City of Louisville
COLORADO • SINCE 1878

Historic Preservation Commission

Agenda

Monday, July 15, 2024
City Hall, 2nd Floor Council Chambers
749 Main Street
6:30 PM

Members of the public are welcome to attend and give comments remotely; however, the in-person meeting may continue even if technology issues prevent remote participation.

- *You can call in to +1 253 215 8782, Webinar ID # 827 0375 4963*
  Webinar ID #575287
- *You can log in via your computer. Please visit the City's website here to link to the meeting: www.louisvilleco.gov/hpc.*

The Commission will accommodate public comments during the meeting. Anyone may also email comments to the Commission prior to the meeting at Planning@LouisvilleCO.gov.

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Public Comments on Items Not on the Agenda
5. **Public Hearing**
   a. **917 Rex Street: Landmark, Alteration Certificate, and Preservation and Restoration Grant**
6. Items from Staff
7. Updates from Commission Members
8. Adjourn

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Clerk's Office at 303 335-4536 or MeredythM@LouisvilleCO.gov. A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión, por favor llame a la Ciudad al 303.335.4536 o 303.335.4574.

ITEM: 917 Rex Street Landmark, Alteration Certificate, Grant, & Loan request

OWNER & APPLICANT: Talbot Wilt & Diana Serpe
908 Rex Street
Louisville, Colorado 80027

PROJECT INFORMATION:
ADDRESS: 917 Rex Street
LEGAL DESCRIPTION: Lots 18 – 20, Block 5, Murphy Place
DATE OF CONSTRUCTION: 1936

REQUEST: A request to Landmark 917 Rex Street and a request for an Alteration Certificate, and Preservation and Restoration Grant for the property.

SUMMARY:
The applicant is requesting:

- Landmark designation.
- An Alteration Certificate for the primary structure to allow the following:
  - Remove the wood railings from the front porch
  - Remove the covered side patio
  - Rear addition
- An Alteration Certificate for the detached garage to allow the following:
  - Alter garage doors
  - Rear addition
- A Preservation and Restoration Grant of up to $162,446.

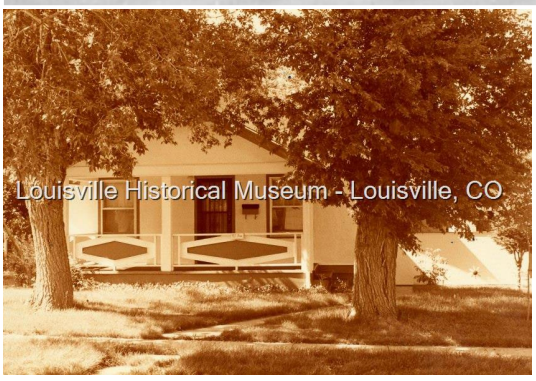
Staff recommendations:

- Staff recommends approval of the Landmark request.
- Staff recommends approval of the Alteration Certificate, dependent on approval of the landmark request, dependent on approval of the landmark request.
- Staff recommends approval of a Preservation and Restoration Grant Request of up to $154,220, dependent on approval of the landmark request, dependent on approval of the landmark request.

ARCHITECTURAL INTEGRITY:

1045 Front Street was sampled in the PaleoWest "Stories in Places" residential context, where it was recommended for recording as an example of bungalows in Murphy Place. The Bungalow form is apparent in the projecting front porch, front-gabled roof, and one-story rectangular plan. The home also displays some Craftsman elements, including overhanging eaves and clipped gables. The Assessor's Card mentions an open front porch and stucco, and the footprint appears to be maintained from 1948. The building permit file includes some minor changes, such as a reroof, but does not appear to include any major changes to the structure. The structure was subsequently surveyed as part of PaleoWest's "100 Architectural Inventories," completed in 2023.

Assessor's Card from 1948.



Undated.

HISTORICAL SIGNIFICANCE ANALYIS AND CRITERIA FOR LISTING AS LOCAL LANDMARK:
In order to receive a City Landmark designation, landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in Louisville Municipal Code (LMC) Section 15.36.050(A).
Staff analysis of the criteria is as follows:

Sec. 15.36.050. - Criteria for Designation

Criteria	Meets Criteria?	Evaluation
A. 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.	**Yes**	917 Rex Street was constructed in 1936, making it approximately 87 years old. The detached garage was likely built prior to 1948, since there is a detached garage noted on the 1948 Assessor's Card and there is a garage in the same location as today in a 1955 aerial photograph. The garage is likely at least 76 years old.
1. a. Architectural. ***1) Exemplifies specific elements of an architectural style or period.*** *2) Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.* *3) Demonstrates superior craftsmanship or high artistic value.* *4) Represents an innovation in construction, materials or design.* *5) Style particularly associated with the Louisville area.* *6) Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.* *7) Pattern or grouping of elements representing at least one of the above criteria.* *8) Significant historic remodel.*	**Yes**	Architectural Significance - *Exemplifies specific elements of an architectural style or period.* • The primary structure at 917 Rex maintains its Bungalow style and overall simple form from its original construction. • The detached garage has a clipped gable roof and original siding and sliding doors.

Criteria	Meets Criteria?	Evaluation
1. b. Social. *1) Site of historic event that had an effect upon society.* ***2) Exemplifies cultural, political, economic or social heritage of the community.*** ***3) Association with a notable person or the work of a notable person.***	**Yes**	Social Significance - *Exemplifies cultural, political, economic or social heritage of the community.* The social history of 917 Rex includes association with: • Mining history • French immigration to Louisville
1. c. Geographic/environmental. ***1) Enhances sense of identity of the community.*** *2) An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.*	**Yes**	The historic location of the house helps to create a sense of neighborhood identity.
3. All properties will be evaluated for physical integrity and shall meet one or more of the following criteria: ***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**	The structure remains in its original location and has not been moved. The property has integrity of location, setting, feeling and association.

ALTERATION CERTIFICATE REQUEST:
The applicant is also applying for an Alteration Certificate. Alteration Certificate requests are tied to Landmark and Grant requests to ensure the work proposed for grant funding would not affect a property's history integrity for landmarking. Alteration Certificates are not required for routine maintenance, such as painting, but are required for work that requires a building permit. The proposed work falls under this review purview, which should focus on how the proposed changes may or may not impact the property and its historic integrity.

The proposed Alteration Certificate covers the following:

1. Primary structure
    - Remove the wood railings from the porch
    - Remove the covered side patio
    - Alter windows
    - Rear addition
2. Detached garage
    - Alter garage doors
    - Alter windows
    - Rear addition

ALTERATION CERTIFICATE CRITERIA AND STANDARDS ANALYSIS:

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

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

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

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

Criteria and Standards	Met?	Evaluation
For the purposes of reviewing separately the different aspects of the Alteration Certificate request enumerated above, this table will refer to them as follows: **Requests 1 and 2** Pertaining to the proposed rear additions to the primary structure and detached garage. **Request 3** Removing the covered side patio and front porch railings from the primary structure. **Request 4** Pertaining to the window and door alterations on the primary structure and detached garage.		
1. The effect upon the general historical and architectural character of the structure and property.	**Yes** **Yes** **Yes**	**Requests 1 and 2** The rear additions have minimal impact on the architectural character of the structures and property given their subordination to and differentiation from the historic structures. **Request 3** The covered side patio and porch railings are not original. **Request 4** The application proposes to preserve the existing wood historic windows and doors and remove non-historic elements.
2. The architectural style, arrangement, texture, and material used on the existing and proposed structures and their relation and compatibility with other structures.	**Yes** **Yes**	**Requests 1 and 2** The materials and design of the rear additions are compatible with the existing structures through differentiation and subordination of design, massing, and scale. **Requests 3 and 4** The alterations and restoration work on the patio, front porch railings, windows, and doors involves either removing non-historic elements or preserving existing historic elements.

Criteria and Standards	Met?	Evaluation
3. The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structures and the site.	**Yes**	**Requests 1 and 2** The proposed additions on the house and garage are on the rear of the buildings and have minimal impact on the existing structures.
4. The compatibility of accessory structures and fences with the main structure on the site, and with other structures.	**Yes**	There are no new accessory structures in this proposal.
5. The effects of the proposed work in creating, changing, destroying, or otherwise impacting the exterior architectural features of the structure upon which such work is done.	**Yes** **Yes**	**Requests 1 and 2** The additions would remove minimal amounts of existing materials by removing only portions of the rear exterior walls necessary to connect the additions to the existing structures. **Requests 3 and 4** These alterations would preserve existing materials while removing non-historic elements.
6. The condition of existing improvements and whether they are a hazard to public health and safety.	**N/A**	The existing improvements do not appear to be a hazard.
7. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property.	**N/A**	No impact.
8. *a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*	**Yes**	The proposal does not affect the continued residential use of the structure.
8. b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	**Yes**	No characterizing elements would be removed by the proposal.
8. c. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.	**Yes**	The requests do not include conjectural features or other features that create a false sense of history.

Criteria and Standards	Met?	Evaluation
8. d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	**Yes**	The carport to be removed was added in 1985 and as such is not old enough to have gained potential for historic significance. The front porch railings may have been added as early as 1960. However, with the rest of the house being restored and preserved to an earlier period of significance, the loss of the railings facilitates bringing the home back to an earlier period of significance.
8. e. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.	**Yes**	No existing distinctive features are proposed to be removed.
8. f. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. In the replacement of missing features, every effort shall be made to substantiate the structure's historical features by documentary, physical, or pictorial evidence.	**Yes**	**Request 4** The deteriorated wood windows are proposed to be preserved rather than removed.
8. g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	**N/A**	Damaging techniques are not proposed for use on this project.
8. h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.	**N/A**	Significant archeological resources have not been identified on this property.
8. i. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.[1]	**Yes**	**Requests 1 and 2** The proposed rear additions do not destroy characterizing materials. Their design differentiates them from the historic portions of the buildings and they are both one story and have a minimal streetview impact.

Criteria and Standards	Met?	Evaluation
8. j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	**No**	**Requests 1 and 2** The proposed addition alters the rear of the house in a manner that would not be removable in the future. However, staff finds that the impact of the proposed elevation is minimal to the form, style, and streetview of the structure.

Staff finds that the changes made **do not** result in a loss of the character of the historic building. Section 15.36.120 of the LMC gives the criteria for evaluating Alteration Certificates and based on the proposed design, staff finds that the proposed design **does** meet the standards.

GRANT REQUEST:

The applicant is requesting approval of a Preservation and Restoration Grant for rehabilitation and restoration work. The total grant request is $162,446 and includes a request for an "extraordinary circumstances" grant above the maximum grant allowance of $40,000. This grant would be in addition to the $5,000 signing bonus for landmarking the structure and the $4,000 grant for the Historic Structure Assessment previously approved for the property.

A Historic Structure Assessment was previously done for the property, completed by DAJ Design and paid for by the Historic Preservation Fund. The assessment (attached) makes several recommendations that correlate to the line items in the grant request. The proposed total cost for all of the eligible work on the historic structure is $324,892.

COST ESTIMATE OF PROPOSED WORK: $324,892
MATCHING GRANT REQUESTED: $162,446
Matching grant maximum under Section 8: $40,000
Additional matching grants available under Section 12.c.

Grants:
Under Resolution No. 17, Series 2019, residential applicants are eligible for a $5,000 unmatched incentive grant as a Landmark bonus. Owners of a landmarked property will be eligible for this grant following the signing of the Landmark and grant agreements. The remaining $40,000 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.*

In addition, Section 12.c of Resolution No. 17, Series 2019 allows for the exceeding of grant limitations subject to the following criteria:

These grant limitations described above may be exceeded upon recommendation of the Commission and approval by City Council upon a showing of extraordinary circumstances relating to building size, condition, architectural details, or other unique condition compared to similar Louisville properties. Any grant exceeding the above limitations shall be conditioned on the applicant matching at least one hundred percent (100%) of the amount of the grant with expenditures or an equivalent value of approved in-kind services that are integral to the project that is deemed eligible for a grant from the HPF.

Staff reviewed the grant request by evaluating whether each request qualified for grant funding as either preservation, rehabilitation, or restoration. Staff also reviewed requests above the $40,000 matching grant under the extraordinary circumstances language provided above. Findings are summarized in the following tables.

Table 1. Summary of staff analysis of qualification of Preservation Grant requests under Reso. 17, Series 2019.				
Requests		**Analysis**		**Requested under extraordinary circumstances?**
Description	Amount	Preservation, Restoration, or Rehabilitation?	In HSA?	
Demolition	$5,875	Pres., Rest.	✓ Related to foundation work	Yes
Site Grading & Drainage	$1,175	Pres.	✓	Yes
Foundation	$36,131	Pres., Rehab.	✓	Yes
Floor Framing	$11,750	Pres., Rehab.	✓	Yes
Wall & Roof Framing	$14,688	Pres., Rehab	✓	Yes
Envelope – Exterior Walls	$17,625	Pres., Rest., Rehab.	✓	Yes
Exterior Appendages	$2,938	Rest., Rehab.	✓	Yes
Roofing & Waterproofing	$6,463	Pres., Rehab.	✓	Yes
Windows & Doors	$34,075	Pres., Rest., Rehab.	✓	Yes
Exterior Details	$4,113	Pres., Rest.	✓	Yes
Insulation & Drywall	$27,613	Rehab.	✓	Yes
Structure Move	$19,875	Pres., Rehab	✓ Related to foundation work	Yes
Total Requested	$162,446			
Total Recommended	$154,220	Includes $114,220 in extraordinary circumstances.		

Table 2. Summary of staff analysis of extraordinary circumstances requests.	
Requests	**Extraordinary circumstances relating to building size, condition, architectural details, or other unique condition?**
Structural Requests: *Demolition* *Foundation* *Floor Framing* *Wall & Roof Framing* *Insulation & Drywall* *Structure Move* *Roofing & Waterproofing*	Staff finds that the structural requests qualify for extraordinary circumstances based on **size** given the scope covering the house and the garage and the **condition** necessitating full foundation replacement on both structures.
Restoration & Preservation Requests: *Envelope – Exterior Walls* *Windows & Doors*	Staff finds that the restoration and preservation requests qualify for extraordinary circumstances based on **size** given the scope covering the house and garage and the presence of existing **architectural details** that require preservation to be maintained.
Roofing and Waterproofing	Staff finds that this request qualifies for extraordinary circumstances based on **size** given the scope covering the house and garage.
Not Recommended: *Site Grading & Drainage* *Exterior Appendages* *Exterior Details*	Staff finds that these requests do not qualify for extraordinary circumstances. Site grading and drainage on a property is a common grant request item that is not affected by the size or condition of the historic structures. On the request for "exterior appendages" and "exterior details," staff finds does not qualify for extraordinary circumstances given that the work does not restore missing architectural details or preserve unique details beyond a typical project.

Staff evaluated the extraordinary circumstances requirement by evaluating whether the requests related to building size, condition, architectural details, or other unique condition. In this evaluation, staff weighed whether the requested scope of work was extraordinary or atypical in comparison to other projects. Two main factors influenced staff's recommendations of extraordinary circumstances: one, that the scope of the work covering the house and the garage met the criterion that "size" can considered an extraordinary circumstance; and two, that the condition of the structures necessitated large-scale structural and restoration/preservation work. Staff based this analysis in part on the assumption that the garage is a contributing structure to the historic significance of the property.

Note that the applicant arrived at the amounts requested under extraordinary circumstances based on whether the costs were greater than a typical project. See application narrative for more information (Attachment 4).

Staff is recommending a lower grant amount than requested because staff finds that the following categories do not meet extraordinary circumstances: site grading and drainage, exterior appendances, and exterior details (see Table 2).

FISCAL IMPACT:
Approval of the grant request allows for a grant of up to $154,220 (staff recommendation) or $162,446 (applicant's request) plus a $5,000 landmark incentive grant (unmatched). The unencumbered fund balance is estimated at over $2M and the average income of the Fund over the past two years is approximately $885,000, thus, staff finds there are adequate funds to support the request.

STAFF RECOMMENDATION:

- Approval of Resolution No. 4, Series 2024, recommending approval to City Council of a landmark at 917 Rex Street, to be named the Warembourg House.
- Approval of Resolution No. 5, Series 2024, approving the Alteration Certificate.
- Approval of Resolution No. 6, Series 2024, recommending approval to City Council of a Preservation and Restoration Grant of up to $154,220.
    - To recommend approval of a different grant amount, the HPC may recommend approval of Reso. 6 with a condition enumerating a different grant amount.

ATTACHMENTS:

1. Resolution No. 4, Series 2024 (Landmark)
2. Resolution No. 5, Series 2024 (Alteration Certificate)
3. Resolution No. 6, Series 2024 (Grant)
4. Application
5. Social History Report
6. Historic Structure Assessment

RESOLUTION NO. 4
SERIES 2024

A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING THE LANDMARK DESIGNATION FOR A HISTORICAL RESIDENTIAL PROPERTY LOCATED AT 917 REX STREET.

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a landmark eligibility determination for a historical property located at 917 Rex Street, legally described as Lots 18-20, Block 5, Murphy Place; and

WHEREAS, the HPC have reviewed the application and found it to be in compliance with Chapter 15.36 of the Louisville Municipal Code, including Section 15.36.050.A, establishing criteria for landmark designation; and

WHEREAS, the HPC has held a properly noticed public hearing on the proposed landmark application; and

WHEREAS, 917 Rex (the Warembourg House) has 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 property has architectural significance because it has architectural integrity that is representative of the built environment in 1930s Louisville; and

WHEREAS, the HPC finds that these and other characteristics specific to the Warembourg House have social and architectural significance as described in Section 15.36.050.A of the Louisville Municipal Code; and

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF LOUISVILLE, COLORADO:

1. The application to landmark the property at 917 Rex be approved for the following reasons:
    a. Architectural integrity has been largely maintained over time.
    b. Association with Louisville's heritage.
2. The Historic Preservation Commission recommends the City Council approve the landmark incentive grant in the amount of $5,000.
3. With the amendment that the structure be named the Warembourg House.

PASSED AND ADOPTED this 15TH day of July, 2024.

_____
Lynda Haley, Chairperson

RESOLUTION NO. 5
SERIES 2024

A RESOLUTION APPROVING OF AN ALTERATION CERTIFICATE FOR THE WAREMBOURG HOUSE LOCATED AT 917 REX STREET FOR EXTERIOR ALTERATIONS.

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting an alteration certificate for a historic residential structure located on 917 Rex Street, on property legally described as Lots 18-20, Block 5, Murphy Place, Town of Louisville, City of Louisville, State of Colorado; and

WHEREAS, the City Staff and the HPC have reviewed the application and found it to be in compliance with Chapter 15.36 of the Louisville Municipal Code, including Section 15.36.120, establishing criteria for alteration certificates; and

WHEREAS, the HPC has held a properly noticed public hearing on the proposed alteration certificate where evidence and testimony were entered into the record, including findings in the Louisville Historic Preservation Commission Staff Report.

NOW, THEREFORE, BE IT RESOLVED THAT THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF LOUISVILLE, COLORADO:

Does hereby recommend approval of the application for an alteration certificate for the Warembourg House as described in the Staff Report and included in the attached Exhibit A:

PASSED AND ADOPTED this 15TH day of July, 2024.

_____
Lynda Haley, Chairperson

RESOLUTION NO. 6
SERIES 2024

A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A PRESERVATION AND RESTORATION GRANT FOR THE WAREMBOURG HOUSE LOCATED AT 917 REX STREET.

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration grant for the Warembourg House, a historic residential structure located at 917 Rex Street, on property legally described as Lots 18-20, Block 5, Murphy Place, Town of Louisville, City of Louisville, State of Colorado; and

WHEREAS, the City Staff and the HPC have reviewed the application and found it to be in compliance with Section 3.20.605.D and Section 15.36.120 of the Louisville Municipal Code; and

WHEREAS, the HPC has held a properly noticed public hearing on the preservation and restoration grant; and

WHEREAS, the preservation and restoration work being requested includes making repairs to the existing structure; and

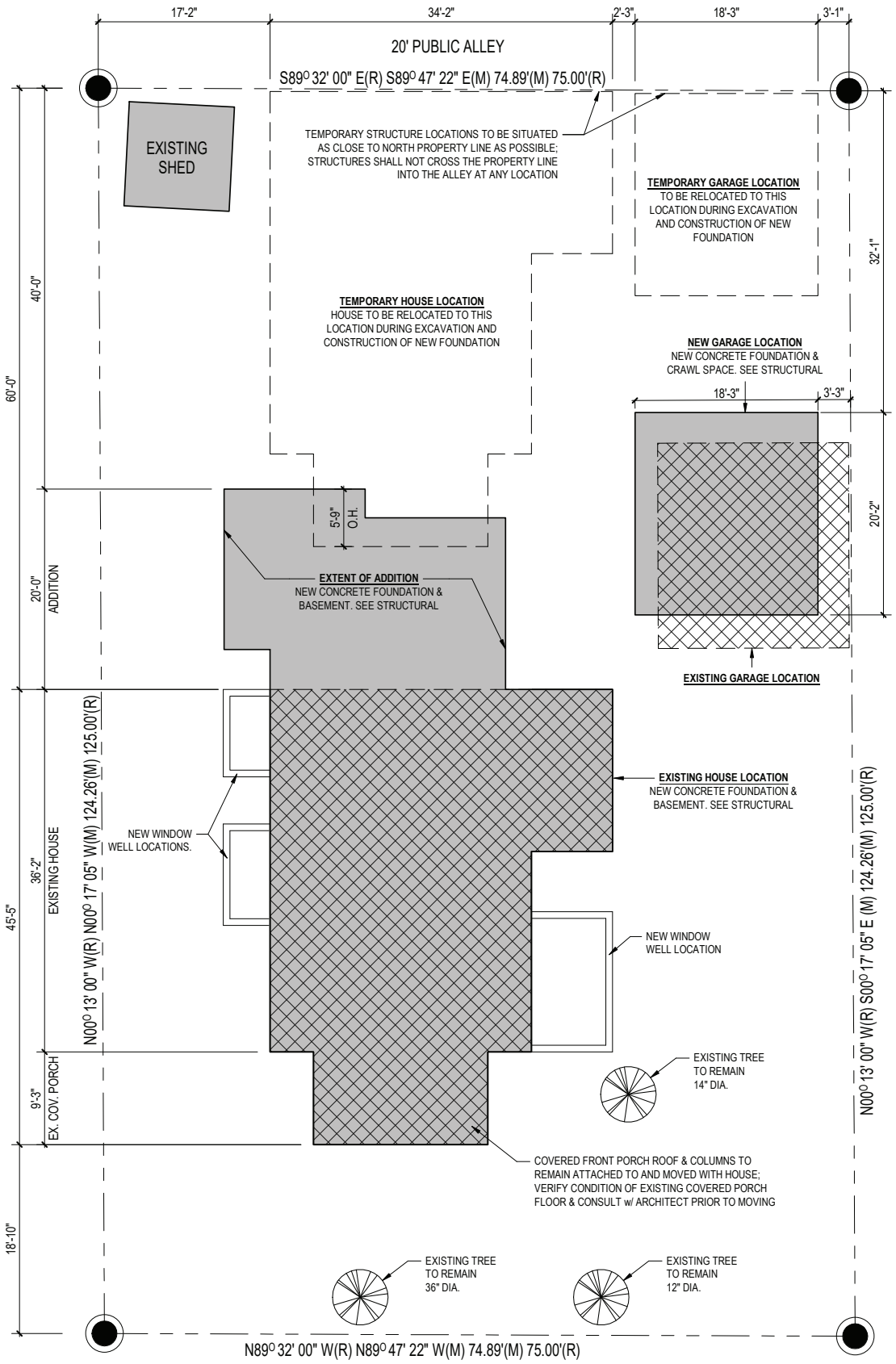
WHEREAS, the Historic Preservation Commission finds these proposed improvements will assist in the preservation of the Warembourg House, which is to be landmarked by the City;

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF LOUISVILLE, COLORADO:

1. The Historic Preservation Commission recommends the City Council approve the proposed Preservation and Restoration Grant application for the Warembourg House, in the amount of **$154,220** for work as described in the attached Exhibit A.

PASSED AND ADOPTED this 15TH day of July, 2024.

_____
Lynda Haley, Chairperson



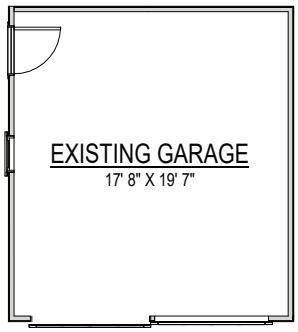
TEMP. RELOCATION SITE PLAN

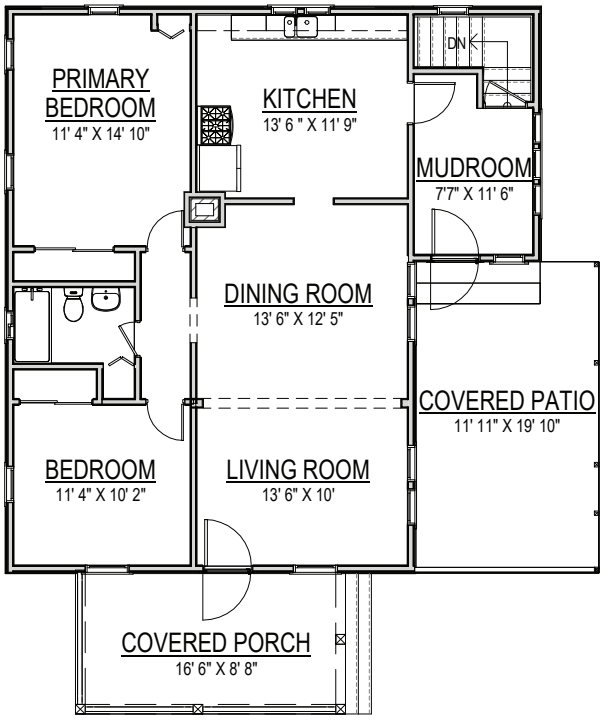
1" = 10'-0"

DAJDESIGN
922A MAIN STREET
LOUISVILLE, CO 80027
P. 303.527.1100
INFO@DAJDESIGN.COM

WILT / SERPE RESIDENCE
917 REX AVENUE
LOUISVILLE, CO 80027
TALBOT WILT & DIANA SERPE

0 5' 10' 20'





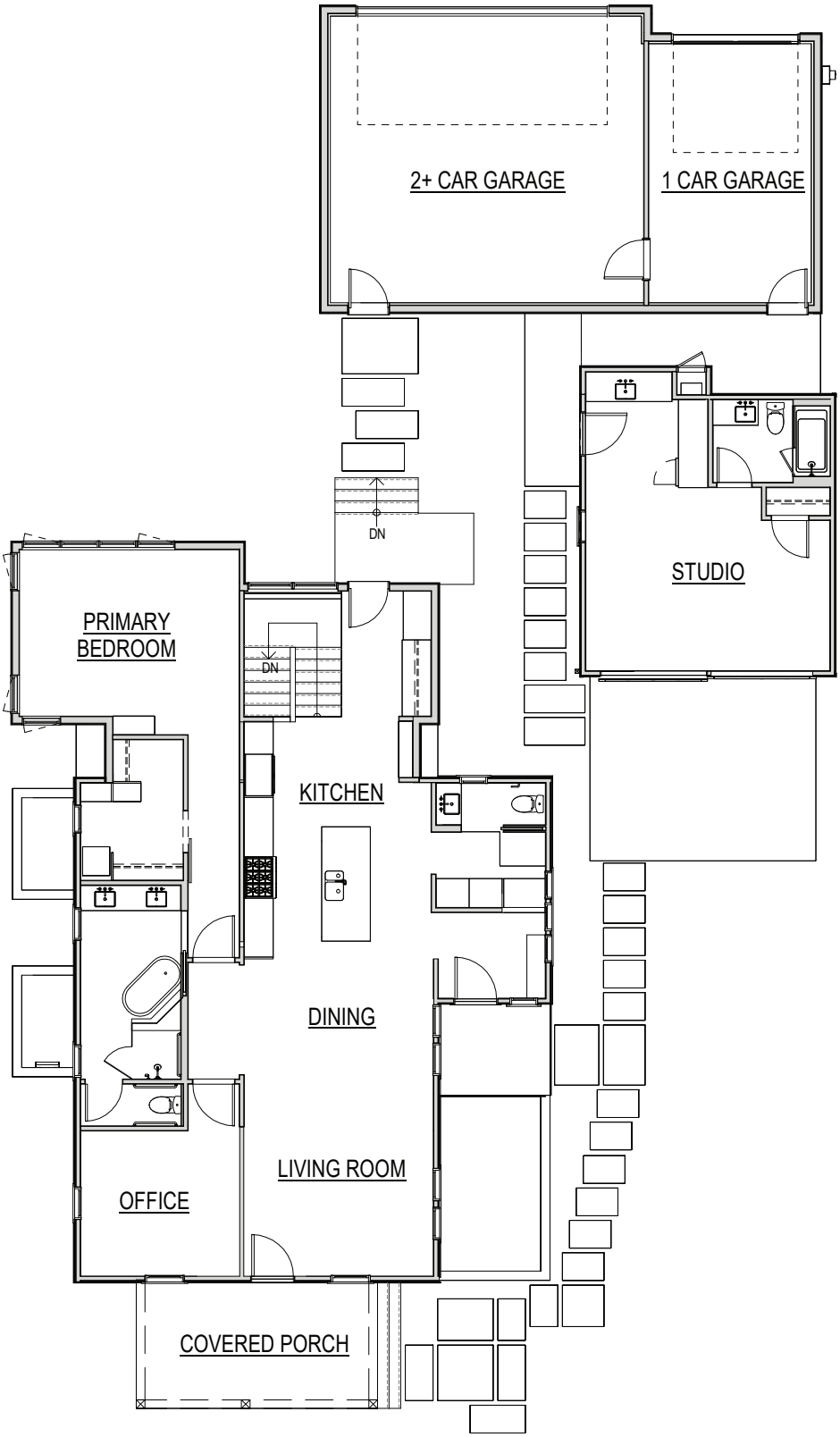
EXISTING FLOOR PLANS

1/8" = 1'-0"

DAJDESIGN
922A MAIN STREET
LOUISVILLE, CO 80027
P. 303.527.1100
INFO@DAJDESIGN.COM

WILT / SERPE RESIDENCE
917 REX AVENUE
LOUISVILLE, CO 80027
TALBOT WILT & DIANA SERPE

0 4' 8' 16'



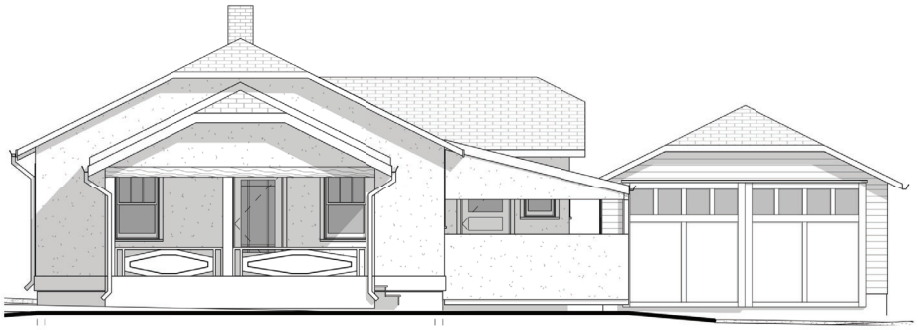
PROPOSED FLOOR PLANS

1/8" = 1'-0"

DAJDESIGN
922A MAIN STREET
LOUISVILLE, CO 80027
P. 303.527.1100
INFO@DAJDESIGN.COM

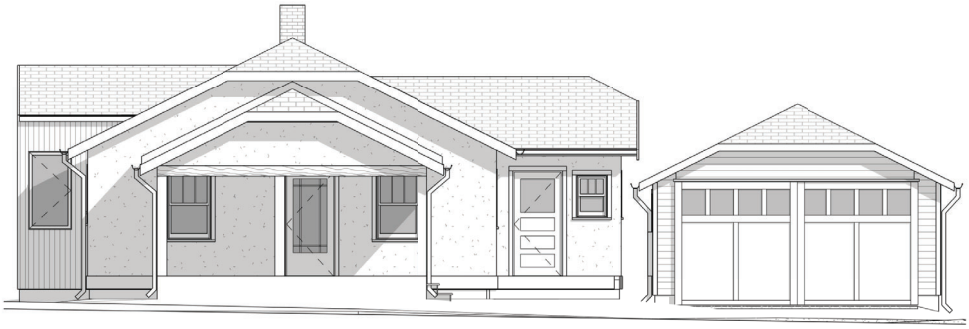
WILT / SERPE RESIDENCE
917 REX AVENUE
LOUISVILLE, CO 80027
TALBOT WILT & DIANA SERPE

0 4' 8' 16'



1/A3 SOUTH ELEVATION - EXISTING

1/8" = 1'-0"



2/A3 SOUTH ELEVATION - PROPOSED

1/8" = 1'-0"

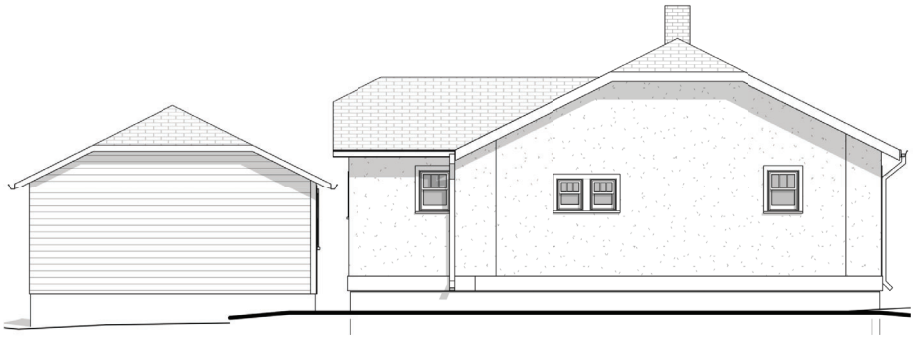
SOUTH ELEVATIONS

1/8" = 1'-0"

DAJDESIGN
922A MAIN STREET
LOUISVILLE, CO 80027
P. 303.527.1100
INFO@DAJDESIGN.COM

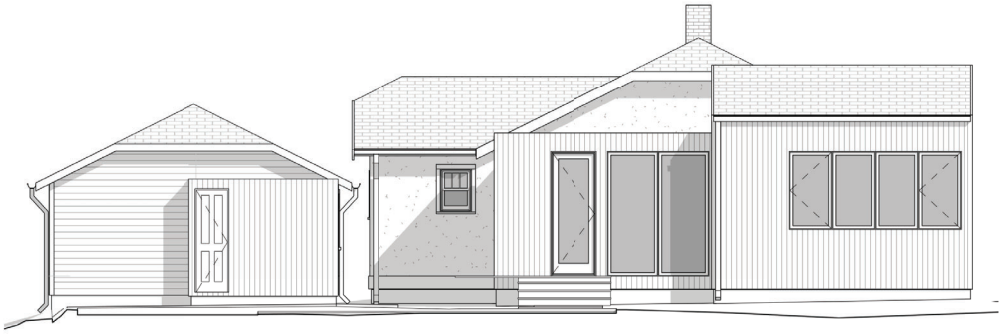
WILT / SERPE RESIDENCE
917 REX AVENUE
LOUISVILLE, CO 80027
TALBOT WILT & DIANA SERPE

0 4' 8' 16'



1/A4 **NORTH ELEVATION - EXISTING**

1/8" = 1'-0"



2/A4 **NORTH ELEVATION - PROPOSED**

1/8" = 1'-0"

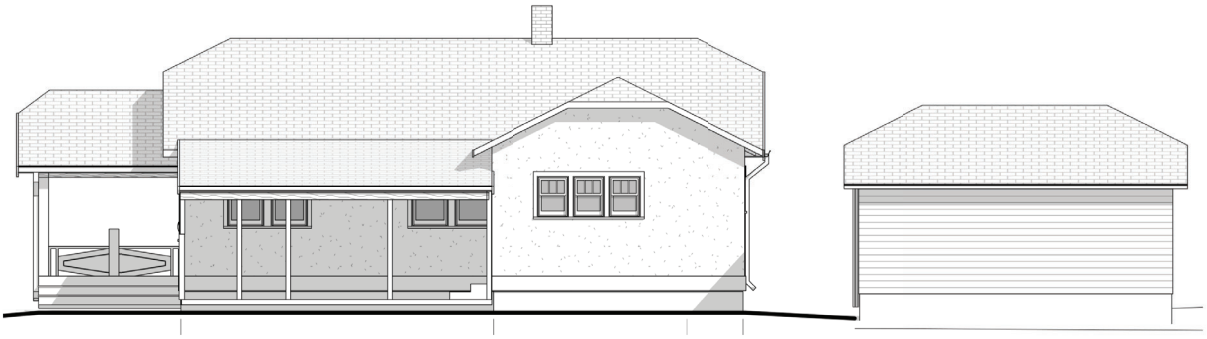
DAJDESIGN
922A MAIN STREET
LOUISVILLE, CO 80027
P. 303.527.1100
INFO@DAJDESIGN.COM

NORTH ELEVATIONS

1/8" = 1'-0"

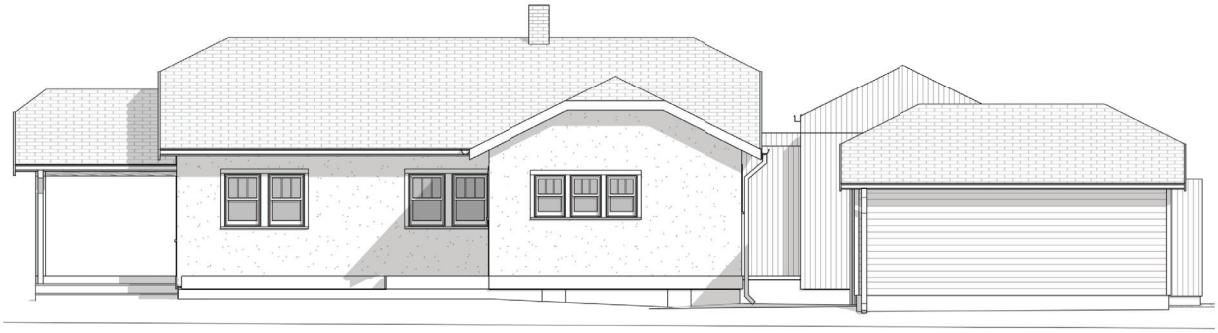
WILT / SERPE RESIDENCE
917 REX AVENUE
LOUISVILLE, CO 80027
TALBOT WILT & DIANA SERPE

0 4' 8' 16'



1/A5 EAST ELEVATION - EXISTING

1/8" = 1'-0"



2/A5 EAST ELEVATION - PROPOSED

1/8" = 1'-0"

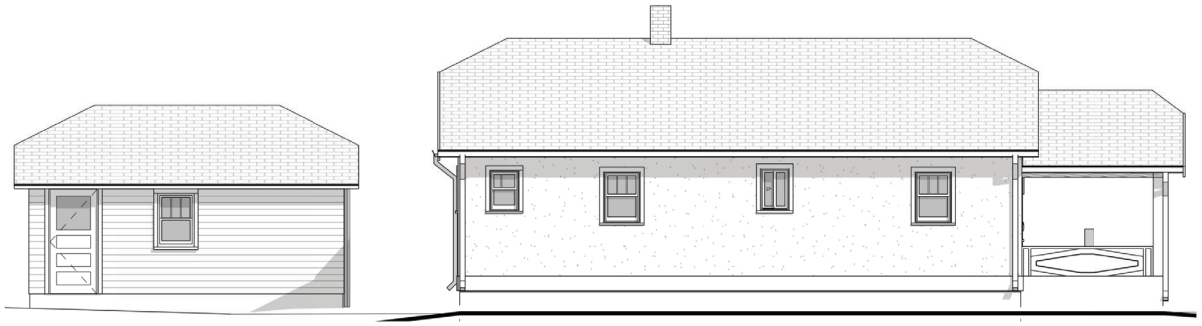
DAJDESIGN
922A MAIN STREET
LOUISVILLE, CO 80027
P. 303.527.1100
INFO@DAJDESIGN.COM

EAST ELEVATIONS

1/8" = 1'-0"

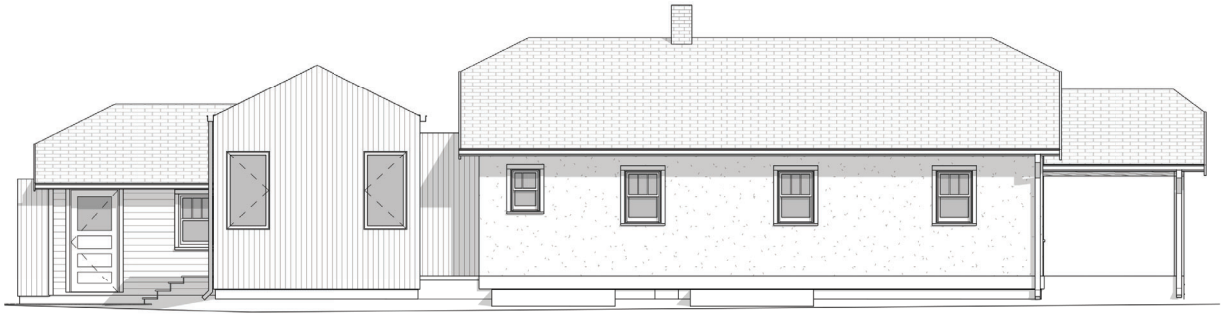
WILT / SERPE RESIDENCE
917 REX AVENUE
LOUISVILLE, CO 80027
TALBOT WILT & DIANA SERPE

0 4' 8' 16'



1 A6 WEST ELEVATION - EXISTING

1/8" = 1'-0"



2 A6 WEST ELEVATION - PROPOSED

1/8" = 1'-0"

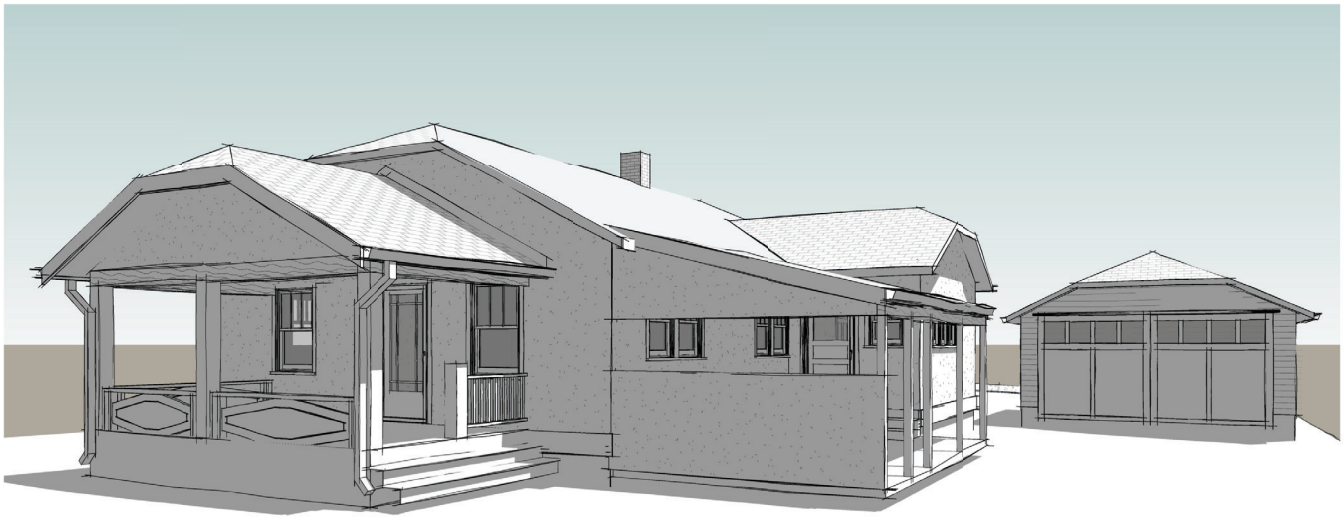
DAJDESIGN
922A MAIN STREET
LOUISVILLE, CO 80027
P. 303.527.1100
INFO@DAJDESIGN.COM

WEST ELEVATIONS

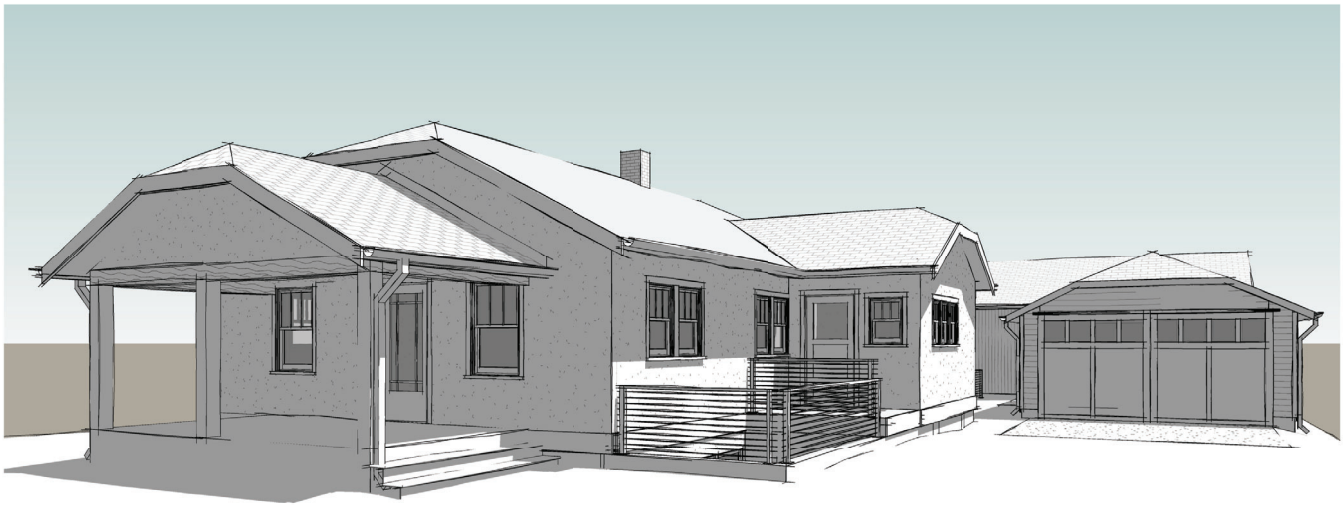
1/8" = 1'-0"

WILT / SERPE RESIDENCE
917 REX AVENUE
LOUISVILLE, CO 80027
TALBOT WILT & DIANA SERPE

0 4' 8' 16'



1 A7 SOUTHEAST PERSPECTIVE - EXISTING

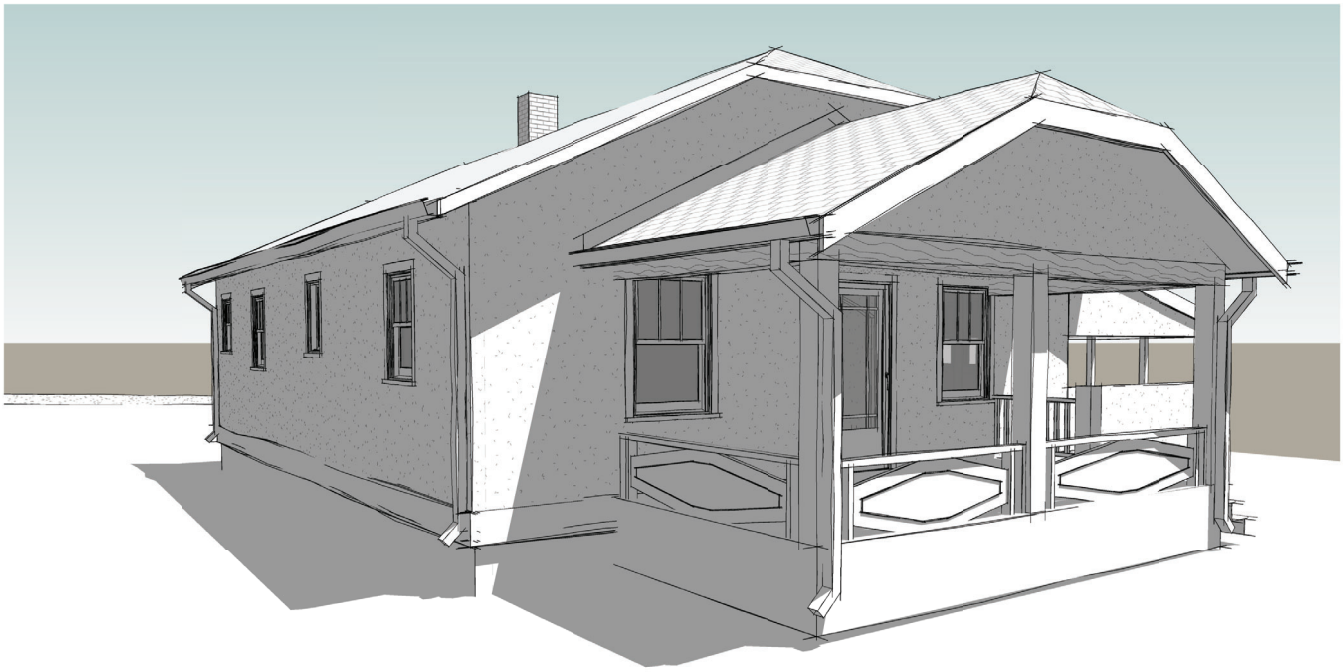


2 A7 SOUTHEAST PERSPECTIVE - PROPOSED

PERSPECTIVES - SOUTHEAST VIEW

DAJDESIGN
922A MAIN STREET
LOUISVILLE, CO 80027
P. 303.527.1100
INFO@DAJDESIGN.COM

WILT / SERPE RESIDENCE
917 REX AVENUE
LOUISVILLE, CO 80027
TALBOT WILT & DIANA SERPE



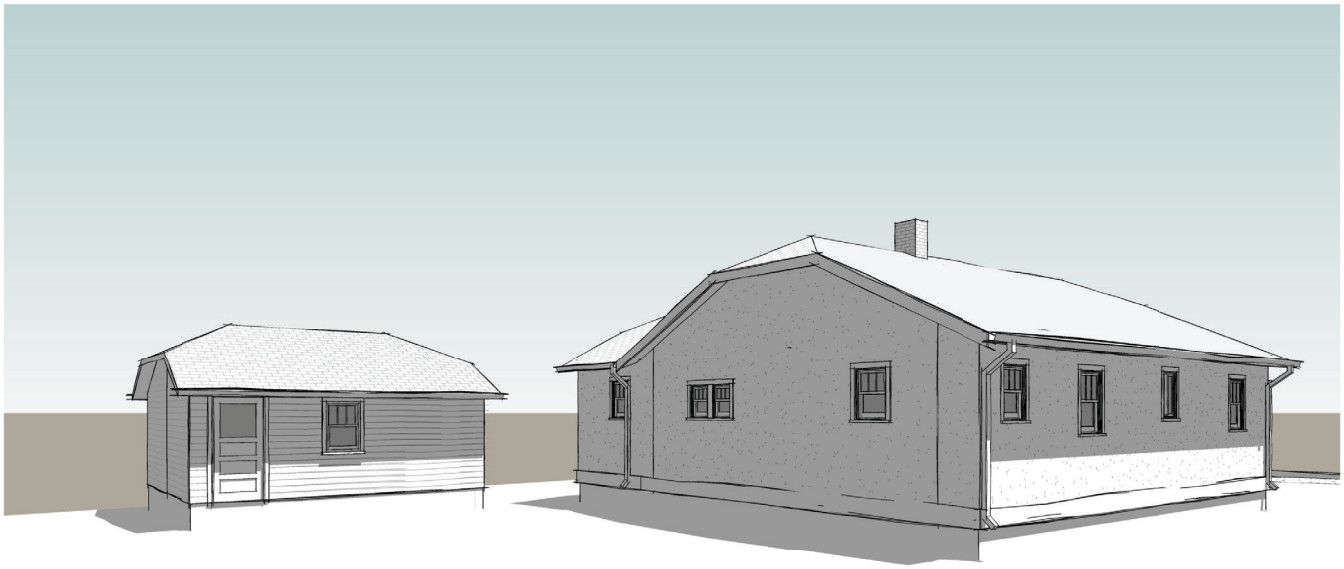
1 / A8 SOUTHWEST PERSPECTIVE - EXISTING

2 / A8 SOUTHWEST PERSPECTIVE - PROPOSED

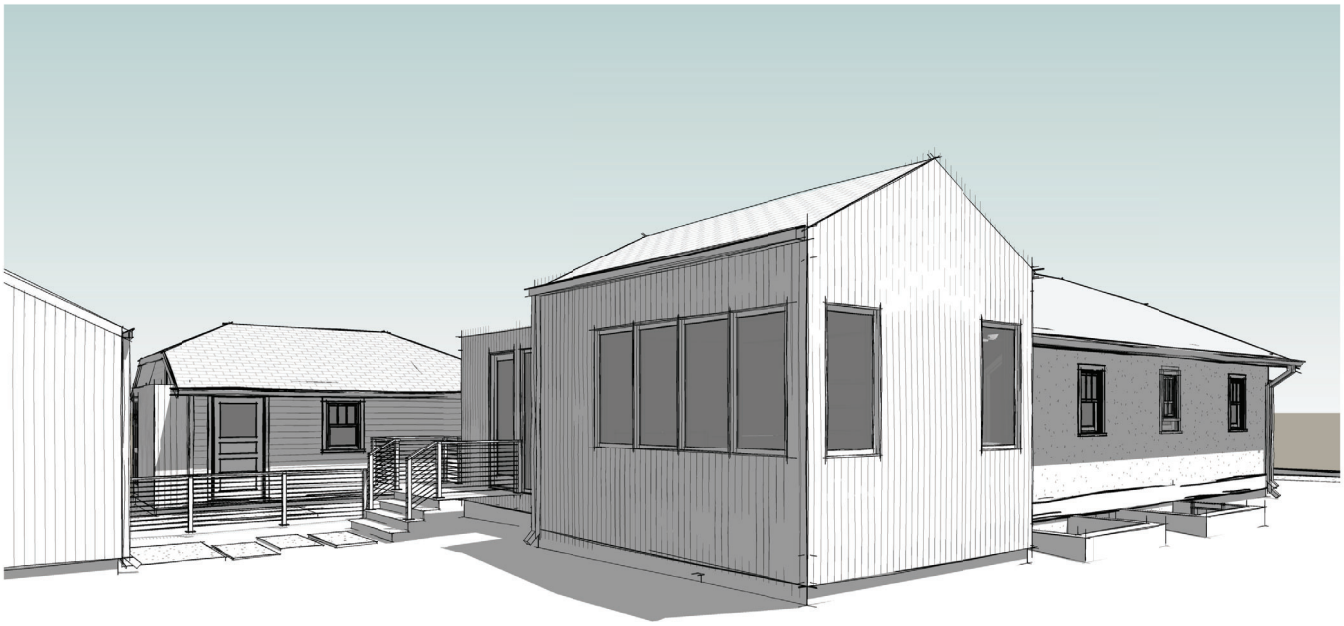
PERSPECTIVES - SOUTHWEST VIEW

DAJDESIGN
922A MAIN STREET
LOUISVILLE, CO 80027
P. 303.527.1100
INFO@DAJDESIGN.COM

WILT / SERPE RESIDENCE
917 REX AVENUE
LOUISVILLE, CO 80027
TALBOT WILT & DIANA SERPE



1 A9 NORTHWEST PERSPECTIVE - EXISTING



2 A9 NORTHWEST PERSPECTIVE - PROPOSED

PERSPECTIVES - NORTHWEST VIEW

DAJDESIGN
922A MAIN STREET
LOUISVILLE, CO 80027
P. 303.527.1100
INFO@DAJDESIGN.COM

WILT / SERPE RESIDENCE
917 REX AVENUE
LOUISVILLE, CO 80027
TALBOT WILT & DIANA SERPE

City of Louisville
COLORADO • SINCE 1882

Historic Preservation Fund

Grant and Loan Application and Information

(Revised June 2019)

City of Louisville
COLORADO • SINCE 1882

Guidelines

The City of Louisville's Historic Preservation Fund (HPF) and is intended to help retain the character of Historic Old Town Louisville by promoting the preservation and rehabilitation of historic resources.

Staff contact

Felicity Selvoski, Historic Preservation Planner
749 Main St.
Louisville, CO 80027
(303) 335-4594
fselvoski@louisvilleco.gov

Deadlines

There are no application deadlines, although the date of application will determine when the public hearing for a case can occur. Please reach out to staff if there is a specific date you are targeting. Applications will be considered as they are received, but are subject to the availability of funds.

Eligible Applicants

Any owner of a historic resource (at least 50 years old) or resource that helps to define the character of Historic Louisville is eligible to apply to the HPF. "Resources" include, but are not limited to, primary structures, accessory structures, outbuildings, fences, existing or historical landscaping, archaeological sites, and architectural elements of structures.

Owners of property in Historic Old Town Louisville which will experience new construction may also be awarded grants to preserve the character of Historic Old Town. The purpose of these incentives it to limit mass, scale, and number of stories, to preserve setbacks, to preserve pedestrian walkways between buildings, and to utilize materials typical of historic buildings, above mandatory requirements. For additional information on the requirements, please reach out to the Historic Preservation Planner.

Historic Structure Assessments

Prior to any structure being declared a landmark, the property will undergo a building assessment to develop a preservation plan and establish priorities for property maintenance. At a regular meeting, the Historic Preservation Commission will review the building history, application, and relevant information to determine whether there is probable cause to believe the building may be eligible for landmarking. If probable cause is found, the owner will be eligible for a building assessment grant in an amount up to $4,000 (residential properties) and $9,000 (commercial properties) to offset the cost of the assessment.

Landmarking Grants

In addition to the pre-landmarking grant for a structural assessment, landmarked residential properties are eligible for a $5,000 incentive grant and up to $40,000 in matching grant funds for preservation projects for a period of 36 months from when a property is declared a landmark. Commercial landmarked properties are eligible for a $50,000 incentive grant and up to $150,000 in matching grant funds for preservation projects for a period of 36 months from when a property is declared a landmark. For properties showing extraordinary circumstances relating to building size, condition, architectural details, or other unique condition compared to similar Louisville properties, the grant limitations may be exceeded. Please reach out to the Historic Preservation Planner for more information on the grant programs.

City of Louisville
COLORADO • SINCE 1882

Eligible Costs and Improvements:

Eligible costs include hard costs associated with the physical preservation of historic fabric or elements. Labor costs are eligible IF the work is to be done by someone other than the applicant/owner (whose labor can only be used for matching purposes with an acceptable written estimate). Example eligible improvements:

Repair and stabilization of historic materials:

- Siding
- Decorative woodwork and moulding
- Porch stairs and railing
- Cornices
- Masonry (such as chimney tuckpointing)
- Doors and Windows

Removal of non-historic materials, particularly those covering historic materials:

- Siding, trim and casing
- Porch enclosures
- Additions that negatively impact the historic integrity
- Repair/replacement to match historic materials

Energy upgrades:

- Repair and weather sealing of historic windows and doors
- Code required work

Reconstruction of missing elements or features:

(Based on documented evidence such as historic photographs and physical evidence)

- Porches and railings
- Trim and mouldings
- False-fronts

Ineligible Costs and Improvements:

- Redecorating or any purely cosmetic change that is not part of an overall rehabilitation
- Soft costs such as appraisals, interior design fees, legal, accounting and realtor fees, sales and marketing, permits, inspection fees, bids, insurance, project signs and phones, etc.
- Excavation, grading, paving, landscaping or site work such as improvements to paths or fences unless the feature is part of the landmark designation, except for correcting drainage problems that are damaging the historic resource
- Repairs to additions on non-historic portions of the property
- Reimbursement for owner/self labor (which can count only towards the matching costs)
- Interior improvements, unless required to meet current code
- Outbuildings which are not contributing structures to a landmarked site or district

City of Louisville
COLORADO • SINCE 1882

Application Review Process

Applications will be screened by Historic Preservation Commission (HPC) staff to verify project eligibility. If any additional information is required, staff will contact the applicant directly. The HPC will evaluate the applications in a public meeting at which the applicant will be allowed to make statements. The HPC will make a recommendation to City Council, and City Council will take final action on the application.

Project Review and Completion

Any required design review or building permits must be obtained before beginning work on the project. If a property has already been landmarked, in some circumstances an Alteration Certificate must be approved by the HPC. Any changes made during the building permit approval process may require additional review by the Historic Preservation Commission, depending on the extent of the changes.

Disbursement of Funds

In most cases, grants will take the form of reimbursement after work has been completed, inspected and approved as consistent with the approved grant application. In planning your project, you should arrange to have adequate funds on hand to pay the costs of the project. Incentives may be revoked if the conditions of grant approval are not met. Under some circumstances, incentives, particularly loans, may be paid prior to the beginning of a project or in installments as work progresses.

Grant/Loan Process Outline

1. Applicant meets with Preservation Planner to discuss the scope of work.
2. Applicant meets with contractors and receives quotes.
3. Applicant submits application and documentation to staff.
4. Staff will review the application for completeness and then schedule the meeting with the HPC. Staff will notifiy applicant of hearing date.
5. Public Notice Sign is posted on property by applicant advertising meeting date and neighbors within 500 feet are notified.
6. The HPC reviews the scope of work and quotes and makes a recommendation to City Council. The applicant must be present to answer questions.
7. Staff will schedule the City Council meeting. The applicant must be present to answer questions. City Council will make the final decision.
8. The grant agreement is signed by the applicant(s) and mayor. At this point, the applicant may apply for a building permit to begin the work outlined in grant agreement.
9. Inspections are completed by Building Department as required. Preservation Planner inspects work for sensitivity to historic structure
10. Applicant submits contractor invoices to staff as work is completed.
11. Staff reviews invoices for completeness and compares with invoice approved by HPC.
12. If approved, staff submits pay request to Finance Department. The check is cut to Applicant.
13. If denied, staff works with applicant to identify reasons for denial and methods of resolution.
14. Applicant to repeat steps 11 through 14 until project is complete.

Incentives from the Historic Preservation Fund may be considered taxable income and applicants may wish to consult with a tax professional.

City of Louisville
COLORADO • SINCE 1882

Historic Preservation Application

The following information must be provided to ensure adequate review of your proposal. Please type or print answers to each question. Please keep your responses brief but thorough. If you have any questions about the application or application process, please reach out to the Historic Preservation Planner.

TYPE(S) OF APPLICATION

- ☐ Probable Cause Hearing/Historic Structure Assessment
- ☑ Landmark Designation
- ☑ Historic Preservation Fund Grant
- ☐ Historic Preservation Fund Loan
- ☑ Landmark Alteration Certificate
- ☐ Demolition Review
- ☐ Other: _____

1. OWNER/APPLICANT INFORMATION

Owner or Organization

Name(s): Talbot Wilt & Diana Serpe

Mailing Address: 908 Rex Avenue, Louisville, CO 80027

Telephone: (303) 210-9806

Email: talbotwilt@hotmail.com

Applicant/Contact Person (if different than owner)

Name: Andy Johnson

Company: DAJ Design

Mailing Address: 922A Main Street, Louisville, CO 80027

Telephone: 303-527-1100

Email: andy@dajdesign.com

2. PROPERTY INFORMATION

Address: 917 Rex Avenue

Legal Description: Lots 18, 19, & 20, Block 5, Murphy Place

Parcel Number: 157508454009 Year of construction (if known): 1936

Landmark Name and Resolution (if applicable): NA

Primary Use of Property: Single-family Residential

City of Louisville
COLORADO • SINCE 1882

3. REQUEST SUMMARY

Request for Landmark status with the City of Louisville and request for historic preservation grant funding and approval of an alteration certificate to include an addition to the rear of the house, relocation of the existing garage to comply with zoning, and the conversion of the existing garage to a studio.

4. PROJECT DESCRIPTION (Please do not exceed space provided below.)

a. Provide a brief description of the proposed scope of work.

1. Requesting landmark status of the house.
2. Requesting Historic Preservation Grant Funding (see detailed breakdown)
3. Requesting Alteration Certificate to include:
   - a new covered deck on the east side of the house
   - an addition to the rear of the house
   - relocation of the garage to comply with required setbacks
   - conversion of the garage to a conditioned studio space
   - modifications to the house and garage to restore them to their historic character including windows, doors, siding, and the front porch

b. Describe how the work will be carried out and by whom. Include a description of elements to be rehabilitated or replaced and describe preservation work techniques that will be used.

The historic preservation work will be carried out by Essex Developments, a general contractor licensed in Louisville. The scope of work performed by the GC will include historic house elements such as: replace the existing foundation, new beams and joists to support the existing floor, stabilization of the existing wall and roof framing, new siding to match the original siding, new trim / fascia / soffits to match the original, recreation of the original windows and doors in original locations, regrade around the existing house to ensure proper drainage. The garage will be converted to a studio and will include new framing to stabilize the existing structure, a new foundation and floor, and rehabilitation of the siding.

c. Explain why the project needs historic preservation funds. Include a description of community support and/or community benefits, if any.

The overall cost to conduct historic preservation efforts is substantially greater than razing the entire house and rebuilding entirely new. Utilizing historic preservation funds allows the project to be financially feasible and allows the preservation work to occur. The overall community benefit is the preservation of our historic architectural heritage in Louisville with the restoration and preservation of an entire house as well as an historic garage. No additional community support is being provided outside the scope of the general contractor's work. The overall community benefit is the preservation of our historic architectural heritage in Louisville and specifically the preservation of the Murphy Place neighborhood.

City of Louisville
COLORADO • SINCE 1882

5. DESCRIPTION OF REHABILITATION *(Attach additional pages as necessary.)*

Name of Architectural Feature:

Describe feature and its condition:	Describe proposed work on feature:
DEMOLITION: The southeast shed roof, wood columns, half-wall, and concrete slab are not historic and are in poor condition.	Proposal to remove the southeast shed roof, columns, half-wall and concrete slab.

Name of Architectural Feature:

Describe feature and its condition:	Describe proposed work on feature:
SITE GRADING & DRAINAGE: The entire perimeter of the house and garage is not graded in compliance with code and poses a threat to the integrity of the foundations. There is negative drainage towards the house and garage in the southeast portion of the lot.	Proposal to create positive drainage away from the house and garage on all sides at the minimum slope required by code.

Name of Architectural Feature:

Describe feature and its condition:	Describe proposed work on feature:
FOUNDATION: The house foundation is poured concrete and is in fair to poor condition. There are cracks and water infiltration in the west side of the foundation caused by poor site drainage. The garage foundation is concrete and is in poor condition as there is negative drainage towards the garage on the south side.	Proposal to temporarily move the house and the garage to the north side of the lot. Proposal to pour new concrete foundations for both structures and place the house and garage on the new foundations. The house location will remain the same while the garage will be moved slightly to comply with the 3' side yard setback.

Name of Architectural Feature:

Describe feature and its condition:	Describe proposed work on feature:
FLOOR FRAMING: The floor framing is in fair condition but member sizing and spans do not meet current code. Wood support beams, columns and the concrete bearing wall are in poor condition. Visible areas of the subfloor are in fair condition with most areas appearing adequate though some areas have water damage and are not level . The concrete slab floor of the garage is in poor condition and appears to have settled or heaved.	Proposal to support the existing floor joists with new additional joists, a new sill plate, new beams, new columns, and new pads as prescribed by a structural engineer. Proposal to repair or replace the subfloor.

City of Louisville
COLORADO • SINCE 1882

5. DESCRIPTION OF REHABILITATION *(Attach additional pages as necessary.)*

Name of Architectural Feature:

Describe feature and its condition:	Describe proposed work on feature:
WALL AND ROOF FRAMING: The roof framing is in fair condition with higher than allowable deflection and ceiling cracks. The joists are not supported by intermediate walls. The exterior wall framing appears to be in fair condition and is at the maximum height for 2x4 construction.	Proposal to support the existing ceiling joists and roof rafters with new beams, columns, and struts as prescribed by a structural engineer. Proposal to support the exterior wall framing with new studs and new sheathing as prescribed by a structural engineer.

Name of Architectural Feature:

Describe feature and its condition:	Describe proposed work on feature:
ENVELOPE - EXTERIOR WALLS: The original wood dutch cove shiplap siding is found on the entire house beneath the existing stucco siding. Few sample areas are exposed on the exterior with some areas visible in the attic. The condition of the original wood siding is mostly unknown as it is primarily covered up. The original siding on the garage is uncovered and in fair condition.	Proposal to apply new dutch cove siding that matches the original siding over the current stucco siding with a new weather barrier in order to meet code. Proposal to leave the original siding in place as it provides structural support and it would be labor intensive to remove. Alternate proposal to remove the stucco siding and repair / replace the existing, original wood siding. Proposal to repair the original garage wood siding.

Name of Architectural Feature:

Describe feature and its condition:	Describe proposed work on feature:
EXTERIOR APPENDAGES: The covered front porch flooring is plywood, does not drain, and is not properly supported. The railings and columns are not original. The front porch roof and ceiling are sagging as the structure is not properly supported.	Proposal to remove the plywood floor, investigate the floor framing, and repair or replace as necessary. Proposal to remove the columns and railings and replace the columns with tapered columns to match the historic appearance. Proposal to add structural elements to properly support the roof and repair or replace the ceiling.

Name of Architectural Feature:

Describe feature and its condition:	Describe proposed work on feature:
ROOFING & WATERPROOFING: The attic is not vented. The existing gutters and downspouts are in fair condition but do not match the historic style and some areas lack gutters. Some downspout extensions are missing or of inadequate length for proper drainage.	Proposal to add roof venting per code. Proposal to replace all gutters with 1/2 round gutters and replace all downspouts with round downspouts and add gutters and downspouts to areas where necessary. These styles are not historic (the building did not originally have gutters) but this style is more in line with a historic building of this time period.

City of Louisville
COLORADO • SINCE 1882

5. DESCRIPTION OF REHABILITATION *(Attach additional pages as necessary.)*

Name of Architectural Feature:

Describe feature and its condition:	Describe proposed work on feature:
WINDOWS & DOORS: The wood doors are in fair condition and have newer exterior storm doors. The windows appear to be original, except for the bathroom window. The windows are in poor condition and most do not appear to be fully operable. Several windows are broken or in disrepair. Non-historic storm windows have been added.	Proposal to remove the aluminum storm doors from both doors and to repair and refinish the existing wood doors. Proposal to replace all storm windows. Proposal to replace the bathroom window with a new window that matches the historic size and style in this location. Proposal to fully restore all historic windows, replacing components where necessary.

Name of Architectural Feature:

Describe feature and its condition:	Describe proposed work on feature:
EXTERIOR DETAILS: Wood soffits and fascia are in poor condition as the wood is warped, detached, or splintering in most locations. There are exposed rafter tails on the house and garage. Window and door trim is also wood and in similar poor condition.	Proposal to replace the soffit and fascia throughout with matching historic sizes and locations. Proposal to repair, restore, or replace the window and door trim, frieze board, and skirt board. Proposal to add new corner trim to match the historic character.

Name of Architectural Feature:

Describe feature and its condition:	Describe proposed work on feature:
MECHANICAL, ELECTRICAL, PLUMBING: Mechanical, electrical, and plumbing (MEP) equipment is in fair condition and in most cases does not meet current code. The house is not habitable without improvements to all of these necessities.	Proposal to install new MEP equipment throughout the entire house in compliance with current codes.

Name of Architectural Feature:

Describe feature and its condition:	Describe proposed work on feature:
INSULATION & DRYWALL: Minimal to no insulation exists in the house attic, walls, or floors and is therefore in poor condition. No drywall exists on the house walls or ceiling, the existing lathe and plaster is in fair condition.	Proposal to remove the lathe and plaster in order to insulate the entire house in compliance with current codes. Proposal to add new drywall on all walls and ceilings in compliance with current codes and to satisfy structural wall capacity as prescribed by a structural engineer.

City of Louisville
COLORADO • SINCE 1882

6. COST ESTIMATE OF PROPOSED WORK

*Please provide a budget that includes accurate estimated costs of your project. Include an **itemized breakdown** of work to be funded by the incentives and the work to be funded by the applicant. Include only eligible work elements. Use additional sheets as necessary.*

Type of Incentive: ■ GRANT ☐ LOAN ☐ BOTH

Feature	Proposed Work to be Funded	Fund Request	Match (M)	Total
A.	DEMOLITION	$5,875	$5,875	$11,750
B.	SITE GRADING & DRAINAGE	$1,175	$1,175	$2,350
C.	FOUNDATION	$36,131	$36,131	$72,262
D.	FLOOR FRAMING	$11,750	$11,750	$23,500
E.	WALL & ROOF FRAMING	$14,688	$14,688	$29,376
F.	ENVELOPE - EXTERIOR WALLS	$17,625	$17,625	$35,250
G.	EXTERIOR APPENDAGES	$2,938	$2,938	$5,876
H.	ROOFING & WATERPROOFING	$6,436	$6,436	$12,926
I.	WINDOWS & DOORS	$34,075	$34,075	$68,150
J.	EXTERIOR DETAILS	$4,113	$4,113	$8,226
K.	INSULATION & DRYWALL	$27,613	$27,613	$55,226
	Total Proposed Work	$ 162,446	$ 162,446	$324,892

For loan requests, indicate total loan request here:	$

If partial incentive funding were awarded, would you complete your project? ■ YES ☐ NO

City of Louisville
COLORADO • SINCE 1882

7. ADDITIONAL MATERIALS REQUIRED

The following items must be submitted along with this application:

- ☐ One set of photographs for each feature as described in Item 4 "Description of Rehabilitation". Digital is preferred.
- ☐ A construction bid if one has been completed for your project (recommended).
- ☐ Working or scaled drawings, spec sheets, or materials of the proposed work, if applicable to your project.

8. ASSURANCES

The Applicant hereby agrees and acknowledges that:

A. Funds received as a result of this application will be expended solely on described projects, and must be completed within established timelines.

B. Awards from the Historic Preservation Fund may differ in type and amount from those requested on an application.

C. Recipients must submit their project for any required design review by the Historic Preservation Commission and acquire any required building permits before work has started.

D. All work approved for grant funding must be completed even if only partially funded through this incentives program.

E. Unless the conditions of approval otherwise provide, disbursement of grant or rebate funds will occur after completion of the project.

F. The incentive funds may be considered taxable income and Applicant should consult a tax professional if he or she has questions.

G. If this has not already occurred, Applicant will submit an application to landmark the property to the Historic Preservation Commission. If landmarking is not possible for whatever reason, Applicant will enter into a preservation easement agreement with the City of Louisville. Any destruction or obscuring of the visibility of projects funded by this grant program may result in the City seeking reimbursement.

H. The Historic Preservation Fund was approved by the voters and City Council of Louisville for the purpose of retaining the city's historic character, so all work completed with these funds should remain visible to the public.

_____	06/03/2024 _____
Signature of Applicant/Owner	Date
_____	_____
Signature of Applicant/Owner	Date

City of Louisville
COLORADO • SINCE 1882

APPENDIX A:
HELPFUL TERMS & DEFINITIONS

BASIC PRESERVATION

The Concept of Significance

A building possessing architectural significance is one that represents the work of a noteworthy architect, possesses high artistic value or that well represents a type, period or method of construction. A historically significant property is one associated with significant persons, or with significant events or historical trends. It is generally recognized that a certain amount of time must pass before the historical significance of a property can be evaluated. The National Register, for example, requires that a property be at least 50 years old or have extraordinary importance before it may be considered. A property may be significant for one or more of the following reasons:

- Association with events that contributed to the broad patterns of history, the lives of significant people, or the understanding of Louisville's prehistory or history.
- Construction and design associated with distinctive characteristics of a building type, period, or construction method.
- An example of an architect or master craftsman or an expression of particularly high artistic values.
- Integrity of location, design, setting, materials, workmanship, feeling and association that form a district as defined by the National Register of Historic Places Guidelines.

The Concept of Integrity "Integrity" is the ability of a property to convey its character as it existed during its period of significance. To be considered historic, a property must not only be shown to have historic or architectural significance, but it also must retain a high degree of physical integrity. This is a composite of seven aspects or qualities, which in various combinations define integrity, location, design, setting, materials, workmanship, feeling and association. The more qualities present in a property, the higher its physical integrity. Ultimately the question of physical integrity is answered by whether or not the property retains a high percentage of original structure's identity for which it is significant.

The Period of Significance Each historic town has a *period of significance*, which is the time period during which the properties gained their architectural, historical or geographical importance. Louisville, for example, has a period of significance which spans approximately 75 years (1880- 1955). Throughout this period of significance, the City has been witness to a countless number of buildings and additions which have become an integral part of the district. Conversely, several structures have been built, or alterations have been made, after this period which may be considered for removal or replacement.

BUILDING RATING SYSTEM

Contributing: Those buildings that exist in comparatively "original" condition, or that have been appropriately restored, and clearly contribute to the historic significance of downtown. Preservation of the present condition is the primary goal for such buildings.

Contributing, with Qualifications: Those buildings that have original material which has been covered, or buildings that have experienced some alteration, but that still convey some sense of history. These buildings would more strongly contribute, however, if they were restored.

Supporting category
These are typically buildings that are newer than the period of historic significance and therefore do not contribute to our ability to interpret the history of Louisville. They do, however, express certain design characteristics that are compatible with the architectural character of the historic district. They are "good neighbors" to older buildings in the vicinity and therefore support the visual character of the district.

Non-contributing building category
These are buildings that have features that deviate from the character of the historic district and may impede our ability to interpret the history of the area. They are typically newer structures that introduce stylistic elements foreign to the character of Louisville. Some of these buildings may be fine examples of individual building design, if considered outside the context of the district, but they do not contribute to the historic interpretation of the area or to its visual character. The detracting visual character can negatively affect the nature of the historic area.

Non-contributing, with Qualifications: These are buildings that have had substantial alterations, and in their present conditions do not add to the historic character of the area. However, these buildings could, with substantial restoration effort, contribute to the downtown once more.

PRESERVATION APPROACHES

While every historic project is different, the Secretary of the Interior has outlined four basic approaches to responsible preservation practices. Determining which approach is most appropriate for any project requires considering a number of factors, including the building's historical significance and its existing physical condition. The four treatment approaches are:

- Preservation places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.
- Rehabilitation emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work.
- Restoration focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.
- Reconstruction establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

The Secretary of the Interior's website outlines these approaches and suggests recommended techniques for a variety of common building materials and elements. An example of appropriate and inappropriate techniques for roofs is provided in the sidebars. Additional information is available from preservation staff and the Secretary's website at: www.cr.nps.gov/hps/tps/standguide/index.htm

THE SECRETARY OF THE INTERIOR'S STANDARDS

The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, the Standards provide philosophical consistency to the work.

DAJDESIGN
ARCHITECTURE+INTERIORS

June 3, 2024

Amelia Brackett-Hogstad
Historic Preservation Planner
City of Louisville
749 Main Street
Louisville, CO 80027

RE: 917 REX HISTORIC PRESERVATION APPLICATION

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

Dear Ms. Brackett-Hogstad,

Please find our historic preservation application for 917 Rex Street. Following the Historic Structure Assessment, conducted by DAJ Design, the owners of 917 Rex have elected to preserve the house and garage at 917 Rex in as close to its known original condition as possible with modifications to the rear of the house including a relatively small, single-level addition. Also, we are proposing to add a new basement to the house in order to increase the usable floor area without adding a large, above grade, multi-level addition. Below are the objectives for our application:

Objectives

- Requesting Landmark status for the house and garage.
- Requesting grant funding for historic preservation of the house and the garage.
- Requesting an alteration certificate for the house:
    - Remove the wood railings from the front porch
    - Remove the covered side patio (not historic)
    - New foundation and basement
    - Alterations to the north side of the house to expand and add a rear addition.
- Requesting an alteration certificate for the garage:
    - Refurbish the sliding garage doors and add glass panels
    - New foundation and crawlspace
    - Alterations to the north side of the garage to expand and add a rear addition.
    - Convert to conditioned studio space

The current house sits on an original concrete foundation with the covered front porch completing the original footprint of the house. There is a side porch roof that is not original and this can be removed without affecting the original footprint or massing of the house. There are no other additions to the house in its nearly 90 years of existence.

There is also an historic garage facing, but set back from Rex Street. The garage sits along the east property line and does not conform to the current required side yard setback. The garage is nearly entirely original with a new asphalt roof possibly as the only non-original feature.

The stucco siding on the house, the shiplap siding on the garage, the windows, doors, and trim are all historic features of both the house and garage. All of these items highlight an example of a minimally altered historic house and garage in old town Louisville. However, the above listed features, as well as several structural items, are in need of repair to extend the lifespans of both structures.

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

Below is an outline of the scope of work for the historic preservation portion of the project. Included in this outline are descriptions illustrating the typical conditions found in other Louisville historic preservation projects with budget costs associated with those scopes of work. The average budget costs are derived from our extensive experience in conducting local historic preservation work.

Proposed Work for Grant Application

- Demolition
  - Remove the non-historic shed roof, columns, walls, & concrete patio in the southeast corner of the house.
  - Remove the interior lath & plaster from the walls so that required structural elements may be installed.
  - Remove windows, doors, and garage doors to be refurbished or replaced.
  - Remove the brick chimney to be replaced.
  - Shore both buildings to be temporarily moved.

- Site Grading & Drainage
  - Rough and final grading of the site to create proper drainage away from the house and garage per soils report.
  - Provide adequate drainage from the gutter and downspout system.

- Foundation
  - Excavation and installation of new concrete foundations for the house and garage.
  - New damp-proofing for both foundations as required by code.
  - New perimeter drains & sump pumps for both foundations as required by code.

- Floor Framing
  - Install the necessary support beams, columns, and floor joists as prescribed by the structural engineer and required by code.

- Wall & Roof Framing
  - Install the necessary support beams, columns, and struts as prescribed by the structural engineer and required by code.

- Envelope - Exterior Walls
  - New weather barrier for house and garage as required by code.
  - New stucco siding for the house to match the historic stucco texture.
  - New shiplap siding with a dutch cove profile for the garage to match the historic wood siding.

- Exterior Appendages
  - Install the necessary support beams, columns, and struts as prescribed by the structural engineer and required by code for the covered front porch roof.
  - Repair / replace the wood finishes at the covered front porch.
  - Replace the covered front porch floor.

- Roofing & Waterproofing
  - Replace the gutters and downspouts at the house and garage.
  - Add roof venting as required by code.

- Windows & Doors
  - Re-install historically accurate windows and exterior doors in existing wall rough-openings at the house and garage.
  - Re-install the historic sliding garage doors.

- Exterior Details
  - Replace soffits, fascia, and barge rafters at the house and garage.
  - Repair / replace the window and door trim at the house and garage.
  - Repair / replace the frieze boards at the house and garage.
  - Repair / replace the skirt board at the house.
  - Add new corner trim to the garage.
  - Add a new false chimney to match the existing chimney at the house.

- Insulation & Drywall
  - Install new ½" GWB on all interior walls and ⅝" GWB on all interior ceilings with screw attachment specifications by the structural engineer. These are required structural elements for the house and garage.
  - Insulate the house and garage as required by code.

- House Move
  - Temporarily move the house and garage while new concrete foundations are poured.
  - Place both the house and garage on their respective new foundations. The house will be placed back in the current location. The garage will be moved slightly to conform with setback requirements.

- Non-Historic
  - All items not qualifying for grant funding relating to the existing house and garage.
  - Rear addition to the house.
  - New 3-car garage at the north side of the property.

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

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

The below table outlines the 917 Rex 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:

Proposed Budgets Qualifying for Grant Funding

Qualifying Items	Total Budget	Fund Request for Typical Items	Qualifying for Extraordinary Circumstances	Grant Request	Grant Match
Demolition	$11,750	$2,500	$9,250	$5,875	$5,875
Site Grading & Drainage	$2,350	$1,500	$850	$1,175	$1,175
Foundation	$72,262	$6,000	$66,262	$36,131	$36,131
Floor Framing	$23,500	$4,000	$19,500	$11,750	$11,750
Wall & Roof Framing	$29,376	$4,000	$25,376	$14,688	$14,688
Envelope - Exterior Walls	$35,250	$5,000	$30,250	$17,625	$17,625
Exterior Appendages	$5,876	$3,500	$2,376	$2,938	$2,938
Roofing & Waterproofing	$12,926	$2,000	$10,926	$6,463	$6,463
Windows & Doors	$68,150	$20,000	$48,150	$34,075	$34,075
Exterior Details	$8,226	$4,000	$4,226	$4,113	$4,113
Insulation & Drywall	$55,226	$0	$55,226	$27,613	$27,613
House Move	$39,750	$0	$39,750	$19,875	$19,875
Non-Historic	$519,364	-	-	-	-
Total Proposed Work	$884,006	$52,500	$272,392	$162,446	$162,446

Percent of project funded by the Historic Preservation Fund: 18.38%

In summary, the requested grant amount is $162,446 between funding for typical items and qualifying extraordinary circumstances. Please contact me if you have any questions.

Warm regards,

Andy Johnson, AIA

Bridget Bacon
Louisville Historical Museum
Department of Cultural Services
City of Louisville, Colorado
June 2023

City of Louisville
COLORADO • SINCE 1878

917 Rex St., Louisville, Colorado

Legal Description: Lots 18-20, Block 5, Murphy Place

Year of Construction: 1936

Summary: French families owned this Bungalow-style house located in Louisville's Frenchtown neighborhood from the 1930s to the 1960s.

History of Murphy Place Subdivision

Peter F. Murphy platted the subdivision of Murphy Place in 1907. He did so as President of the Louisville Realty & Securities Company. It became the location of Louisville's Frenchtown neighborhood, described in the lead article of the Spring 2016 issue of the Louisville Historian, "Being French in Louisville," located here: https://www.louisvilleco.gov/Home/ShowDocument?id=9908 .

Hugo Machin Ownership of Parcel, 1907-1935

In 1907, Louisville Realty & Securities Company sold this parcel (consisting of Lots 18, 19, and 20) to Hugo Machin (1884-1966). Machin lived elsewhere in Louisville and in Boulder, and no evidence was found that would suggest that he built a house on the property. The 1909 Drumm's Wall Map of Louisville does not show a structure on the lots.

Warembourg Ownership, 1935-1942; Date of Construction

In 1935, Hugo Machin sold the parcel at 917 Rex to Victor Warembourg. (The transcription of his name misspelled it as "Waremsbourg" for this transaction only.)

Boulder County gives 1936 as the date of construction for 917 Rex, both on the 1948 Assessor Card and on the Boulder County website. Boulder County has been found to be in error with

respect to the date of construction of some Louisville buildings, so other evidence is looked to. In this case, no evidence indicating an earlier construction date could be located. Also, the fact that Victor Warembourg purchased the parcel in 1935 lends support to 1936 as being the likely construction date. For these reasons, the County's date of construction of 1936 is believed to be correct.

Victor Warembourg (1886-1979) was born in Pas-de-Calais, France. (Records available on Ancestry.com indicate that he was born in the community of either Lens or Sallaumines in Pas-de-Calais; they are adjacent to one another.) He immigrated to the U.S. and to Boulder County in 1906. He joined relatives in the area, and eventually his parents, siblings, and uncle, aunt, and cousins ended up living in the area. In 1912, he married Orpha Gradel (1897-1926), who had been born in Louisville to French parents. They had a son, then two daughters. At the time of the 1930 census (after Orpha had died and before he purchased the lots at 917 Rex), Victor was living on Rex St. in Frenchtown and raising his two daughters, Orpha and Aime, who were ages 14 and 11. Victor was renting a house, likely either 925 Rex or 943 Rex, both of which were along the same block and side of the street as 917 Rex and both of which his parents owned at the time.

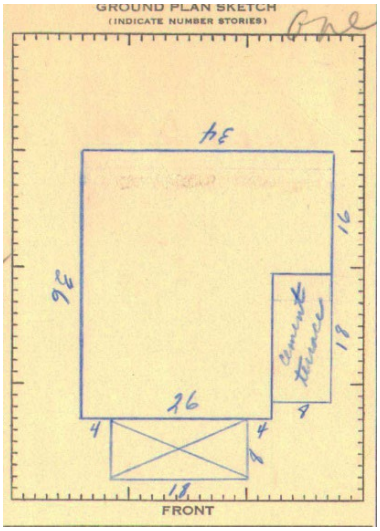
The 1940 census shows Victor Warembourg and his daughter, Aime to be living at 917 Rex. The record shows that he was the owner, and although his address was not given, it was listed as being on Rex between 901 Rex and 925 Rex, which is an accurate description of 917 Rex. His occupation was listed as coal miner. In 1942, Victor Warembourg sold 917 Rex to Jules George Regnier and Jules Charles Regnier.

Regnier Family Ownership, 1942-1967

In 1942, Jules George Regnier (1901-1978) and Jules Charles Regnier (born 1934), who were father and son, purchased 917 Rex. It appears that they purchased it for the mother of Jules George Regnier (who was also the grandmother of Jules Charles Regnier). She was born Marie Dussart in Belgium in 1874 and married the man who would be the father of her children, who also had the name Jules Regnier, in 1891; he was French and he died in 1940. She remarried to George Brignand, a widower, in 1942. The reason for the house to have been owned by her family members instead of by her directly may have been due to an intention to keep the home in the Regnier family even after her remarriage.

Marie and George Brignand lived together at 917 Rex. He died in 1952 and Marie continued to have the house as her residence until her death in 1967.

The following photo and ground layout are from the 1948 County Assessor card for 917 Rex:



The Oct. 9, 1964 *Louisville Times* reported that "Mrs Maria Brignand celebrated her 90th birthday Oct. 2 at her home at 917 Rex street, when she was remembered with cards and gifts from friends and relatives. Helping her enjoy ice cream and cake in the evening were her sons, Albert and James Regnier of Erie, Jules Regnier of Longmont and their wives, and Arthur Regnier of Dublin, Calif.; her granddaughter and family, Mr. and Mrs. Charles Waneka and Mark and Marilyn of Lafayette. Although Mrs. Brignand is in a wheel chair because of a broken hip, she lives alone, cooks, washes, irons, bakes bread and pies, enjoys TV and reads everything."

Cox Ownership, 1967-1987

In 1967, following the death of their mother and grandmother Marie Brignand, Jules George Regnier and Jules Charles Regnier sold 917 Rex to Charles and Doris Cox.

When the Coxes went to sell 917 Rex, this item appeared in the *Louisville Times* (July 29, 1987): "The Charm of this manicured 'vintage' 3 bedrm older home is emphasized by hardwood floors,

Original honey-pine trim, benfranklin fireplace & 2 Huge covered porches! 2 Car garage plus workshop too!! Lower 80's."

Later Owners

Later owners included John and Mary Nozykowski, Christopher & Carol Wood, Lyn Ernest & Randa Marino, and Thomas Pathe & Lori Lynette Chase.

The following photo of 917 Rex is one of three that were taken in 2017 by a Monarch High School student as part of a photography project to photograph Frenchtown homes for the Louisville Historical Museum:

The County lists Michael Talbot Wilt and Diane M. Serpe as being the current owners.

Past Architectural Survey

According to the 2018 report "Stories in Places: Putting Louisville's Residential Development in Context" (Microsoft Word - Final Louisville Residential Context_111918 (louisvilleco.gov)), written by PaleoWest Archaeology for the City of Louisville, 917 Rex is an example of the Bungalow style. It stated, "The Bungalow form is the second-most common style or form of single-family residence in Louisville's historical subdivisions. In general, these kinds of houses appear to be some of the least-modified in modern times. Yet, a smaller percentage (69 percent) of Bungalows have been documented in Louisville than any other nineteenth-century style or form." PaleoWest then went on to recommend that the "stucco example at 917 Rex" be one of the houses for the City of Louisville to document (page 148). PaleoWest then did document this house as part of a later survey project currently being finalized.

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

DAJDESIGN
ARCHITECTURE+INTERIORS

HISTORIC STRUCTURAL ASSESSMENT

917 REX STREET, LOUISVILLE, COLORADO

July 27, 2023

Evaluated by:

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

This Project was paid for by the Louisville Preservation Fund grant.
State Survey Number 5BL14298

TABLE OF CONTENTS

1.0 INTRODUCTION 3

1.1 RESEARCH BACKGROUND / PROJECT PARTICIPANTS 3
1.2 BUILDING LOCATION 4

2.0 HISTORY AND USE 6

2.1 ARCHITECTURAL SIGNIFICANCE & CONSTRUCTION HISTORY 9
2.2 FLOOR PLANS 11
2.3 PROPOSED USE 12

3.0 STRUCTURE CONDITION ASSESSMENT 13

3.1 SITE 13
3.2 STRUCTURAL SYSTEM 16
3.3 ENVELOPE – EXTERIOR WALLS 23
3.4 ENVELOPE – ROOFING & WATERPROOFING 26
3.5 WINDOWS & DOORS 28
3.6 EXTERIOR DETAILS 30
3.7 MECHANICAL SYSTEMS 31
3.8 ELECTRICAL SYSTEMS 32

4.0 ANALYSIS AND COMPLIANCE 34

4.1 HAZARDOUS MATERIALS 34
4.2 MATERIALS ANALYSIS 34
4.3 ZONING CODE COMPLIANCE 34

5.0 PRESERVATION PLAN 36

5.1 PRIORITIZED WORK 36
5.2 PHASING PLAN 39
5.3 ESTIMATE OF PROBABLE COST OF CONSTRUCTION 39

6.0 PHOTOGRAPHS AND ILLUSTRATIONS 40

ADDENDUM: *GLENN FRANK ENGINEERING HISTORIC STRUCTURE ASSESSMENT* ***..... 45***

1.0 INTRODUCTION

1.1 RESEARCH BACKGROUND / PROJECT PARTICIPANTS

DAJ Design conducted an Historic Structural Assessment for the structure located at 917 Rex Street, Louisville, Colorado to determine its feasibility as a candidate for historic landmark designation as defined under the Historic Preservation program of the City of Louisville. The structure is a residential property. The City of Louisville Historic Preservation Commission found probable cause that the building may be eligible for landmarking under criteria in section 15.36.050 of the Louisville Municipal Code. Therefore, the Commission approved the Historic Structural Assessment to be paid for by the Louisville Preservation Fund grant.

The primary purpose of this HSA is to evaluate the property's current condition and to identify preservation priorities for the best use of rehabilitation funds. DAJ Design inspected 917 Rex visually to identify areas of necessary maintenance and repair. It is possible that complications exist that were not visible and therefore it is recommended that the property owner includes contingency funding in any repair budget.

DAJ Design inspected 917 Rex on June 5th, 2023, and returned with Glenn Frank Engineering on July 6th, 2023, for a follow-up structural visit. The weather for the initial visit was warm and sunny. The weather for the follow-up visit was partially overcast and humid. Adequate access to the basement was available, though not all areas were entirely visible. Adequate access to the attic was available, though not all areas were entirely visible. Additionally, there are three detached structures on the property including a garage, a shed, and a root cellar. These structures were not inspected beyond taking note of the exterior condition.

LIST OF CONSULTANTS AND SOURCES:

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

SOURCES
"Louisville Historic Preservation Commission Staff Report," June 26, 2023.

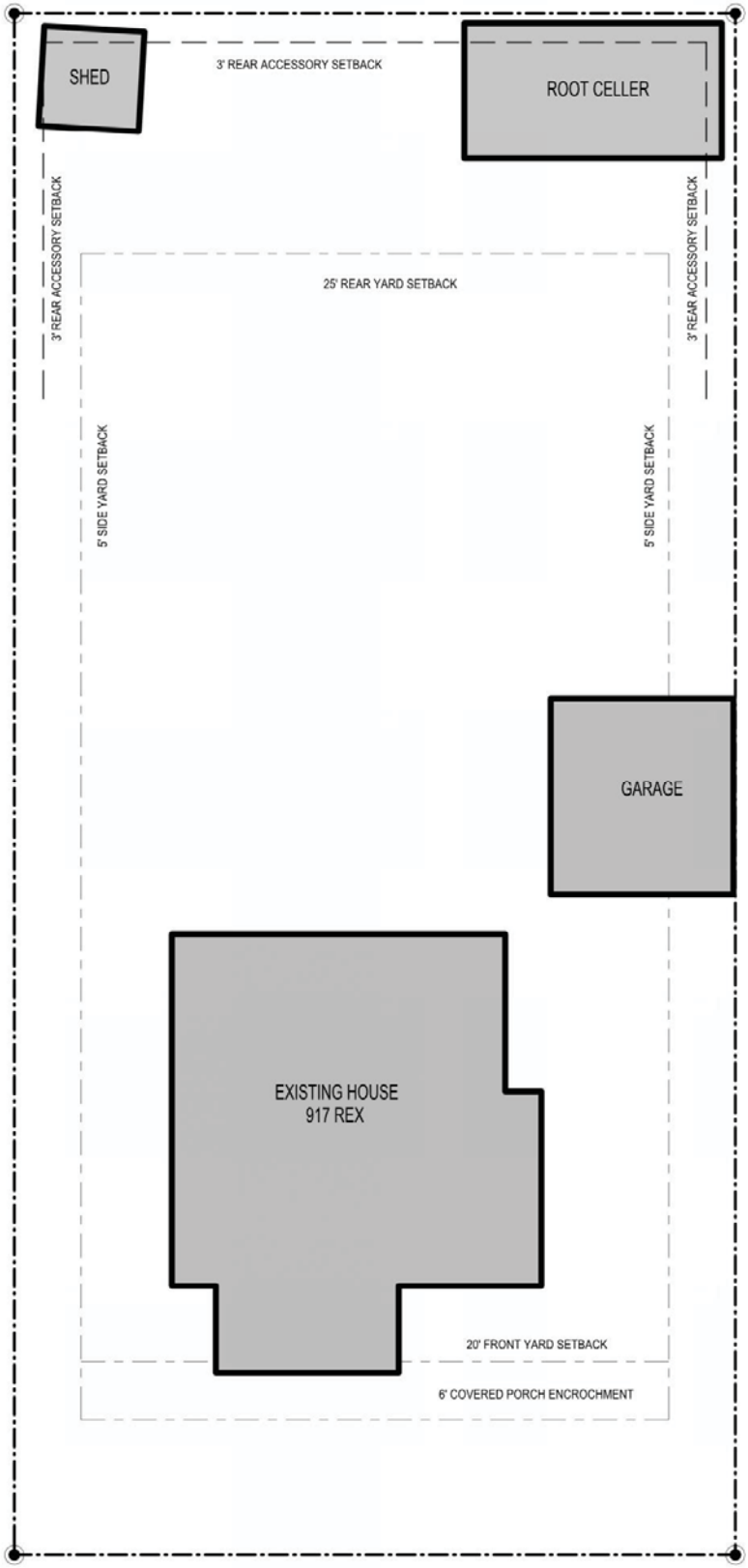
1.2 BUILDING LOCATION

VICINITY MAP

LEGAL DESCRIPTION

Lots 18,19, & 20, Block 5, Murphy Place

SITE PLAN


SHED
3' REAR ACCESSORY SETBACK
ROOT CELLER
3' REAR ACCESSORY SETBACK
3' REAR ACCESSORY SETBACK
25' REAR YARD SETBACK
5' SIDE YARD SETBACK
5' SIDE YARD SETBACK
GARAGE
EXISTING HOUSE
917 REX
20' FRONT YARD SETBACK
6' COVERED PORCH ENCROCHMENT

2.0 HISTORY AND USE

The following report was written by Bridget Bacon of the Louisville Historical Museum.

917 Rex St., Louisville, Colorado

Legal Description: Lots 18-20, Block 5, Murphy Place

Year of Construction: 1936

Summary: French families owned this Bungalow-style house located in Louisville's Frenchtown neighborhood from the 1930s to the 1960s.

History of Murphy Place Subdivision

Peter F. Murphy platted the subdivision of Murphy Place in 1907. He did so as President of the Louisville Realty & Securities Company. It became the location of Louisville's Frenchtown neighborhood, described in the lead article of the Spring 2016 issue of the Louisville Historian, "Being French in Louisville," located here: https://www.louisvilleco.gov/Home/ShowDocument?id=9908 .

Hugo Machin Ownership of Parcel, 1907-1935

In 1907, Louisville Realty & Securities Company sold this parcel (consisting of Lots 18, 19, and 20) to Hugo Machin (1884-1966). Machin lived elsewhere in Louisville and in Boulder, and no evidence was found that would suggest that he built a house on the property. The 1909 Drumm's Wall Map of Louisville does not show a structure on the lots.

Warembourg Ownership, 1935-1942; Date of Construction

In 1935, Hugo Machin sold the parcel at 917 Rex to Victor Warembourg. (The transcription of his name misspelled it as "Waremsbourg" for this transaction only.)

Boulder County gives 1936 as the date of construction for 917 Rex, both on the 1948 Assessor Card and on the Boulder County website. Boulder County has been found to be in error with respect to the date of construction of some Louisville buildings, so other evidence is looked to. In this case, no evidence indicating an earlier construction date could be located. Also, the fact that Victor Warembourg purchased the parcel in 1935 lends support to 1936 as being the likely construction date. For these reasons, the County's date of construction of 1936 is believed to be correct.

Victor Warembourg (1886-1979) was born in Pas-de-Calais, France. (Records available on Ancestry.com indicate that he was born in the community of either Lens or Sallaumines in Pas-de-Calais; they are adjacent to one another.) He immigrated to the U.S. and to Boulder County in 1906. He joined relatives in the area, and eventually his parents, siblings, and uncle, aunt, and cousins ended up living in the area. In 1912, he married Orpha Gradel (1897-1926), who had been born in Louisville to French parents. They had a son, then two daughters. At the time of the 1930 census (after Orpha had died and before he purchased the lots at 917 Rex), Victor was living on Rex St. in Frenchtown and raising his two daughters, Orpha and Aime, who were ages 14 and 11. Victor was renting a house, likely either 925 Rex or 943 Rex, both of which were along the same block and side of the street as 917 Rex and both of which his parents owned at the time.

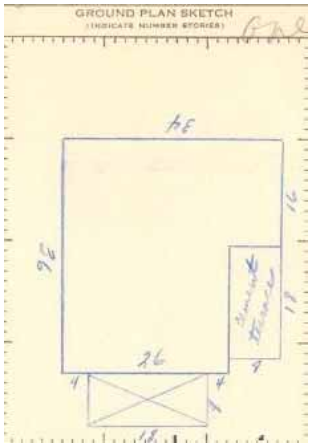
The 1940 census shows Victor Warembourg and his daughter, Aime to be living at 917 Rex. The record shows that he was the owner, and although his address was not given, it was listed as being on Rex between 901 Rex and 925 Rex, which is an accurate description of 917 Rex. His occupation was listed as coal miner. In 1942, Victor Warembourg sold 917 Rex to Jules George Regnier and Jules Charles Regnier.

Regnier Family Ownership, 1942-1967

In 1942, Jules George Regnier (1901-1978) and Jules Charles Regnier (born 1934), who were father and son, purchased 917 Rex. It appears that they purchased it for the mother of Jules George Regnier (who was also the grandmother of Jules Charles Regnier). She was born Marie Dussart in Belgium in 1874 and married the man who would be the father of her children, who also had the name Jules Regnier, in 1891; he was French, and he died in 1940. She remarried to George Brignand, a widower, in 1942. The reason for the house to have been owned by her family members instead of by her directly may have been due to an intention to keep the home in the Regnier family even after her remarriage.

Marie and George Brignand lived together at 917 Rex. He died in 1952 and Marie continued to have the house as her residence until her death in 1967.

The following photo and ground layout are from the 1948 County Assessor card for 917 Rex:



The Oct. 9, 1964, *Louisville Times* reported that “Mrs. Maria Brignand celebrated her 90th birthday Oct. 2 at her home at 917 Rex street, when she was remembered with cards and gifts from friends and relatives. Helping her enjoy ice cream and cake in the evening were her sons, Albert and James Regnier of Erie, Jules Regnier of Longmont and their wives, and Arthur Regnier of Dublin, Calif.; her granddaughter and family, Mr. and Mrs. Charles Waneka and Mark and Marilyn of Lafayette. Although Mrs. Brignand is in a wheel chair because of a broken hip, she lives alone, cooks, washes, irons, bakes bread and pies, enjoys TV and reads everything.”

Cox Ownership, 1967-1987

In 1967, following the death of their mother and grandmother Marie Brignand, Jules George Regnier and Jules Charles Regnier sold 917 Rex to Charles and Doris Cox.

When the Coxes went to sell 917 Rex, this item appeared in the *Louisville Times* (July 29, 1987): “The Charm of this manicured ‘vintage’ 3 bedrm older home is emphasized by hardwood floors, original honey-pine trim, benfranklin fireplace & 2 Huge covered porches! 2 Car garage plus workshop too!! Lower 80's.”

Later Owners

Later owners included John and Mary Nozykowski, Christopher & Carol Wood, Lyn Ernest & Randa Marino, and Thomas Pathe & Lori Lynette Chase.

The following photo of 917 Rex is one of three that were taken in 2017 by a Monarch High School student as part of a photography project to photograph Frenchtown homes for the Louisville Historical Museum:

The County lists Michael Talbot Wilt and Diane M. Serpe as being the current owners.

Past Architectural Survey

According to the 2018 report “Stories in Places: Putting Louisville’s Residential Development in Context” (Microsoft Word - Final Louisville Residential Context_111918 (louisvilleco.gov)), written by PaleoWest Archaeology for the City of Louisville, 917 Rex is an example of the Bungalow style. It stated, “The Bungalow form is the second-most common style or form of single-family residence in Louisville’s historical subdivisions. In general, these kinds of houses appear to be some of the least modified in modern times. Yet, a smaller percentage (69 percent) of Bungalows have been documented in Louisville than any other nineteenth-century style or form.” PaleoWest then went on to recommend that the “stucco example at 917 Rex” be one of the houses for the City of Louisville to document (page 148). PaleoWest then did document this house as part of a later survey project currently being finalized.

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

2.1 ARCHITECTURAL SIGNIFICANCE & CONSTRUCTION HISTORY

The residential property at 917 Rex was built in 1936 and is a typical bungalow of the Louisville area. In 2023 the structure is clad in stucco, although evidence remains of the original painted wood siding existing beneath. The house retains its original foundation and clipped gables on all major roof forms, including the front porch. A car port was added in 1980 but does not significantly alter the historic integrity of the building.

The primary façade faces south to Rex Street and the original form of the house is apparent when viewed from Rex Street. The house does not appear to have had any major structural additions and maintains the original footprint. The addition of a covered patio to the east elevation alters the original massing, though this could be removed without affecting the historic fabric.

917 Rex has the potential to be restored to a high degree of architectural integrity when compared to historic photos dated 1948. Overall, the home is poorly maintained, with items that require prioritization, as outlined in the analysis of this report. The original house is essentially intact with very few modifications since the build date in 1936. Based on site measurements and observations, it is believed that the original wood siding, likely Dutch cove, is present under the existing stucco. Further investigative deconstruction has the potential to reveal a larger extent of original materials.

917 Rex is not listed on the National, State, or Local Register.

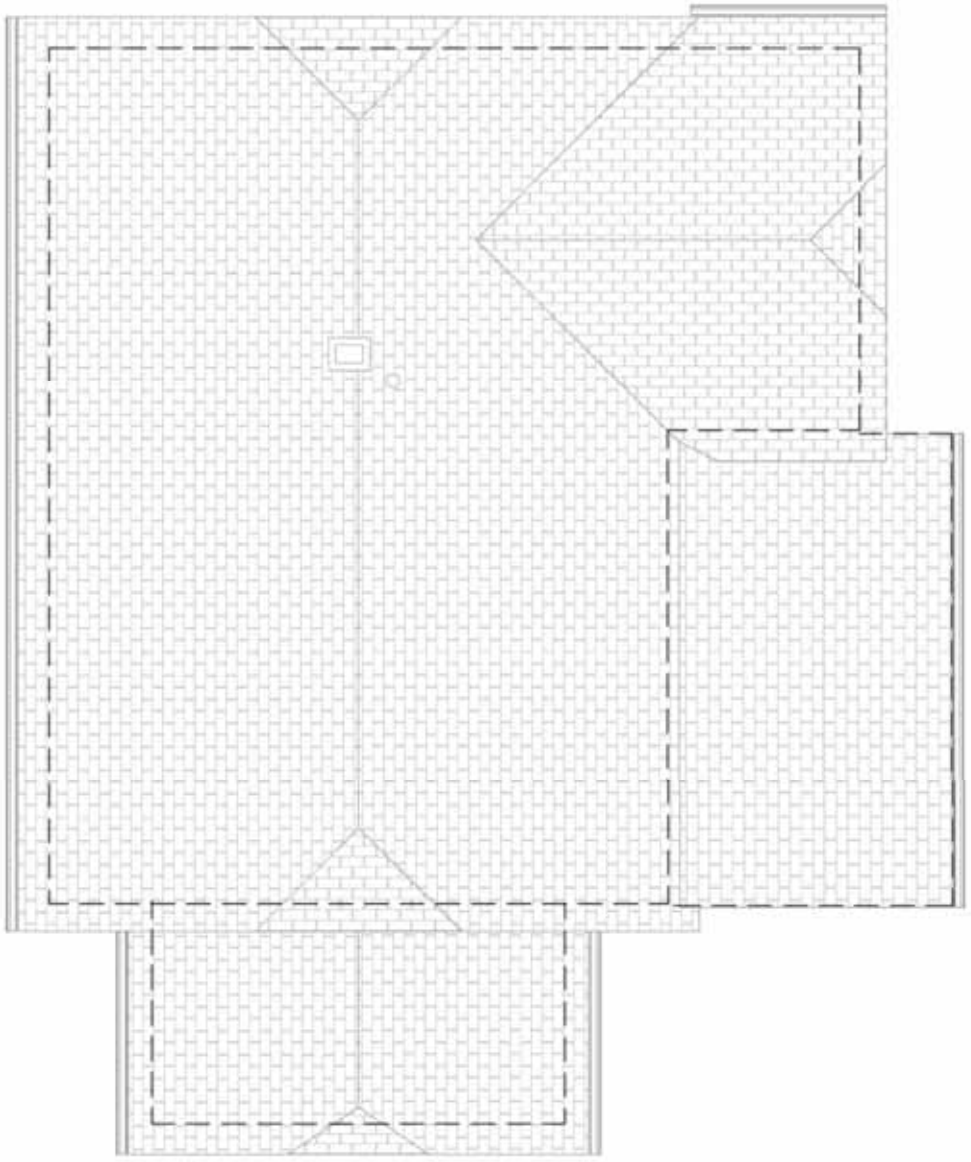
Primary Changes Occurring Over Time:

- Original house & front porch (RED): 1936
- East porch (ORANGE): Pre-1948
  - Reconstructed 1985
- Garage constructed: Pre-1948
- Detached Root Cellar: Unknown, likely ca. 1936
- Stucco siding: Pre-1948
- New asphalt roof: 2018


PRIMARY BEDROOM
11' 4" X 14' 10"
KITCHEN
13' 8" X 11' 9"
DN
MUDROOM
7' 7" X 11' 6"
DINING ROOM
13' 6" X 12' 5"
BATH
7' 9" X 10' 10"
BEDROOM 1
11' 4" X 10' 2"
LIVING ROOM
13' 6" X 10'

2.2 FLOOR PLANS

Main Level Floor Plan



Roof Plan

2.3 PROPOSED USE

There is no proposed change of use at this time.

3.0 STRUCTURE CONDITION ASSESSMENT

3.1 SITE

ASSOCIATED LANDSCAPE FEATURES

Description:

917 Rex is set on 3 typical downtown Louisville lots each approximately 25 feet wide by 125 feet deep, running lengthwise in the north-south direction and totaling approximately 9,375 square feet. The property is bordered on the south by Rex Street, to the east and west by residential properties, and on the north by an alley. The house sits in the south half of the lot, set back from the right-of-way. A wood fence encloses the north and south sides of the lot. Fences of various materials and heights run the length of the property on the north and south sides, and partially enclose the east side of the lot from the alley.

Approximately 1/3 of the lot is covered by the building footprint, located in the eastern 2/3 of the site. The building is set back approximately 50 feet from both the east and west property lines. Also found on the site is a garage, former chicken coop, and shed. The total lot coverage of all buildings is approximately 1/3 of the site. Additionally, there are several concrete slabs between the outbuildings and the alley, as well as concrete walks running the length of the east side of the property.

The front yard and the yard between the house and garage are primarily sod with a few mature trees scattered throughout, primarily along the west side of the lot.

Condition Evaluation:

Overall, the landscape features are in fair condition with the primary issues being overgrown mature trees and concrete flatwork that has heaved in several areas. None of the listed features meet historic requirements, nor were any historic features discovered, and therefore assessment was minimal.

Recommendations:

No recommendations at this time.

GRADING

Description:

Overall, the site is relatively flat with slight grade changes apparent in some areas. Grade generally slopes down from Rex Street towards the alley, creating negative drainage on the south side of the garage. Additionally, it appears that negative drainage slopes towards the west side of the house, with water infiltration into the basement observed during the site visit. It is unclear the extent of the grading issue in this area as there are several yard items concealing grade.

Around the house, no finish materials are in contact with grade and the foundation was exposed around the entire perimeter.

Condition Evaluation:

The overall site grading is in poor condition, as signs of damage caused by poor or negative drainage were observed and reported in the basement. Ideally, the grading around the house should be a minimum of 6 inches below the top of the foundation and slope away from the foundation for at least the first 5 feet. Due to the nature of the lot, it is unrealistic that these requirements may be achieved.

Recommendations:

1. Continue to monitor the drainage around the perimeter of the house. The perimeter should be observed after snow and significant rain events to assess for any areas of pooling water.
2. All areas where grade slopes towards the house, particularly along the west elevation, should be regraded to direct water away from the house foundation.

PARKING

Description:

A detached, two-car garage faces south towards the street and is set back towards the rear of the house. A garage is listed on the 1948 Boulder County Assessor's card that is likely the garage that exists in 2023. Based on the historic detailing, the garage was probably built at or near the same time as the main house. The garage is wood framed, likely with 2x4 lumber. The roof rafters are 2x4 lumber with a clipped gable and exposed rafter tails on the west and east ends. The garage has the original Dutch cove siding and original sliding doors. There are a window and door on the west side and two windows on the north side.

An asphalt driveway on the east of the lot can accommodate approximately three cars. The asphalt is significantly cracked and heaving throughout. The garage and driveway yield approximately five parking spaces on the site.

Condition Evaluation:

The garage is in fair condition. Minimal assessment of this structure was made due to the lack of information of the date of construction. It is difficult to determine if the garage is supported by a foundation, though a concrete foundation of some type did appear to be present in a few areas. Around the perimeter of the garage, the wood siding is in contact with grade creating several areas of rotting wood. It was difficult to fully assess the condition of the garage framing due to finish materials applied throughout. What was observed indicated 2x wall studs likely on regular spacing with a double top plate, 2x ceiling joist and rafters at 24 inches on-center with tapered ceiling joists bearing on the top plate. Additionally, the wood siding is in fair condition. Several areas of siding are in contact with grade causing the wood to rot. Similarly, the garage doors are in poor condition due to the negative grading at the south side of the garage and the garage door hardware no longer allows for the garage doors to operate properly.

Recommendations:

1. The garage should continue to perform adequately for its intended use. Consult a structural engineer if any modifications are to be made.
2. Further exploration of the condition of the garage framing should be made. This will likely require removal of insulation and finish materials. All wood framing, particularly the sill plate, should be inspected for rot and assessed by a licensed structural engineer.
3. Repair, refinish, or replace the garage siding.
4. Repair, refinish, or replace the garage doors.
5. See recommendations in section 3.2 below for other garage recommendations not listed above.

3.2 STRUCTURAL SYSTEM

GENERAL STRUCTURAL SYSTEM DESCRIPTION

FOUNDATION SYSTEMS

Description:

The house foundation was observed from within the original basement and crawlspace areas. Access to the basement is through a staircase in the northeast corner of the house. The basement appears to be original to the house and has a ceiling height of about seven feet. The foundation is a poured concrete wall throughout, as observed from the exterior. Some areas of the foundation were covered with finish material within the basement and where therefore minimally assessed. Additionally, a concrete wall runs north to south approximately down the center of the basement and supports the main floor framing above.

Foundation cracking viewed from the exterior.

The northeast corner of the house is constructed over a crawlspace. Access to the crawlspace is through a north facing wall hatch, adjacent to the basement stairs. The crawlspace foundation is constructed with the same materials and techniques as the basement foundation. The crawlspace foundation appears to have been poured at the same time as the basement foundation, indicating that the entire foundation and footprint of the house is original.

It is difficult to determine if the detached garage is supported by a foundation, though a concrete foundation of some type did appear to be present in a few areas which appeared to be independent of the garage slab system.

It could not be determined what type of footings support the basement, garage, and crawlspace foundation walls, if any. There is a concrete slab floor throughout the basement of unknown thickness.

Condition Evaluation:

The poured concrete perimeter foundation walls at the house are in fair to poor condition. Not all of the foundation walls could be fully analyzed as finish materials have been applied. A majority of the foundation was not showing cracks and there were minimal drywall cracks inside the home, indicative of a fair performing foundation system. However, concrete cracking was observed in a few areas around the exterior of the home. In addition, water infiltration has been observed on the west foundation wall. The access was limited at this location, and we were unable to determine if the water infiltration was due to improper exterior grading at this location or due to any cracks in the foundation wall at this location.

Central foundation wall with openings for ductwork.

Recommendations:

1. The basement, crawlspace, and garage foundation walls showed various signs of damage that require further evaluation. No additional load should be added to the existing foundation system without a full analysis of the current foundation walls/footings.
2. Continually monitor the main floor walls for signs of foundation distress such as cracking or improper door operation. Wall cracks were observed within the wall finish on the main level. However, it is unclear if these cracks were caused by the foundation or because the wall finish appears to have been applied directly over the original plaster walls. If further signs of cracking are detected, these areas should be evaluated by a licensed engineer and repaired as needed.
3. The foundation wall in the northwest area of the house showed signs of cracking or deterioration. This area is where water infiltration has been observed. Further remediation measures such as filling the crack with epoxy, affecting the exterior grade, and monitoring the crack to determine if the crack is expanding or growing should be implemented.
4. The footings were not visible during the observation and should be verified and evaluated prior to any remodel or new construction.
5. Exterior cracks and breaking of concrete were noted at the north-east corner of the house. These cracks could be indicative of deflection within the height of the foundation wall, this area should be further assessed by a licensed structural engineer. Further measures such as filling the crack with epoxy and monitoring the crack or adding vertical bracing may be recommended to prevent further cracking or deflection.
6. New footings are likely needed to support the point and distributed loads from the roof framing as specified in the recommendations of the 'Roof framing systems' section of this report.
7. The crack on the south side of the south wall at the front porch needs further investigation. It is our understanding that this is an infill wall at the front porch roof and deck were supported by beam and post system with foundation elements below the posts. However, the access here was limited to verify this installation and it is our recommendation that further investigation be conducted at this area and repairs must be provided as needed by a licensed engineer.

FLOOR & CEILING SYSTEMS

Description:

The floor framing above the basement and crawlspace areas is constructed of rough-sawn 2x6 floor joists running east-west. The floor joist spacing varies between 12 inches on-center and 16 inches on-center. The floor joists bear on a 2x sill plate on the original foundation at all perimeter areas. The floor joists are spliced mid-span and supported by a (3) 2x6 dropped header that spans across openings but is otherwise supported continuously by a concrete wall running north-south, roughly centered in the basement and beneath the bearing walls above. Additionally, the floor joists are supported intermittently with beams and columns of various wood materials. These columns bear directly on a concrete slab floor and do not appear to have any footings.

The floor joists support 1x8 skip sheathing with a layer of 1x3 tongue-and-groove hardwood finish floor. Based on historic techniques, it is likely that the skip sheathing boards were used to form the foundation.

Condition Evaluation:

The 2x6 floor joists are in fair condition and the size of the joists are typical for houses built around the same time in the Louisville area. The joist sizing and spacing do not meet minimum IRC code requirements for today's standards. The floor on the main level felt soft and bulging in the living room area, indicating that the floor framing needs further strengthening.

The beam above the foundation wall at approximately at the center of the basement appears to be performing poorly due to addition of new openings in the foundation wall below at several locations.

Floor joist supports were added where the foundation wall was opened up.

The floor sheathing and finish flooring in most of the house are in fair condition. The flooring appears to be performing adequately, but there are several areas on the main floor that are bulging (and may need additional exploration) and there are a few areas of water damage as observed on the main floor. The floor sheathing does meet minimum IRC code requirements for today's standards and appears to be performing adequately.

The existing slab at the detached garage appeared to have settled/heaved during its lifetime as indicated by the soil gathered above the sill plate at the exterior garage walls.

Recommendations:

1. The existing floor joist are over-spanned per current IRC code; new floor joist should be sistered to the existing floor joists or new beam lines should be added to the main floor system to support the existing floor joist at mid-span. Special attention should be given to the connections between the foundation walls, floor joists, beams, and beam supports. No additional load should be added to the existing floor framing. All repairs should be coordinated with a licensed structural engineer.
2. The existing beams and beam supports at approximately the center of the basement should be replaced or reinforced. The best method is to construct new beams and beam supports that support the existing floor joists and remove the existing beams and beam supports as prescribed by a licensed structural engineer. These new supports should bear on new or existing footings as prescribed by a licensed structural engineer and located at a depth as specified by a licensed geotechnical engineer.
3. Refinish or replace the flooring where signs of water damage have occurred.
4. New beams may need to be added to support the point and distributed loads from the roof framing as specified in the recommendations of the 'Roof Framing Systems' section of this report.
5. The garage slab appears to be performing poorly by experiencing settling and heaving during its lifetime as indicated by the soil gathered above the sill plate at the exterior garage walls. This is not a structural item but further investigation by a geotechnical engineer is recommended to provide any repairs as needed and to avoid any damage to the structural elements of the garage. In addition, the condition of the garage sill plate and studs should be evaluated by a licensed engineer as some rotting of the wood at these members was observed on site, likely due to the soil that gathered above the sill plate in a few locations. It is likely that the sill plate will need to be replaced and additional studs be added where rotting was observed.

ROOF FRAMING SYSTEMS

Description:

The roof framing over the original house forms a north-south facing clipped gable with a similar lower gable facing east, in the northeast corner of the house. A nested clipped gable forms the front porch roof. All roof forms appear to be original. Access to the attic is through an attic hatch in the main floor ceiling. The east facing gable structure was not visible for observation. The front porch roof structure was minimally visible for observation through a hatch adjacent to the main roof attic space.

The main roof and porch roof ceiling joists are 2x4 at 16 inches on-center and the rafters are 2x4 at 24 inches on-center. The rafters and joists are not attached at the ends due to differences in spacing. The main ceiling joists are spliced along the central wall below. Each main roof rafter is braced with various lumber materials either vertically or diagonally. The bracing roughly supports the rafters along the midspan and in a few instances bear on walls below. Additionally, the rafters are not supported by a ridge plate. Collar ties were not present in the attic.

The porch roof rafters are also supported midspan, but this bracing is not supported below, bears at the center of the porch ceiling, and is the likely cause of the ceiling sagging in this area.

The original skip sheathing was visible from the attic, and a layer of OSB sheathing was observed above. The skip sheathing is 1x6 with 1-2 inch gaps. The thickness of the OSB sheathing could not be determined. From the exterior, the roof does not appear to be significantly sagging.

The carport roof structure is composed of 2x6 rafters at 16 inches on-center. The rafters are supported by a 4x12 beam, which bears on 4x4 posts at irregular spacing.

Main gable roof framing with access hatch to front porch roof framing.

Condition Evaluation:

The roof is in fair condition and is constructed of typical materials and methods for houses built around the same time in the Louisville area. There is no evidence of water damage where the roof was able to be observed. There is no visible evidence of damaged or poor performing rafters, but the ceiling joists were exhibiting higher than allowable deflection. A crack through the ceiling drywall was observed in the bedrooms on either side of the bathroom in the main floor area. The roof rafters are supported with a 2x4 vertical at this location where the cracks occur.

There are no intermediate walls to help support ceiling joists and roof members above the front porch. As a result, sagging of the ceiling was observed at the front porch.

The connection of the porch roof framing on the east side of the house could not be verified due to installation of finish material.

Recommendations:

The roof and ceiling structure are not to current code standards. The roof and ceiling system has shown higher than allowable deflection and if not revised will likely perform in a similar manner. Some of the following items should be considered to further solidify roof structure performance.

1. The roof structure over the east facing gable should be observed by a licensed structural engineer. This area was not accessible during the site visit. Some investigative destruction will be necessary for this area to be properly assessed.
2. Hurricane clips (or toe-nails) may need to be added where roof framing members bear on exterior walls to meet the minimum IRC code requirements of today.
3. Collar ties are needed at the garage roof and main house roof to be in compliance with current IRC code for prescriptive roof framing.
4. 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.
5. Additional beams are needed in the attic area to support the roof framing where roof braces are supported down to ceiling joists. This is mainly needed approximately at the mid-span of the rafters on either side of the gable where 2x verticals are used to support the roof rafters. These beams will require support in the wall system and likely would require new foundation support in the basement. This must be coordinated with a licensed structural engineer.
6. Additional ceiling joists and rafters or a center beam line is required at the porch roof on the south side of the building to reduce the sagging at the mid-span of the ceiling at this location. This must be coordinated with a licensed structural engineer.
7. Additional rafters may need to be added to the porch roof on the east side of the building to meet the minimum IRC code requirements. This must be coordinated with a licensed structural engineer.

Shed roof framing over patio in southeast corner of the house.

3.3 ENVELOPE – EXTERIOR WALLS

EXTERIOR WALL CONSTRUCTION

Description:

The wall framing was not exposed for review. The wall framing is likely a 2x4 stud wall with studs on regular spacing (site measurements support this assumed wall thickness). Although not observed, site measurements support the existence of a ¾" sheathing layer. This is also supported by the Boulder County Assessor's card which indicates a sheathing layer. Beneath the stucco it is highly probable that there is a layer of historic siding, likely Dutch cove wood lap siding that would match the garage. The interior surfaces of the walls are all plaster over lathe, as supported by site measurements. Most rooms have a texture atop the plaster.

Condition Evaluation:

Since the wall structure was not exposed for observation, we are unable to evaluate the condition or determine if there is any structural damage. The wall heights are approximately 8' 4" which is an acceptable height for 2x4 wood stud construction. Wall finish cracks were observed on several of the interior wall surfaces. The cause of this cracking could be from foundation movement or from delaminating texture layers.

Recommendations:

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

EXTERIOR FINISHES

Description:

The entirety of the house is clad in painted stucco. The stucco was most likely added ca. 1940's, as was common in the Louisville area. The 1948 Assessor's card image shows the stucco surface. Areas of damaged stucco appear to show a wood siding beneath, which would be consistent with the garage and other historic homes of similar dates around the Louisville area. It is likely that the original wood siding still exists beneath the stucco across the entire house and that the wood siding was attached directly to the wall framing. Additionally, all window trim is nearly flush with the stucco surface, further indicating that the stucco was applied directly over original wood siding. Furthermore, wood siding appeared to be present in the gable ends as seen in the attic.

Since the Garage is clad in Dutch cove siding, it is likely that this is the type of siding underneath the stucco. However, there is also precedent for the stucco being original, given the comparatively late build date of 1936.

Condition Evaluation:

The stucco siding is in fair condition. There are a few water-damaged areas and some areas of cracking, particularly at the base of the stucco.

Recommendations:

Investigative deconstruction is recommended in an inconspicuous area to determine if siding exists beneath the stucco cladding. If so, it is recommended that the stucco siding be removed from the entire house. With the removal of the stucco siding, it is likely that an original wood siding will be exposed. Repair, refinish, or replace the original wood siding.

Alternately, if the stucco is determined to be original, repair and restore as necessary.

EXTERIOR MASONRY

Description:

A brick chimney is present on the west side of the gable ridge. The brick chimney is likely original and runs through the house to the basement.

Condition Evaluation:

The chimney is in fair condition.

Recommendations:

No recommendations at this time.

EXTERIOR APPENDAGES

Description:

A covered porch is attached to the front of the house and appears to be original based on construction techniques and available information. The porch is pictured on the assessor's card and matches the detailing of the main structure. The porch appears to sit on a concrete slab, although a layer plywood floor prohibits analysis of the main, original floor structure. The floor appears to slope evenly away from the house for drainage The columns are wrapped 8x8 posts which likely replace original battered columns. The railings are not original and were likely added ca. 1960. It is possible the original house did not have railings, but if they existed, it would have most likely been a low enclosed wall. The front porch ceiling is stucco, matching the main house siding. There might be an original beadboard celling beneath the stucco.

A carport was added to the east elevation of the building in 1985, according to building records. The carport rafters are 2x6 supported by a 4x8 beam. The carport rests directly atop a concrete slab which may have once held a coal bunker, as is noted on the 1948 assessor's card. The 4x4 posts supporting the carport are placed irregularly and sit directly on the concrete slab.

Condition Evaluation:

The front porch floor appears to be a single layer of plywood sitting on concrete and is in poor condition with significant water damage. Though the floor slopes, it does not properly drain water that has caused damage over the lifespan of the floor. The original floor was impossible to analyze but is likely concrete formwork. It is possibly that the concrete floor structure is in a deteriorated state and that the plywood floor was added as a remedy. The front porch railings are in poor condition with missing moldings and water damage to the wood. It is unknown when the railings were installed, but they are neither original nor stylistically appropriate to the period of significance. The covered front porch ceiling is in poor condition. The ceiling is sagging in the center, possibly caused by poor weight distribution of the roof structure. Some cracking in the stucco ceiling has occurred.

Recommendations:

1. Remove the non-original plywood floor to access the original concrete floor and evaluate its condition. The original floor structure should be evaluated and repaired as prescribed by a licensed structural engineer.
2. Replace the current columns with new tapered wood columns and caps based on other historic examples that can be found throughout the Louisville area.
3. Investigative deconstruction should be used to determine the original finish of the porch ceiling. Depending on the results of this analysis, the stucco ceiling should be restored or replaced with beadboard, if originally present.
4. Remove the carport as it is non historic, in poor condition, and poorly constructed. Removing the carport would significantly improve the historic integrity of the home.

3.4 ENVELOPE – ROOFING & WATERPROOFING

ROOFING SYSTEMS

Description:

The entire house roof is covered with an asphalt composite shingle roof that was added in 2019, according to building records. This roof was likely replaced due to hail damage, as was common in the Louisville area at this time. The 1948 Boulder County Assessor's card shows that in 1948 the roof material was wood shingles.

There are no roof vents observed anywhere on the house.

Condition Evaluation:

The asphalt composition shingle roof is in good condition.

Recommendations:

Consider adding roof venting to provide for adequate air circulation and attic venting.

SHEET METAL FLASHING

Description:

Metal flashing is present where the covered front porch roof meets the original house exterior south walls This flashing is applied over the stucco and was likely added when the new asphalt shingle roof was installed in 2019.

Condition Evaluation:

The metal flashing is in good condition.

Recommendations:

No recommendations at this time.

PERIMETER FOUNDATION DRAINAGE

Description:

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

DRAINAGE SYSTEM, GUTTERS & DOWNSPOUTS

Description:

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

2x3 downspouts are located throughout and appear to be of an adequate amount for proper drainage where located.

Where the downspouts meet grade, downspout extensions are attached in most locations.

Condition Evaluation:

The gutters are in fair condition. In the southeast corner of the upper roof, there are short eave lengths that do not have gutters. These areas will likely lead to water damage of the fascia and possibly stucco siding. The downspouts are in fair condition as they appear to be of an adequate amount and in proper locations. Gutter extensions should be lengthened in some areas. Additionally, all downspout extensions should be maintained to discharge water away from the perimeter of the house and therefore limit the amount of water near the foundation.

Recommendations:

1. Add adequate downspout extensions to all downspouts.
2. Ensure that all gutters, downspouts, and downspout extensions are maintained to discharge water away from the building foundation and are kept clear of debris.
3. Add gutters and downspouts to the southeast corner of the main roof after removing the carport.
4. The gutters and downspouts are not historic. Consider replacing the gutters with ½ round gutters and the downspouts with round downspouts. Though not historic, these styles will more appropriately match the historic nature of the house.

SKYLIGHTS / CUPOLAS

Description:

There are no skylights or cupolas.

3.5 WINDOWS & DOORS

DOORS

Description:

The front door is a stained wood door with a three quarter-lite and wood divided lites. Additionally, the front door has an aluminum, full-lite storm door. Although not pictured in the 1948 Boulder County Assessor's card, the door may be original since it fits the frame which maintains consistent trim inside and out. However, based on other nearly identical houses in the Louisville area, the current door may be a replacement for a ¼ lite wood craftsman style door as this is commonly seen on similar buildings.

The side entrance door to the mudroom is a ¼ -lite painted wood door with three panels below. Although not pictured in 1948, the door again appears to be original based on the consistent trim and construction. The hardware appears to be original. This door also has an aluminum, full-lite storm door.

Front door.

Side door.

Condition Evaluation:

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

Recommendations:

1. Remove the aluminum storm doors from both doors. These doors are in well covered areas that do not need storm doors for weather protection. If screen doors are desired, a minimally framed screen door could be added.
2. Repair and refinish both wood doors.

WINDOWS

Description:

All the window openings and window units appear to be original, with the exception of the bathroom window. The original bathroom window was replaced with an aluminum slider style window, likely due to water damage. It is unclear if the window in the bathroom is the original size, or if this unit matched the size of the other units throughout the house. The remainder of the windows are single-hung, wood windows with counterweights and a three-lite top pane. Additionally, all of the windows have aluminum storm windows that were added at some point to the exterior but are not original.

Window operability was not tested, though some windows were open during the site visit. It appears that some, if not most of the windows are not fully operable.

Original window and aluminum storm window

Original wood window as viewed from the interior.

Replacement aluminum slider window.

Condition Evaluation:

All of the windows are in poor condition, and most do not appear to be fully operable. The storm windows were not tested but also appear to be in poor condition, as several areas are broken and falling apart.

Recommendations:

1. Remove the aluminum slider window in the bathroom and replace it with a new unit matching the 1948 image. For durability in a wet area, this window should be constructed of fiberglass, with an exterior appearance that matches the historic windows.
2. Remove the aluminum storm windows from all windows. Consider replacing with new wood storm windows of minimal visual impact. These windows should be removable, with an option for bug screens installed in their place during the warmer months.
3. The historic wood windows should be fully restored. New components will likely need to be used and current energy code should be followed. Ensure that all restored windows are fully operable and match the original window style and operation.

3.6 EXTERIOR DETAILS

SOFFIT & FASCIA

Description:

Soffits do not exist on the house. The 2x4 rafter tails and roof sheathing are exposed and painted. 2x8 fascia is used at the gable ends and 2x6 fascia is used at all eaves. The exposed rafter tails and fascia are plumb cut. All soffits and fascia appear to be original or replaced to match the original.

Condition Evaluation:

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

Recommendations:

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

TRIM

Description:

No corner trim is visible on the main house, though it exists on the garage. This suggests the house may have once had corner trim, if it was originally sided in wood siding. Any corner trim likely was removed when the stucco was added. The corner trim on the garage appears to be standard 4-inch trim which would have been the same size used on the house. On the house, there is a four-inch frieze board which runs around the perimeter of the building. Where the frieze board meets the corners, the trim is cut, further indicating the historic presence of corner trim. Additionally, at the base of the stucco, there is a 9 ½ inch skirt board.

All the window and door trim are the same throughout the house. The window and door trim are picture framed with four-inch-wide jambs and headers and a 2x sill. The 2x sill is cut flush to the sides of the trim. At the header, there is a small drip cap, likely installed with the stucco. Additionally, the stucco is flush with the window and door trim.

Condition Evaluation:

The trim is in poor condition, showing signs of deferred maintenance, areas of unfinished wood and water damage.

Recommendations:

1. Repair, replace or restore the window and door trim, frieze board, and skirt board as necessary.
2. If the stucco is removed, reinstate 1x4 corner trim that matches the garage.

ORNAMENTATION

Description:

Ornamentation does not exist on the house, nor does it appear to have existed in historical photographs.

3.7 MECHANICAL SYSTEMS

HEATING & AIR-CONDITIONING

Description:

Heating is provided to the entire house through a gas-fired forced-air furnace located in the basement. The furnace is atmospherically vented through the chimney. Rigid ductwork runs throughout the basement to original vents servicing the main floor. The original vents are located at the junction of the floor and wall and appear to be of adequate size and locations to serve the entire house. Additionally, there is a wood burning stove in the living room that is vented through the attic.

No means of air conditioning was observed.

Condition Evaluation:

The furnace and air delivery system appear to be in good condition but were not tested.

Recommendations:

No recommendations at this time.

WATER SERVICE, PLUMBING, & SEWER UTILITIES

Description:

A standard 50-gallon, gas-fired water heater is located in the basement and is atmospherically vented through the chimney. The water delivery system is copper piping, and the waste lines are a mix of ABS plastic and cast-iron. The waste line exits the house as a cast-iron pipe on the east side of the house, in the northern corner. No sewer cleanouts were found in the yard, though it is likely that the sewer line runs to the alley. Additionally, there is no fire sprinkler system in the house. According to building records, the water heater was replaced in 2023.

Condition Evaluation:

The water heater, supply and waste lines, and sewer appear to be in good condition, but were not tested.

Recommendations:

No recommendations at this time.

3.8 ELECTRICAL SYSTEMS

ELECTRICAL SERVICE & PANELS

Description:

Electrical service to the house is brought in overhead from the alley to the north side of the house. The electrical meter is located on the north exterior of the house with the main breaker panel located in a small closet in the northwest bedroom.

Condition Evaluation:

The electrical service was not tested during the site visit but appears to be in working condition. The locations of the electrical panels present difficulties in servicing and they are not properly protected.

Recommendations:

The electrical service panels should be replaced by a licensed electrical engineer with a single 200-amp panel located in a safe area where it can be serviced and meets all current adopted electrical codes.

ELECTRICAL DISTRIBUTION SYSTEM

Description:

Electrical distribution throughout the house appears to be Romex. However, a significant amount of knob and tube wiring was observed in the attic. It is unclear if the knob and tube wiring is still being used to any extent, or if it has been abandoned. The Romex wiring would have been upgraded at an unknown date, but possible was not upgraded throughout the entire house.

Extensive knob and tube wiring in the attic.

Condition Evaluation:

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

Recommendations:

The knob and tube wiring should be tested by a licensed electrical engineer. If it is determined that the knob and tube wiring is still being used, consider replacing with new wiring that meets current code standards. If the knob and tube wiring is still in use, it presents a possible fire hazard. If the knob and tube wiring has been abandoned, no action is necessary.

LIGHTING

Description:

A possibly historic light fixture is installed in the center of the front porch celling. A flood light fixture is present on the east elevation. Neither light fixture was tested.

Condition Evaluation:

It is unclear as to the condition of the light fixtures as none were tested. It is possible that the light fixture on the front porch meets historic requirements.

Recommendations:

No recommendations at this time.

4.0 ANALYSIS AND COMPLIANCE

4.1 HAZARDOUS MATERIALS

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

4.2 MATERIALS ANALYSIS

Does not apply.

4.3 ZONING CODE COMPLIANCE

Notes:

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

Legal Description:	Lots 18,19, & 20, Block 5, Murphy Place, City of Louisville, County of Boulder, State of Colorado
Year Built (Main House):	1936
Lot Dimensions:	Approx. 75' x 125'
Lot Size:	9,305 sf (ISP)
Zoning:	RM (one residential unit per 3,500sf) Property is subject to the Old Town Overlay Zoning District Regs

Areas of levels in square feet (sf):

First (above ground) finished area:	1021 sf (M)
Basement (below ground) area:	881 sf (M)
Front porch area:	137 sf (M)
Side porch area:	227 sf (M)
Detached garage area:	390 sf (R)
Detached root cellar area:	311 sf (R)
Detached shed area:	109 sf (R)

Allowable Building Height (from existing grade):

Primary Structure:	27'
Accessory Structure:	20'

Lot Coverage:			
Existing:	2,262 sf	24.3%	House, Garage, Root Cellar, & Shed
Allowable:	2,791.5 sf	30%	529.5 sf remain
Preservation:	3,256.75 sf	35%	994.75 sf remain
Landmark:	3,722 sf	40%	1,460 sf remain
Floor Area Ratio:			
Existing:	1,520 sf	16.3%	First floor, Garage, & Shed
Allowable:	3,256.75 sf	35%	1,736.75 sf remain
Preservation:	3,722 sf	40%	2,202 sf remain
Landmark:	4,187.25 sf	45%	2,667.25 sf remain

Setbacks:		
Front:	20’	(could be different depending on the front of neighboring house locations)
Front Porch:	14’	(6’ encroachment into front yard & street side yard setback)
Rear:	25’	
Side (interior lot line):	7’	
Accessory Rear:	3’	
Accessory Side:	3’	

5.0 PRESERVATION PLAN

5.1 PRIORITIZED WORK

CRITICAL DEFICIENCY

- All areas where grade slopes towards the house, particularly along the west elevation, should be regraded to direct water away from the house foundation.
- Add adequate downspout extensions to all downspouts.
- Investigative deconstruction is recommended in an inconspicuous area to determine if siding exists beneath the stucco cladding. If so, it is recommended that the stucco siding be removed from the entire house. With the removal of the stucco siding, it is likely that an original wood siding will be exposed. Repair, refinish, or replace the original wood siding. Alternately, if the stucco is determined to be original, repair and restore as necessary.
- At the front porch, remove the non-original plywood floor to access the original concrete floor and evaluate its condition. The original floor structure should be evaluated and repaired as prescribed by a licensed structural engineer.
- Replace the current columns with new tapered wood columns and caps based on other historic examples that can be found throughout the Louisville area.
- Investigative deconstruction should be used to determine the original finish of the porch ceiling. Depending on the results of this analysis, the stucco ceiling should be restored or replaced with beadboard, if originally present.
- Remove the carport as it is non historic, in poor condition, and poorly constructed. Removing the carport would significantly improve the historic integrity of the home.
- Additional beams are needed in the attic area to support the roof framing where roof braces are supported down to ceiling joists. This is mainly needed approximately at the mid-span of the rafters on either side of the gable where 2x verticals are used to support the roof rafters. These beams will require support in the wall system and likely would require new foundation support in the basement. This must be coordinated with a licensed structural engineer.
- Additional ceiling joists and rafters or a center beam line is required at the porch roof on the south side of the building to reduce the sagging at the mid-span of the ceiling at this location. This must be coordinated with a licensed structural engineer.
- Collar ties are needed at the garage roof and main house roof to be in compliance with current IRC code for prescriptive roof framing.
- The existing floor joist are over-spanned per current IRC code; new floor joist should be sistered to the existing floor joists or new beam lines should be added to the main floor system to support the existing floor joist at mid-span. Special attention should be given to the connections between the foundation walls, floor joists, beams, and beam supports. No additional load should be added to the existing floor framing. All repairs should be coordinated with a licensed structural engineer.
- The existing beams and beam supports at approximately the center of the basement should be replaced or reinforced. The best method is to construct new beams and beam supports that support the existing floor joists and remove the existing beams and beam supports as prescribed by a licensed structural engineer. These new supports should bear on new or existing footings as prescribed by a licensed structural engineer and located at a depth as specified by a licensed geotechnical engineer.
- Refinish or replace the flooring where signs of water damage have occurred.
- New footings are likely needed to support the point and distributed loads from the roof framing.
- The crack on the south side of the south wall at the front porch needs further investigation. It is our understanding that this is an infill wall at the front porch roof and deck were supported by beam and post system with foundation elements below the posts. However, the access here was limited to verify this installation and it is our recommendation that further investigation be conducted at this area and repairs must be provided as needed by a licensed engineer.

- Exterior cracks and breaking of concrete were noted at the north-east corner of the house. These cracks could be indicative of deflection within the height of the foundation wall, this area should be further assessed by a licensed structural engineer. Further measures such as filling the crack with epoxy and monitoring the crack or adding vertical bracing may be recommended to prevent further cracking or deflection.
- The foundation wall in the northwest area of the house showed signs of cracking or deterioration. This area is where water infiltration has been observed. Further remediation measures such as filling the crack with epoxy, affecting the exterior grade, and monitoring the crack to determine if the crack is expanding or growing should be implemented.
- The basement, crawlspace, and garage foundation walls showed various signs of damage that require further evaluation. No additional load should be added to the existing foundation system without a full analysis of the current foundation walls/footings.
- 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.
- Repair and refinish both wood doors.
- Remove the aluminum slider window in the bathroom and replace it with a new unit matching the 1948 image. For durability in a wet area, this window should be constructed of fiberglass, with an exterior appearance that matches the historic windows.
- Remove the aluminum storm windows from all windows. Consider replacing with new wood storm windows of minimal visual impact. These windows should be removable, with an option for bug screens installed in their place during the warmer months.
- The historic wood windows should be fully restored. New components will likely need to be used and current energy code should be followed. Ensure that all restored windows are fully operable and match the original window style and operation.
- The fascia should be replaced throughout the entire house and with matching fascia size and profile.
- Repair, replace or restore the window and door trim, frieze board, and skirt board as necessary.
- If the stucco is removed, reinstate 1x4 corner trim that matches the garage.

SERIOUS DEFICIENCY

- Ensure that all gutters, downspouts, and downspout extensions are maintained to discharge water away from the building foundation and are kept clear of debris.
- Add gutters and downspouts to the southeast corner of the main roof after removing the carport.
- Consider adding roof venting to provide for adequate air circulation and attic venting.
- Additional rafters may need to be added to the porch roof on the east side of the building to meet the minimum IRC code requirements. This must be coordinated with a licensed structural engineer.
- The roof structure over the east facing gable should be observed by a licensed structural engineer. This area was not accessible during the site visit. Some investigative destruction will be necessary for this area to be properly assessed.
- The garage slab appears to be performing poorly by experiencing settling and heaving during its lifetime as indicated by the soil gathered above the sill plate at the exterior garage walls. This is not a structural item but further investigation by a geotechnical engineer is recommended to provide any repairs as needed and to avoid any damage to the structural elements of the garage. In addition, the condition of the garage sill plate and studs should be evaluated by a licensed engineer as some rotting of the wood at these members was observed on site, likely due to the soil that gathered above the sill plate in a few locations. It is likely that the sill plate will need to be replaced and additional studs be added where rotting was observed.
- The footings were not visible during the observation and should be verified and evaluated prior to any remodel or new construction.
- Continually monitor the main floor walls for signs of foundation distress such as cracking or improper door operation. Wall cracks were observed within the wall finish on the main level. However, it is unclear if these cracks were caused by the foundation or because the wall finish appears to have been applied directly over the original plaster walls. If further signs of cracking are detected, these areas should be evaluated by a licensed engineer and repaired as needed.
- Repair, refinish, or replace the garage siding.
- Repair, refinish, or replace the garage doors.
- Further exploration of the condition of the garage framing should be made. This will likely require removal of insulation and finish materials. All wood framing, particularly the sill plate, should be inspected for rot and assessed by a licensed structural engineer.
- Hurricane clips (or toe-nails) may need to be added where roof framing members bear on exterior walls to meet the minimum IRC code requirements of today.
- 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.
- 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.
- The electrical service panels should be replaced by a licensed electrical engineer with a single 200-amp panel located in a safe area where it can be serviced and meets all current adopted electrical codes.
- The knob and tube wiring should be tested by a licensed electrical engineer. If it is determined that the knob and tube wiring is still being used, consider replacing with new wiring that meets current code standards. If the knob and tube wiring is still in use, it presents a possible fire hazard. If the knob and tube wiring has been abandoned, no action is necessary.

MINOR DEFICIENCY

- 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.
- The garage should continue to perform adequately for its intended use. Consult a structural engineer if any modifications are to be made.
- 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.

5.2 PHASING PLAN

A phasing plan is not available at this time.

5.3 ESTIMATE OF PROBABLE COST OF CONSTRUCTION

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

6.0 PHOTOGRAPHS AND ILLUSTRATIONS

2023 South Elevation

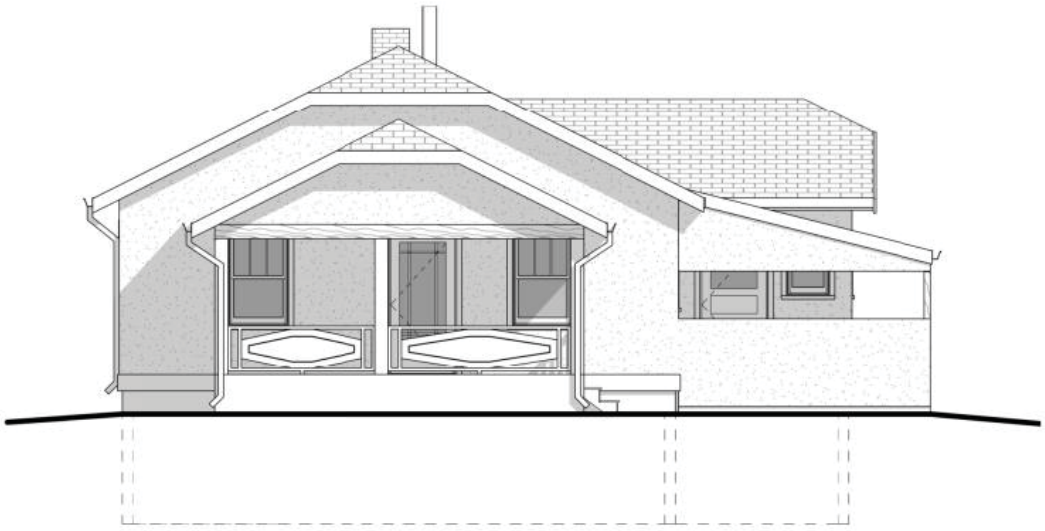
1948 Boulder County Assessor's Card Image

2023 Southwest Corner

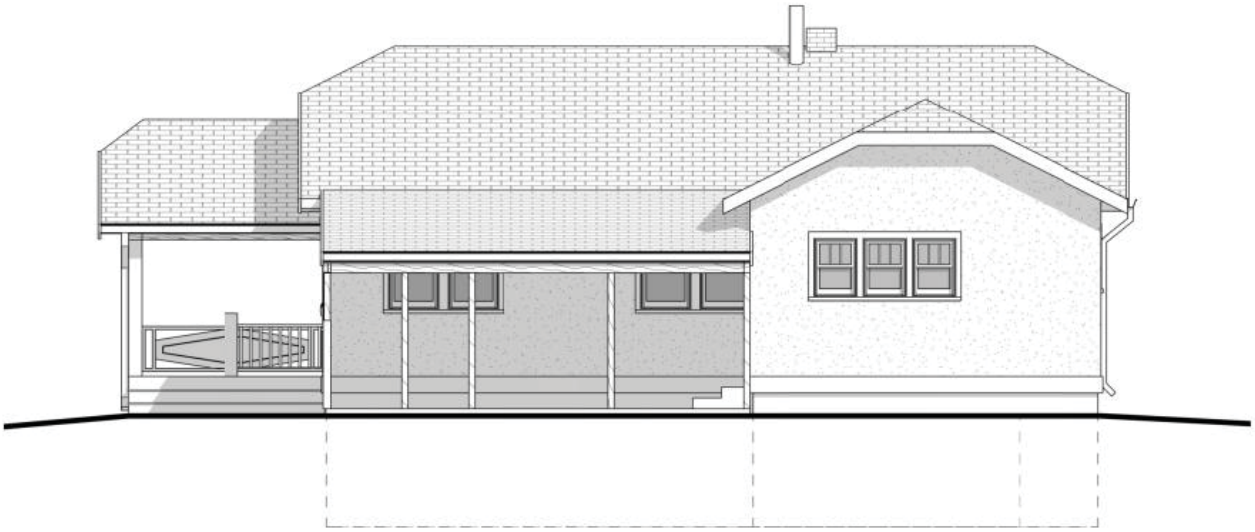
2023 Southeast Corner

2023 North Elevation

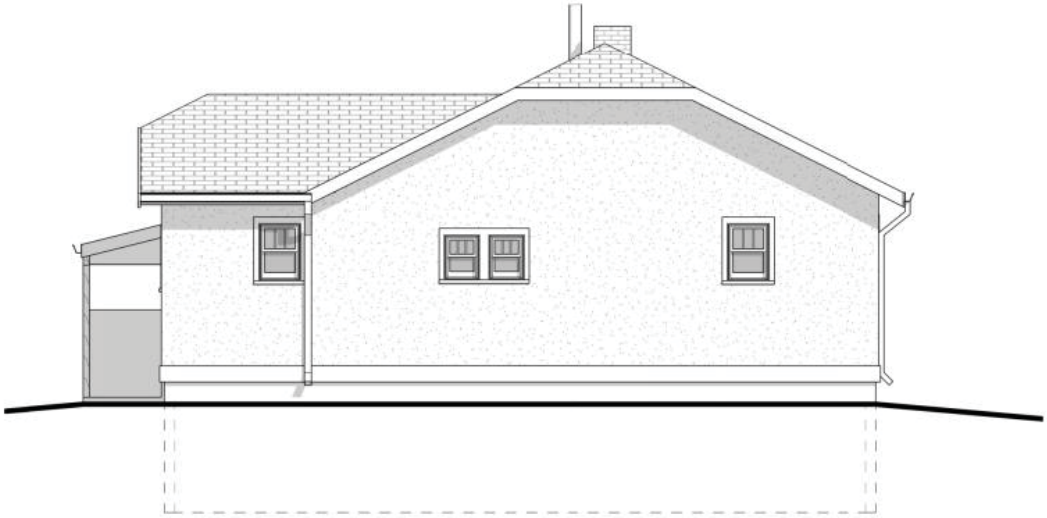
ELEVATIONS



South Elevation



East Elevation



North Elevation

West Elevation

Glenn Frank Engineering
Engineering Structures that Endure

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

July 21, 2023

Attn: Josh Johnston
DAJ Design
Louisville, CO

Dear Josh,

We visited the residence at 917 Rex Street, Louisville, CO on July 6, 2023 to review the existing building for the purpose of documenting and evaluating the existing structure. It was at this time that we reviewed the building with DAJ Design and coordinated our findings with the report created by DAJ Design.

On July 21, 2023 we reviewed the final report and made any necessary modifications to the structural sections. All findings, evaluations and recommendations are in the report. Below, in this letter, are our structural conclusions and a summary of our scope of work. Please feel free to contact us for any further information.

Structural Conclusions:

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

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

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

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

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

Glenn Frank Engineering
Engineering Structures that Endure

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

Summary and Limitations:

A. Summary:

1. The goal of our site observation and the structural portion of the report is to provide an overview of the building's structure and foundation and identify areas where remedial work in the near future is prudent.

2. The recommended remedial measures are intended to promote the building's continued safe use and are not intended to eliminate all existing and potential future cosmetic defects.

B. Limitations:

1. The information contained in the report is the author's professional opinion based on visual evidence readily available at the site, without the removal of existing finish materials. Of course, this means there could be hidden defects which are not discoverable at this time, without demolition of finish materials. That is true for most buildings, and an inherent limitation for this kind of report. Should additional information become available or additional movement is perceived, we recommend that our firm be contacted for further review.

2. The issuance of the report does not provide the building's current or future owners with a guarantee, certification, or warranty of future performance. Acceptance and use of this report do not transfer financial liability for the building or the property to the author or this engineering firm.

3. The report is also only preliminary to make note of areas that need to be addressed. A licensed Structural Engineer should be retained to provide a more thorough investigation and provide appropriate repair details for all necessary repairs.

Sincerely,

William Schoelman, P.E.