

ITEM: 908 Rex Street Landmark/ Historic Preservation Fund
Grant/Alteration Certificate Request

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

OWNER: Talbot Wilt & Diana Serpe
348 S. Jefferson Avenue
Louisville, Colorado 80027

PROJECT INFORMATION:

ADDRESS: 908 Rex Street
LEGAL DESCRIPTION: Lots 3-4-5, Block 8, Murphy Place
DATE OF CONSTRUCTION: 1924

REQUEST: The applicant requests to Landmark the structure at 908
Rex Street and a request for a Preservation and
Restoration Grant and Alteration Certificate at 908 Rex
Street.



SUMMARY:

The applicant is requesting:

- Landmark designation for the property at 908 Rex Street.
- An alteration certificate allowing changes related to restoration and rehabilitation work to the existing structure as well as a modern addition.
- A Preservation and Restoration Grant in the amount of \$40,000. With the \$5,000 incentive grant for landmarking, the total grant award would be \$45,000.

Staff recommendations:

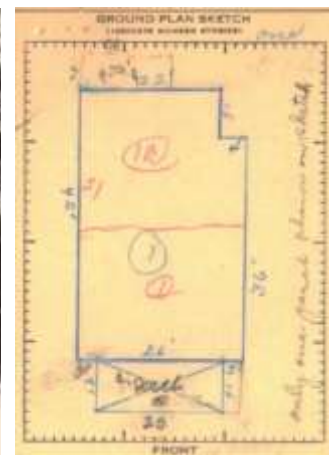
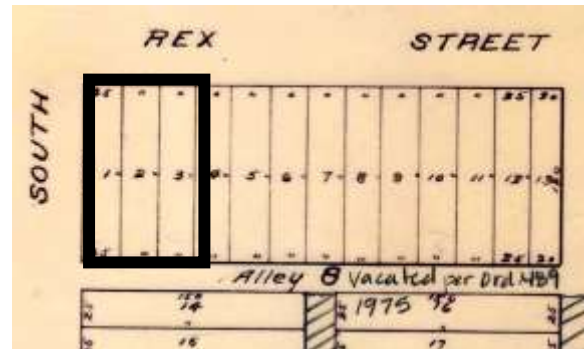
- Staff recommends approval of the landmark request. The property meets the requirements for age, significance, and integrity.
- Staff recommends approval of the alteration certificate. The proposed changes to the historic structure result in minimal loss of historic materials.
- Staff recommend approval of the applicant's grant request. The applicant requests a matching grant of \$40,000 for preservation and restoration work to the historic structure.

HISTORICAL BACKGROUND:

*Information from Bridget Bacon,
Louisville Historical Museum*

Peter Murphy platted the subdivision of Murphy Place in 1907. It became Louisville's Frenchtown neighborhood. Based on records from the Boulder County Assessor, 908 Rex St. was built in 1924.

Raymond Gosselin purchased the lots in 1914. In 1923, he conveyed ownership of the property to his daughter, Margaret, and her husband Tony Mancini. Records indicate that the Mancini's built the house at 908 Rex Street in 1924. Tony and Margaret raised their children Jane, Harold, and Rita, in the house. Tony passed away in 1955. Following his death, Rita continued to live in the house and worked in the kitchen at Colacci's Restaurant in downtown Louisville. She died in 1976. At that time, the house passed to their daughter, Rita. By 1979, Rita had moved back into the house at 908 Rex Street. Rita worked in the Blue Parrot Restaurant for 26 years, retiring in 1989. She lived in the house until her death in 1997. In that year, the property sold to Brendan McManus. In 2012, he founded Lucky Pie Pizza and Taphouse.



908 Rex Street, Boulder County Assessor's Card, 1948



908 Rex Street, north view – Current Photo



908 Rex Street, south view – Current Photo



908 Rex Street, northeast view – Current Photo



908 Rex Street, northwest view – Current Photo

ARCHITECTURAL INTEGRITY:

The historic structure located at 908 Rex Street was constructed circa 1924. It is an early twentieth century wood frame vernacular house with a front gable roof. The primary façade faces north to Rex Street. There is a wide front porch with a front gable roof on the front façade. The front porch has a solid railing covered in vinyl siding with wood support posts. The structure has a rectangular plan. The current footprint of the house appears to be the same as the footprint shown on the 1948 Boulder County Assessor's Card. All windows appear to have been replaced at some time. Limited visibility on the Assessor's Card makes it difficult to evaluate modifications to the house.

Primary changes occurred over time:

- Vinyl siding added (1980);
- Window replacement (timing unknown);
- Roof replaced (1984).

HISTORICAL SIGNIFICANCE ANALYSIS AND CRITERIA FOR LISTING AS LOCAL LANDMARK:

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

Staff finds that this application complies with the above criterion by the following:

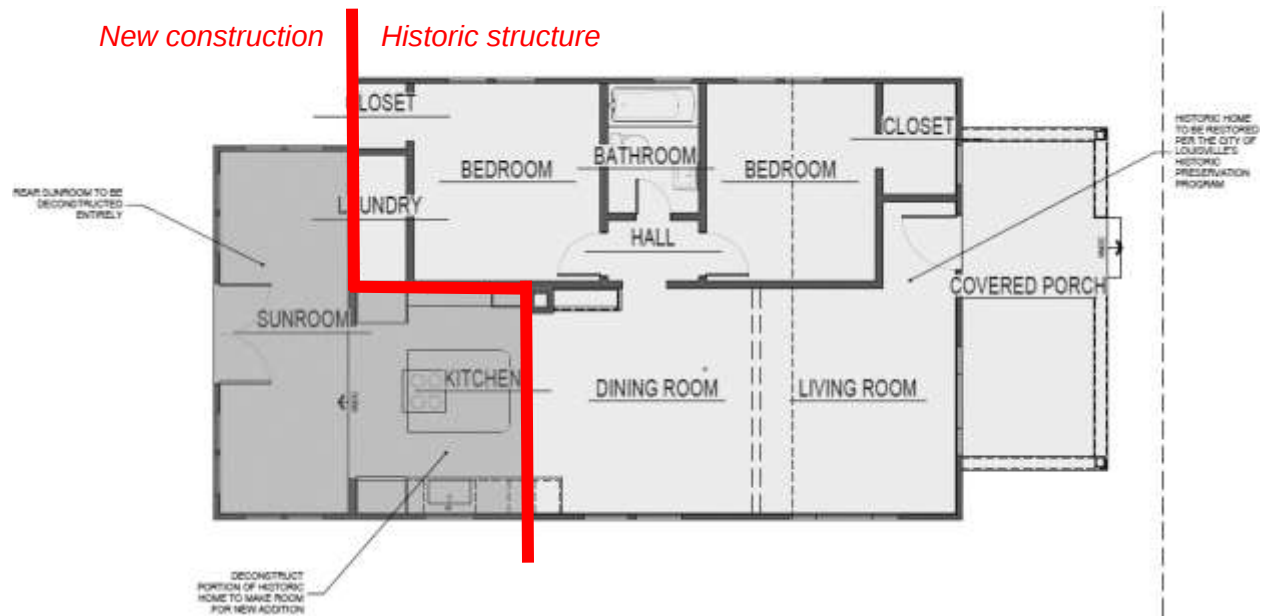
Sec. 15.36.050. - Criteria for Designation

Criteria	Meets Criteria?	Evaluation
A. <i>Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in this chapter.</i>	Yes	The principal structure at 908 Rex Street was constructed in 1924 and meets this criteria.
1. a. <i>Architectural.</i> 1) Exemplifies specific elements of an architectural style or period. 2) <i>Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.</i> 3) <i>Demonstrates superior craftsmanship or high artistic value.</i> 4) <i>Represents an innovation in construction, materials or design.</i> 5) <i>Style particularly associated with the Louisville area.</i> 6) <i>Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.</i>	Yes	This house is associated with the historic development of Louisville. The structure at 908 Rex Street is an early twentieth century wood frame residential structure. It has a rectangular footprint and features a front gable roof. There is a porch attached to the front façade with a front gable roof as well. The door placement appears to be original.

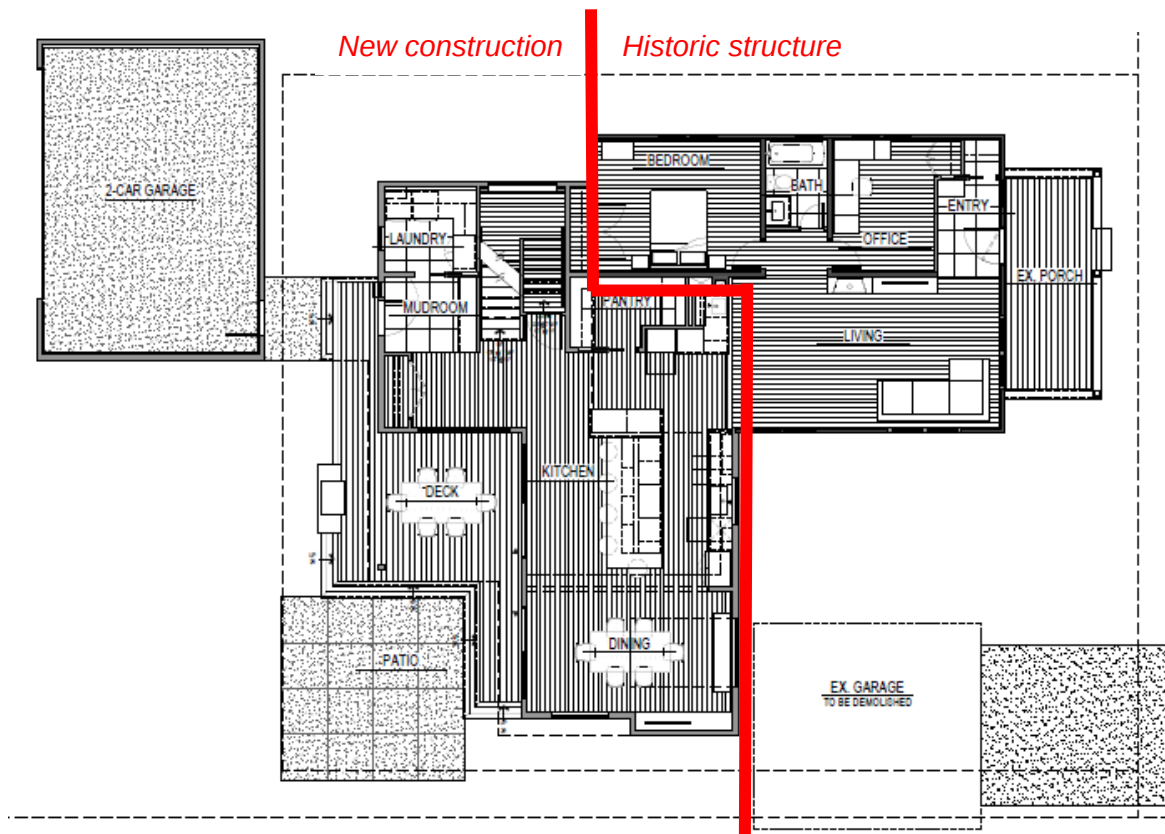
7) <i>Pattern or grouping of elements representing at least one of the above criteria.</i> 8) <i>Significant historic remodel.</i>		
1. b. <i>Social.</i> 1) <i>Site of historic event that had an effect upon society.</i> 2) <i>Exemplifies cultural, political, economic or social heritage of the community.</i> 3) Association with a notable person or the work of a notable person.	Yes	The structure at 908 Rex Street has been owned by two families since being built. Located in Louisville's Frenchtown neighborhood, the property was originally owned by the Mancini Family who had ties to France and who retained ownership of the property until 2012. Margaret and Rita Mancini, long-time residents of the house, both worked in local Italian restaurants. Margaret worked at Colocci's and Rita was employed by the Blue Parrot.
1. c. <i>Geographic/environmental.</i> 1) <i>Enhances sense of identity of the community.</i> 2) <i>An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.</i>	N/A	
3. <i>All properties will be evaluated for physical integrity and shall meet one or more of the following criteria:</i> a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation. b. Retains original design features, materials and/or character. c. Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago. d. <i>Has been accurately reconstructed or restored based on historic documentation.</i>	Yes	The property has integrity of location, design, materials, workmanship, setting and feeling. Integrity of association with the Hamilton family is lost, but association with Murphy Place subdivision is still intact. The structure retains its overall form and appearance from the street and exhibits a high level of physical integrity.

ALTERATION CERTIFICATE REQUEST:

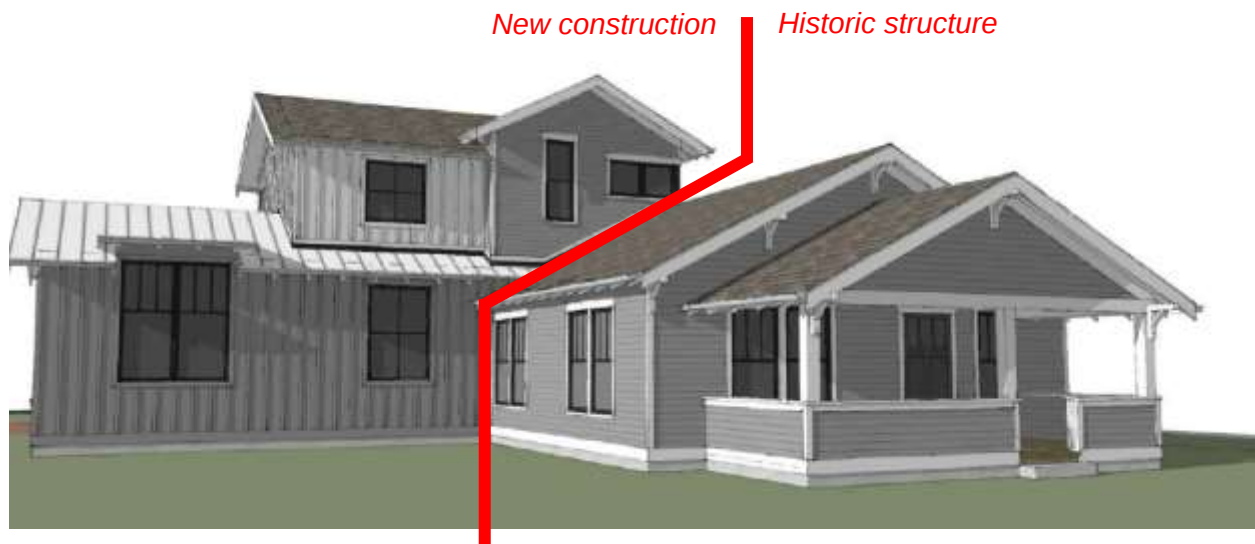
The applicant is also applying for an alteration certificate to allow for restoration and rehabilitation work to the historic house as well as a modern addition.



908 Rex Street - Existing



908 Rex Street - Proposed



908 Rex Street, proposed



908 Rex Street – North Elevation, proposed



908 Rex Street – West Elevation, proposed



908 Rex Street – South (rear) Elevation, proposed



908 Rex Street – East Elevation, proposed

The applicant is also requesting to modify the following on the existing structure:

- Evaluate and stabilize foundation as necessary
- Reinforce floor structure as necessary
- Remove vinyl and asbestos composite siding. Restore, refinish, and replace original wood siding. Restore and refinish wood brackets on front of house.
- Remove all windows and replace to match original.
- Refurbish front door.
- Replace front porch decking to match original. Remove front porch siding/wrapping and repair/replace as necessary to match original.
- Regrade site to allow for positive drainage.
- Remove modern gutters/downspouts and replace with period appropriate pieces.

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	Meets Criteria?	Evaluation
<i>1. The effect upon the general historical and architectural character of the structure and property.</i>	Yes	The proposed work, including removing replacement windows and gutters and replacing with period appropriate pieces, refurbishing the front door, and repairing the original siding will enhance the historic architectural character of the structure.
<i>2. The architectural style, arrangement, texture, and material used on the existing and proposed structures and their relation and compatibility with other structures.</i>	Yes	The addition is clearly distinguishable from the original structure due to changes in material, wall plane, and fenestration.
<i>3. The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structures and the site.</i>	Yes	The addition will substantially add to the size of the house, however its proposed location is secondary to the original structure allowing the original structure to retain its historic form.
<i>4. The compatibility of accessory structures and fences with the main structure on the site, and with other structures.</i>	Yes	The proposed accessory structure is located to the rear of the property. The proposed structure is a reasonable size and its location behind the historic house will minimize visibility from Rex Street.
<i>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.</i>	Yes	The proposed work on the historic structure will retain and repair historic materials whenever possible. The proposed addition has minimal impact on the historic structure.
<i>6. The condition of existing improvements and whether they are a hazard to public health and safety.</i>	Yes	The existing condition of the improvements on the property is currently not hazardous to public health and safety.

7. <i>The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property.</i>	Yes	Proposed rehabilitation work (foundation, grading, floor and roof framing) will result in the preservation and continued used of the property.
8. a. <i>A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.</i>	Yes	The structure at 908 Rex Street will continue to function as a single family home.
8. b. <i>The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.</i>	Yes	The proposed work on the historic structure will retain and repair historic materials whenever possible.
8. c. <i>Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.</i>	Yes	The proposed work includes restoration and rehabilitation work (siding and porch repair, window replacement) appropriate for this structure.
8. d. <i>Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</i>	N/A	
8. e. <i>Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.</i>	Yes	When possible, original woodwork will be repaired and retained. When not possible, like materials will be used.
8. f. <i>Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. In the replacement of missing features, every effort shall be made to substantiate the structure's historical features by documentary, physical, or pictorial evidence.</i>	Yes	When possible, original woodwork will be repaired and retained. When not possible, like materials will be used.
8. g. <i>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</i>	N/A	Damaging techniques are not proposed for use on this project.

<i>gentlest means possible.</i>		
<i>8. h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</i>	N/A	Significant archeological resources have not been identified on this property.
<i>8. i. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.¹</i>	Yes	The proposed rear addition will result in the removal of a prior rear addition to the original house (date unknown, potentially historic but not original). The construction of the new addition will also remove a portion of the original house on the southeast corner. The proposed addition will be clearly distinguishable from the historic structure but still compatible.
<i>8. j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i>	Yes	The proposed rear addition will result in the removal of a prior rear addition to the original house. The construction of the new addition will also remove a portion of the original house on the southeast corner. The essential form and integrity of the historic property will be retained.

Staff believes the proposed changes would result in the preservation, restoration and rehabilitation of the historic structure and that the proposed addition will not detract from this historic integrity of the property. Section 15.36.120 of the LMC gives the criteria for evaluating

¹ For reference, the Secretary of the Interior's Standards for Rehabilitation recommend the following when designing an addition for a historic structure:

Designing a New Exterior Addition to a Historic Building

This guidance should be applied to help in designing a compatible new addition that that will meet the *Secretary of the Interior's Standards for Rehabilitation*:

- A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old.
- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.
- The construction materials and the color of the new addition should be harmonious with the historic building materials.
- The new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building.

alteration certificates and based on the proposed design, staff finds that the proposed design meets the standards.

GRANT REQUEST:

The applicant is requesting approval of a Preservation and Restoration Grant for rehabilitation and restoration work on the structure 908 Rex Street. The total grant request is \$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 including: foundation repairs when necessary; reinforced floor system; remove and repair siding; reinforced roof system; and porch repairs. The proposed total cost for all of the work on the historic structure is \$96,000.

Work proposed with total cost:

- Foundation/crawlspace: \$12,000
 - *Evaluate and repair as necessary*
 - *Install concrete footings, steel columns, LVL beams*
- Floor structure: \$10,000
 - *Reinforce center bearing wall*
 - *Shorten existing joists*
 - *Repair/replace studs*
- Roof Structure: \$3,500
 - *Install collar ties*
- Siding, Ornamentation, Trim, Soffit: \$32,000
 - *Remove existing vinyl and asbestos composite siding*
 - *Restore/replace historic siding, ornamentation, trim as necessary*
- Windows: \$18,000
 - *Replace existing windows (not historic) with period appropriate windows*
- Door: \$3,000
 - *Refurbish existing front door*
- Front porch: \$12,500
 - *Replace floor joists, wood posts, decking as necessary*
 - *Repair or replace existing original siding as necessary*
- Site Grading: \$15,000

COST ESTIMATE OF PROPOSED WORK: \$96,000

MATCHING GRANT REQUESTED: \$40,000 (matching grant maximum \$40,000)

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.

- Front door
- Siding repair

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.

- Foundation/crawlspace
- Floor structure
- Roof structure
- Front porch decking
- Site grading

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.

- Window replacement

The applicant is requesting a matching grant amount of \$40,000 be considered under Resolution No. 17, Series 2019. The Resolution allows for grants up to the amount of \$40,000 "conditioned based on the applicant matching at least one hundred percent (100%) of the amount of the grant."

FISCAL IMPACT:

Approval of this grant request allows for a total grant of up to \$45,000 from the Historic Preservation Fund: a \$5,000 landmark incentive grant (unmatched), and a \$40,000 matching grant.

STAFF RECOMMENDATION:

Landmarking

The structure at 908 Rex Street has maintained its style and form since at least 1948, giving it architectural significance. It also has social significance due to its association with notable members of the Louisville community. Staff finds that the property is eligible to be landmarked and for a \$5,000 landmark grant.

Staff recommends that the structure be landmarked by approving Resolution No. 04, Series 2020. Staff also recommends that the house be named for the Mancini Family who owned the property from 1923-2012.

Alteration Certificate

The proposed changes to the existing structure comply with the requirements of the LMC.

Staff recommends approval of Resolution No. 05, Series 2020 recommending approval of the alteration certificate for 908 Rex Street.

Grant

The grant request includes preserving and rehabilitating the existing structure. The proposed changes will facilitate the continued preservation of the structure, and are historically compatible.

Staff recommends the HPC recommend approval of a preservation fund grant of \$40,000 by approving Resolution No.06, Series 2020.

ATTACHMENTS:

1. Resolution No. 04, Series 2020
2. Resolution No. 05, Series 2020
3. Resolution No. 06, Series 2020
4. Historic Preservation Application
5. Historic Preservation Application Drawings
6. Historic Structure Assessment
7. Social History Report

**RESOLUTION NO. 04
SERIES 2020**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING THE
LANDMARK DESIGNATION FOR A HISTORICAL RESIDENTIAL STRUCTURE
LOCATED AT 908 REX STREET**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a landmark eligibility determination for a historical residential structure located on 908 Rex Street, on property legally described as Lots 3-5 of Block 8, 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 15.36.050.A, establishing criteria for landmark designation; and

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

WHEREAS, 908 Rex Street (Mancini House) has social significance because it exemplifies the cultural, political, economic or social heritage of the community considering its association with families from a variety of ethnic groups; and

WHEREAS, the Mancini House has architectural significance because it is a vernacular structure that is representative of the built environment in early 20th century Louisville; and

WHEREAS, the HPC finds that these and other characteristics specific to the Mancini 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 908 Rex Street be approved for the following reasons:
 - a. Architectural integrity of the vernacular structure.
 - 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 Mancini House.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson

**RESOLUTION NO. 05
SERIES 2020**

**A RESOLUTION RECOMENDING APPROVAL OF AN ALTERATION CERTIFICATE
FOR THE MANCINI HOUSE LOCATED AT 908 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 908 Rex Street, on property legally described as Lots 3-5 of Block 8, 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 that it complies 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 on May 11, 2020, where evidence and testimony were entered into the record, including findings in the Louisville Historic Preservation Commission Staff Report dated May 11, 2020.

**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 Mancini House as described in the staff report dated May 11, 2020.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson

**RESOLUTION NO. 06
SERIES 2020**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A
PRESERVATION AND RESTORATION GRANT FOR THE MANCINI HOUSE LOCATED
AT 908 REX STREET**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration grant for the DiSalvo House, a historic residential structure located at 908 Rex Street, on property legally described as Lots 3-5 of Block 8, 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 for the Mancini House includes making repairs to the existing structure; and

WHEREAS, the Historic Preservation Commission finds these proposed improvements will assist in the preservation of the Mancini 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 Mancini House, in the amount of **\$40,000**.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson



Historic Preservation Fund Grant and Loan Application and Information

(Revised June 2019)

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.

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

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 notify 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.

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 | ☐ Historic Preservation Fund Loan |
| ☒ Landmark Designation | ☒ Landmark Alteration Certificate |
| ☒ Historic Preservation Fund Grant | ☐ Demolition Review |
| | ☐ Other: _____ |

1. OWNER/APPLICANT INFORMATION

Owner or Organization

Name(s): Talbot Wilt & Diana Serpe
Mailing Address: 348 S. Jefferson, 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: 908 Rex Ave
Legal Description: Lots 3, 4, & 5, Block 8, Murphy Place Subdivision, Louisville, CO
Parcel Number: 157508457004 Year of construction (if known): Circa 1924
Landmark Name and Resolution (if applicable): NA
Primary Use of Property: Single-family Residential

3. REQUEST SUMMARY

Request for Landmark status with the City of Louisville, and request approval of historic preservation grant funding and approval of an alteration certificate to include an addition to the rear and partial east side of the house.

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 house.
2. Requesting Historic Preservation Grant Funding (see detailed breakdown)
3. Requesting Alteration Certificate to include modifications to the existing structure restoring it back to its presumed 1924 character, a 856sf first floor addition, a 728sf second floor addition, addition of 249sf (total) new covered rear porches, and a 517sf new detached garage (not included in the Alteration Certificate request). See drawing packet for details on building alteration.

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 a General Contractor of the owner's choice, and will include the following historic house elements: existing foundation stabilization, repair/stabilizing existing floor joists, reinforcing N-S bearing walls in basement and main level, stabilization of existing roof framing, restoration of existing siding, restoration and/or recreation of existing ornamentation, trim, fascia and soffits, restoration of original front porch columns, repair existing front porch deck joists and decking, recreating original windows & doors, regrade around existing house to ensure proper drainage.

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 whole house and rebuilding entirely new. Utilizing historic preservation funds allows the project to be financially feasible, and simply allows the preservation work to be conducted. 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 Block 8 neighborhood.

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

Name of Architectural Feature:

Describe feature and its condition: FOUNDATION/CRAWLSPACE: The original consists of poured concrete with large aggregate approximately 2'-0" tall with what appeared to be a small concrete footing. Concrete walls were later added inside the foundation walls to lower the elevation of the interior and allow for a basement below the main living area. These interior foundation walls help retain the soil below the original walls and lower the elevation of the basement. In addition, a floor slab was added to this area.	Describe proposed work on feature: The existing foundation is to be evaluated and stabilized as necessary. Concrete footings, adjustable steel columns, and LVL beams will be added to the crawlspace on either side of the main bearing wall to decrease the span of the existing floor joists.
---	--

Name of Architectural Feature:

Describe feature and its condition: FLOOR STRUCTURE: The existing floor framing consists of 2x8 joists at 16" o.c. The joists appear to be supported by an exterior foundation wall and one main beam line in the center of the building in the basement. This beam consists of a (2) 2x6 supported by studs and posts extending to the basement slab below. Each ply of the beam is spliced at random locations. Some of these studs appear to penetrate the slab and others bear directly on the slab. The stud spacing is approximately 24" o.c.	Describe proposed work on feature: Reinforce center bearing wall with adequately sized structure and foundation supports. 1. Shorten span of existing joists, see above. 2. Replace any damaged or rotting studs supporting the interior beam & bearing wall line.
---	---

Name of Architectural Feature:

Describe feature and its condition: ROOF STRUCTURE: 1. Rafters are 2x4s at 24" o.c. and 2x4 ceiling joists at 16" o.c. The ceiling joists were spliced on the center interior wall of the main space. 2. There was no joining ridge member or collar ties to support the rafters. 3. 1x diagonal struts were installed at approximately 48" o.c. to provide support for the rafters and transfer roof load to the center wall of the house. 4. 1x vertical struts were installed at approximately mid-span of the ceiling joists to help reduce ceiling deflection. These struts were also at 48" o.c. 5. Original roof sheathing consisted of 1x6 decking with large spaces between each member. Another layer of OSB sheathing was installed above the 1x sheathing. 6. The gable ends were framed with 2x4 studs, balloon-framed from the main level exterior wall below.	Describe proposed work on feature: Add: 1. 2x4 collar ties @ 48" o.c.
---	---

Name of Architectural Feature:

Describe feature and its condition: The house has been clad in vinyl siding over asbestos composite siding over the existing wood shiplap siding. Siding, ornamentation, trim, and soffits are not visible. Existing wood brackets supporting the front barge rafter are in various states of disrepair.	Describe proposed work on feature: Remove vinyl siding and asbestos composite siding. The original wood siding, ornamentation, trim, and soffits should be inspected for deterioration, and the original wood siding should be restored, refinished, and/or replaced. Wood brackets on front of house are to be restored and refinished.
--	--

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

Name of Architectural Feature:

Describe feature and its condition: WINDOWS: The house has a mix of single-hung, double-hung, and center-meet glider white, vinyl windows on all elevations of the original structure. The windows are in fair condition and are not original to the house.	Describe proposed work on feature: Remove all windows and reinstall windows matching the original windows documented in the historic photos of similar homes of similar age.
---	--

Name of Architectural Feature:

Describe feature and its condition: DOORS: The front door is a stained, multi-panel wood door, with a ½ lite and is likely original. There is an aluminum storm door at the front entrance that is not original and is in poor condition.	Describe proposed work on feature: 1. Refurbish and stain the front door. 2. Remove the aluminum storm door.
---	--

Name of Architectural Feature:

Describe feature and its condition: FRONT PORCH: The covered front porch rests on a poured concrete foundation that is original and was poured at the same time as the original building foundation. The porch structure is likely wood construction and original. The decking is constructed of wood planks, possibly original, that are in poor condition, are not stained, and are popping-up or sagging in several locations, creating a tripping hazard. There is a half-wall surrounding the entire porch with an opening at the front entrance. This wall is wrapped on the exterior in vinyl siding matching the rest of the house. The inside of this wall is wrapped in wood-board that is not original and is in poor condition. The 2x10 wood cap on this wall has likely been replaced to match the original and is in poor condition. The roof of the front porch is supported by three painted wood-wrapped columns. The wood wrap has likely been replaced to match the original and is in fair condition. The porch ceiling is vaulted, not painted, and made of soffit board that is not original and is in fair condition.	Describe proposed work on feature: 1. Remove front porch decking, siding, and wrapping materials to further inspect the structural elements. Restore and/or replace any structural elements found to be failing. 2. Remove front porch decking and replace with a composite decking or thermally modified wood to match existing. 3. Remove all siding and wood-wrap to original siding material and restore, rehabilitate and/or replace with similar original materials.
---	---

Name of Architectural Feature:

Describe feature and its condition: GRADING: This is fairly flat site with only inches of difference in height between the four corners of the property. The site drainage and slope away from the building could be improved, eliminating any negative slope to the house. There are some minor signs of water infiltration at the foundation walls, but less than most buildings of the type and age. Gutters are a painted, standard 4" K-style metal gutters. The downspouts are standard 2x3 metal downspouts. The downspouts appear to be adequate for the amount of roof area but do not drain far enough from the foundation. The gutters and downspouts are not original.	Describe proposed work on feature: Re-grading the site to allow for positive drainage away from the building. Remove existing gutters and downspouts and install historically correct 6" half-round gutters and 3" round downspouts and downspout extensions.
--	---

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.	Foundation/Crawlspace	\$ 6,000	\$ 6,000	\$ 12,000
B.	Floor Structure	\$ 5,000	\$ 5,000	\$ 10,000
C.	Roof Structure	\$ 1,500	\$ 2,000	\$ 3,500
D.	Siding, Ornamentation, Trim, Soffit	\$ 9,500	\$ 22,500	\$ 32,000
E.	Windows	\$ 9,000	\$ 9,000	\$ 18,000
F.	Doors	\$ 1,500	\$ 1,500	\$ 3,000
G.	Front Porch	\$ 6,000	\$ 6,500	\$ 12,500
H.	Grading	\$ 1,500	\$ 3,500	\$ 5,000
I.		\$	\$	\$
J.		\$	\$	\$
K.		\$	\$	\$
	Total Proposed Work	\$ 40,000	\$ 56,000	\$ 96,000

For loan requests, indicate total loan request here:	\$
--	----

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

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.

Andy Johnson

Digitally signed by Andy Johnson
DN: C=US, E=andy@dajdesign.com,
O=D&A Design, CN=Andy Johnson
Date: 2019.09.25 16:33:27-06'00'

Signature of Applicant/Owner

3/2/2020

Date

Signature of Applicant/Owner

Date

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.



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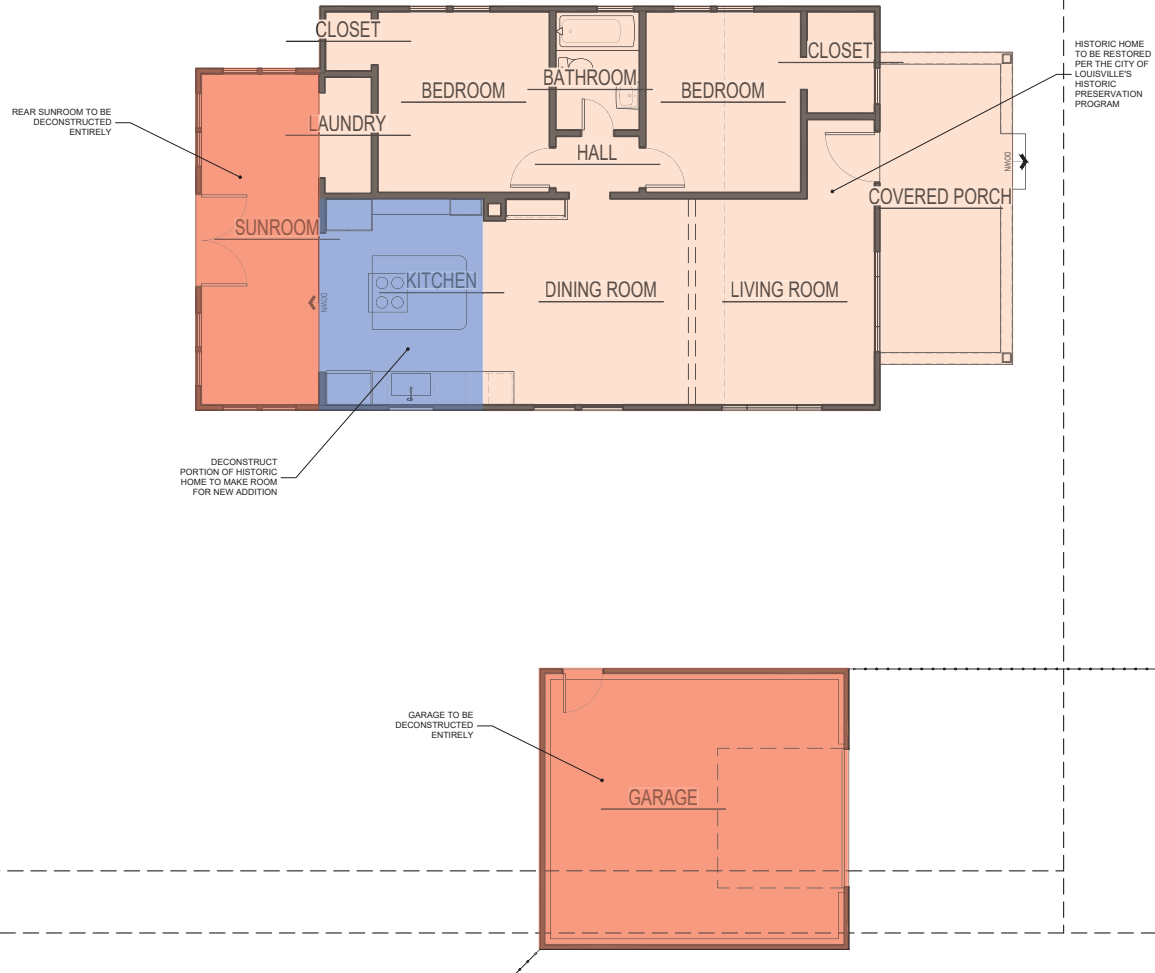
PROJECT

908 REX STREET, LOUISVILLE, CO 80027

DRAWING TITLE
EXISTING SITE PLAN



SCALE
1/8" = 1'-0"





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PROJECT
908 REX STREET, LOUISVILLE, CO 80027

DRAWING TITLE
PERSPECTIVES

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



NORTH PERSPECTIVE VIEW



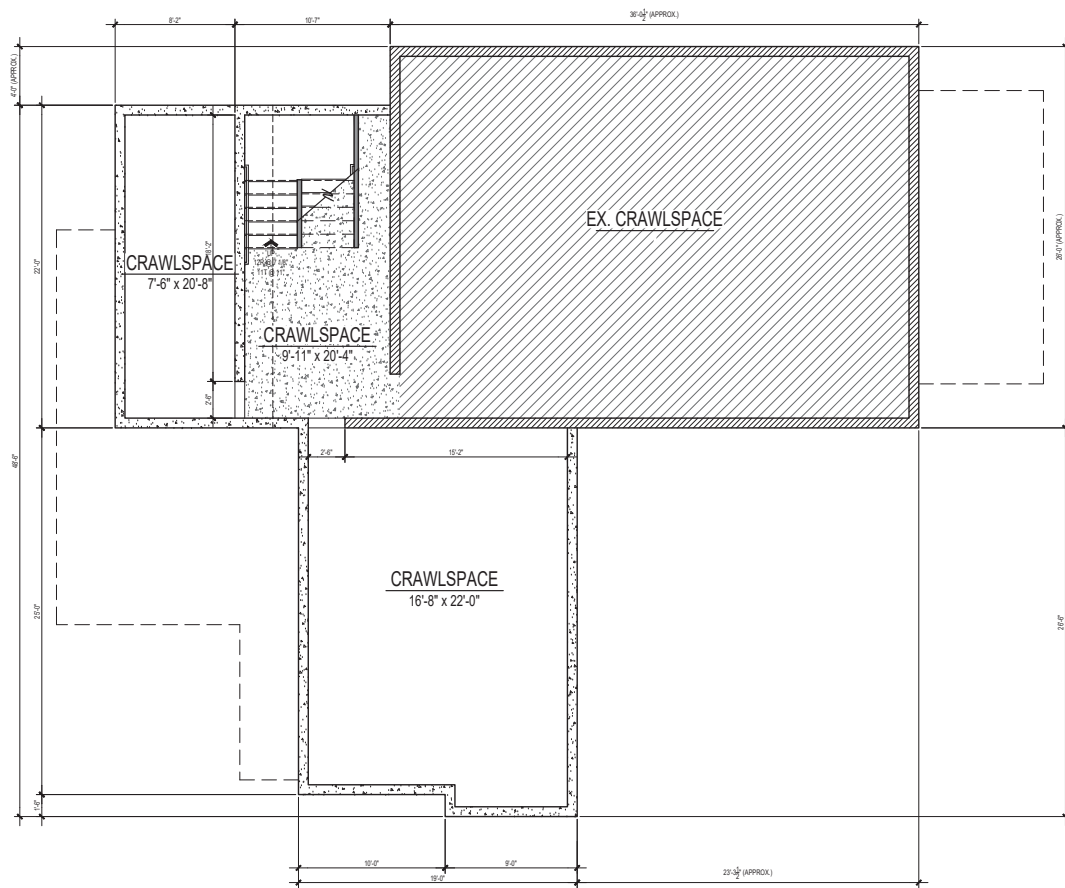
SOUTH PERSPECTIVE VIEW



NORTHEAST PERSPECTIVE VIEW



SOUTHWEST PERSPECTIVE VIEW



1
A1.1

CRAWLSPACE FLOOR PLAN

SCALE: 1/8" = 1'-0"

EXISTING CRAWLSPACE FLOOR AREA: 856 SF
NEW CRAWLSPACE FLOOR AREA: 841 SF
TOTAL FLOOR AREA: 1,697 SF



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NOT FOR
CONSTRUCTION

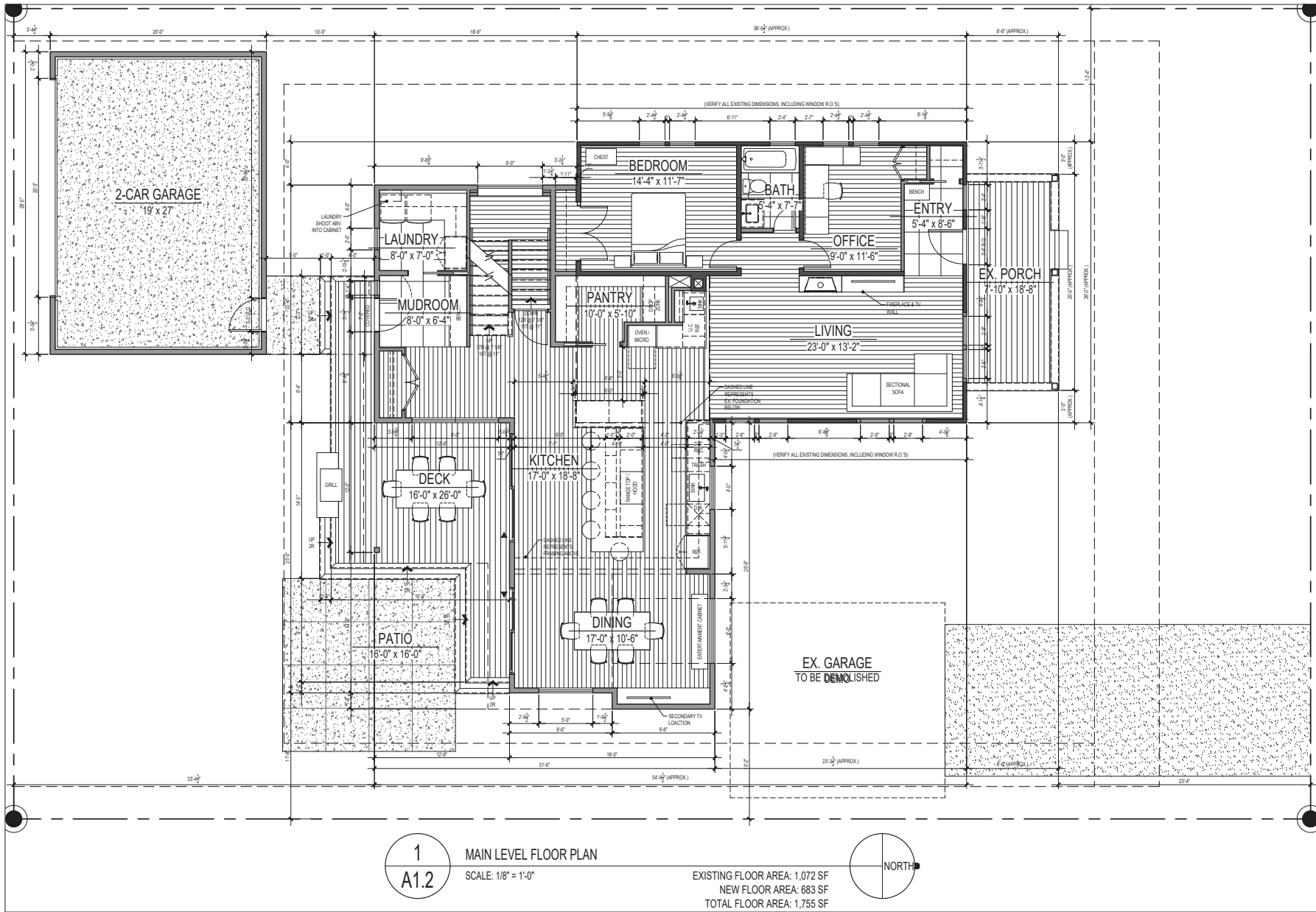
WILT / SERPE RESIDENCE
908 REX STREET, LOUISVILLE, CO 80027

TANIS WILT & DIANA SERPE
248 S. JEFFERSON AVE., LOUISVILLE, CO 80027
303.210.8806

**BASEMENT
FLOOR PLAN**

DESIGN DEVELOPMENT
03/03/2020

A1.1



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**NOT FOR
CONSTRUCTION**

WILT / SERPE RESIDENCE
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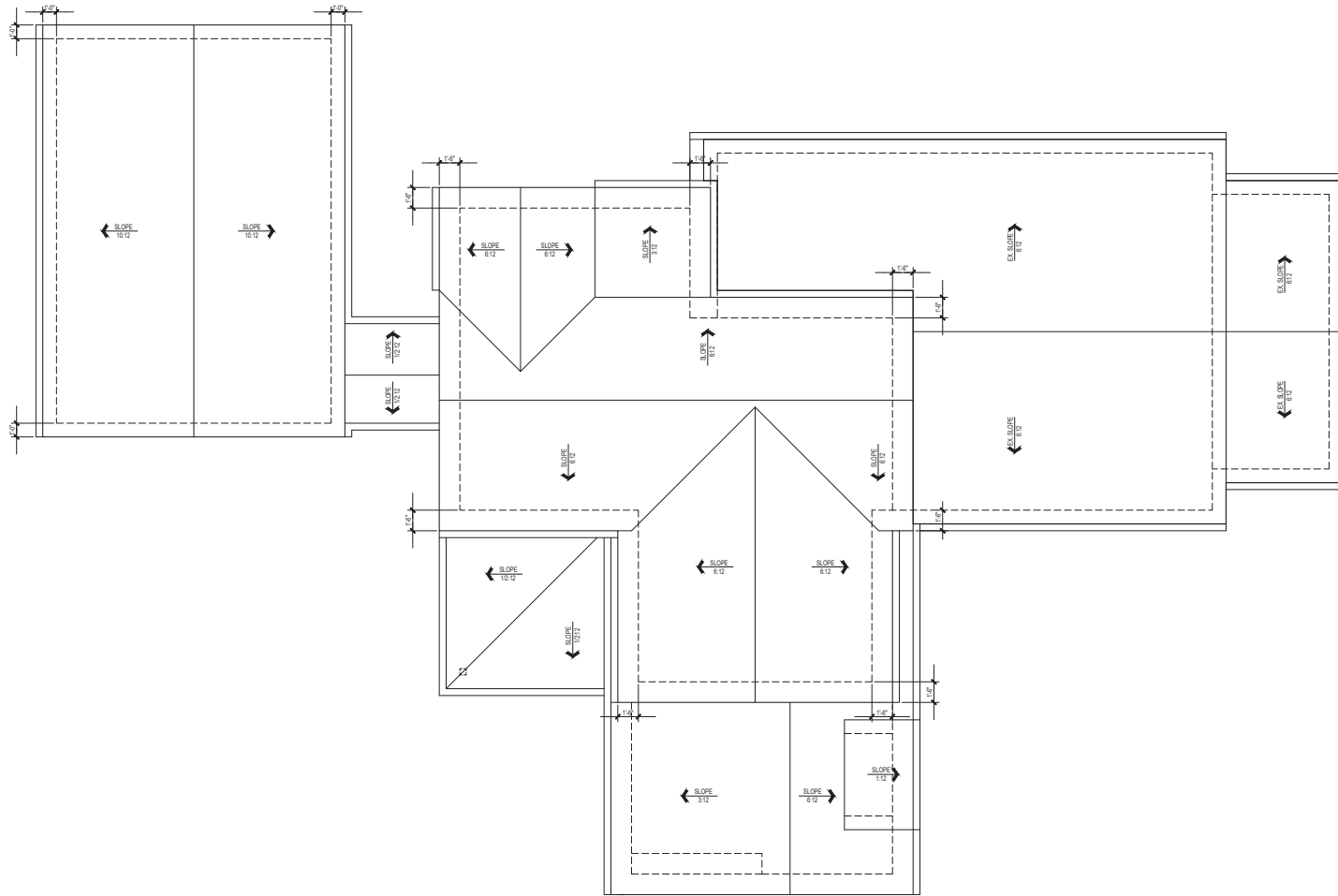
TANISHA WILT & KIANA SERPE
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303.210.9806

**MAIN LEVEL
FLOOR PLAN**

DESIGN DEVELOPMENT

03/03/2020

A1.2



1
A1.4

ROOF PLAN
SCALE: 1/8" = 1'-0"



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NOT FOR
CONSTRUCTION

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TAMAR WILT & MANA SERPE
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ROOF PLAN

DESIGN DEVELOPMENT
03/03/2020

A1.4



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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P. 303.527.1100

PROJECT

908 REX STREET, LOUISVILLE, CO 80027

DRAWING TITLE
NEW HOUSE
ELEVATIONS

SCALE
1/8" = 1'-0"



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P. 303.527.1100

PROJECT
908 REX STREET, LOUISVILLE, CO 80027

DRAWING TITLE
NEW HOUSE
ELEVATIONS

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



1

SOUTH ELEVATION

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



2

EAST ELEVATION

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



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PROJECT
908 REX STREET, LOUISVILLE, CO 80027

DRAWING TITLE
NEW GARAGE
ELEVATIONS

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



1 NORTH ELEVATION
SCALE: $\frac{1}{8}" = 1'-0"$



2 SOUTH ELEVATION
SCALE: $\frac{1}{8}" = 1'-0"$

HISTORIC STRUCTURAL ASSESSMENT

908 REX ST, LOUISVILLE, COLORADO

January 27, 2020



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Evaluated by:

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

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STRUCTURE CONDITION ASSESSMENT AND RECOMMENDATIONS 8

LANDMARKING RECOMMENDATION 18

ADDITIONAL DOCUMENTS:

EXISTING FLOOR PLAN AND ELEVATIONS

ENGINEERING REPORT



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INTRODUCTION

Study Summary

DAJ Design conducted an Historical Structural Assessment (HSA) at 908 Rex St., Louisville, Colorado to determine its viability as a candidate for a 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, and therefore the Commission approved the Historic Structural Assessment to be paid for by the Louisville Preservation Fund grant.

The primary purpose of the HSA is to determine the property's current condition and to identify preservation priorities for the best use of rehabilitation funds. DAJ Design inspected 908 Rex St. 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 the property on the afternoon of January 9, 2020. The weather for the visit was clear with moderate to cool winter temperatures. There was adequate access to both the attic and basement to fully inspect the conditions of these spaces. Additionally, there is a garage on the property that was inspected. The property owner was not present during the site visit but has been available in follow-up visits to answer questions.

908 Rex St. has the potential to be restored to a high degree of architectural integrity when compared to historic photos dated 1948 and earlier. Overall, the home is well maintained but has a few items that require prioritization, as outlined in the analysis of this report. The home retains several original materials including the original shiplap siding in certain areas of inspection. Further investigative deconstruction has the potential to reveal a larger extent of original materials and framing clues to items such as original window openings.

Sources

"Louisville Historic Preservation Commission Staff Report," January 13, 2020.
Glenn Frank Engineering, Historic Assessment, January 9, 2020



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HISTORY AND USE

As part of the landmarking application for 917 LaFarge Ave, Bridget Bacon, the Louisville History Museum's Museum Coordinator, wrote the following history:

908 Rex Street History

Legal Description: Lots 3, 4 & 5, Block 8, Murphy Place Subdivision, Louisville, Colorado

Year of Construction: 1924

Siting Summary:

This house is located in Louisville's Frenchtown neighborhood. As was the case for almost every house in Frenchtown, it was associated with a French family. The extended Gosselin family from France, which included family members with the last names of Mancini and Wisek, had the house at 908 Rex constructed in 1924 and owned it until 1997.

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.

Gosselin / Mancini / Wisek Ownership, 1913-1997; Date of Construction

Raymon Gosselin (1872 – 1939) acquired Lots 3 and 4 from the Louisville Realty & Securities Company in 1914. He and his wife, Julia Caron Hermignies Gosselin (1872 – 1967), had come from France in 1903 and settled in Louisville and in the Frenchtown neighborhood in about 1908.

Their daughter, Margaret Gosselin (1894 – 1976), married Thomas Williams in 1914 and had two children, Jane and Harold with him. They also lived in Frenchtown. Records of what happened to Thomas Williams could not be located, but in July 1923, Margaret remarried to Tony Mancini (1884 – 1955). Tony Mancini had been born in Italy. At the time of his marriage to Margaret Gosselin Williams, which was his first marriage and her second marriage, he was 39 and Margaret was 29. According to his 1955 obituary, he came to Louisville in about 1901 and worked as a stationary engineer in area coal mines. A 1946 directory for Louisville lists him as having been a hoisting engineer at the Hi-Way Mine.

In September 1923, Raymond Gosselin conveyed ownership of Lots 3 and 4 to his daughter, Margaret, and her new husband, Tony Mancini. In October 1923, they granted a deed of trust to McAllister Lumber, secured by Lots 3 & 4. Often, for Louisville properties, the recording of such a document indicated house construction or remodeling.

The 1948 Boulder County Assessor Card for 908 Rex states that the house was constructed in 1924. The current Boulder County website also gives the date of 1924. Boulder County has sometimes been found to be in error with respect to the dates of construction of historic buildings in Louisville, so it is important to look at all of the evidence. In this case, the evidence supports the construction date of 1924. The sources of the information in 1948 would have in all likelihood been Margaret and Tony Mancini themselves, who had the house constructed when they were first married on property that came from her father. The fact that they granted a deed of trust to McAllister Lumber in 1923, with the property securing the loan, supports the date of construction of 1924.

For these reasons, and in the absence of other evidence, the 1924 date put forth by Boulder County is assumed to be the correct date of construction. The 1948 Boulder County Assessor Card also states that the house was remodeled in 1942.



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In 1927, Raymond Gosselin acquired Lot 5 and other lots in Murphy Place, and in 1939 conveyed ownership of Lot 5 to Margaret and Tony Mancini. Lot 5 is to the east of lots 3 & 4. Its acquisition appears to have made it possible for a garage to be constructed.

Tony and Margaret Mancini, besides raising her daughter and son from her first marriage, raised the daughter they had together, Rita Mancini (1924 – 1997). Tony and Margaret lived the rest of their lives at 908 Rex. At the time of the 1930 census, their household consisted of themselves plus daughter Jane Williams, age 14; son Harold Williams, age 10; and daughter Rita Mancini, age 5. By the time of the 1940 census, the household was reduced by one due to Jane Williams having married Joe Softich and moving elsewhere in Louisville. However, by 1943, the household expanded and was made up of Tony and Margaret Mancini; Harold Williams while he was in World War II service; Harold's wife, Mary Ann Kranker Williams; Margaret's niece, Juliette Dheux Hioco; and Juliette's husband, George Hioco.



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Louisville Times issues from the 1940's and 1950's, accessible through the online Colorado Historic Newspaper Collection, show that Margaret Mancini was active in Louisville community groups, particularly women's groups. She was a regular participant in the Busy Bee Friendship Club. According to *The Louisville Times*, in 1948 Margaret hosted a "plastic party" at her home at 908 Rex, with 28 women in attendance. (Such gatherings, which promoted the advantages of plastic ware to housewives, were becoming common all over the United States at that time.)

In 1942, Rita Mancini married Herman Wisek. The 1949 directory for Louisville shows that the household included Tony and Margaret Mancini, plus Rita and Herman Wisek. Soon, though, Rita and Herman moved around the corner to 228 Main St. Other Gosselin, Mancini, and Wisek relatives lived close by to 908 Rex over the years.

When Tony Mancini died in 1955, his wife Margaret became the sole owner of 908 Rex. The same year, she conveyed ownership to herself and her daughter, Rita Mancini Wisek. Margaret continued to reside in the house. According to a 1958 directory for Louisville, she worked as a kitchen worker at Colacci's Restaurant at that time. She died in 1976, and at that point, Rita Wisek became the sole owner of 908 Rex.

According to the 1977 Polk Directory that included Louisville Residents, Joe and Jane Softich (Margaret's daughter) lived at 908 Rex in 1977.

Rita and Herman Wisek divorced in 1972. By the time of the 1979 Polk Directory, Rita had moved back to her childhood home of 908 Rex.

Rita Mancini Wisek died in 1997. Her obituary included the line, "She loved cats." Also according to her obituary, she had worked at the Blue Parrot Restaurant for 26 years, retiring in 1989. However, a *Louisville Times* article from Jan. 26, 1994 (accessed at the Colorado Historic Newspaper Collection website) stated that she worked at the Blue Parrot for almost 40 years. The article stated, "For Wisek, her years at the Blue Parrot were like 'a home away from home.'"

McManus / Silberblatt Ownership, 1997-2019

Owner Rita Mancini Wisek died in 1997. Later in 1997, her personal representative, who was her niece, sold 908 Rex to Brendan McManus and Patricia Silberblatt. In 2000, the two conveyed ownership to Brendan McManus alone. In 2012, he founded Lucky Pie Pizza & Taphouse in Louisville.

Current Owner – Talbot & Diana Wilt

In December 2019, 908 Rex was sold to Talbot and Diana Wilt, who are the current residents.

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, obituary records, and historical photographs from the collection of the Louisville Historical Museum.



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REAL ESTATE APPRAISAL CARD--URBAN MASTER INDEX #19600

LEGAL DESCRIPTION 3-4-5 SUB-DIVISION OR ADDITION SECTION 7

LOT 8 BLOCK 8 MURPHY PLACE

HOUSE NO. 908 STREET Rex CITY LOUISVILLE

OWNER'S NAME AND ADDRESS: TONY & MARGARET MANCINI, LOUISVILLE
and Rita Marie Mancini

CHANGES IN OWNERSHIP:

NAME	ADDRESS	DATE	VOLUME	PAGE	TYPE	INSTRUMENT	REMARKS

TAXING DISTRICTS: CITY, SCHOOL, FIRE, SANITARY, OTHER

LOT OR ACREAGE DESCRIPTION

ZONING: RESIDENTIAL, APARTMENT, COMMERCIAL, LIGHT INDUSTRIAL, HEAVY INDUSTRIAL

STREET OR ROAD: IMPROVEMENTS: PAVED, SIDEWALK, CURB, DRIVEWAY, CITY WATER, WELL, SPRING, SEWER, ELECTRICITY, GAS, PAVED ALLEY

TOPOGRAPHY: LEVEL, HIGH, STEEP, SOIL, LOW, FLOPING, HILLY, ROCK

REGULAR LOT: SIZE, X, IRRREGULAR LOT SIZE, X, AVERAGE, X, POOR, X

SPECIAL LAND NOTES:

LAND VALUE CALCULATION

SIZE OR ACRES, UNIT VALUE, DEPTH, CORNER, OTHER, FACTOR, FRONT FOOT, ACRES VALUE, TOTAL VALUE

NET ADDITION, AMOUNT, TOTAL \$

NET DEDUCTIONS, AMOUNT, ADD OR DEDUCT, TOTAL LAND VALUE

SUMMARY

DESCRIPTION	DATE	AMOUNT	YEAR	% CHARGE	REASON	LAND	IMPROVEMENTS	TOTAL
BUILDING PERMIT			1956			150	2130	2280
ORIGINAL COST (IMPROVEMENTS)			19					
ADDITIONS AND BETTERMENTS			19					
OWNER'S ESTIMATE OF VALUE			19					
PRIVATE APPRAISAL			19					
INSURANCE			19					
MORTGAGE			19					
MONTHLY RENTAL			19					
ADVERTISED FOR SALE			19					
TRANSFERRED			19					

MEASURED BY: R.W. DATE: 9-11-48 CLASSIFIED BY: DATE: CHECKED BY: DATE:

1948 Boulder County Assessor Card - Front

BUILDING DESCRIPTION AND VALUE CALCULATION

CLASSIFICATION NO. 1 MAIN BUILDING DESCRIPTION BLDG. NO. 10

TYPE AND USE: 1-FAMILY DWELLING, 2-FAMILY DWELLING, ROW HOUSE, APARTMENT BUILDING

UNITS AND ROOMS: KIND OF UNIT, NUMBER OF UNITS, FLOORS

FOUNDATION: POSTS OR PIERS, WALLS, EXTERIOR WALLS, WOOD FRAME, SHEATHING, SOLID MASONRY, INSULATION, SIDING, BOARD AND BATTEN, SHINGLES, ASPHALT, BRICK VENEER, STUCCO, BRICK VENEER, CEMENT, STONE VENEER, NATURAL, BRICK SOLID, GOLF, CONCRETE BLOCK

ROOF: TYPE, PITCH, LOW, MEDIUM, STEEP, FRAMING, SIMPLE, LIGHTING, ELEC, GAS, NONE, FAIR, POOR

DATE OF CONSTRUCTION: 1924, 24, B.C.R., Remodeled in 1942

MAJOR ALTERATIONS OR ADDITIONS: DATE, AGE, DESCRIPTION, PER CENT

MINOR BUILDINGS: GARAGE AND MINOR BUILDINGS

CLAS. NO., SIZE, AREA, WALLS, FLOOR, ROOF, HEATING, LIGHTING, PLUMBING, REPRODUCTION COST, AGE, DEPRECIATION, NET VALUE

SPECIAL BUILDING: 1942 12x18 workshop with floor for donation

GROUND PLAN SKETCH

AREA-MAIN BUILDING: 36x4, 42x22, 92x4

REPRODUCTION COST AND FINAL VALUE: MAIN BUILDING, ITEM NO., AREA OR QUANTITY, UNIT COST, TOTAL

ADDITIONS (PLUS): 230, 1662, 667, 1793

DEDUCTIONS (MINUS): 30, 1068, 230, 35

BASE REPRODUCTION COST: 2423

FINAL NET CONDITION: 75

FINAL VALUE: 1817

SUMMARY OF BUILDING VALUE: MAIN BUILDING \$ 1800, GARAGE 170, MINOR BUILDINGS 160, TOTAL BUILDINGS AND IMPROVEMENTS \$ 2130

1948 Boulder County Assessor Card - Back

DESCRIPTION

The historic structure located at 908 Rex Street was constructed in 1924 and is a typical mid-1920's wood frame vernacular house of this area. The primary façade faces north to Rex Street with a large covered front porch dominating the front façade. The original structure has a rectangular plan. An enclosed addition at the rear (south) side of the house has access to interior stairs leading to the basement through a floor hatch. Primary changes occurred over time:

- Rear patio (pre-1948)
- Rear patio enclosed (pre-1948)
- Asbestos composite siding installed over existing 1x6 wood shiplap siding (pre-1948)
- Basement dug-out (pre-1948)
 - o Addition of coal-burning furnace
 - o Addition of chimney for coal-burning furnace
 - o Addition of coal shoot for coal-burning furnace
- Vinyl siding installed over asbestos composite siding (post-1948)
- Enlarged original window openings (post-1948)
- Replacement of roofing & gutters (post-1948)
- Updated interior electrical and plumbing (unknown)



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The original footprint of the house, as observed, is shown below:



The footprint of the original house is shown in red as determined by observations made in the basement and attic. The yellow area is the original covered porch at the front of the house facing Rex Street. The blue area is a rear addition that was originally a patio and was later enclosed and made part of the living structure. The chimney and basement were likely added to accommodate a coal-fired heating system. All of these changes were complete at the time of the county assessor documentation in 1948.

ANALYSIS AND COMPLIANCE

Due to the age of the building, the finish coatings may contain lead-based paint and asbestos may be present in various building material components, including the possibility of a layer of composite siding and the interior plaster top coat. A professional evaluation should be conducted throughout the entire building to determine the presence of any hazardous materials. 908 Rex Street is not listed on the National, State or local registers. If the home is to be landmarked, the homeowners are encouraged to follow the Secretary of the Interior's Standards for the Treatment of Historic Properties which can be found here:

<https://www.nps.gov/tps/standards.htm>. Please also see the Guidelines for Rehabilitation for photos and examples: <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>

STRUCTURE CONDITION ASSESSMENT AND RECOMMENDATIONS

Building Foundation/Crawlspace/Basement

The original existing foundation consists of either stone and concrete or only concrete with large aggregate. The original foundation was only approximately 2'-0" tall with what appeared to be a small concrete footing. After observing the footing, it would be reasonable to assume that the foundation wall was also concrete and not stone. At some time after the original construction, concrete walls were added inside the foundation walls to lower the elevation of the interior and allow for a basement below the main living area. These interior foundation walls help retain the soil below the original walls and lower the elevation of the basement. In addition, a floor slab was added to this area.

The building site is fairly level, with a slight slope to the south. There is no significant slope away from the building on all sides and in some cases we observed negative drainage back towards the building. Our evaluation of the existing foundation walls was limited. We are unable to evaluate the interior concrete walls retaining the earth below the original foundation walls. Both the original and the concrete retaining walls show little to no signs of cracking where visible, but we do not know what type of footing is below the retaining walls if any and how they are restrained.

We could not observe the foundation below the rear addition and the front porch. We observed the very top of wall and it appeared to be concrete. The floor of the rear addition is sloped to the south, but that may be due to an original sloped slab-on-grade or could be due to settlement. The front porch foundation appears to have settled, mostly at the support posts for the roof above.

We would call the condition of the foundation of the main house satisfactory. It has performed adequately over the years, however has likely moved resulting in uneven floors, etc.

The site drainage and slope away from the building could be improved, eliminating any negative slope to the house. There are some minor signs of water infiltration at the foundation walls, but less than most buildings of the type and age.

Recommendations:

We would recommend investigating the front porch and rear addition foundations with a licensed Structural Engineer. These foundations may need repair. Care should be taken not to undermine the existing crawl space foundation. We would also recommend re-grading the site to allow for positive drainage away from the building. This should also include better gutters and gutter extensions.

We have no other foundation recommendations at this time. There are no signs of major foundation distress. The owner may continue to monitor the building and contact us with any future problems. The owner is to note that the current foundation is not suitable for a second story and significant structural modifications to the foundation would be required to support additional loading from a remodel or addition.



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Floor Construction

The existing floor framing consists of 2x8 joists at 16" o.c. The joists appear to be supported by an exterior foundation wall and one main beam line in the center of the building in the basement. This beam consists of a (2) 2x6 supported by studs and posts extending to the basement slab below. Each ply of the beam is spliced at random locations. Some of these studs appear to penetrate the slab and others bear directly on the slab. The stud spacing is approximately 24" o.c. We were unable to verify the construction of the floor at the rear addition and at the front porch.

In the crawl space, the beam continued and was supported by blocks at regular spacing. In addition, there were several intermediate supports to the crawl space finished grade to help reduce deflection of the joists at approximately mid-span. Diagonal joist blocking was added at mid-span of the joists to help reduce joist rotation and increase overall performance. This blocking looked to be original or at least added early in the lifespan of the building.

Sheathing and flooring consists of 1x3 T & G, with no additional floor above. The 1x3 sheathing was finished to act as the final finished floor material. We suspect that the rear addition may be wood flooring over a concrete slab but were unable to verify this assumption.

The ceiling of the east coal-shoot was a suspended concrete slab. There was evidence of original railroad ties and wood between the ties to support the concrete during installation and it is likely that the concrete is dependent on these ties and wood for support.

It was interesting to note that the studs from the wall above were continued down to the sill plate of the foundation and adjacent to the floor joists. As a result, we were unable to determine if there was a continuous rim board. We did observe some blocking between joists at the sill plate. No anchor bolts between the sill plate and the foundation were observed.

The main level 2x8 joists were in good condition and the span and size of the joists are better than most buildings that we see of this type and age. The joists size and spacing meets minimum IRC code requirements. If we were to compare this construction to what was specified in the older UBC codes, it would have also exceeded minimum code requirements. We were unable to verify if the floor was level or sagging in areas.

The front porch framing was in poor to fair condition. There were several areas that were sagging and soft when we walked on the surface, particularly at the posts supporting the roof above.

Recommendations:

It is our recommendation that the following floor repairs be completed:

1. A more thorough review of the suspended concrete slab should be completed to determine if it needs additional support for extended life.
2. Replace any damaged or rotting studs supporting the interior beam line.
3. The floor is bouncing and will likely feel soft or bouncy if there is a large gathering in the main living areas. Contact a licensed Structural Engineer for any additional floor recommendations to help stiffen the floor and for better overall performance.

All new repairs should be specified by a licensed Structural Engineer. We recommend that repair details be provided and submitted to the City of Louisville for review and be observed by the Engineer and City Inspectors during construction.



Roof Construction

The roof framing above the main portion of the house consisted of the following:

1. Rafters are 2x4s at 24" o.c. and 2x4 ceiling joists at 16" o.c. The ceiling joists were spliced on the center interior wall of the main space.
2. There was no joining ridge member or collar ties to support the rafters.
3. 1x diagonal struts were installed at approximately 48" o.c. to provide support for the rafters and transfer roof load to the center wall of the house.
4. 1x vertical struts were installed at approximately mid-span of the ceiling joists to help reduce ceiling deflection. These struts were also at 48" o.c.
5. Original roof sheathing consisted of 1x6 decking with large spaces between each member. Another layer of OSB sheathing was installed above the 1x sheathing.
6. The gable ends were framed with 2x4 studs, balloon-framed from the main level exterior wall below.
7. We were unable to verify the rafters in the rear addition. This location was vaulted and it appears that drywall was installed directly to the underside of the rafters. These rafters may be original porch rafters, in which case probably 2x4 or 2x6 rafters at 24" o.c.
8. We were unable to verify the front porch construction. There was no access and it is at a slightly lower elevation than the main house. It is likely that it is similar construction to the framing we observed at the main house, however there are no interior walls to help support the framing.

The roof was in fair condition and very typical framing for a building of this age. There was evidence of significant water damage along the west side of the roof. This water infiltration resulted in damage to the 1x roof sheathing and ceiling drywall below. There was no evidence of damaged or poor performing rafter or ceiling joists. The ceiling cracks and roof performance were similar to other buildings we have observed of this type and age.

Recommendations:

The owner and architect are to note that the assumed roof and ceiling structure is not to current code standards, however it has performed adequately and if it is not revised will likely perform in a similar manner to how it has for almost 100 years. Since Louisville did not likely have a building code at this time, we are unable to determine if it was built to a code or engineered at the time of construction. We can safely say that it was built to a similar standard of the other buildings we have observed from this time period.

We would recommend some of the following framing items from the prescriptive section of the IRC code:

1. 2x4 collar ties @ 48" o.c.
2. 2x diagonal struts to properly support rafters with a continuous beam if the struts are spaced more than 24" o.c.
3. Additional ceiling members or intermediate ceiling beams to reduce ceiling joist spans. The existing vertical struts only add additional load to an already over-stressed roof rafters.
4. We would not recommend adding additional roofing materials, such as an additional layer of shingles, (the code allows up to two layers), or solar panels without the additional structural support mentioned above. The owner/architect should also keep in mind that any energy upgrades, such as increased insulation to the attic, could result in prolonged snow retention on the roof and could ultimately affect roof performance without first completing structure reinforcement.
5. The front porch framing should be investigated to determine if it needs additional support.

All new repairs should be specified by a licensed Structural Engineer. We recommend that repair details be provided and submitted to the City of Louisville for review and be observed by the Engineer and City Inspectors during construction.



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Exterior Wall Construction

The wall framing was not exposed at the main level for our review. It is likely a 2x4 stud wall with studs at regular spacing. The addition at the rear of the building appears to be of similar construction and is likely 2x4 or 2x6 stud walls with studs at a regular spacing.

The front porch roof framing is supported by wood posts. These posts are boxed out and it is difficult to determine the structure inside.

Since we were unable to observe any exposed structure in the walls, we are unable to evaluate the walls or determine if there is any structural damage. The wall heights were likely 8'-0" tall, which is reasonable for 2x4 construction, mainly due to our high wind loads. We saw no signs of interior finish material damage.

Recommendations:

At this time, we do not have any recommendations for repairs to the exterior walls at the main level. The owner is to note that they 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 Siding

Most of the house is covered in vinyl lap-look panel siding. There is damage to the vinyl siding on the east side of the house that reveals composite siding beneath that likely contains asbestos. This composite siding matches the composite siding that covers the entire garage and likely covers the majority of the house. Investigations in the attic and the basement reveal shiplap siding in several areas attached directly to the wall framing. Additionally, there is shiplap siding exposed in the gable end underneath the covered front porch. The shiplap siding is likely original and likely covers the entire house. At some point, most likely prior to 1948 and possibly at the time that the garage was constructed, the composite siding was applied directly over the shiplap siding. At a later date that can not be identified, the vinyl siding was applied directly over the composite siding.

Historical photos show that the siding has been painted white over the years, but the type of siding that was exposed during these photographs cannot be determined.

The current vinyl siding is overall in relatively good shape but there are areas of deterioration and it is likely at the end of its expected lifespan.

Recommendations:

1. Remove the vinyl siding that will likely expose the composite siding in all areas of the house.
2. The composite siding found should be inspected for asbestos and removed and disposed of accordingly to expose the wood shiplap siding underneath.
3. Restore, refinish, and/or replace exposed shiplap siding



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Exterior Windows

The house has a mix of single-hung, double-hung, and center-meet glider white, vinyl windows on the north and east elevations of the original structure. These vinyl windows are in fair condition and are not original but the date that they were added could not be determined.

There are wood single-hung windows on the east, south, and west elevations of the structure addition at the rear of the house. These windows are in good condition and are likely the same size as, but not the original windows to this part of the house.

Additionally, there are wood single-hung windows with counter-weights on the west elevation of the original structure. These windows are likely original to the structure and are most likely what was originally used throughout the original structure. These windows are in poor condition. Also at these locations there are aluminum single-hung storm windows.

There is one painted, wood hopper window on the front elevation in the closet of the front bedroom. This window does not match any other window in the house. This window is old, but it is unclear if it is original or even if it is in an original window opening. There is not sufficient photographic evidence to determine the date of this window. Exposing the framing or original siding beneath the current siding and lathe and plaster might reveal more clues as to the originality of this window and window opening.

Most, if not all, of the windows throughout the house are likely in roughly the locations of the original windows but there are no clues as to the original window sizes other than the possibility that the windows on the west elevation could be original and could match what was used throughout the house. Removal of the siding down to the original shiplap siding as well as removal of the interior lathe and plaster down to the framing could reveal additional clues as to the sizes and locations of the original windows.

Recommendations:

1. Option 1: If Landmarked, remove replacement windows and reinstall windows matching the original windows documented in the historic photos.
2. Option 2: If Preserved, repair and restore all windows to make operable. Restore original hardware where missing. Install weather stripping or install new wood storm windows to fit historic character of existing windows.



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Exterior Doors

The front door is a stained, multi-panel wood door, with a ½ lite and is likely original. There is an aluminum storm door at the front entrance that is not original but is in poor condition.

There is back patio / yard access door on the south side of the structure. This door is a painted white, wood French inswing door with full-lites. This door is relatively new and is located on the south elevation of the addition to the original structure. Due to the floor sloping in this part of the house these rear doors cannot be opened entirely.

Recommendations:

1. Refurbish and stain the front door.
2. Replace the aluminum storm door with a full-lite storm door.
3. Refer to structural recommendations for addressing the slope of the floor at the rear addition to make the door in this area fully operable.



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Porches

The covered front porch rests on a poured concrete foundation that is original and was poured at the same time as the original building foundation. Other than the exposed foundation, the remainder of the porch structure could not be inspected as it is all wood-wrapped. The porch structure is likely wood construction and original. The condition of the porch structure could be further assessed by the removal of finishes and decking.

The decking is constructed of wood planks, possibly original, that are in poor condition, are not stained, and are popping-up or sagging in several locations, creating a tripping hazard. There is a half-wall surrounding the entire porch with an opening at the front entrance. This wall is wrapped on the exterior in vinyl siding matching the rest of the house. The inside of this wall is wrapped in wood-board that is not original and is in poor condition. The 2x10 wood cap on this wall has likely been replaced to match the original and is in poor condition. The roof of the front porch is supported by three painted wood-wrapped columns. The wood wrap has likely been replaced to match the original and is in fair condition. The porch ceiling is vaulted, not painted, and made of soffit board that is not original and is in fair condition.

At the rear of the house there is an uncovered deck that was added at some point after the rear addition was enclosed. The deck is of wood construction with a composite decking. This deck is in fair condition but constant southern exposure has brought these materials to near the end of their expected lifetime.

Recommendations:

1. Remove front porch decking, siding, and wrapping materials to further inspect the structural elements.
 - a. Restore and/or replace any structural elements found to be failing.
2. Remove front porch decking and replace with a composite decking to match.
3. Remove all siding and wood-wrap and replace and paint with similar original materials.
4. Restore, refinish, and/or replace rear deck.



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Exterior Trim and Ornamentation

Ornamentation:

There is minimal ornamentation currently present on the house and no indication of any previous ornamentation that has been removed. At the gable ends of the original house there are painted wood brackets that were likely added at some point to support sagging barge rafters. These brackets are in poor condition with many of them missing bracing pieces. Further exploration such as removing the siding or discovering other historical photos could reveal evidence of historical ornamentation.

Recommendations:

1. Remove siding to reveal existing wood shiplap siding, trim, and any ornamentation.
2. Remove gable end brackets that are not original.

Window and Door Trim:

Exterior windows and doors were trimmed out in typical vinyl, J-style edge moulding when the vinyl siding was applied.

Recommendations:

1. Remove siding to reveal original window and door trim.
2. Restore, refinish, and/or replace original window and door trim.

Chimneys:

There is a brick chimney originating in the basement of the original structure that terminates above the center of the roof ridge. This chimney is not original and was added when the basement was dug-out to accommodate a coal-burning furnace with an associated coal-shoot being added to the east. The chimney is exposed in the basement and on the main level and currently accommodates the gas furnace exhaust. Where the chimney penetrates the ceiling it angles towards the roof ridge.

Recommendations:

No recommendations at this time.



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Soffits:

Most of the soffits are vinyl soffit panels that are in fair condition. The soffits on the rear gable end of the original structure is unpainted soffit board. There are areas of soffit transitions that are of poor construction that are failing and could lead to future problems. There is no evidence as to what the original soffits were. Removal of the vinyl soffits along with removal of the vinyl siding could lead to clues as to the original soffit construction.

Recommendations:

Remove and replace all soffits.

Fascia & Trim:

Vinyl fascia and trim of various sizes and conditions from fair to poor are found throughout the entire structure. There are no clues as to what the original fascia and trim might have been but removal of the vinyl and composite sidings would likely reveal what these were.

Recommendations:

1. Remove vinyl and composite sidings to reveal original fascia and trim and restore, refinish, and/or replace as needed.

Gutters & Downspouts:

Gutters are a painted, standard 4" K-style metal gutters. Overall, the gutters appear to be in decent shape. The downspouts are standard 2x3 metal downspouts. The downspouts appear to be adequate for the amount of roof area but do not drain far enough from the foundation. The gutters and downspouts are not original but are necessary to maintain adequate building performance and structural integrity.

Recommendations:

Downspouts should be extended to terminate further from the building foundation.



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Mechanical, Electrical, Plumbing

Mechanical:

There is a gas-fired, forced-air heating system. The furnace is atmospherically vented through the chimney. While the unit is older, it appears to be in working order. Where the ductwork is visually exposed there are some areas of concern. Mechanical paper was found that likely contains asbestos. There are also areas of poor or missing connections and one area where the supply line is reduced to accommodated plumbing that likely results in poor airflow.

Recommendations:

1. Replace the existing ductwork built to current building codes.
2. Consider replacing furnace in the future with high-efficiency unit with a sealed combustion intake/exhaust system.

Electrical:

The electrical system is a 100 AMP panel with a full, 100 AMP breaker. The electrical service is delivered overhead at the rear of the house, at the back of the original structure and is coming from the south alley. The electrical wiring in the house is a mix between the original knob & tube wiring and updated romex wiring. The original knob and tube wiring is found to still be used in the basement while there is also some found in the basement and the attic that appears to have been abandoned. The main level wiring appears to be entirely updated to romex, but wiring in the walls could not be confirmed.

Recommendations:

1. Replace the existing electrical service with an upgraded 200amp service in a new panel built to current building codes.
2. Replace the existing knob & tube wiring with romex wiring built to current building codes.

Plumbing:

There is a standard 40 gallon gas-fired water heater that is atmospherically vented through the chimney. The base of the water heater is rusting and shows that the water heater is past it's expected lifespan. The water delivery system is a mix of primarily copper and galvanized piping. The galvanized piping is likely original and the copper was likely added at a later date to accommodate repairs and subsequent plumbing additions. The galvanized and copper plumbing is showing signs of deterioration and there is likely extensive unseen corrosion within the galvanized pipes due to their age and the corrosive nature of galvanized plumbing lines. Waste lines are a mix of ABS plastic, PVC plastic, and cast-iron. The routing of the waste lines is not suitable for continued use and will likely lead to failure. The sink drains to an ejector-pit in the basement which is subsequently routed to the opposite side of the house to flow into the main waste line. In doing so, the waste line from the ejector pit sags beneath mechanical equipment creating a low point that likely does not allow for clear passage of waste. A cast-iron waste line exits the building encased in the concrete foundation on the west side of the house. This waste line leads to an orangeburg sewer line leading to the south alley. This sewer line is in poor condition with minimal fall over its span to be effective.

Recommendations:

The entire existing plumbing should be removed and replaced and built to current building codes.



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LANDMARKING RECOMMENDATION

The structure at 908 Rex Street is a good example of a mid-1920's wood frame vernacular house typical to the City of Louisville and the Frenchtown neighborhood. The house's social history has past residents that were significant to Louisville's history and were owners and residents for 73 continuous years. The structure is a good example of accretive architecture that reflects how the needs of the residents have aligned with the generational changes of the community. Many of the historic aspects of the structure still remain and can be restored to their historic appearance.

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.

It is our recommendation that the building be landmarked under the City of Louisville Historic Preservation Program. In addition, the building is a very strong candidate for historic preservation grant funding through the City's same program.

Preservation Priorities

Overall, 908 Rex Street is in moderate condition given the age of the structure. There are elements that need to be addressed at a high priority.

High Priority:

1. Address plumbing issues as outlined above.
 - a. Replace water heater with a high-efficiency unit.
 - b. Remove most or all of the plumbing and rebuild according to current codes. The supply lines are likely at corrosion levels that if ignored will likely lead to further building damage due to water leaks. The waste lines and use of the ejector pit are not installed properly and will likely lead to failure, potentially causing damage to the building structure.
2. Evaluate the front porch foundation and framing with a licensed engineer to determine if any added support is necessary.
3. Remove existing vinyl siding, vinyl soffits, vinyl window trim, and composite asbestos siding to reveal the existing wood shiplap siding; restore, refinish, and/or replace the existing wood siding.
4. Replace windows with units consistent with the historic character of the house.

Medium Priority:

1. Determine historic decoration, trim, and soffits, and restore, refinish, and/or replace consistent with the historic character of the house.
2. Replace the knob & tube electrical wires. The electrical wiring is a fire hazard that should be removed and replaced according to current building codes.
3. Add structural support members to stiffen both the roof framing and the floor framing for better longterm performance.

Low Priority:

1. Perform an energy audit to identify how energy efficient the home is. An audit can determine areas of air infiltration and where efficiency upgrades will be most valuable.

Replace existing furnace with a high-efficiency unit.



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Northeast Corner looking Southwest



Southwest Corner looking Northeast

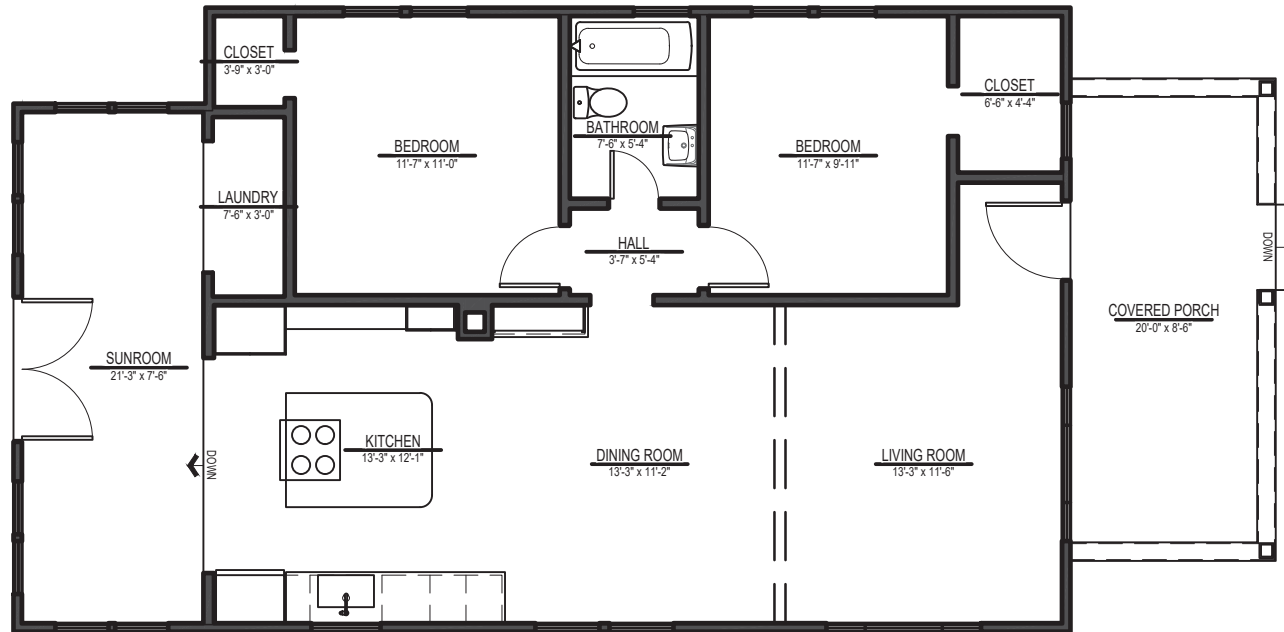


South (Rear) Elevation



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1
A1.1

MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



DRAWING TITLE

EXISTING FLOOR PLAN

DATE

01/27/2020

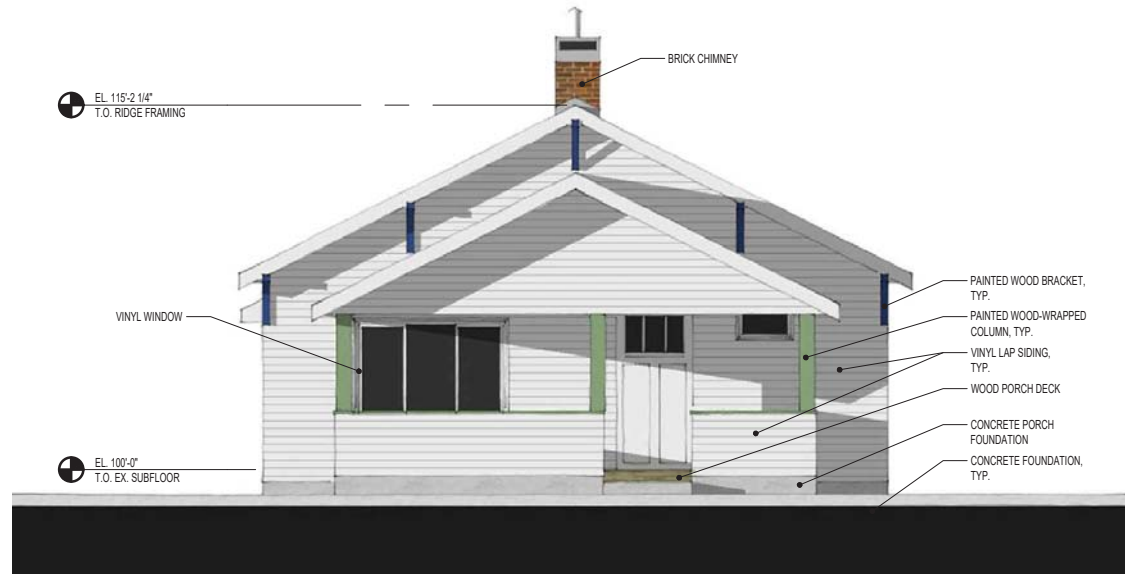
SHEET

A1.1

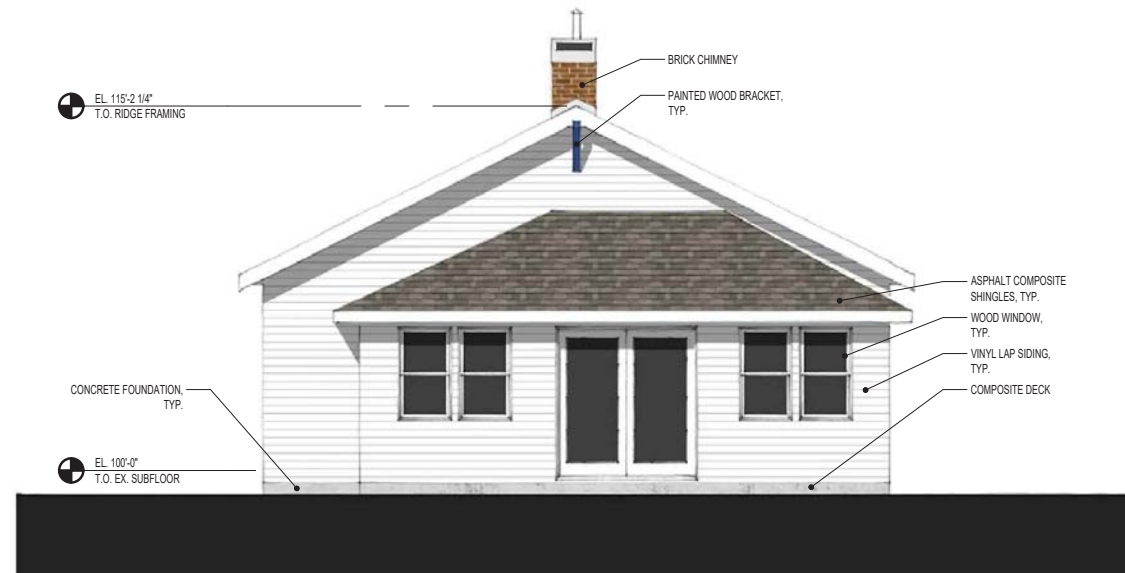


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1
A2.1
EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2
A2.1
EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

DRAWING TITLE
EXISTING ELEVATIONS

DATE
01/27/2020

SHEET
A2.1



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1
A2.2
EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



2
A2.2
EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

DRAWING TITLE
EXISTING ELEVATIONS

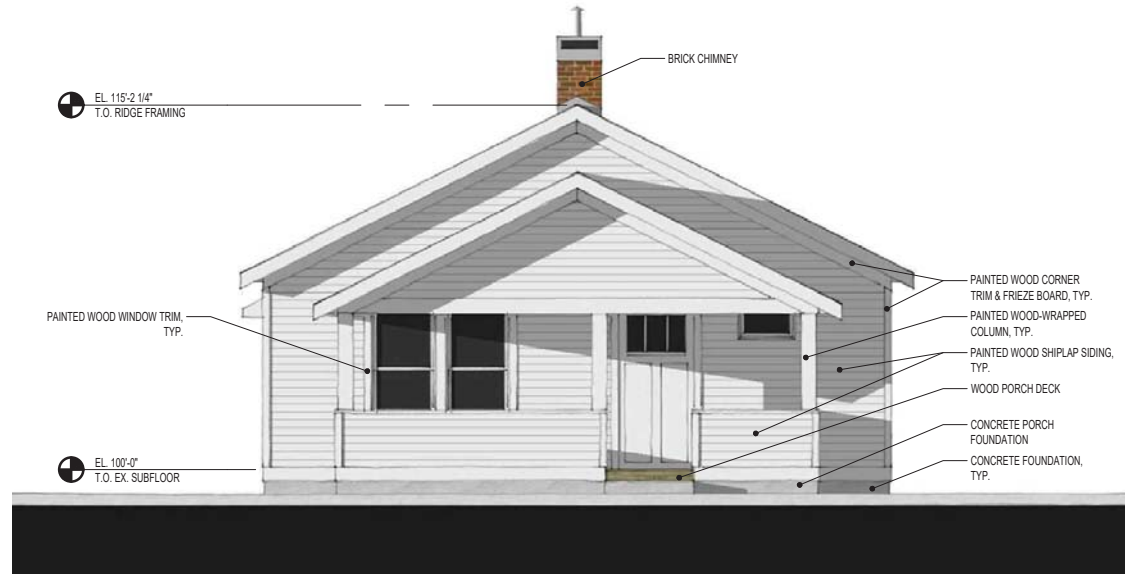
DATE
01/27/2020

SHEET
A2.2

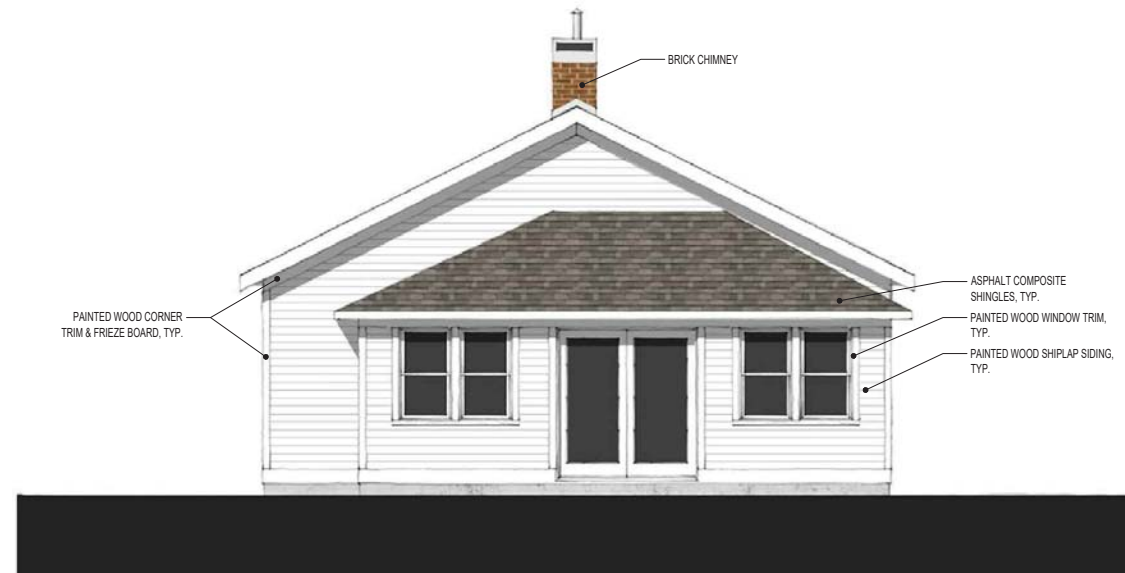


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1
A2.3
HISTORIC NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2
A2.3
HISTORIC SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

DRAWING TITLE

HISTORIC ELEVATIONS

DATE

01/27/2020

SHEET

A2.3



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DRAWING TITLE

HISTORIC ELEVATIONS

DATE

01/27/2020

SHEET

A2.4



1
A2.4

HISTORIC WEST ELEVATION

SCALE: 1/8" = 1'-0"



2
A2.4

HISTORIC EAST ELEVATION

SCALE: 1/8" = 1'-0"



January 16, 2020

Attn: Andy Johnson
DAJ Design
Louisville, CO

Dear Andy,

Below is a summary of our structural observation at the existing building located at 908 Rex Street . The summary also includes our structural assessment of the existing structure. Please feel free to contact us with any questions.

I. Building Description:

The building was constructed in approximately the 1920s based on the county records, however, there appears to have been an addition on the south side of the building that was completed at a later date. This addition may have been an original porch that was converted because it also includes the cellar/basement access. The time period for the addition is information we were not able to determine. The building is currently being used as a single-family residence.

The building is a one-story structure with an attic above the entire main floor. There were no dormers in the attic/roof construction. Below the rear half of the original building is a cellar/basement which is accessible from the rear addition. The front portion of the building is built above a crawl space. The deeper cellar/basement was not original and it appears that the entire original house was built above a crawl space and then later the crawl space was dug out for a deeper cellar/basement. On the east side of the building is a small basement room below exterior grade. This looks to have been an access for coal/heating.

The building is a wood-framed structure supported by either a poured concrete foundation with large aggregate or a stone foundation with concrete exterior and interior surface coating.. Roofing consists of asphalt shingles at all areas, including the front porch. Interior floor finishes are primarily wood flooring (the original 1x3 floor sheathing finished) and lath and plaster interior wall finish. The basement floor is concrete.

Also, on the property are the following additional structures:

1. A detached wood framed garage supported by a slab-on-grade on the east side of the building.
2. A small shed in the back yard.



II. Roof Framing:

A. Description:

The roof framing above the main portion of the house consisted of the following:

1. Rafters are 2x4s at 24" o.c. and 2x4 ceiling joists at 16" o.c. The ceiling joists were spliced on the center interior wall of the main space.
2. There was no joining ridge member or collar ties to support the rafters.
3. 1x diagonal struts were installed at approximately 48" o.c. to provide support for the rafters and transfer roof load to the center wall of the house.
4. 1x vertical struts were installed at approximately mid-span of the ceiling joists to help reduce ceiling deflection. These struts were also at 48" o.c.
5. Original roof sheathing consisted of 1x6 decking with large spaces between each member. Another layer of OSB sheathing was installed above the 1x sheathing.
6. The gable ends were framed with 2x4 studs, balloon-framed from the main level exterior wall below.
7. We were unable to verify the rafters in the rear addition. This location was vaulted and it appears that drywall was installed directly to the underside of the rafters. These rafters may be original porch rafters, in which case probably 2x4 or 2x6 rafters at 24" o.c.
8. We were unable to verify the front porch construction. There was no access and it is at a slightly lower elevation than the main house. It is likely that it is similar construction to the framing we observed at the main house, however there are no interior walls to help support the framing.

B. Condition/Evaluation:

The roof was in fair condition and very typical framing for a building of this age. There was evidence of significant water damage along the west side of the roof. This water infiltration resulted in damage to the 1x roof sheathing and ceiling drywall below. There was no evidence of damaged or poor performing rafter or ceiling joists. The ceiling cracks and roof performance were similar to other buildings we have observed of this type and age.

C. Recommendations:

The owner and architect are to note that the assumed roof and ceiling structure is not to current code standards, however it has performed adequately and if it is not revised will likely perform in a similar manner to how it has for almost 100 years. Since Louisville did not likely have a building code at this time, we are unable to determine if it was built to a code or engineered at the time of construction. We can safely say that it was built to a similar standard of the other buildings we have observed from this time period.

We would recommend some of the following framing items from the prescriptive section of the IRC code:

1. 2x4 collar ties @ 48" o.c.
2. 2x diagonal struts to properly support rafters with a continuous beam if the struts are spaced more than 24" o.c.



3. Additional ceiling members or intermediate ceiling beams to reduce ceiling joist spans. The existing vertical struts only add additional load to an already over-stressed roof rafters.
4. We would not recommend adding additional roofing materials, such as an additional layer of shingles, (the code allows up to two layers), or solar panels without the additional structural support mentioned above. The owner/architect should also keep in mind that any energy upgrades, such as increased insulation to the attic, could result in prolonged snow retention on the roof and could ultimately affect roof performance without first completing structure reinforcement.
5. The front porch framing should be investigated to determine if it needs additional support.

All new repairs should be specified by a licensed Structural Engineer. We recommend that repair details be provided and submitted to the City of Louisville for review and be observed by the Engineer and City Inspectors during construction.

III. Main Level Exterior Wall Framing:

A. Description:

The wall framing was not exposed at the main level for our review. It is likely a 2x4 stud wall with studs at regular spacing. The addition at the rear of the building appears to be of similar construction and is likely 2x4 or 2x6 stud walls with studs at a regular spacing.

The front porch roof framing is supported by wood posts. These posts are boxed out and it is difficult to determine the structure inside.

B. Condition/Evaluation:

Since we were unable to observe any exposed structure in the walls, we are unable to evaluate the walls or determine if there is any structural damage. The wall heights were likely 8'-0" tall, which is reasonable for 2x4 construction, mainly due to our high wind loads. We saw no signs of interior finish material damage.

C. Recommendation:

At this time, we do not have any recommendations for repairs to the exterior walls at the main level. The owner is to note that they 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.



IV. Floor Framing:

A. Description:

The existing floor framing consists of 2x8 joists at 16" o.c. The joists appear to be supported by an exterior foundation wall and one main beam line in the center of the building in the basement. This beam consists of a (2) 2x6 supported by studs and posts extending to the basement slab below. Each ply of the beam is spliced at random locations. Some of these studs appear to penetrate the slab and others bear directly on the slab. The stud spacing is approximately 24" o.c. We were unable to verify the construction of the floor at the rear addition and at the front porch.

In the crawl space, the beam continued and was supported by blocks at regular spacing. In addition, there were several intermediate supports to the crawl space finished grade to help reduce deflection of the joists at approximately mid-span. Diagonal joist blocking was added at mid-span of the joists to help reduce joist rotation and increase overall performance. This blocking looked to be original or at least added early in the lifespan of the building.

Sheathing and flooring consists of 1x3 T & G, with no additional floor above. The 1x3 sheathing was finished to act as the final finished floor material. We suspect that the rear addition may be wood flooring over a concrete slab but were unable to verify this assumption.

The ceiling of the east coal-shoot was a suspended concrete slab. There was evidence of original railroad ties and wood between the ties to support the concrete during installation and it is likely that the concrete is dependent on these ties and wood for support.

It was interesting to note that the studs from the wall above were continued down to the sill plate of the foundation and adjacent to the floor joists. As a result, we were unable to determine if there was a continuous rim board. We did observe some blocking between joists at the sill plate. No anchor bolts between the sill plate and the foundation were observed.

B. Condition/Evaluation:

The main level 2x8 joists were in good condition and the span and size of the joists are better than most buildings that we see of this type and age. The joists size and spacing meets minimum IRC code requirements. If we were to compare this construction to what was specified in the older UBC codes, it would have also exceeded minimum code requirements. We were unable to verify if the floor was level or sagging in areas.

The front porch framing was in poor to fair condition. There were several areas that were sagging and soft when we walked on the surface, particularly at the posts supporting the roof above.



C. Recommendations:

It is our recommendation that the following floor repairs be completed:

1. A more thorough review of the suspended concrete slab should be completed to determine if it needs additional support for extended life.
2. Replace any damaged or rotting studs supporting the interior beam line.
3. The floor is bouncing and will likely feel soft or bouncy if there is a large gathering in the main living areas. Contact a licensed Structural Engineer for any additional floor recommendations to help stiffen the floor and for better overall performance.

All new repairs should be specified by a licensed Structural Engineer. We recommend that repair details be provided and submitted to the City of Louisville for review and be observed by the Engineer and City Inspectors during construction.

V. Foundation:

A. Description:

The original existing foundation consists of either stone and concrete or only concrete with large aggregate. The original foundation was only approximately 2'-0" tall with what appeared to be a small concrete footing. After observing the footing, it would be reasonable to assume that the foundation wall was also concrete and not stone. At some time after the original construction, concrete walls were added inside the foundation walls to lower the elevation of the interior and allow for a basement below the main living area. These interior foundation walls help retain the soil below the original walls and lower the elevation of the basement. In addition, a floor slab was added to this area.

The building site is fairly level, with a slight slope to the south. There is no significant slope away from the building on all sides and in some cases we observed negative drainage back towards the building.

B. Condition/Evaluation:

Our evaluation of the existing foundation walls was limited. We are unable to evaluate the interior concrete walls retaining the earth below the original foundation walls. Both the original and the concrete retaining walls show little to no signs of cracking where visible, but we do not know what type of footing is below the retaining walls if any and how they are restrained.

We could not observe the foundation below the rear addition and the front porch. We observed the very top of wall and it appeared to be concrete. The floor of the rear addition is sloped to the south, but that may be due to an original sloped slab-on-grade or could be due to settlement. The front porch foundation appears to have settled, mostly at the support posts for the roof above.



We would call the condition of the foundation of the main house satisfactory. It has performed adequately over the years, however has likely moved resulting in uneven floors, etc.

The site drainage and slope away from the building could be improved, eliminating any negative slope to the house. There are some minor signs of water infiltration at the foundation walls, but less than most buildings of the type and age.

C. Recommendations:

We would recommend investigating the front porch and rear addition foundations with a licensed Structural Engineer. These foundations may need repair. Care should be taken not to undermine the existing crawl space foundation. We would also recommend re-grading the site to allow for positive drainage away from the building. This should also include better gutters and gutter extensions.

We have no other foundation recommendations at this time. There are no signs of major foundation distress. The owner may continue to monitor the building and contact us with any future problems. The owner is to note that the current foundation is not suitable for a second story and significant structural modifications to the foundation would be required to support additional loading from a remodel or addition.

VI. 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.

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 probably for some modern structures), and is only mentioned for completeness of this report.

C. Roof gutters shall be maintained in a clean and functional state. Downspouts should have extenders to direct roof drainage away from the foundation. This will help to continue the life-span of the existing foundation.



D. The garage structure is in need of repair. The roof structure is similar to the house and does not meet code. In addition, the garage door opening looks to have been adjusted in width multiple times. We would recommend repairing or re-installing the garage door header and supporting jamb studs.

DAJ Design and the owner expressed interest in raising the ceiling joist height. This is feasible with reinforcement to both the roof and ceiling framing.

A licensed Structural Engineer should be contacted to provide appropriate repairs once the owner has decided on a final ceiling elevation. We recommend that repair details be provided and submitted to the City of Louisville for review and be observed by the Engineer and City Inspectors during construction.

VI. Summary and Limitations:

A. Summary:

1. The goal of this report was 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 this 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 this 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 does 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.



Glenn Frank Engineering
Engineering Structures that Endure

*Structural Engineering Consultants
2400 Central Avenue
Suite A-1 South
Boulder, Colorado 80301
303.554.9591*

Sincerely,

Jesse Sholinsky, P.E.





908 Rex St., Louisville, Colorado

Legal Description: Lots 3, 4, & 5, Block 8, Murphy Place Subdivision

Year of Construction: 1924

Summary: This house is located in Louisville's Frenchtown neighborhood. As was the case for almost every house in Frenchtown, it was associated with a French family. The extended Gosselin family from France, which included family members with the last names of Mancini and Wisek, had the house at 908 Rex constructed in 1924 and owned it until 1997.

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> .

Gosselin/Mancini/Wisek Ownership, 1913-1997; Date of Construction

Raymond Gosselin (1872-1939) acquired Lots 3 and 4 from the Louisville Realty & Securities Company in 1914. He and his wife, Julia Caron Hermignies Gosselin (1872-1967), had come from France in 1903 and settled in Louisville and in the Frenchtown neighborhood in about 1908.

Their daughter, Margaret Gosselin (1894-1976), married Thomas Williams in 1914 and had two children, Jane and Harold with him. They also lived in Frenchtown. Records of what happened to Thomas Williams could not be located, but in July 1923, Margaret remarried to Tony Mancini

(1884-1955). Tony Mancini had been born in Italy. At the time of his marriage to Margaret Gosselin Williams, which was his first marriage and her second marriage, he was 39 and Margaret was 29. According to his 1955 obituary, he came to Louisville in about 1901 and worked as a stationary engineer in area coal mines. A 1946 directory for Louisville lists him as having been a hoisting engineer at the Hi-Way Mine.

In September 1923, Raymond Gosselin conveyed ownership of Lots 3 and 4 to his daughter, Margaret, and her new husband, Tony Mancini. In October 1923, they granted a deed of trust to McAllister Lumber, secured by Lots 3 & 4. Often, for Louisville properties, the recording of such a document indicated house construction or remodeling.

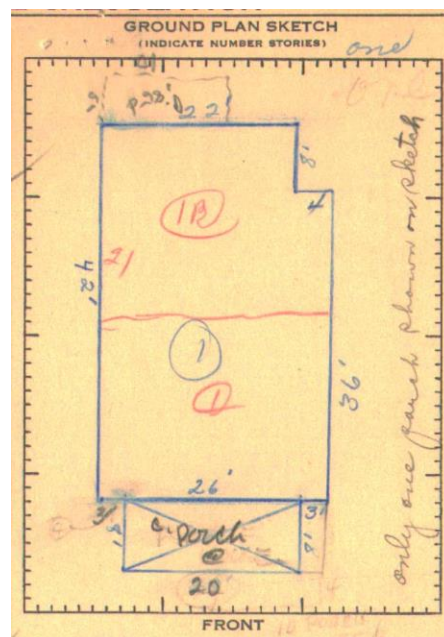
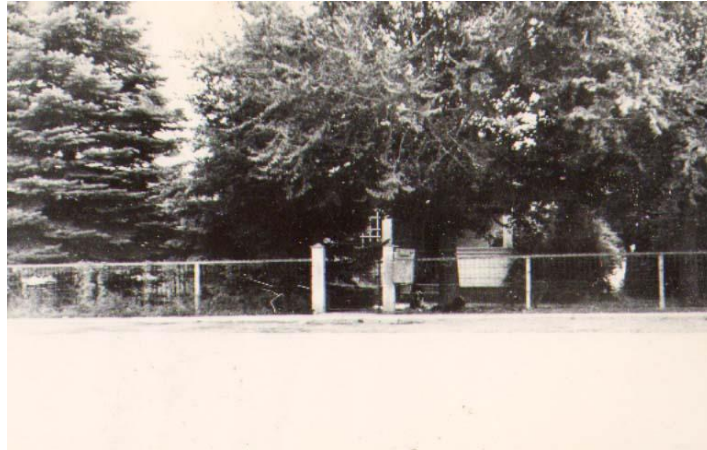
The 1948 Boulder County Assessor Card for 908 Rex states that the house was constructed in 1924. The current Boulder County website also gives the date of 1924. Boulder County has sometimes been found to be in error with respect to the dates of construction of historic buildings in Louisville, so it is important to look at all of the evidence. In this case, the evidence supports the construction date of 1924. The sources of the information in 1948 would have in all likelihood been Margaret and Tony Mancini themselves, who had the house constructed when they were first married on property that came from her father. The fact that they granted a deed of trust to McAllister Lumber in 1923, with the property securing the loan, supports the date of construction of 1924.

For these reasons, and in the absence of other evidence, the 1924 date put forth by Boulder County is assumed to be the correct date of construction. The 1948 Boulder County Assessor Card also states that the house was remodeled in 1942.

In 1927, Raymond Gosselin acquired Lot 5 and other lots in Murphy Place, and in 1939 conveyed ownership of Lot 5 to Margaret and Tony Mancini. Lot 5 is to the east of Lots 3 & 4. Its acquisition appears to have made it possible for a garage to be constructed.

Tony and Margaret Mancini, besides raising her daughter and son from her first marriage, raised the daughter they had together, Rita Mancini (1924-1997). Tony and Margaret lived the rest of their lives at 908 Rex. At the time of the 1930 census, their household consisted of themselves plus daughter Jane Williams, age 14; son Harold Williams, age 10; and daughter Rita Mancini, age 5. By the time of the 1940 census, the household was reduced by one due to Jane Williams having married Joe Softich and moving elsewhere in Louisville. However, by 1943, the household expanded and was made up of Tony and Margaret Mancini; Harold Williams while he was in World War II service; Harold's wife, Mary Ann Kranker Williams; Margaret's niece, Juliette Dhieux Hioco; and Juliette's husband, George Hioco.

The following photo and ground layout image are from the 1948 County Assessor card for 908 Rex:



Louisville Times issues from the 1940s and 1950s, accessible through the online Colorado Historic Newspaper Collection, show that Margaret Mancini was active in Louisville community groups, particularly women's groups. She was a regular participant in the Busy Bee Friendship Club. According to *The Louisville Times*, in 1948 Margaret hosted a "plastic party" at her home at 908 Rex, with 28 women in attendance. (Such gatherings, which promoted the advantages of plastic ware to housewives, were becoming common all over the United States at that time.)

In 1942, Rita Mancini married Herman Wisek. The 1949 directory for Louisville shows that the household included Tony and Margaret Mancini, plus Rita and Herman Wisek. Soon, though, Rita and Herman moved around the corner to 338 Main St. Other Gosselin, Mancini, and Wisek relatives lived close by to 908 Rex over the years.

When Tony Mancini died in 1955, his wife Margaret became the sole owner of 908 Rex. The same year, she conveyed ownership to herself and her daughter, Rita Mancini Wisek. Margaret

continued to reside in the house. According to a 1958 directory for Louisville, she worked as a kitchen worker at Colacci's Restaurant at that time. She died in 1976, and at that point, Rita Wisek became the sole owner of 908 Rex.

According to the 1977 Polk Directory that included Louisville residents, Joe and Jane Softich (Margaret's daughter) lived at 908 Rex in 1977.

Rita and Herman Wisek divorced in 1972. By the time of the 1979 Polk Directory, Rita had moved back to her childhood home of 908 Rex.

Rita Mancini Wisek died in 1997. Her obituary included the line, "She loved cats." Also according to her obituary, she had worked at the Blue Parrot Restaurant for 26 years, retiring in 1989. However, a *Louisville Times* article from Jan. 26, 1994 (accessed at the Colorado Historic Newspaper Collection website) stated that she worked at the Blue Parrot for almost 40 years. The article stated, "For Wisek, her years at the Blue Parrot were like 'a home away from home.'" The following photo shows Rita Wisek with other Blue Parrot staff at the 1968 birthday party for Blue Parrot owner Mike Colacci, taken at the Blue Parrot. Rita is shown standing behind and a little to the right of Mike Colacci, who is seated. She is seen wearing a white shirt with buttons down the front.



Current Owner – Brendan McManus

Owner Rita Mancini Wisek died in 1997. Later in 1997, her personal representative, who was her niece, sold 908 Rex to Brendan McManus and Patricia Silberblatt. In 2000, the two conveyed ownership to Brendan McManus alone. In 2012, he founded Lucky Pie Pizza & Taphouse in Louisville. He continues to be the current owner of record of 908 Rex St.

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.