANICAL SYSTEMS

3.8.1 HEATING & AIR CONDITIONING

Description

The two story house has approximately 2,060 sf. The landlord anecdotally reports that in general the heating and cooling of the space is adequate year round.

The space is served by a gas fired Lennox G27M Furnace located in the partial basement space. The furnace is gravity vented, 80% efficient, 120 MBH input model, and appears to be in fair to good condition. A smoke duct detector was observed on the return which is a safety feature in excess of code requirements. Photos of the furnace and owner's manual appear below.



Furnace and Owner's Manual



Furnace

Condition Evaluation

GOOD

The systems appear to be in good condition. The system has had regular service and does not show any signs of deterioration.

Recommended Treatment

Recommendations for the heating and cooling systems are as follows:

- The addition of hard wired carbon monoxide detectors in the space would be advisable to protect against low combustion air available – particularly if upgrades to the envelope were made that resulted in a tighter building construction.
- Conduct a balance report to check duct leakage into crawl space and satisfactory return air availability.
- The crawlspace where the water heater and the furnace is located is unventilated and spray foam insulation has been added at the inside face of the original masonry foundation. Code requires that if a crawlspace is not ventilated then it must be conditioned. No supply air is currently being provided into the crawlspace. Also, no transfer grills are present from the crawlspace into the remaining portions of the house.

3.7.2 VENTILATION

Description

Primary ventilation appears to be through the original chimney for both the gas furnace and the gas water heater. See sections 3.7.1 and 3.4.1 outlined above related to crawlspace and roof ventilation.

Condition Evaluation

GOOD

Other than roof and crawlspace ventilation, there are no concerns with current furnace ventilation. One first floor bathroom does not have a window or an outside ventilated bathroom fan. The second floor bathrooms both have bath fans; the master bathroom has a operable window and the west side bathroom has a vent into the attic space.

Recommended Treatment

Recommendations for the ventilation system are as follows:

An Energy Recovery Ventilator could be installed. This would exhaust air from the space – tying into the toilet exhaust systems as well as general space exhaust – at 500 cfm and bring in 625 cfm of outside air to keep the space under positive pressure. The energy recovery feature of the equipment would precondition the outside air enough to maintain equal comfort levels to what they have now.

3.7.3 WATER SERVICE, PLUMBING, & SEWER UTILITIES

Description

The building has a 5/8" water service with newer meter located in the crawl space. The water service size is typical for a residence and is adequate for the building. Photos of the service entrance are below.



Domestic water tap and meter

The domestic hot water is provided by an electric water heater located in the crawl space. It is a Bradford White 50 gallon, natural gas model and the nameplate is shown below.



Water Heater



Sewer Pipe

Condition Evaluation

GOOD

The buildings sanitary lines and some exhaust ventilation lines are located in-line with key structural members of the house. Some structural members have been retrofitted to around the location of existing sewer lines. Structural recommendations have been provided in section 3.2.4.

The location and configuration of the water service appears to be a bit precarious and is not mounted to any structure. The owners have described a water main breakage event that occurred in the street several years ago that sent a flood of water into the front yard and into the crawlspace. The water seemed to have followed the water service line into the crawlspace. Some remnants of this water event are can be seen within the crawlspace.

It is in good condition and provided enough hot water for the current space. However, the water heater has overflow drainage directly into the crawlspace dirt. The water heater is at the very lowest part of the house and below the main sewer. It would be difficult to properly dispose of any overflow when regular maintenance is performed to drain down the water heater. A dry pit can be observed in the crawlspace where water has been previously expelled. We do not propose changes at this time.

The sewer and vent systems visible in the crawlspace are very difficult to access but what can be observed appears to be in good condition. The condition of the underground sewer and vent systems is unknown. No failures or imminent problems were observed and the age of the piping appeared to be newer and show signs of repair so it is expected that regular maintenance has been performed.

The plumbing fixtures in the restrooms were in good condition and most have been replaced within the last 10 years.

Recommended Treatment

Recommendations for the plumbing systems are as follows:

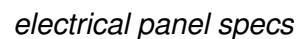
- ### 3.8.4 FIRE SUPPRESSION - SPRINKLERS

The house does not have any fire suppression systems.

3.9.1 ELECTRICAL SERVICE & PANELS

Electrical service is supplied to the existing building from an overhead utility service via a building mounted weather head located at the northwest corner of the garage. The meter and a subpanel for the garage are located at this location. The main electrical feed extends from the subpanel underground to the main panel located at the exterior face in the north side of the house. The electrical service is rated 200 Amps, 240/120 Volts, 1-phase, 3-wire.

Both of the electrical panels were manufactured by Siemens, are estimated to be 10-15 years old and appear to be in good condition, showing some signs of wear but still performing its intended purpose.





Electrical masthead and garage subpanel

The electrical service appears to be adequately sized for the current building loads and has been reconfigured from the original house electrical when the previous renovation and addition was performed.

The panels appear to be in good condition, showing some signs of wear but still performing its intended purpose. With regular maintenance could continue to be used to serve the current building loads.

Recommended Treatment

No changes proposed.

3.9.2 ELECTRICAL DISTRIBUTION SYSTEM

Description

All electrical distribution is located within the walls of the house and cannot be evaluated. New portions of the house at the east side have new electrical distribution.

Condition Evaluation

The distribution feeders were reworked to some extent during the last renovation and appear to be in good condition.

Many receptacle outlets are located throughout the building providing a good distribution of convenience power. There are still numerous two-prong outlets in the original portion of the house. Newer, renovated portions of the house have 3-prong, grounded type and are in good condition.

Recommended Treatment

No recommendations at this time.

3.9.3 LIGHTING

Description

The lighting system consists mostly of newer, inefficient incandescent light fixtures which may not meet current energy codes.

The first floor general lighting consists of ceiling, wall and pendant mounted incandescent globe fixtures. The restroom lighting consists of incandescent vanity light fixtures. The crawlspace has two incandescent keyless porcelain lamp holders in the unfinished area. The installation date of these fixtures is unknown, but they appear to have been installed within the last 10 years. Lighting control is provided by manual wall switches in each respective room.

Condition Evaluation

The general lighting appears to be in good working condition.



Typical interior light fixtures



Typical wall sconce

Recommended Treatment

No recommendations at this time.

3.9.4 FIRE DETECTION SYSTEM

Description

The building fire detection system consists of local smoke detectors/alarms throughout the building.

There are a variety of local smoke detectors/alarms in the building. Bedrooms all had fire/smoke detectors. No fire/smoke or carbon monoxide detectors were observed within the crawlspace.

Condition Evaluation

All existing fire/smoke detectors appeared to be fairly new.

Recommended Treatment

All fire/smoke detectors should be regularly replaced with batteries. Missing fire/smoke detectors should be replaced. A fire/smoke and carbon monoxide detector should be provided within the crawlspace.

Description

There is currently no security alarm system installed in the building.

Condition Evaluation

There is currently no security alarm system installed in the building.

Recommended Treatment

No recommendations area proposed.

4.0 ANALYSIS & COMPLIANCE

4.1 HAZARDOUS MATERIALS

Given the age of the structure and the time period at which improvements were made, it is possible there is asbestos containing materials as well as the potential for lead paint. No tests were conducted for this assessment and no test data was provided by the Owner. It is always advisable to notify any contractors working on the building that hazardous materials may be present, perhaps concealed behind other construction, and that discovery of any suspect materials should be reported to the owner and properly handled, and tested, as required. Consultants and Contractors qualified in hazardous material abatement should be contacted if hazardous materials are suspect.

4.2 MATERIALS ANALYSIS

No materials analysis was performed for the assessment. A paint analysis should be done to ascertain the original paint color as well as to determine whether or not lead is present and a mortar analyses at the foundation and chimney, or any other areas needing repointing, should be performed.

4.3 ZONING CODE COMPLIANCE

The property is subject to the zoning regulations of the City of Louisville.

The current property is in the Residential Low Density (RL) zoning district and also within the Old Town Overlay District and is subject to the Old Town Overlay Zoning District Regulations. This structure is a single family home and fits within the zoning requirements.

This house is oriented with the entry facing west, the garage facing the alley on the east, and neighboring houses to the north and south. A survey was not conducted to verify exact locations of property lines. The required side yard setbacks for lots 30 to 60 feet is five feet. The required front yard setback is 20 feet with an exception that allows for a covered porch to extend six feet within this setback.

The setback on the north side is approximately 3'-6". The setback on the south side is approximately 10'-6". The west (front) setback is 22'-0". The east (alley) setback is approximately 2'-0". The house meets all required setbacks except for the north side which appears to set within the allowable setback 18".

The parcel is estimated to be 4,519 per the Boulder County Assessor information. The allowable Floor Area Ratio for a lot area of 4,000 to 5,999 sf is .45 or 1,999 sf, whichever is greater. The total floor area is estimated to be 2,061 sf which is a floor area ratio of .456.

Lot coverage for a lot having an area of 4,000 to 5,999 sf is 1,600 sf or 37.5 percent, whichever is greater. The estimated lot coverage is 1,571sf or 34.7%, which is within the zoning requirements.

5.0 PRESERVATION PLAN

5.1 PRIORITIZED WORK

Recommended Treatments for elements, features, or spaces have been prioritized for the Phasing Plan and identified utilizing the following terms: Critical Deficiency, Serious Deficiency, and Minor Deficiency. "Critical Deficiencies" are included in the initial phase of work to be completed as soon as possible. Subsequent phases should address any other "Serious" or "Minor" deficiencies as indicated in the Phasing Plan.

Criteria/guidelines for each are as follows:

CRITICAL DEFICIENCY: One or more of the following indicate a critical deficiency:

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

SERIOUS DEFICIENCY: One or more of the following indicate a serious deficiency:

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

MINOR DEFICIENCY: One or more of the following indicate a minor deficiency:

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

5.2 PHASING PLAN

In general, the existing house at 728 Grant is in good condition overall. There are no items that could be considered Critical Deficiencies. There are some items which are important to address from a safety, code, and/or serviceability standpoint. The recommendations have been divided into the relative levels of deficiencies described above, with the most serious deficiencies to be addressed in Phase I of an overall Preservation Plan for building rehabilitation, or as soon as it is practical as part of normal building maintenance. The less critical items are grouped into Phase II and III as appropriate from a practical standpoint. Note that the designation of "Phases" does not imply that the items within a given phase must be done concurrently, only that the items in any given phase have a similar level of urgency.

Phase I: Address Serious Deficiencies:

1. Rebuild the covered deck and associated second floor railings.
2. Provide a new foundation adjacent to the excavated cellar.
3. New cast-in-place footings in concert with new reorganized post and beam framing supporting the first floor.

Phase II: Address Minor Deficiencies:

1. Regrade some areas to ensure proper drainage away from house.
2. New roof drip edge flashing and gutters where missing.
3. Provide proper attic ventilation utilizing eave and roof vents.
4. Provide conditioned air into the crawlspace and transfer grills to circulate air per code requirements.
5. Provide downspout extensions where missing.
6. Repair the first and second floor west facing doors.
7. Provide additional carbon monoxide and fire/smoke detectors where required by code.
8. Provide bathroom ventilation where none is present.

These deficiencies include upgrades and repairs that are not currently threatening the condition of the historic structure, but should be addressed for continued use. These items would include:

1. Thermal imaging to determine possibilities for improving energy efficiency.
2. Repair or replace the pair of original south side windows to be operable.

5.3 ESTIMATE OF PROBABLE COST OF CONSTRUCTION

6.0 PHOTOGRAPHS AND ILLUSTRATIONS

Historic and contemporary photographs have been included in the text to provide context for the relevant section. Other photographs are included herein to better illustrate detailed findings and recommendations.



Southwest view



North view



East Elevation

7.0 BIBLIOGRAPHY

Colorado Historical Society, Office of Archaeology and Historic Preservation. "Historic Building Inventory Record" 03/03/1985

Louisville Historical Museum. "Property: 728 Grant." Report Dated October 2010.

Historic Preservation Commission, Staff Report. "728 Grant Avenue Probable Cause Determination." Prepared for the City of Louisville, July 26, 2021.



728 Grant Avenue - Landmark and Grant Request

Summary

The applicant is requesting:

- Landmark designation.
- A Preservation and Restoration Grant of \$40,000.00.

Conditions Over Time



Photo from 1948 Boulder County Assessor Card



Present-day images of the subject property.

Landmark Criteria

Age

- ca. 1904 (approximately 121 years old)

Architectural Significance

- Identified as a target to landmark in *Stories in Place*
- Dutch Colonial Revival style
 - Best example in Louisville

Physical Integrity

- Maintained its architectural style and footprint

Social Significance

- Mining history

Grant Request

Porch and second story deck rehabilitation:

Total cost: \$85,576.00

Total recommended:
up to \$40,000

Requests		Analysis	
Description	Amount	Preservation, Restoration, or Rehabilitation?	In HSA?
Drawings & Engineering	\$2,500.00	N/A	X
Asbestos/Mold Mitigation	\$200.00	Rehabilitation	✓
Site Work (Excavating/Backfill, Compaction, Material Import/Export)	\$1,750.00	Rehabilitation	✓
Concrete – Porch (Foundation, Helicals, Concrete Sawing/Boring)	\$6,975.00	Rehabilitation	✓
General Wood/Materials, Carpentry, Labor (Frame Materials, Frame In-House Labor, Demo/Dust Mitigation, Demo In-House Labor, Exterior Trim Materials, Exterior Trim In-House Labor, Window and Door Installation, Deck Material/Rail, Deck Labor In-House, Project Management)	\$48,775.00	Rehabilitation	✓
Thermal and Moisture Protection (Weatherproofing, Temporary Roofing, TPO, Membrane Roofing, Accessories Gutters and Downspouts)	\$5,660.00	Rehabilitation	✓
Two Storm Doors and Hardware	\$1,175.00	Rehabilitation	✓
Painting (eligible for replaced materials)	\$3,750.00	N/A	✓
General Contractor Fees (20%) & Misc. Construction Costs	\$14,791.00	N/A	✓
Total Project Cost	\$85,576.00		
Total Recommended	\$40,000.00		

Staff Recommendation

- Approval of Resolution No. 9, Series 2026, recommending approval to City Council of a landmark designation at 728 Grant Avenue, to be named the Koeppler House, and approval of a Preservation and Restoration Grant of up to \$40,000.00.