

**SUBJECT:** RESOLUTION NO. 30, SERIES 2023 – A RESOLUTION APPROVING A PRESERVATION AND RESTORATION GRANT FOR THE COLACCI HOUSE AT 1209 MAIN STREET

**DATE:** JULY 16, 2024

**PRESENTED BY:** AMELIA BRACKETT, SENIOR PLANNER  
COMMUNITY DEVELOPMENT

**LOCATION:**



**SUMMARY**

The applicant is requesting:

- A Preservation and Restoration Grant in the amount of **\$40,000**.

Staff recommends:

- Approval of a Preservation and Restoration Grant in the amount of **\$40,000**.

The applicant is requesting approval of a Preservation and Restoration Grant for preservation, rehabilitation, and restoration work. The total grant request is \$40,000, which is equal to the maximum grant allowance of \$40,000. This grant would be in addition to the \$5,000 signing

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**DATE: JULY 16, 2024**

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bonus for landmarking the structure and the \$4,000 grant for the Historic Structure Assessment previously approved for the property.

Under [Resolution No. 17, Series 2019](#), owners of landmarked properties are eligible to apply for Preservation and Restoration Grants. Approved work must fall under the categories of preservation, rehabilitation, and/or restoration.

Resolution 17 includes a requirement that grant requests be received within 36 months of the date a property is declared a landmark, per Section 12.a on page 8. City Council landmarked 1209 Main Street on June 6, 2023, making the deadline for grant requests June 6, 2026.

Staff finds that:

- All of the proposed work falls under either preservation, restoration, or rehabilitation as noted in the table below.
- All of the work is recommended in the Historic Structure Assessment (HSA).

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**DATE: JULY 16, 2024**

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**GRANT TABLE**

| 1                                                                                                                             | 2                       | 3                                                     |
|-------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------|
| Title of Line Item                                                                                                            | Total Cost of Line Item | Check box if work will be completed prior to hearing. |
| Preservation- Redesign front porch to prevent water infiltration to the building.                                             | \$8,500                 | <input type="checkbox"/>                              |
| Preservation- Foundation Waterproofing, install drainage at rear sides of the home and redirect downspouts away from building | \$13,000                | <input type="checkbox"/>                              |
| Rehabilitation- Evaluate existing electrical and electrical repairs                                                           | \$11,000                | <input type="checkbox"/>                              |
| Preservation- install drainage management (correct grading) at sides and rear of home                                         | \$2,500                 | <input type="checkbox"/>                              |
| Preservation- Reinforce floor, ceiling & roof framing                                                                         | \$16,000                | <input type="checkbox"/>                              |
| Restoration- Remove aluminum siding and repair historic stucco siding on walls, repairs soffits and fascia                    | \$31,250                | <input type="checkbox"/>                              |
| Rehabilitation- Hazardous Materials Abatement                                                                                 | \$12,000                | <input type="checkbox"/>                              |
|                                                                                                                               |                         | <input type="checkbox"/>                              |
|                                                                                                                               |                         | <input type="checkbox"/>                              |
|                                                                                                                               |                         | <input type="checkbox"/>                              |
| <b>Total Project Cost:</b>                                                                                                    | <b>\$94,250</b>         |                                                       |
| <b>Half of total:</b>                                                                                                         | <b>\$40,000 (max)</b>   | <b>← Total Grant Request</b>                          |

**HISTORIC PRESERVATION COMMISSION ACTION:**

The Historic Preservation Commission (HPC) held a public hearing on the application on June 17, 2024. The HPC voted to recommend approval of the request(s). The HPC determined the preservation work did not affect the architectural integrity and qualified for matching grant funds.

**PROGRAM/SUB-PROGRAM IMPACT:**

The application meets the Community Design program goals and sub-program objectives by providing incentives to preserve the historic character of Old Town and to encourage the promotion and preservation of Louisville's history and cultural heritage.

**CITY COUNCIL COMMUNICATION**

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**RECOMMENDATION:**

Staff recommends approval of a preservation and restoration grant in the amount of \$40,000.

**ATTACHMENTS:**

1. Resolution No. 30, Series 2024
2. Historic Preservation Approval Resolutions
3. Application Materials
4. Historic Structure Assessment

**STRATEGIC PLAN IMPACT:**

|                                     |                                                                                                                                       |                                     |                                                                                                                           |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            |  <b>Financial Stewardship &amp; Asset Management</b> | <input type="checkbox"/>            |  <b>Reliable Core Services</b>           |
| <input type="checkbox"/>            |  <b>Vibrant Economic Climate</b>                     | <input checked="" type="checkbox"/> |  <b>Quality Programs &amp; Amenities</b> |
| <input checked="" type="checkbox"/> |  <b>Engaged Community</b>                            | <input type="checkbox"/>            |  <b>Healthy Workforce</b>                |
| <input type="checkbox"/>            |  <b>Supportive Technology</b>                       | <input type="checkbox"/>            |  <b>Collaborative Regional Partner</b>  |

**RESOLUTION NO. 30  
SERIES 2024**

**A RESOLUTION APPROVING A PRESERVATION AND RESTORATION GRANT  
FOR THE COLACCI HOUSE AT 1209 MAIN STREET**

**WHEREAS**, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a Preservation and Restoration Grant for the historical residential property located at 1209 Main Street, on property legally described as Lot 2, Nicola Di Giacomo Addition Replat B, City of Louisville, State of Colorado;

**WHEREAS**, City staff and the HPC have reviewed the application and found it to be in compliance with Chapter 15.36.120 of the Louisville Municipal Code; and

**WHEREAS**, the HPC held a properly noticed public hearing on the proposed grant application and has forwarded to the City Council a recommendation of approval; and

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

**WHEREAS**, the City Council finds that the proposed improvements will assist in the preservation of the Colacci House, a local historic landmark.

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

Section 1. The City Council hereby approves the Preservation and Restoration Grant for work at the Colacci House, subject to the following:

1. There is approved a total grant amount of \$40,000 for the work described in the attached Exhibit A.

**PASSED AND ADOPTED** this 16<sup>TH</sup> day of July, 2024.

By: \_\_\_\_\_  
Christopher M. Leh, Mayor

Attest: \_\_\_\_\_  
Meredyth Muth, City Clerk

## Exhibit A

### GRANT TABLE

| 1                                                                                                                             | 2                       | 3                                                     |
|-------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------|
| Title of Line Item                                                                                                            | Total Cost of Line Item | Check box if work will be completed prior to hearing. |
| Preservation- Redesign front porch to prevent water infiltration to the building.                                             | \$8,500                 | <input type="checkbox"/>                              |
| Preservation- Foundation Waterproofing, install drainage at rear sides of the home and redirect downspouts away from building | \$13,000                | <input type="checkbox"/>                              |
| Rehabilitation- Evaluate existing electrical and electrical repairs                                                           | \$11,000                | <input type="checkbox"/>                              |
| Preservation- install drainage management (correct grading) at sides and rear of home                                         | \$2,500                 | <input type="checkbox"/>                              |
| Preservation- Reinforce floor, ceiling & roof framing                                                                         | \$16,000                | <input type="checkbox"/>                              |
| Restoration- Remove aluminum siding and repair historic stucco siding on walls, repairs soffits and fascia                    | \$31,250                | <input type="checkbox"/>                              |
| Rehabilitation- Hazardous Materials Abatement                                                                                 | \$12,000                | <input type="checkbox"/>                              |
|                                                                                                                               |                         | <input type="checkbox"/>                              |
|                                                                                                                               |                         | <input type="checkbox"/>                              |
|                                                                                                                               |                         | <input type="checkbox"/>                              |
| <b>Total Project Cost:</b>                                                                                                    | <b>\$94,250</b>         |                                                       |
| <b>Half of total:</b>                                                                                                         | <b>\$40,000 (max)</b>   | <b>← Total Grant Request</b>                          |

**RESOLUTION NO. 3  
SERIES 2024**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A  
PRESERVATION AND RESTORATION GRANT FOR COLLACI HOUSE LOCATED AT  
1209 MAIN STREET.**

**WHEREAS**, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration grant for Colacci House, a historic residential structure located at 1209 Main Street, on property legally described as Lot 2, Nicola Di Giacomo Addition Replat B, Town of Louisville, City of Louisville, State of Colorado; and

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

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

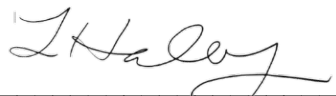
**WHEREAS**, the preservation and restoration work being requested includes making repairs to the existing structure; and

**WHEREAS**, the Historic Preservation Commission finds these proposed improvements will assist in the preservation of Colacci 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 Colacci House, in the amount of **\$40,000** for work as described in the attached Exhibit A.

**PASSED AND ADOPTED** this 17<sup>th</sup> day of June, 2024.

  
\_\_\_\_\_  
Lynda Haley, Chairperson



## Historic Preservation Program

### PRESERVATION & RESTORATION GRANT APPLICATION

#### APPLICATION MATERIALS REQUIRED (submit final docs to [abrackett@louisvilleco.gov](mailto:abrackett@louisvilleco.gov))

- ☒ Application form (3 pages)
- ☒ Separate list with detailed descriptions of proposed work
- ☐ Alteration Certificate Application, if relevant (for work that alters the exterior of a property)
- ☐ Optional: Cover letter describing the proposal
- ☐ Optional: Invoices, estimates, and other cost-related materials to support request

#### GENERAL INFORMATION

Site Address: 1209 Main Street

Owner Name: Defend Colorado LLC

Owner Phone: \_\_\_\_\_

Owner Email: vincent@colsonbuilders.com

Owner Representative Name: Peter Stewart

Owner Rep. Phone: 303-665-6668

Owner Rep. Email: peter@stewart-architecture.com

#### FILLING OUT THE GRANT TABLE ON PAGE 2

**Column 1:** Give a title to each line item. Include the same title in your list of descriptions of the work so that it is clear which description corresponds to which estimate.

**Column 2:** Provide the total cost of the line item.

**Column 3:** Check if relevant. Work completed within the past 5 years prior to landmarking is eligible for grants.

**Total Project Cost:** Fill in the total cost of all of the line items.

**Half of Total:** Divide the total project cost in half. This becomes your Total Grant Request. Preservation & Restoration Grants are 50/50 matching grants.

**Grant requests greater than maximum allowed:** If the Total Grant Request is greater than the maximum allowed, you must submit a letter describing your request. Applications for grants above the maximum must begin with a specific meeting with staff to discuss the request above maximum.



## GRANT TABLE

| 1                                                                                                                              | 2                       | 3                                                     |
|--------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------|
| Title of Line Item                                                                                                             | Total Cost of Line Item | Check box if work will be completed prior to hearing. |
| Preservation- Redesign front porch to prevent water infiltration to the building.                                              | \$8,500                 |                                                       |
| Preservation- Foundation Waterproofing, install drainage at rear sides of the home and redirect downspouts away from building  | \$13,000                |                                                       |
| Rehabilitation- Evaluate existing electrical and electrical repairs                                                            | \$11,000                |                                                       |
| Preservation- install drainage management (correct grading) at sides and rear of home                                          | \$2,500                 |                                                       |
| Preservation- Reinforce floor, ceiling & roof framing                                                                          | \$16,000                |                                                       |
| Restoration- Remove aluminum siding and repair historic stucco siding on walls, repairs soffits and fascia                     | \$31,250                |                                                       |
| Rehabilitation- Hazardous Materials Abatement                                                                                  | \$12,000                |                                                       |
|                                                                                                                                |                         |                                                       |
|                                                                                                                                |                         |                                                       |
|                                                                                                                                |                         |                                                       |
| <b>Total Project Cost:</b>                                                                                                     | <b>\$94,250</b>         |                                                       |
| <b>Half of total:</b>                                                                                                          | <b>\$40,000 (max)</b>   | <b>← Total Grant Request</b>                          |
| If Total Grant Request is greater than the maximum allowed, you must first meet with staff as part of the application process. |                         |                                                       |

**The Property Owner (or Grantee) hereby agrees and acknowledges that:**

- A. Funds received as a result of this application will be expended as reimbursements of up to half of actual expenses 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 projects are subject to zoning and building code review and approval of a grant does not constitute building permit approval.
- E. All work approved for grant funding must be completed even if only partially funded through this incentives program.
- F. Unless the conditions of approval provide otherwise, disbursement of grant or rebate funds will occur after completion of the project and shall be accompanied by proof of payment. Reimbursements are processed as payments to the Property Owner or Grantee.
- G. The incentive funds may be considered taxable income and Applicant should consult a tax professional if they have questions.
- H. The grant application will be reviewed in accordance with all relevant City policy, including but not limited to the categories of eligible expenses described below.

Eligible expenses fall into one or more of the categories below. Interior improvements for protection, stabilization, or code-required work are eligible for grants. Other interior improvements are not.

- **Preservation** applies methods to sustain existing form, integrity, and materials. Approved work focuses on repairing exterior historic materials and features rather than extensive replacement and new construction.
- **Rehabilitation** facilitates new uses and standards for a building through repair, alterations, and additions that preserve those portions or features that convey its historical, cultural, or architectural significance. Rehabilitation acknowledges the need to alter or add to a historic property while retaining the property's historic character. Upgrading mechanical, electrical, and plumbing systems and other code-related work may be considered rehabilitation.
- **Restoration** accurately depicts 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.

## SIGNATURES AND DATES

4/8/4024

\_\_\_\_\_  
Owner (or Grantee) Signature      Date

If Grantee is not Property Owner, describe relationship to property:

---

## CITY USE ONLY – INTAKE VERIFICATION

- ☐ Table is filled out completely
- ☐ List of Line Item Descriptions is attached
- ☐ Title of Line Items matches Line Item Description Addendum
- ☐ Accompanied by Alteration Certificate, if needed
- ☐ Line items correspond to one of the 3 eligible categories (preservation, restoration, rehabilitation)
- ☐ Applicant has met with staff if grant request is above maximum allowed

# 1209 Main Street

Revised: 4/1/24

Preservation & Restoration grant requests highlighted

| High Priority                                                 |          |      |              |       |        |
|---------------------------------------------------------------|----------|------|--------------|-------|--------|
| Task                                                          | Quantity | Unit | Unit Cost    | Total |        |
| 3.2 Structural Systems                                        |          |      |              |       |        |
| Determine source of leak by sprinkler control box, and repair | 1        | EA   | \$ 1,000.00  | \$    | 1,000  |
| 3.4 Envelope - Roofing and Waterproofing                      |          |      |              |       |        |
| Redirect Downspouts away from building                        | 1        | EA   | \$ 2,500.00  | \$    | 2,500  |
| Foundation waterproofing                                      | 1        | EA   | \$ 10,500.00 | \$    | 10,500 |
| 3.8 Electrical Systems                                        |          |      |              |       |        |
| Evaluate electrical system                                    | 1        | EA   | \$ 1,000.00  | \$    | 1,000  |
| Electrical system repairs                                     | 1        | EA   | \$ 10,000.00 | \$    | 10,000 |
| Subtotal High Priority Costs                                  |          |      |              | \$    | 25,000 |
| Other                                                         |          |      |              |       |        |
| Permits, Contractor O&P, Professional fees                    | 15%      |      |              | \$    | 3,750  |
| Subtotal                                                      |          |      |              | \$    | 28,750 |
| Contingency                                                   | 10%      |      |              | \$    | 2,875  |
| Total High Priority Costs                                     |          |      |              | \$    | 31,625 |

| Low to medium Priority                                                     |          |      |              |       |        |
|----------------------------------------------------------------------------|----------|------|--------------|-------|--------|
| Task                                                                       | Quantity | Unit | Unit Cost    | Total |        |
| 3.1 Site                                                                   |          |      |              |       |        |
| Fencing repair                                                             | 1        | EA   | \$ 1,500.00  | \$    | 1,500  |
| Install drainage at rear and sides of home                                 | 1        | EA   | \$ 2,500.00  | \$    | 2,500  |
|                                                                            |          |      |              |       |        |
| 3.2 Structural System                                                      |          |      |              |       |        |
| Redesign front porch floor to prevent water infiltration into the basement | 1        | EA   | \$ 8,500.00  | \$    | 8,500  |
| Reinforce floor, ceiling and roof framing                                  | 1        | EA   | \$ 16,000.00 | \$    | 16,000 |
|                                                                            |          |      |              |       |        |
| 3.3 Envelope - Exterior Walls                                              |          |      |              |       |        |

|                                                                                                            |      |    |    |           |           |               |
|------------------------------------------------------------------------------------------------------------|------|----|----|-----------|-----------|---------------|
| Remove alumn siding and repair historic stucco siding on walls, repair soffits, and fascia                 | 2500 | SF | \$ | 12.50     | \$        | 31,250        |
|                                                                                                            |      |    |    |           |           |               |
| <b>3.7 Mechanical Systems</b>                                                                              |      |    |    |           |           |               |
| Evaluate the furnace to determine if systems are functioning properly with adequate air intake and exhaust | 1    | EA | \$ | 800.00    | \$        | 800           |
| <b>Subtotal Construction Costs</b>                                                                         |      |    |    |           | <b>\$</b> | <b>60,550</b> |
|                                                                                                            |      |    |    |           |           |               |
| <b>** Hazardous Material Abatement</b>                                                                     |      |    |    |           |           |               |
| Budget estimate                                                                                            | 1    | EA | \$ | 12,000.00 | \$        | 12,000        |
|                                                                                                            |      |    |    |           |           |               |
| <b>Subtotal Hard Construction Costs</b>                                                                    |      |    |    |           | <b>\$</b> | <b>72,550</b> |
|                                                                                                            |      |    |    |           |           |               |
| <b>Other</b>                                                                                               |      |    |    |           |           |               |
| Permits, Contractor O&P, Professional fees                                                                 | 15%  |    |    |           | \$        | 10,883        |
| Subtotal                                                                                                   |      |    |    |           | \$        | 83,433        |
| Contingency                                                                                                | 10%  |    |    |           | \$        | 8,343         |
| <b>Total Low Priority Costs</b>                                                                            |      |    |    |           | <b>\$</b> | <b>91,776</b> |

# 1209 Main Street

## Historic Structure Assessment



Prepared for:  
Vincent Colson, Colson Builders

Prepared by:  
Stewart Architecture & Planning  
1132 Jefferson Avenue  
Louisville, CO 80027  
(303) 665-6668



November 2022

## **CREDITS**

### **FUNDING:**

This project was partially paid for by the Louisville Historic Preservation Fund.

### **PARTICIPANTS:**

#### **Stewart Architecture**

Peter J. Stewart  
Adam Lagacey

#### **Barlow Cultural Resource Consulting LLC (BCRC)**

Phillip Barlow

#### **JVA Consulting Engineers**

Matthew Dinsmore, PE  
Ian Glaser, PE  
JVA Consulting Engineers  
1319 Spruce Street, Boulder, CO 80302

### **PHOTO AND MAP CREDITS:**

Stewart Architecture  
BCRC LLC  
Louisville Historical Museum, Department of Library & Museum Services

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## 1.0 Introduction

### 1.1 Research Background/Participants

This report was researched and prepared by Stewart Architecture and Planning and BCRC for Colson Builders. The primary focus of this report is the house and not the accessory garage building.

Information was provided by Stewart Architecture and Planning consultants, BCRC, and the City of Louisville. The project was partially funded by a Louisville Historic Preservation Fund grant.

### 1.2 Building Location

Building Address: 1209 Main Street, Louisville, Colorado.

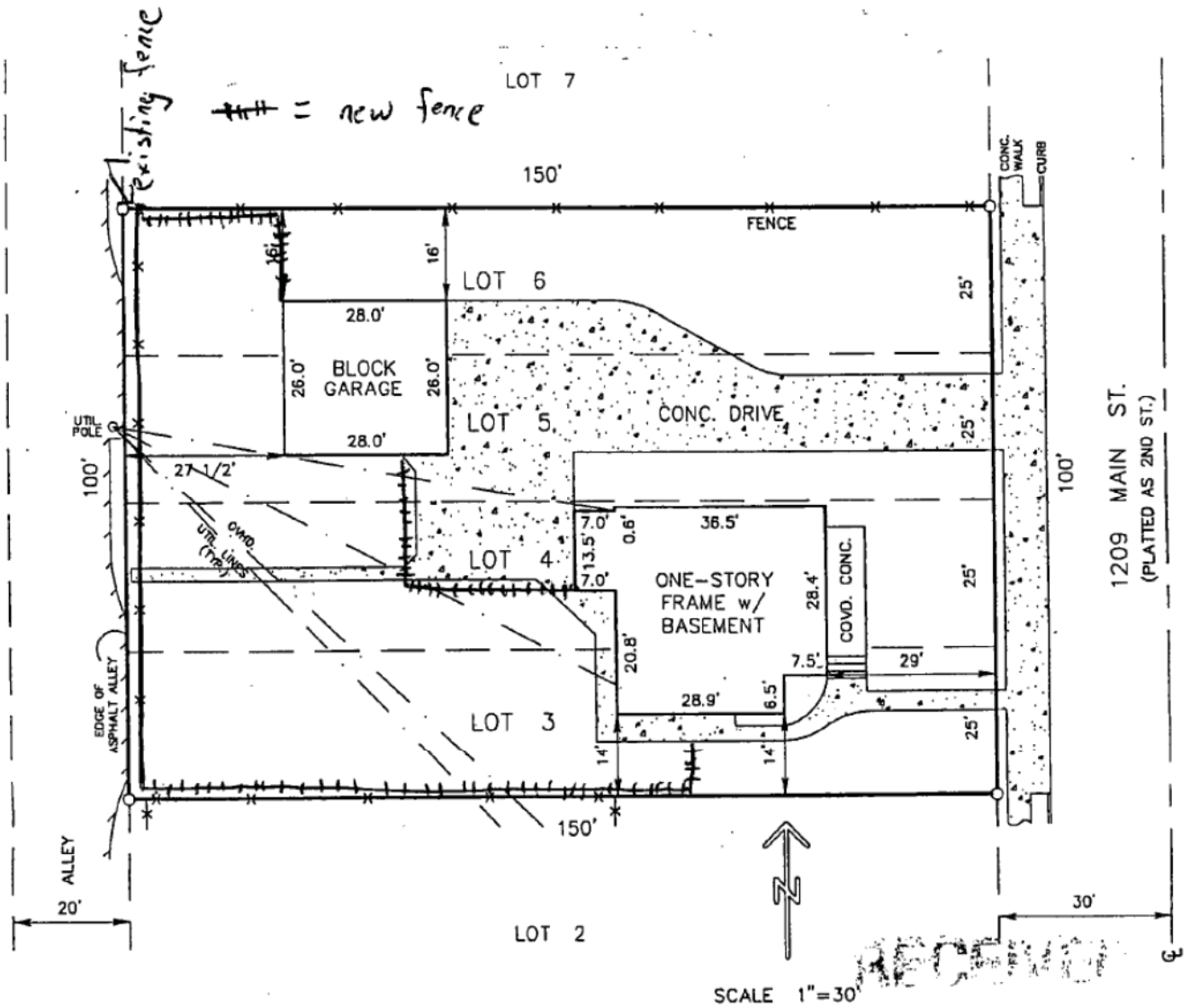
Legal Description: LOTS 3-4-5-6 BLK 1 NICOLAS DIGIACOMO ADDITION

Boundary: This legally defined parcel encompasses but does not exceed the land historically associated with this property.





Site Plan



Portion of ILC (see appendix)

## 2.0 History and Use

### 2.0 Building History

*Information from Bridget Bacon, City of Louisville Museum Coordinator*

**Date of Construction:** circa 1909

**Summary:** This was the first Louisville home of Mike Colacci, who with his wife Mary founded Louisville's Blue Parrot Restaurant while they lived at 1209 Main; Mike Colacci's brother, Jim, who co-owned it from the start, became the sole owner of the house in 1922 and lived there. The property was the site of Jim Colacci's poultry business as well as the house being the likely site of Colacci's bootlegging activities during Prohibition.

#### **Development of the Nicola Di Giacomo Addition**

This area of Louisville was named the Nicola Di Giacomo Addition, having been platted by Nicola Di Giacomo in 1907. Nicola Di Giacomo farmed this area before filing the plat for a subdivision. This addition consists of 4 ½ blocks that stretch across the north end of Old Town of Louisville. (On the 1909 Drumm's Wall Map of Louisville, Nicola Di Giacomo is also shown as the owner of the additional property where Louisville Middle School is now located, and of the residential area that now extends behind the school and north of it up to South Boulder Road.) DiGiacomo was born in Italy in 1852 and immigrated to the US in about 1882.

#### **Colacci Family Ownership, 1908-1959; Discussion of Date of Construction**

Arcangelo Michele "Mike" Colacci (1886-1970) and Vincenzo James "Jim" Colacci (1884-1964) were brothers who had emigrated from Bojano, Campobasso, Italy (Mike reportedly in 1905/1907, and Jim reportedly in 1908). The two purchased the property at 1209 Main in 1908 and built the house soon after. This house at 1209 Main was the first Louisville home of Mike Colacci, the founder of the Blue Parrot Restaurant that he and his wife, Mary, started in 1919 and that put Louisville on the map as being a restaurant town with Italian food that drew diners from all over the Denver area and beyond.

The house is shown in the 1909 Drumm's Wall Map of Louisville. At the time of the 1910 census, both brothers were living in the house. Both were listed as being coal miners.

Boulder County gives the date of construction of the original part of this house as being 1910. This date appears on both the 1948 County Assessor card for 1209 Main and on the current Boulder County website. Since Boulder County records are sometimes in error with respect to the construction dates of historic buildings in Louisville, other evidence must also be looked to. In this case, Mike Colacci and Jim Colacci purchased the lots in 1908 and the house is shown as already being in existence on the Drumm's Wall Map of Louisville dated 1909, which was a year before the date given by the County. Therefore, the construction date is assumed to be circa 1909.

According to an article the August 1994 issue of the *Louisville Historian*, which was based on information from the Colacci family, Mike Colacci returned to Italy when the 1910 mine strike started in the Louisville area and was immediately drafted into the Italian Army. He ended up serving for three years, including time served in Ethiopia, before returning to Louisville. It is not known whether Jim Colacci went through the same experience, but both brothers are listed in the Louisville directory for 1916 as being back at the house at 1209 Main by that year. According to the same article, Mike and Jim Colacci tried starting a dairy business together, but it failed during the agricultural depression of 1919.

In 1916, Mike Colacci married Mary Larussi (1899-1949). She had come with her family from Italy in 1907 and they lived on the 1200 block of La Farge Ave., the block behind 1209 Main. At the time of their marriage, she was 16 and he was 29. They had two sons, Joe and Anthony, who themselves became important figures in Louisville's "spaghetti economy" of the 1950s, 1960s, and 1970s in particular, with Joe operating the Blue Parrot Restaurant and Anthony operating Colacci's Restaurant;

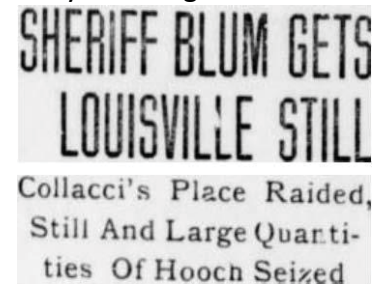
The 1920 census shows Mike and Mary Colacci, and their young sons Joe and Anthony, living at 1209 Main. Mike was listed as being a coal miner, but the couple by then had already started the business that would become the Blue Parrot. Jim Colacci could not be located in the 1920 census.

In the 1920s, Mike and Mary Colacci and their sons had moved down Main Street to live by the Blue Parrot, where they could tend to their growing restaurant business. In 1922, Mike Colacci's brother, Jim, who was still the co-owner and who had lived in the house earlier, purchased Mike's half-ownership interest. He became the full owner and made it his residence.

Both Colacci brothers were active bootleggers during Colorado's Prohibition, which lasted from 1916 until 1933. During that period, Colorado KKK members were active participants in the enforcement of Prohibition laws as a way to control immigrants, particularly Catholic immigrants, of whom there were many in Louisville. The lead article of the [Fall 2022 issue](#) of the *Louisville Historian* describes this context and details Mike Colacci's bootlegging activities and how it was his ability to pay off a loan with proceeds from illegal sales of alcohol that made it possible for the Blue Parrot Restaurant to survive and succeed. Bootlegging was risky, but could be lucrative. The *Lafayette Leader* newspaper on Sept. 26, 1924 featured the following [article](#) on its front page, describing a raid on what in all likelihood was 1209 Main (given the lack of evidence that Jim

Colacci had any other homes in Louisville and given that 1209 Main is documented as having a basement):

"One of the most productive raids ever made on a moonshine plant in Boulder county was staged on Jim Colacci's place in Louisville last Friday just before noon by Sheriff Robert Blum, Deputy Sheriff Roy Reed and Federal prohibition officer J. R. Calloway.



"Collacci is an unmarried, unnaturalized Italian and he and his place have been under surveillance by the authorities for some time past. Friday Sheriff Blum was tipped off that the time was ripe for a raid. Accordingly Blum and his posse descended upon Collacci's residence, which is located in a prominent place in Louisville. Entering the house the officers discovered a trap-door in the dining room. They lifted this door and descended down a ladder about ten feet into the basement. Here they found what they were looking for. There was confiscated a 15-gallon copper still, 30 gallons of whisky, 3 gallons of rare old wine, 400 gallons of corn sugar mash, several gallons of coloring fluid, 20 five-gallon jars, a number of glass containers, a few kegs, ten or twelve gallons of gasoline and 2 sacks of sugar.

"It may be said in favor of Collacci that everything was spotlessly clean. The still and other articles were loaded into trucks and taken back to Boulder by Blum and his men. The still had a capacity of 50 gallons daily. One of the most interesting things found was the distiller's ledger; In this ledger were written the names of 165 customers who are indebted to Collacci for "merchandise rendered " Among the 165 names on the list are those of Boulder County lawyers, farmers, truck drivers, merchants, doctors, idle rich and others of various and sundry callings. It will make an interesting and instructive document if made public when Collacci's case is brought up for trial.

"Collacci is an old offender in the moonshine industry and it will probably go pretty hard with him when the court gets busy with him. He will in all probability be sent down to Canon City to board with Tom Tynan [The warden of the State Penitentiary in Canon City], while others are making a move to have him deported. His is the second big still put out of business in Louisville within the last thirty days by Sheriff Blum."

Unfortunately, more information could not be located about the raid, any trial, or the ledger. However, it is possible that Jim Colacci served time in the State Penitentiary as a result of the raid, as was suggested in the article as being a possibility.

Apparently related to the raid and his legal problems, Jim Colacci quickly took action to get himself access to a large amount of money -\$1500 (worth about \$26,000 in today's dollars). On Oct. 2, 1924, which was less than two weeks after the raid, he deeded a half interest in his property at 1209 Main over to Rome Perrella. (Rome was the son of his neighbors, Joseph and Flora Perrella, who were the longtime residents of 1201 Main and who had come from a village in Italy not far from the village of the Colaccis.) The sale amount shown on the deed was \$1500. Four years later, in 1928, Rome Perrella deeded the half-interest in the property back to him for the same amount of money, according to Boulder County records. These transactions suggest that Jim Colacci may have needed funds to pay a large fine, but this is not known for certain. It is also possible that Jim Colacci did serve time and that Rome Perrella looked after the house during this period. (Jim Colacci did not appear in the 1926 Louisville directory.)

Besides working as a coal miner, trying a dairy business with his brother, and making and selling alcohol during Prohibition, Jim Colacci also engaged in other activities to bring in income. This photo from the collection of the Louisville Historical Museum came with handwriting that indicated that he was a business partner of Rome Perrella at the latter's auto business at the southwest corner of Main and Walnut, likely been in the 1920s or early 1930s. Jim is indicated as being the man on the left.

By 1930, if not earlier, Jim Colacci also started a poultry business on his property at 1209 Main that he would have for many years.

He also began to rent out part of his property to renters – a longtime practice in Louisville that benefitted both the property owner and the tenants, particularly during years when levels of housing stock were low. (see related [Louisville Historian article](#)). In the first documented instance of this, the 1930 census shows Guy Comozzi (also spelled Camozzi) (1869-1948), a widower, lodging with Jim Colacci at 1209 Main; Guy worked as a miner; Jim Colacci's occupation in 1930 was listed as raising chickens. Guy Comozzi continued to reside at 1209 Main until 1935, according to Louisville directory listings.

Next, from around 1939 to at least 1946 (according to Louisville directories), James Vincenzo Colacci rented out the house at 1209 Main to Harry and Pauline Wade and their children, Willard, Grace, and Pearl. Harry Wade was an electrician who worked in the coal mines in the area. The 1940 federal census shows them to be living at 1209 Main at the same time as Jim Colacci. He is listed as being the owner of the property and living there, and the Wade family is shown as renting for \$20 per month.

In 1948, the Boulder County Assessor had photos taken of houses in Louisville and information was filled out on a card for each house. Here are the photo of the house and a sketch of the layout from that card. The card indicates that the house had an alteration in 1933 or 1935 (the handwriting is not clear). The card makes a reference to the "poultry houses" being itemized on a separate card, but no such card has survived.



Image 1: Assessor Card Photo

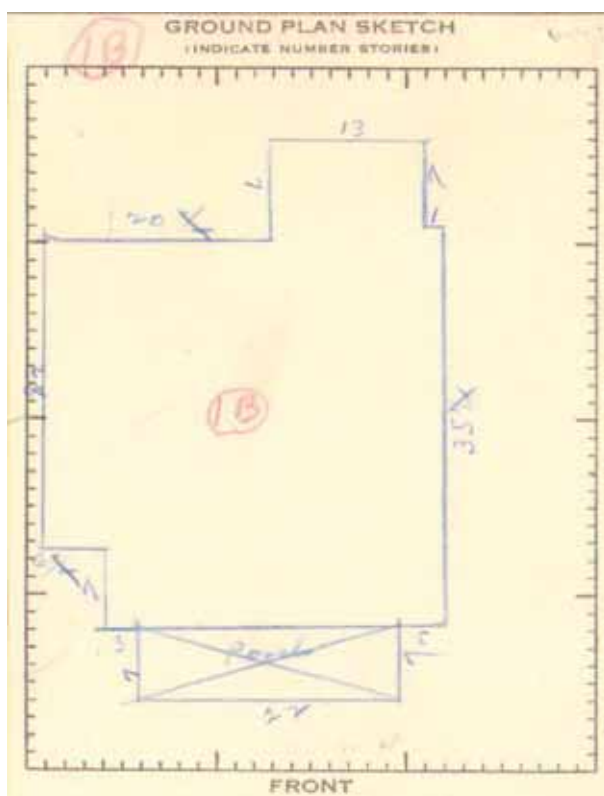


Image 2: Assessor Card Plan Sketch



The next known set of tenants at 1209 Main were Robert Hall (1921-2012) and his family. He came to Louisville in 1948 to be the principal and science teacher at the nearby Louisville High School at 1341 Main that had opened in 1940. He and his wife, Viola, and sons Russell, Tyler, and Wesley are shown on the 1950 census as living at 1209 Main, with Jim Colacci also residing on the property at the same time and working as a “poultryman;” The Halls left Louisville in 1951 for Robert to take a position elsewhere.

Starting in 1951, Joe Stelmack (1904-1989) and Agnes Pankoski Stelmack (1910-1995) began to rent the house. They were both born in Superior. Jim Colacci continued to live on the premises at this time as well; According to the 1956 Louisville directory, Jim was living in the “rear;” This rental situation turned into the Stelmacks actually purchasing the property.

### **Ownership of Property by Stelmack Family (1959-1996)**

In 1959, Agnes and Joe Stelmack bought 1209 Main and continued to live there. (The 1960 directory lists Jim Colacci as still living at 1209 Main as well, although this may have been a carryover from their situation in 1959.) The house was sold after Agnes’s 1995 death.

Jim Colacci died in 1964. His August 7, 1964 obituary in the *Louisville Times* stated that his death followed a long illness.

### **Aerial Photos**

This excerpt of a 1962 aerial photo of Louisville, looking east, shows a back view of the property at 1209 Main, including outbuildings that are now gone:



This excerpt of a 1978 aerial photo is a front view of 1209 Main:

### Later owners

Erich and Deborah Walls purchased 1209 Main from the Stelmack family in 1996. They, in turn, sold it to Jeffrey Smith and Stacey Brangenberg in 2001. In 2021, Stacey Brangenberg became the sole owner, and in 2022, she sold it to Defend Colorado, LLC, which is the current owner of record.



Records of the work that owners have had done on the house since the 1990s can be found on the City website here: [Main 1209 -Laserfiche WebLink \(louisvilleco.gov\)](https://louisvilleco.gov/main-1209-laserfiche-web-link). These records show that in the 1990s, some outbuildings were demolished. They appear on a 1996 survey that was filed later with a notation that the buildings were by then gone; They include a “chicken coop” and a “very old barn” at the southwest corner of the property. It is possible that other structures, including additional structures for raising chickens, had already been removed.

According to the report “Stories in Places: Putting Louisville’s Residential Development in Context” (at [Microsoft Word -Final Louisville Residential Context 111918 \(louisvilleco.gov\)](https://louisvilleco.gov/microsoft-word-final-louisville-residential-context-111918) written by PaleoWest Archaeology for the City of Louisville, the architectural style of the house at 1209 Main is “bungalow” style;

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.

*End of Bridget Bacon's Report*



## 2.1 Architectural Significance and Construction History

### Architectural Description:

1209 Main Street is a one-story wood-framed Bungalow form residential property on a large 100' x 250' lot on the west side of Main Street, north of downtown Louisville, Colorado.

The property is primarily rectangular in form, oriented gable-front towards Main Street. The primary footprint of the building is covered with a Jerkinhead, or clipped gable, roof with a brick chimney centrally located on the ridge line. There is a three-quarter-width centered front porch featuring a roof that mimics the style of the primary roof, heavy tapered columns that are coated with stucco, and a half-height solid-wall railing. Fascia and soffit on the property are wrapped with non-historic sheet metal, obscuring any remaining original details. The walls of the property are covered with a non-historic vinyl and sheet metal siding product. There are two protrusions from the primary rectangular block, a shed roof partial-depth protrusion on the south elevation, and a shed roof half-width protrusion on the rear, west elevation. The windows are predominately wood, three-over-one double-hung windows with spring-pin stays with wood casing.

### Construction History:

Building was constructed ca.1909. The building retains its original construction site.

The footprint of the building matches the 1948 Assessor card, indicating that no major structural modifications were made after that time. There is some evidence that there were modifications prior to 1948, those being:

- An exterior basement window obstructed by the current stairs to the basement. The stairs to the basement are within the south side shed roof protruding portion of the building



Image 3: Basement window is bisected by the main level landing to the basement stairs

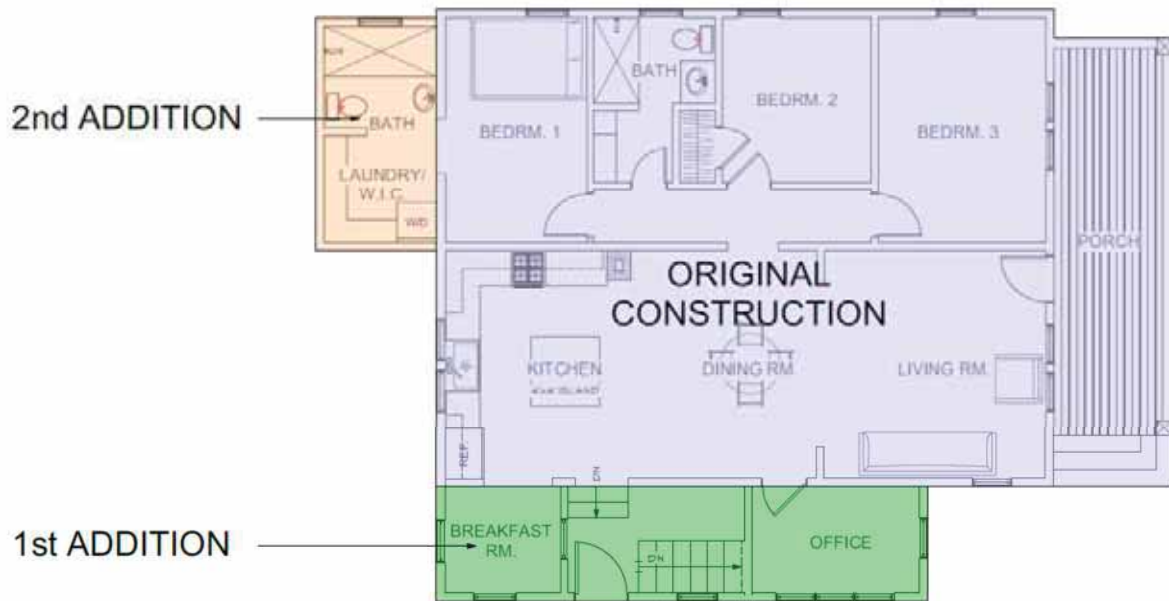
- Exterior stairs on the rear of the building that are now covered over by the rear addition. While this addition is shown on the Assessor card footprint, it may have been a covered entry to the basement that has been modified. This addition currently houses a bathroom and laundry room which appears to have been recently updated.



Image 4: Exterior stairs covered with rear addition

Non-structural changes to the property include the addition of siding over the older stucco siding, which likely occurred in 1975 per the Building Permit files. Windows appear to be original.

## Building History Plan:



### Significance:

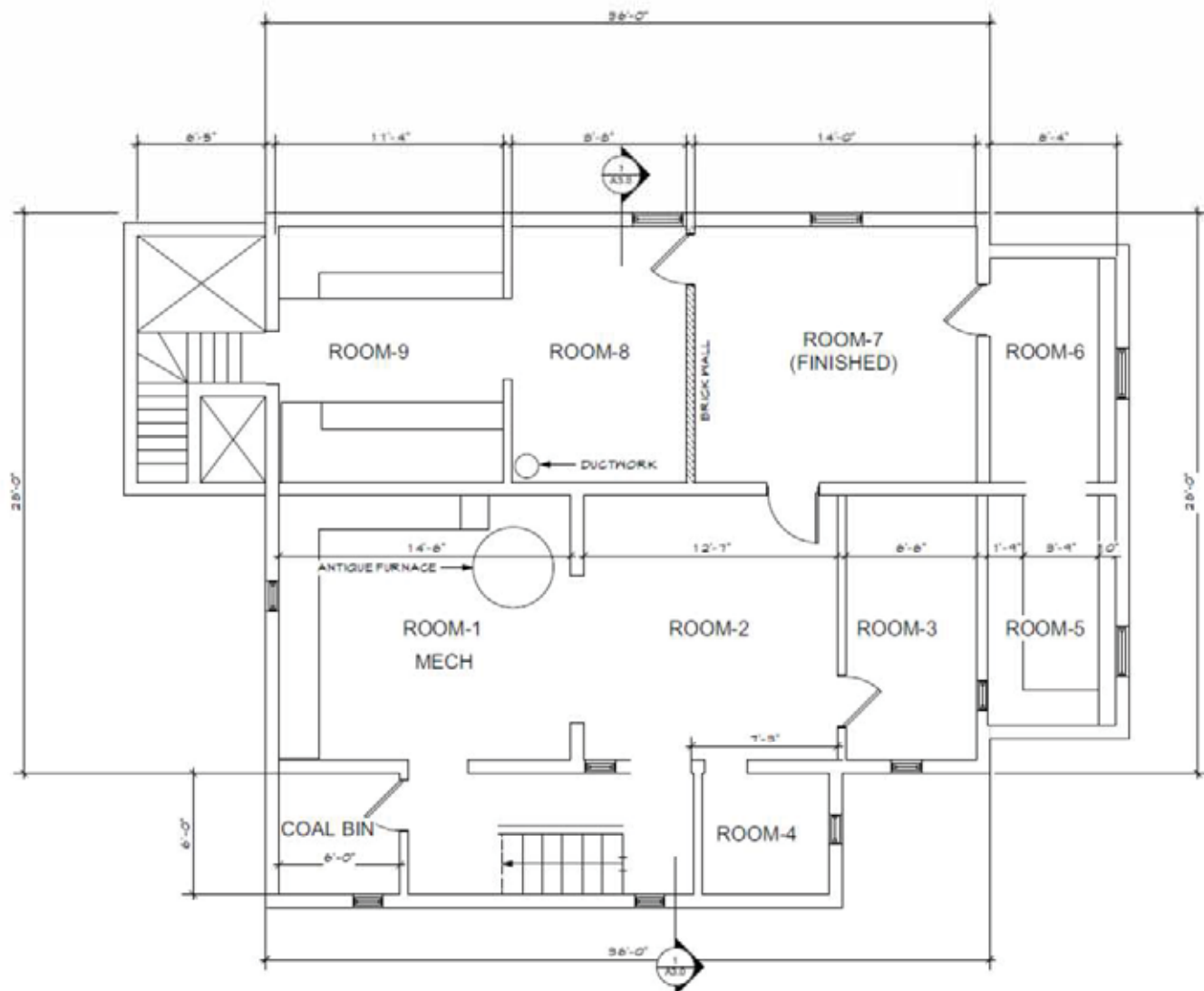
The property retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Under the National Register of Historic Places criteria for eligibility, the property would qualify as historic under:

**Criteria A** "Associated with events that have made a significant contribution to the broad patterns of our history" (development of Louisville's history, coal mining, bootlegging, and restaurant culture)

Potentially **Criteria B** "Associated with the lives of significant persons in our past" (The Colacci family).

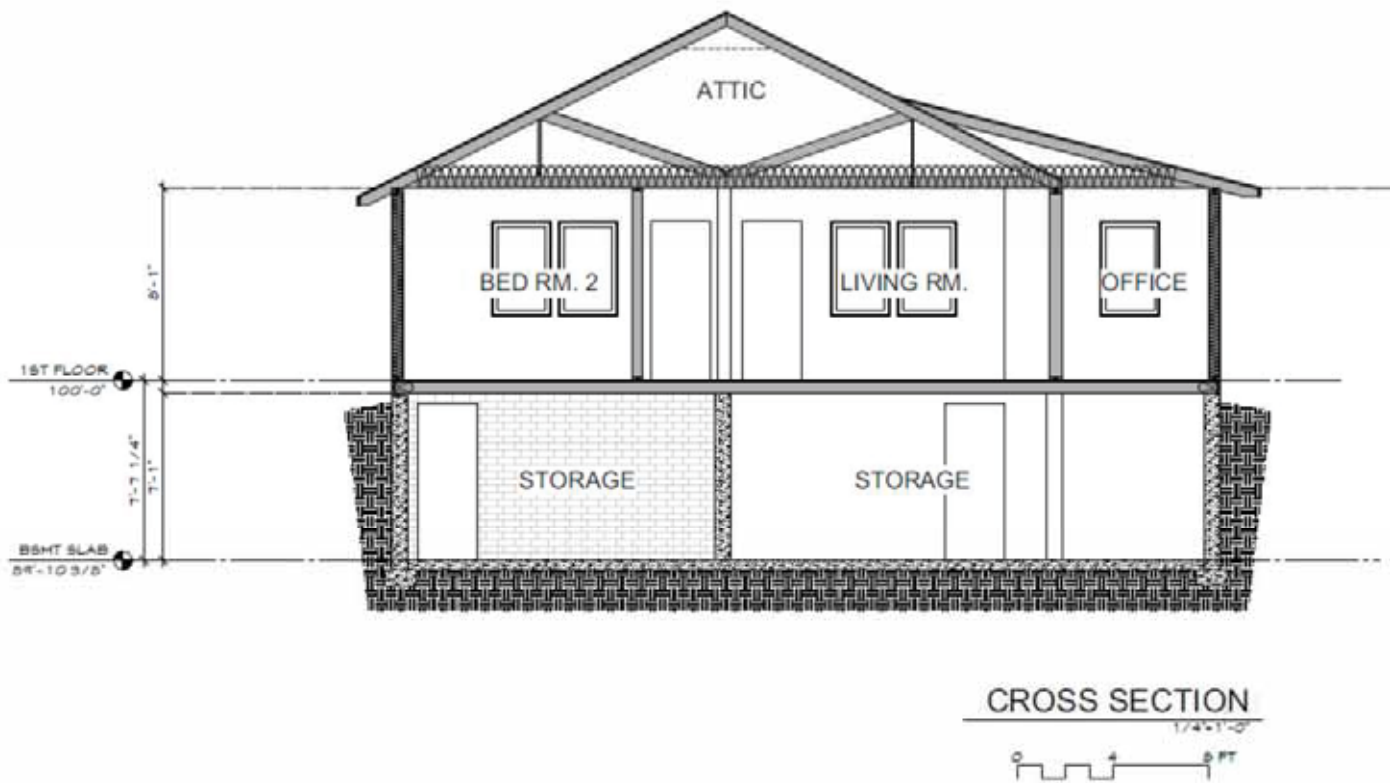
## 2.2 Floor Plans



**BASEMENT FLOOR PLAN**  
1/4" = 1'-0"







### **2.3 Proposed Use**

The historic use as a residence is anticipated to continue.



### 3.0 Structure Condition Assessment

#### 3.0 Condition Assessment

This site and building assessment represents the first critical phase to the historic preservation project. The report is based on comprehensive field inspections and research conducted by a number of professionals, including a preservation specialist, an archaeologist, architect and engineer. The assessment recommends, where necessary, appropriate treatments consistent to the *Secretary of Interior's Standards for the Treatment of Historic Properties*.

The users of this assessment will find a description of each feature, element, or space followed by a condition evaluation and finally recommendations for the appropriate treatment of each.

The following condition evaluation rating system is used in this section to evaluate the condition of each feature, element, or space:

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

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

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

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

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

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

### 3.1 Site

| <i>Element</i>                | <i>Description &amp; Condition</i>                                                                                                                                                                                                      | <i>Evaluation</i> | <i>Recommendation</i>                                                                                                                                                                                   |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Associated Landscape Features | Detached two car garage located in the northwest portion of the property. Some cracks around openings. Built prior to 1962.                                                                                                             | Fair              | Determine if movement has stopped. Patch cracks                                                                                                                                                         |
| Grading                       | The lot slopes from the rear of the property to the street. Concrete curbs have been built along the rear to prevent water infiltration. Multiple cracks in the concrete. Some minor efflorescence was noted on the rear basement wall. | Fair              | Recommend installation of a French drain along the rear of the home to guide drainage along the sides to the street. Repair cracked concrete and curbs                                                  |
| Parking                       | There is a wide concrete driveway on the north side of the home leading to the detached garage. Driveway is heavily cracked. An animal has made a home underneath the western portion                                                   | Poor              | Replace driveway, ensuring that the drainage slope is away from the home                                                                                                                                |
| Fencing                       | The rear yard of the home is fenced with 6' cedar. There is one panel that has been dislodged by a neighbors tree                                                                                                                       | Fair              | Gain permission to trim back adjacent tree. Reattached dislodged panel                                                                                                                                  |
| Irrigation                    | Irrigation control box on the north side of the house may be leaking                                                                                                                                                                    | Good              | There is an exterior hose connection and an irrigation control box adjacent to the moisture damage on the interior. These systems should be excavated and inspected for leaks to prevent further damage |



Image 5: Associated Landscape Feature\_Detached Garage



Image 6: Associated Landscape Feature Detached Garage Crack by door



Image 7: Grading\_ Lot slopes from rear of the home to the street. View facing towards Main Street



Image 8: Grading\_ Lot slopes from rear of the home to the street. Curb around basement window





Image 9: Parking Concrete driveway



Image 10: Fencing Panel dislodged at west end

### 3.2 Structural Systems

| <i>Element</i>                        | <i>Description &amp; Condition</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <i>Evaluation</i> | <i>Recommendation</i>                                                                                                                                                                                                 |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| General Structural System Description | Wood framed structure on concrete foundation. (See engineer's report in Appendix for detailed description and condition)                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Good              | See engineer's report for detailed recommendations                                                                                                                                                                    |
| Foundation Systems                    | The foundation is concrete basement walls that extend approximately 12" above grade with several internal concrete walls. The north foundation wall exhibits signs of excessive moisture penetration which has caused failure of the plaster coating on the interior. While this has not damaged the foundation structurally, the moisture should be addressed                                                                                                                                                                                                                    | Good              | Patch and repair cracks in foundation walls and address moisture issues with waterproofing on north wall per engineer's report<br><br>Correct irrigation system and downspout drainage issues. Addressed in 3.1 & 3.4 |
| Floor & Ceiling Systems               | Basement floor are concrete slab on grade. Main level floor joists are 2"x6" wood joists set 16" on-center resting on sill plates on exterior and internal concrete walls.                                                                                                                                                                                                                                                                                                                                                                                                        | Good              | Sister main floor joists to increase floor load capacity per engineers report                                                                                                                                         |
| Roof Framing System                   | The roof framing system consists of 2"x6" wood rafters butt jointed to a ridge beam. There are no collar ties. Purlins have been added to the structure at some point throughout the roof structure except in the northeast quarter of the roof. The reason for the lack of bracing in that area was not able to be determined. The added purlins are bolted to the existing rafters. In addition, metal tie rods were added at the purlin-rafter connection point vertically to the attic joists. The insulation prevented a clear view of how they were connected at the joists | Good              | Reinforce framing system per engineers report                                                                                                                                                                         |

|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |      |                                                                                                                  |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------------------------------------------------------------------------------------------------------------------|
| Entry Porch | <p>The entry porch is wood framed with a wood floor. There are steps on the south side from a concrete sidewalk. The ceiling, solid wall railing, and tapered columns are all coated in stucco. This stucco appears to be a more recent skim coat, and a pale yellow stucco can be seen underneath where the top coat has been damaged. The basement extends to underneath the porch, and there is a concrete wall supporting the outer edge of the porch and another wall at the house wall, creating a vault underneath. The floor of the porch creates the roof of the basement vault, and water infiltration and mold are evident.</p> | Good | <p>The porch floor needs to be sealed with managed drainage to prevent water infiltration into the basement.</p> |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------------------------------------------------------------------------------------------------------------------|



Image 11: Foundation Systems\_ Poured concrete on grade with concrete walls. Stepped poured concrete foundation walls common throughout the basement





Image 12: Foundation Systems\_ Sprinkler control box and hose bib are immediately adjacent on the exterior



Image 13: Floor & Ceiling Systems\_ 2x6 wood joists with sill plates resting on concrete foundation walls



Image 14: Roof Framing Systems\_ 2x6, 24"OC. View facing towards Main Street. Note the lack of purlins on the NE quarter



Image 15: Roof Framing Systems\_ Note the vertical metal tie rods. As they are attached with L-brackets, it is assumed that they are not designed to carry much weight



Image 16: Entry Porch



Image 17: Entry Porch\_ Basement room directly under porch





Image 18: Entry Porch\_ Underside of porch floor

### 3.3 Envelope- Exterior Walls

| Element                                         | Description & Condition                                                                                                                                                                                                                                                                       | Evaluation | Recommendation                                                                                                                                                                                                                  |
|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Wall Construction                      | Wood framed stud wall with exterior stucco. Walls are generally straight and plumb. Stucco is covered by metal siding and cannot be fully evaluated                                                                                                                                           | Good       | Remove non-historic siding to evaluate stucco                                                                                                                                                                                   |
| Exterior Finishes                               | Metal siding covers the original wall, soffit, and fascia finishes. The siding is coming loose in multiple locations. The stucco cannot be evaluated. It is not known if the stucco is the original finish, but it has been extant since at least 1948 when the Assessor card photo was taken | Fair       | As the siding is already in need of repairs, recommend its removal to evaluate the stucco finish underneath. Patch and repair stucco siding.<br><br>Remove aluminum covering soffits and fascia. Repair wood soffit and fascia. |
| Exterior Masonry                                | The above grade portion of the poured foundation is in good condition. The brick chimney is in good condition.                                                                                                                                                                                | Good       | Inspect the chimney annually for mortar and flashing deterioration                                                                                                                                                              |
| Exterior Appendages—Porch, Stoop, Portico, etc. | The porch has been addressed in section 3.2                                                                                                                                                                                                                                                   | N/A        | N/A                                                                                                                                                                                                                             |



Image 19: Exterior Finishes\_ A section where the siding has slipped shows the stucco underneath



Image 20: Exterior Finishes\_ Loose siding





Image 21: Exterior Masonry\_ Brick Chimney

### 3.4 Envelope - Roofing and Waterproofing

| Element                               | Description & Condition                                                                                                                                                                                              | Evaluation | Recommendation                                                                                                                                                        |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Roofing Systems                       | Roofing is asphalt shingles. The shingles appear to be in good order and no leaks were noted in the attic                                                                                                            | Good       | No action needed                                                                                                                                                      |
| Sheet Metal Flashing                  | Flashing around the chimney and swamp cooler appear to be in good order and no leaks were noted on the interior                                                                                                      | Good       | No action needed                                                                                                                                                      |
| Perimeter Foundation Drainage         | No in-ground drainage systems were noted. There is concrete sidewalks and curbs along the rear of the house where the slope meets the building. Concrete is cracked its effectiveness at diverting water is reduced. | Fair       | Install a perimeter drain system at the rear of the home to move water away from the foundation. Repair concrete curbs and sidewalks                                  |
| Foundations                           | Moisture intrusion through north basement wall.                                                                                                                                                                      | Poor       | Apply waterproofing material to the backside of the wall. Alternatively, improve site grading and install a perimeter drain system along the north side of the house. |
| Drainage System, Gutters & Downspouts | Gutters are in good condition. Downspouts discharge water too close to the foundation of the building, causing water to infiltrate the basement.                                                                     | Fair       | Extend the downspouts so that water is discharged at least six feet from the foundation and on a grade flowing away from the home.                                    |
| Skylights / Cupolas                   | There is a skylight in the rear bathroom addition.                                                                                                                                                                   | Good       | No action needed                                                                                                                                                      |



Image 22: Sheet Metal Flashing\_ Swamp cooler flashing



Image 23: Perimeter Foundation Drainage\_ Concrete poured up against the rear of the home is cracked and allowing surface water in penetrate



Image 24: Drainage System, Gutters & Downspouts\_ Discharge is too close to the foundation





Image 25: Drainage System, Gutters & Downspouts\_ Active water infiltration in basement directly adjacent to previous photo of downspout

### 3.5 Windows & Doors

| Element                                                 | Description & Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Evaluation                                            | Recommendation                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Doors (including Hardware, Casing/Trim, and Finishes)   | <p>Front door matches windows and is likely original. Door is stained and varnished wood and features three vertical lites above with three horizontal panels below.</p> <p>Bedroom doors are two-panel stained and varnished wood. They appear to be original</p> <p>Interior door to the south side shed roof protrusion is 15-lite, stained and varnished wood.</p> <p>Exterior door on the south elevation is four-panel with large single-pane lite, painted wood.</p> <p>Doors are all two-hinge design, with only one set of knob hardware appearing to be original</p> <p>Interior casing appears to be original, and consists of stained and varnished wood, 4 1/8" wide side and top boards with a 1/2" cap at the door head</p> | Good                                                  | <p>Perform general maintenance. Inspect and repair weatherstripping on the exterior doors.</p> <p>Monitor crack in bottom panel of south-side exterior door.</p>                                                                                                                                   |
| Windows (including Hardware, Casing/Trim, and Finishes) | <p>Window casing matches the doors.</p> <p>Windows on the main level are three-over-one, wood, double-hung windows with spring-pin stays. The windows are stained and varnished except for the kitchen and dinette windows, which are painted. The kitchen windows have been modified with tape balances.</p> <p>The windows are all in good condition, with no repairs needed that would be outside of a general maintenance scope.</p> <p>There are storm windows on the exterior</p> <p>Basement windows are a variety of types, including replacement windows. The oldest surviving style is the three-lite wood awning-style windows in fair condition</p>                                                                            | <p>Good-<br/>Main level</p> <p>Fair-<br/>Basement</p> | <p>Main level: Perform general maintenance. Paint and glazing putty touchups. Lubricate spring pins.</p> <p>Basement: Clear debris from exterior. Ensure positive drainage away from building. Windows would require a level 2 restoration per the National Park Service Preservation Brief 9.</p> |





Image 26: Doors\_Front door



Image 27: Doors\_Bedroom door



Image 28: Windows\_ Representative windows



Image 29: Windows\_ Typical level of deterioration



Image 30: Windows\_ Representative historic basement window

### 3.6 Interior Finishes

| Element                                                      | Description & Condition                                                                                                                           | Evaluation | Recommendation                                                                          |
|--------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------------------------------------------------------------------------------|
| Wall Finish Materials                                        | Plaster, various textures<br>Drywall around kitchen                                                                                               | Good       | Patch some small holes and divots                                                       |
| Ceiling Finish Materials                                     | Plaster, various textures<br>Drywall around kitchen<br>Cracking is noted on the bedroom ceilings                                                  | Good       | Assess cracking in bedrooms. If no more movement is anticipated, patch and paint cracks |
| Floor Finish Materials                                       | Finished hardwood throughout the main level except for tile in the bathrooms.<br>Wood floors feature 5 1/2" painted baseboard with shoe moulding. | Good       | No work needed                                                                          |
| Trim and Built-Ins (not previously addressed in Section 3.5) | Stained and varnished wood closet in front bedroom                                                                                                | Good       | No work needed                                                                          |



Image 31: Wall Finish Materials\_ Drywall/plaster seam at the kitchen



Image 32: Ceiling Finish Materials\_ Ceiling cracks in bedroom



Image 33: Floor Finish Materials\_ Representative wood floor and moulding



Image 34: Trim and Built-ins\_ Closet in bedroom



### 3.7 Mechanical Systems

| Element                                    | Description & Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Evaluation | Recommendation                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Heating & Air-Conditioning                 | <p>Swamp cooler is in use as air conditioning. Unit appears to be functional. It was not tested as the temperature was at or near freezing</p> <p>Heating is provided via a Round Oak "Moistair" Blended Iron furnace that has a potential production date up to the 1950s, so it is at least 60-70 years old. It appears to have been designed as a coal burning furnace that was converted to gas at some point. There is still coal in the adjacent coal bin. The furnace is functional, and providing heat throughout the property. The supply air is provided through a duct in the coal room that connects to an exterior grate. This duct is constructed of paperboard over the joist space, and has become disconnected</p> | Fair       | <p>The furnace should be inspected by an HVAC specialist who has some knowledge of older systems. The supply air duct should be evaluated to determine if it is sufficient for the furnace, and repaired.</p> <p>Fire alarms were noted in the bedrooms, but not in the basement. Carbon monoxide detectors should be installed close to the furnace</p> |
| Ventilation                                | Windows and swamp cooler<br>Radon mitigation system is present and working                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Good       | Inspect swamp cooler for leaks and function                                                                                                                                                                                                                                                                                                              |
| Water Service, Plumbing, & Sewer Utilities | Plumbing supply and drain lines appear to have been worked on in recent years. Fixtures are relatively new. Water heater was manufactured in 2014. Water softener is a current model. All appears in good order                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Good       | No work needed                                                                                                                                                                                                                                                                                                                                           |
| Fire Suppression—Sprinklers                | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | N/A        | N/A                                                                                                                                                                                                                                                                                                                                                      |



Image 35: Heating & Air-Conditioning\_ Round Oak Furnace



Image 36: Heating & Air-Conditioning\_ Supply air duct for furnace has failed



Image 37: Heating & Air-Conditioning\_ Furnace ducting, return air at the bottom and distribution ducting at the top



Image 38: Ventilation\_ Radon system is functional

### 3.8 Electrical Systems

| Element                        | Description & Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Evaluation | Recommendation                                                                                                                                   |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Electrical Service & Panels    | Overhead service lines feed a modern meter and panel which is located on the rear of the home on the west elevation. There is a Federal "NoArk" panel on the landing by the basement stairs that is screwed shut. There are some Federal panels that are considered a safety risk that should be replaced immediately. It is unknown what type of panel this is, or if it is indeed still in use. An adjacent junction box contains a mix of modern and fiber-wrapped wires | Fair       | An electrician should conduct a full survey of the property to determine if the Federal panel is still active, and if so, to evaluate its safety |
| Electrical Distribution System | There is a mix of modern and older wiring in the property. Many runs of Romex in the basement are surface stapled to the exposed edges of joists, potentially exposing them to damage                                                                                                                                                                                                                                                                                       | Fair       | An electrician should evaluate the current distribution system and re-run wires in a code-compliant manner                                       |
| Lighting                       | The lighting appears to have been updated in recent years                                                                                                                                                                                                                                                                                                                                                                                                                   | Good       | No work needed                                                                                                                                   |
| Fire Detection System          | There are smoke alarms in each bedroom. No smoke or carbon monoxide alarms were noted in the basement                                                                                                                                                                                                                                                                                                                                                                       | Fair       | Add fire alarm and carbon monoxide alarms in the basement                                                                                        |
| Security Systems               | None noted                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | N/A        | N/A                                                                                                                                              |



Image 39: Electrical Service & Panels\_ Connection at rear of home



Image 40: Electrical Service & Panels\_ Federal "NoArk" panel and unknown associated electrical devices





Image 41: Electrical Distribution System\_ Wiring improperly attached to exposed edge of joists



Image 42: Electrical Distribution System\_ Wiring improperly attached to exposed edge of joists



## 4.0 Analysis & Compliance

### 4.1 Hazardous Materials

Considering the age of the building, lead paint is likely to found on any original painted surface. A lead paint test should be conducted before starting any activity that is likely to disturb paint

There are floor tiles in the basement that may contain asbestos, or their mastic may contain asbestos. These materials should be tested before they are disturbed.



Image 43: Basement floor tiles

## 4.2 Building Code Compliance

As an existing residence the building code allows continued use of the building, even though all elements may not meet current building codes. Except in cases where dangerous or hazardous structural issues are identified.

The following are some items that do not meet current code but may be used as a continued use:

- Electrical Panels (If the Federal Panel is still in use)
- Electrical Distribution System (Improper attachments in basement)
- Fire/Carbon Monoxide Alarms (Missing in basement)

Any new construction (additions or alterations) will be required to meet current building codes at the time of construction.

## 4.3 Zoning Code Compliance

The property is zoned RM, residential medium density, and is within the Old Town Overlay. The lot meets the minimum lot size. The building is zoned residential and is being used as a residence. No zoning code violations are noted.

## 5.0 Preservation Plan

### 5.1 Prioritized Work

The following identifies two categories of prioritized work:

**High Priority** is work necessary to stabilize the structure and assure it is weather tight. This work may also include other Items which fall within the Critical or Serious Deficiency categories (see definitions below)

- Evaluate electrical system by qualified electrician to determine if obsolete equipment is still in use and if it is safe
- Redirect downspouts away from the building to halt ongoing water infiltration
- Determine source of leak on north elevation by the sprinkler control box to halt ongoing water infiltration

**Medium to Low Priority** work includes Minor Deficiencies and preservation work, and reconstruction work for interpretive purposes.

- Improve drainage along the rear and sides of the building
- Repair or replace concrete walkways and driveway
- Redesign the entry porch floor so that it is a weatherproof surface to prevent additional water infiltration into the basement
- Repair or replace the siding material on the walls, soffit, and fascia
- Contract a skilled HVAC technician to evaluate the furnace to determine if all systems are functioning properly with adequate air intake and exhaust
- Trim tree along rear property line and reconnect fence panel

## DEFINITIONS

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

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

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

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

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

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

## 5.2 Estimate of Probable Costs of Construction

Since the Architect has no control over the cost of labor, materials, equipment, the contractor's method of determining prices, or market conditions, opinions of probable costs, as provided herein, are made on the basis of our experience with similar project types and represent our best judgment as design professionals familiar with the rehabilitation/construction industry. The Architect cannot and does not guarantee that proposals, bids or the construction costs will not vary from our opinions of probable costs.

### Notes:

The allowance for general conditions provides for the General Contractor's mobilization, temporary facilities, builders risk insurance, and contingencies.

General Contractor overhead includes indirect costs such as permits, Workers' Compensation, insurances and supervision.

Contingency (for construction) provides for uncovered existing conditions, weather delays and other unforeseen conditions.

### Abbreviations

|    |             |
|----|-------------|
| ea | lump sum    |
| sf | square feet |
| lf | lineal feet |
| sq | square      |

## Estimate of Probable Costs Worksheet

### High Priority Work

| <i>Task</i>                                                   | <i>Quantity</i> | <i>Unit</i> | <i>Unit Cost</i> | <i>Total</i>     |
|---------------------------------------------------------------|-----------------|-------------|------------------|------------------|
| <b>3.2 Structural Systems</b>                                 |                 |             |                  |                  |
| Determine source of leak by sprinkler control box, and repair | 1               | EA          | \$ 1,000.00      | \$ 1,000         |
| <b>3.4 Envelope - Roofing and Waterproofing</b>               |                 |             |                  |                  |
| Redirect Downspouts away from building                        | 1               | EA          | \$ 2,500.00      | \$ 2,500         |
| Foundation waterproofing                                      | 1               | EA          | \$ 5,500.00      | \$ 5,500         |
| <b>3.8 Electrical Systems</b>                                 |                 |             |                  |                  |
| Evaluate electrical system                                    | 1               | EA          | \$ 1,000.00      | \$ 1,000         |
| <b>Subtotal High Priority Costs</b>                           |                 |             |                  | <b>\$ 10,000</b> |
| <b>Other</b>                                                  |                 |             |                  |                  |
| Permits, Contractor O&P, Professional fees                    | 15%             |             |                  | \$ 1,500         |
| Subtotal                                                      |                 |             |                  | \$ 11,500        |
| Contingency                                                   | 10%             |             |                  | \$ 1,150         |
| <b>Total High Priority Costs</b>                              |                 |             |                  | <b>\$ 12,650</b> |



## Low Priority Work

| <i>Task</i>                                                                                                | <i>Quantity</i> | <i>Unit</i> | <i>Unit Cost</i> | <i>Total</i>      |
|------------------------------------------------------------------------------------------------------------|-----------------|-------------|------------------|-------------------|
| <b>3.1 Site</b>                                                                                            |                 |             |                  |                   |
| Fencing repair                                                                                             | 1               | EA          | \$ 1,500.00      | \$ 1,500          |
| Replace concrete driveway                                                                                  | 2050            | SF          | \$ 12.00         | \$ 24,600         |
| Install drainage at rear and sides of home                                                                 | 1               | EA          | \$ 2,500.00      | \$ 2,500          |
| <b>3.2 Structural System</b>                                                                               |                 |             |                  |                   |
| Redesign front porch floor to prevent water infiltration into the basement                                 | 1               | EA          | \$ 8,500.00      | \$ 8,500          |
| Renforce floor, ceiling and roof framing                                                                   | 1               | EA          | \$ 16,000.00     | \$ 16,000         |
| <b>3.3 Envelope - Exterior Walls</b>                                                                       |                 |             |                  |                   |
| Remove alumn siding and repair historic stucco siding on walls, repair soffits, and fascia                 | 2500            | SF          | \$ 12.50         | \$ 31,250         |
| <b>3.7 Mechanical Systems</b>                                                                              |                 |             |                  |                   |
| Evaluate the furnace to determine if systems are functioning properly with adequate air intake and exhaust | 1               | EA          | \$ 800.00        | \$ 800            |
| <b>Subtotal Construction Costs</b>                                                                         |                 |             |                  | <b>\$ 85,150</b>  |
| <b>** Hazardous Material Abatement</b>                                                                     |                 |             |                  |                   |
| Budget estimate                                                                                            | 1               | EA          | \$ 12,000.00     | \$ 12,000         |
| <b>Subtotal Hard Construction Costs</b>                                                                    |                 |             |                  | <b>\$ 97,150</b>  |
| <b>Other</b>                                                                                               |                 |             |                  |                   |
| Permits, Contractor O&P, Professional fees                                                                 | 15%             |             |                  | \$ 14,573         |
| Subtotal                                                                                                   |                 |             |                  | \$ 111,723        |
| Contingency                                                                                                | 10%             |             |                  | \$ 11,172         |
| <b>Total Low Priority Costs</b>                                                                            |                 |             |                  | <b>\$ 122,895</b> |

## 6.0 Bibliography

### Bibliography

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Myers, John H. *Preservation Briefs: 9 The Repair of Historic Wooden Windows*. U.S. Department of the Interior. National Park Service.

<https://www.nps.gov/orgs/1739/upload/preservation-brief-09-wood-windows.pdf>

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<https://louisvilleco.catalogaccess.com/archives/11448>

## 7.0 Appendix

- A Structural Engineer report
- B Survey (ILC)



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January 13, 2023

Peter Stewart  
Stewart Architecture  
1132 Jefferson Avenue  
Louisville, CO 80027

RE: 1209 Main Street – Structural Condition Observations and Recommendations  
JVA Job Number 21726

Dear Mr. Stewart:

### **PURPOSE**

The homeowners of 1209 Main Street in Louisville, CO are working with Stewart Architecture to prepare a Historic Structures Assessment (HSA) of their house in advance of a planned remodeling project. JVA was contacted by Stewart Architecture to provide structural input. JVA visited the site on December 5, 2022 to perform a visual condition assessment and limited review of accessible framing and foundation elements.

No material testing or invasive probes were performed. The information contained in this report is intended to describe our observations of the structural systems and their conditions, as well as recommend repair concepts. No structural design has been completed at this stage; recommendations have been made based on our experience and our preliminary analysis.

This report is intended to supplement the architectural HSA with high level structural findings. This report references room numbers that are identified on the architectural floor plans.

### **DESCRIPTION**

The house at 1209 Main Street was constructed circa 1909. Based on our observations, the house was originally constructed over a full height basement area and partial crawl space areas. At unknown dates, the basement was expanded. Crawl space areas were dug out and retaining walls were added to support the original foundations and soil. The spaces adjacent to the primary gable form on the south and west are believed to be additions. Generally, the building was built with wood floor, wall, ceiling, and roof framing. The wood framing is founded on concrete foundations. In a few locations in the basement, there are brick masonry walls and wood-framed interior bearing walls.

There is also a detached garage (not in scope) to the northwest of the house that was constructed at an unknown date.

### ***Foundation***

The house is founded primarily on concrete basement foundation walls. The walls form the perimeter of the structure's footprint and there are also interior concrete walls. Along the south side of the house, there is an area that has clay brick masonry foundation walls. Beyond what appears to be the original basement footprint, crawl space areas were dug out and concrete



retaining walls were added to support the original stem walls and footings as well as the retained earth. There are no longer any crawlspace areas, the entire area below the first floor is full height.

*Condition:*

In general, the foundations are in good physical condition and seem to be performing adequately.

A settlement crack in the foundation wall exists under a window on the west side of the building. In that same foundation wall, the added concrete retaining wall appears to have moved slightly inward, resulting in the top of the wall separating from the concrete cap that forms the bench. The crack at the interface between the top of the retaining wall and the concrete cap was parged at an unknown time.

On the east side of the building, there is a shrinkage crack in the foundation wall at a window under the porch. There is a shrinkage crack/cold joint on the north side of the building where the former crawlspace area interfaces with the original full height basement area. Other foundation wall cracks were observed around the perimeter of the building that appear to be the result of shrinkage. These cracks were observed most commonly at wall T-intersections.

There is a crack in the concrete wall at the unused concrete basement stair on the west side of the building. The cause of the crack was not determined and requires further investigation, but it is likely the result of settlement.

***Floor Framing***

The basement floor is a concrete slab on grade.

The first floor of the residence is framed with dimensional lumber. The floor framing is predominantly 2x6 joists at 16-inch spacing spanning in the north-south direction between bearing walls. In some locations, joists are spanning in the east-west direction and in two locations, the framing was observed to be 2x8 joists spaced at 24 inches. In most locations (except where repairs/modifications were made), the joists did not appear to have traditional subfloor sheathing. 1x tongue-and-groove hardwood flooring is laid perpendicular to and is attached directly to the joists. Another layer of flooring is installed over the original tongue-and-groove flooring.

At the front/east entrance to the house, a porch provides access to the building. The porch floor framing is comprised of 2x6 joists spaced at 16 inches over a dug out basement area.

*Condition:*

Overall, the floor framing is in good physical condition.

The basement slabs show no signs of distress where the slabs are visible.

Preliminary analyses indicate that the first-floor framing does not have the calculated capacity to support the Code required loading for residential use (40 pounds per square foot) in the following locations (see the architectural drawings for room numbers):

- First floor framing above basement Room-1



- First floor framing above basement Room-2
- Porch framing above basement Room-5
- Porch framing above basement Room-6
- First floor framing above basement Room-7
- First floor framing above basement Room-8
- First floor framing above basement Room-9

Meanwhile, the floor joists were observed to be in good physical condition with no signs of distress such as cracking that would indicate a deficiency.

In several locations, water staining was observed on the floor framing, particularly under the porch and under the main bathroom. However, no rot was observed in the framing, and it appears to remain in good condition. On the exterior, rot was observed at the southeast corner of the front porch.

In Room-9, under the bathtub, a 4x6 dropped beam over two jack posts is providing additional support to several floor joists. However, the beam and jack posts are not properly secured to the structure.

Cracking was observed in the ceiling at the basement entrance. The cause was not determined but, likely results from marginal framing conditions that are concealed by finishes.

### ***Roof Framing***

The primary, original gable roof of the house is framed with dimensional lumber. The roof structure is comprised of 2x6 rafters at 24 inch spacing and 2x4 ceiling joists at 24 inch spacing. The roof is sheathed with a layer of 1x horizontal skip sheathing overlayed with a layer of panel sheathing. Along the south aspect of the gable roof, the rafters have been braced down to the central bearing wall with 2x6 struts. In concert with this retrofit, ½" diameter vertical tie rods were added to provide additional support to the ceiling joists on the south side of the house. Four such struts and rods are also in place on the west end of the north side of the house. These interventions appear to be relatively recent.

The porch roof is framed similarly to the primary gable form. The rafters are supported at the peak with 1x vertical members that bear on the ceiling joists.

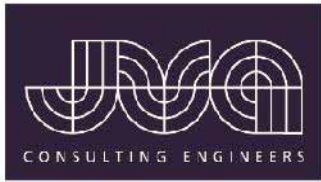
The south shed addition is comprised of 2x6 rafters that bear directly atop the original 2x6 rafters. The west shed roof framing is not visible.

The chimney is battered through the attic space to exit at the peak. Horizontal support for the battered chimney is provided by a 1x6 that is nailed to the underside of the rafters.

### ***Condition:***

The roof framing of the house is in good physical condition with no signs of water damage, deteriorating members, or distressed members. However, preliminary analyses indicate that the rafters are overstressed when compared to Code prescribed live loads and snow loads.





The original roof framing assembly falls outside limits for prescriptively designed wood-framed residential roof structures (RE: International Residential Code).

The retrofits that were introduced are well intentioned and improve the capacity of the rafters and ceiling joists on the south half of the roof. But the modifications do not appear to have been engineered and they are not repeated on the north side of the roof for symmetry.

### ***Wall Framing***

The perimeter walls of the original basement footprint, as well as some interior basement walls are constructed of concrete. A non-loadbearing wall, separating basement Room-7 and Room-8 is constructed of single-wythe brick with a plaster finish on one side. There are several loadbearing and non-loadbearing walls in the basement that are framed with dimensional lumber. The walls of the house above grade are stud framed.

### ***Condition:***

The interior concrete walls and brick walls appear to be in good physical condition.

A large opening was introduced into the concrete basement wall separating Room-1 and Room-2. Because the opening was added without providing an adequate header, the unsheathed stud wall in Room-2 is currently supporting the 2x8 floor joists that span east-west.

The plaster on the inside face of the north wall is delaminating and there is minor efflorescence that signal moisture intrusion.

The concrete basement wall head above the opening into basement Room-4 does not appear to have adequate support on the west side of the opening.

However, the dimensional lumber framed walls in the basement are either missing the bottom plate or the bottom plate is embedded in the concrete slab. In some locations the bottom ends of the studs were observed to be rotted.

The base of the perimeter stud walls bounding the west shed addition are proximate to grade and are susceptible to moisture-borne deterioration.

Discontinuous studs were observed in the east and west gable end walls in the attic space.



## STRUCTURAL RECOMMENDATIONS

### ***Overall:***

The residential building is overall in fair to good structural condition. There are however several minor deficiencies (noted above), and it should be expected that more exist that are concealed behind finishes as the building has been modified in several campaigns over its lifespan. Most of the structural framing systems do not comply with current-day Code requirements. However, where framing systems are performing adequately, and will not be experiencing an increase in load as part of a future remodeling project, they are not required to be upgraded to current Code requirements.

A menu of recommended structural strengthening measures is presented below that correspond to the deficiencies identified above. Some of the recommendations are discretionary rather than triggered by the Code. It is suggested that the future remodeling project incorporate the structural treatments correspondingly. For example, where ceiling finishes are being removed to run new wiring and lighting, the floor joists are available to be easily strengthened with little extra cost to the project.

### ***Foundation:***

Settlement crack under a window on the west side of the building.

*Recommendation:* Fill crack with epoxy adhesive. Monitor crack for further movement. If crack widens, underpin settling wall section and stitch crack.

On the west side of the building, the added concrete retaining wall appears to have moved inward, resulting in the top of the wall separating from the concrete cap.

*Recommendation:* Anchor the top of the added retaining wall to the original stem wall and/or the concrete cap to arrest further movement.

Vertical shrinkage cracks and cold joints.

*Recommendation:* Fill cracks with epoxy adhesive so that avenues for moisture, soil, and critter intrusion are blocked.

There is a crack in the concrete wall at the unused concrete basement stair on the west side of the building. The cause of the crack was not determined but could be the result of settlement.

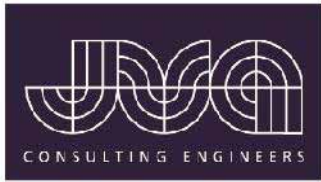
*Recommendation:* Monitor for further movement. Epoxy or stitching repair may be warranted.

### ***Floor Framing:***

The existing floor framing is undersized compared to Code required loads for a residential floor loading in several locations.

*Recommendation:* Strategically sister the floor joists with additional 2x framing to improve the floor's performance.

Water staining was observed on the underside of the porch floor framing.



*Recommendation:* Install/repair waterproofing and flashing.

The newer 4x6 dropped beam and two jack posts are not connected to the structure.

*Recommendation:* Provide connection of the 4x6 dropped beam to the floor joists and provide connection at the top and bottom of the jack posts.

Cracking in the ceiling at the basement entrance.

*Recommendation:* Remove ceiling finishes, verify framing arrangement & condition, and repair as necessary.

### ***Roof Framing:***

The existing roof framing of the original structure is undersized compared to the Code required loads for a residential roof with snow loading. Per the 2018 International Residential Code prescriptive requirements, the rafters and ceiling joists are over-spanned by several feet. The diagonal braces and tie rods are well intentioned and help the condition, but they do not provide adequate support to meet code requirements.

*Recommendations:* Because the roof framing of the house is in good physical condition with no signs of deteriorating or distressed members, structural upgrades are not triggered by the Code and are therefore discretionary. However, from a structural perspective, it is recommended that diagonal braces be added to all the rafters. The rafter braces should be at a 45° slope and bear on the central, first floor bearing wall. Collar ties should also be added in the upper third of the attic height and installed at every other rafter. Sistering of the ceiling joists is also recommended to minimize the risk of future ceiling cracking.

The connection between the added shed roof rafters and main roof rafters appears to be inadequate.

*Recommendations:* Connect the shed roof rafters to the main roof rafters with a Simpson LPT4 metal tie or equivalent at each connection.

The chimney is leaning on a single 1x cleat that is nailed to two rafters.

*Recommendation:* Bolster this restraint system with additional lumber and fasteners.

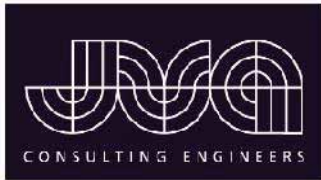
### ***Wall Framing:***

A large opening was added in the concrete wall separating basement Room-1 and Room-2.

*Recommendation:* Assuming the temporary stud wall will be removed in the remodel project, add jamb posts and a dropped header to support the floor framing.

Moisture intrusion through north basement wall.

*Recommendation:* Apply waterproofing material to the backside of the wall by either excavating to expose it or by blindside urethane injection. Alternatively, improve site grading and install a perimeter drain system along the north side of the house. It is suggested that the effectiveness of a drain system be monitored before the north wall is furred.



The concrete basement wall head above the opening into basement Room-4 does not appear to have adequate support on the west side of the opening.

*Recommendations:* Verify header condition over the three openings in the south wall of basement Room-2. Assume that an adjustable steel column will need to be installed on the west side of the door into Room 4.

The dimensional lumber framed walls in the basement are either missing a bottom plate or the bottom plate is embedded in the concrete slab. In some locations the bottom of the studs were observed to be rotted.

*Recommendations:* Replace deteriorated structural members and provide wall framing bottom plate where missing. Use pressure treated lumber where wood is to be in contact with soil, concrete, or masonry.

Discontinuous studs were observed in the east and west gable end walls.

*Recommendations:* Discontinuous gable end wall studs should be sistered with continuous members.

Please reach out if there are any questions and if you would like us to move forward with any of the recommendations by preparing construction documents. We look forward to working with you on this project.

Sincerely,  
JVA, INCORPORATED

By: \_\_\_\_\_

  
Matthew Dinsmore, PE  
Project Engineer

Reviewed By: \_\_\_\_\_

  
Ian Glaser, PE  
Principal

Enclosure:    Report Figures



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Photographs:

[www.jvajva.com](http://www.jvajva.com)



Figure 1: 1209 Main viewed from the northeast



Figure 2: 1209 Main viewed from the south





Figure 3: 1209 Main viewed from the west



Figure 4: 1209 Main viewed from the north





Figure 5: Settlement (or shrinkage) crack under window in west basement wall



Figure 6: Repaired separation crack between top of retaining wall and concrete cap at west basement wall



Figure 7: Repaired separation crack between top of retaining wall and concrete cap at west basement wall



Figure 8: Shrinkage crack in east basement wall under porch





Figure 9: Presumed settlement crack at unused basement stair west side



Figure 10: Water staining at porch framing



Figure 11: Deterioration at southeast corner of porch



Figure 12: 4x6 dropped beam on jack posts in basement Room-9. Note that posts are not anchored, just friction-fit





Figure 13: Roof framing with diagonal bracing and tie rod retrofit



Figure 14: Typical shed rafter to main roof rafter connection. No connectors visible.



Figure 15: Stud wall at basement Room-2 supporting 2x8 floor joists with opening in concrete wall beyond



Figure 16: Deteriorated studs in basement Room-4





Figure 17: Discontinuous studs in east gable end wall



Figure 18: Discontinuous studs in west gable end wall

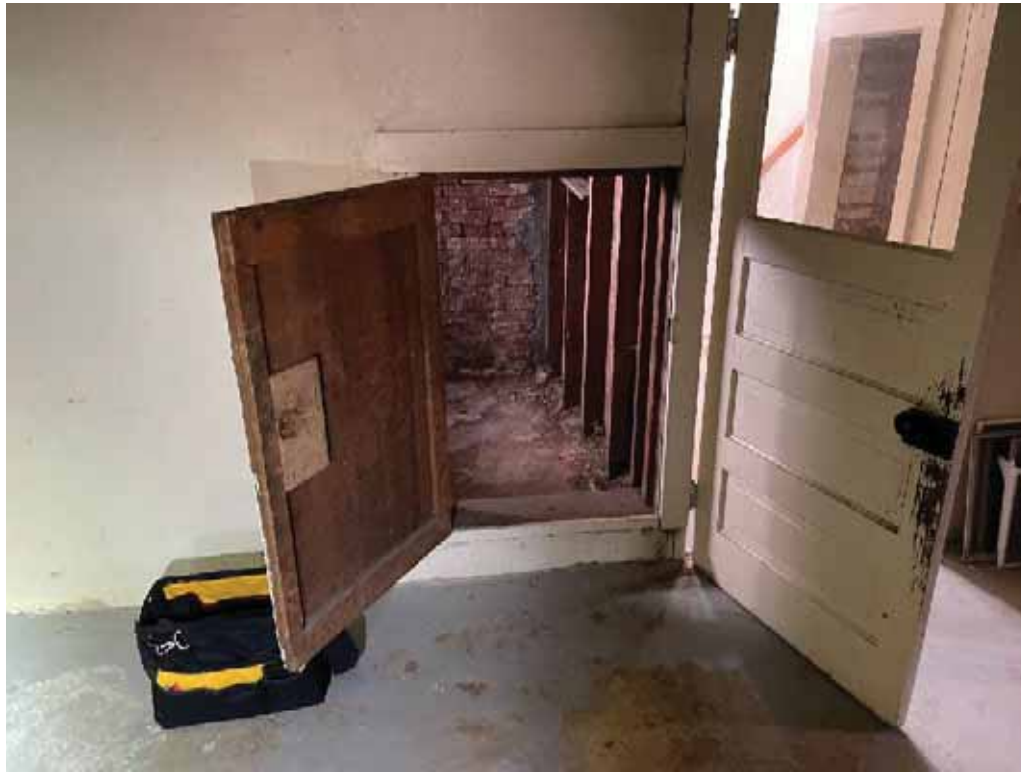


Figure 19: Little to no support for basement wall head at west side of opening into basement Room-4



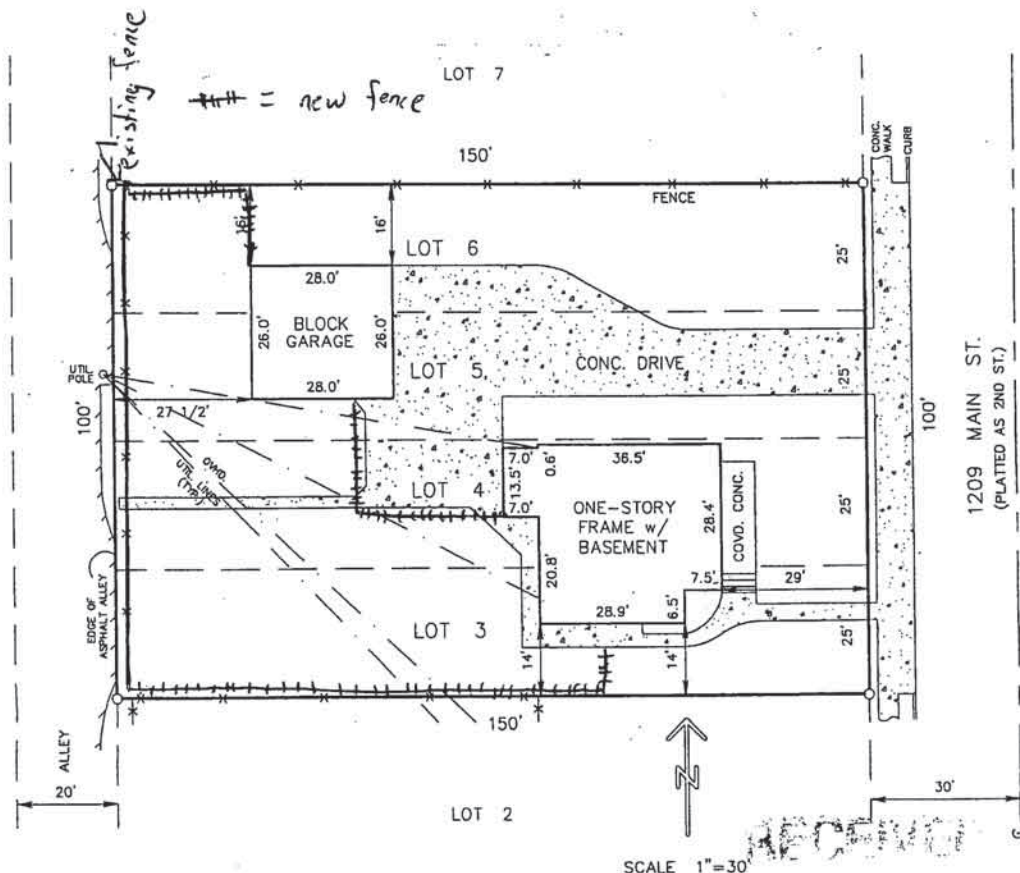
**LEGAL DESCRIPTION**  
(provided by Security Title)

Lots 3, 4, 5 and 6, Block 1,  
NICOLA DI GIACOMO ADDITION,  
County of Boulder,  
State of Colorado.



**FLATIRONS SURVEYING, INC.**

5717 Arapahoe Road  
Boulder, Colorado 80303  
(303) 443-7001



**BUILDING DEPT. COPY**

JUN 01 2001

BUILDING DIVISION

**NOTES:**

- 1-This Certificate does not constitute a Title Search by Flatirons Surveying, Inc. to determine ownership, rights of way, easements or encumbrances not shown by the plat that may affect this tract of land. There may be easements or rights of way that may affect this tract of land that are not shown on this Certificate.
- 2-This Certificate is based upon platted rights of way and occupation lines in the area.
- 3-An Improvement Survey Plat is recommended to depict more precisely the locations of the improvements shown hereon.
- 4-Overhead Utility Lines cross the airspace of the subject property as shown hereon.

John B. Guyton, Colorado L.S. #16406

**IMPROVEMENT LOCATION CERTIFICATE**

I hereby certify that this improvement location certificate was prepared for CHERRY CREEK MORTGAGE CO., INC. and SECURITY TITLE GUARANTY CO., that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, March 19, 2001, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

NOTICE: This Improvement Location Certificate is prepared for the sole purpose of use by the parties stated hereon. It is not a Land Survey Plat as defined by C.R.S. 38-51-102(12) or an Improvement Survey Plat as defined by C.R.S. 38-51-102(9). It does not establish property corners. A more precise relationship of the improvements to the boundary lines can be determined by a Land Survey or Improvement Survey. The improvements are generally situated as shown and only apparent (visible at the time of fieldwork) improvements and encroachments are noted. Flatirons Surveying, Inc. and John B. Guyton will not be liable for more than the cost of this Improvement Location Certificate, and then only to the parties specifically shown hereon. Acceptance and/or use of this Improvement Location Certificate for any purpose constitutes acknowledgement and agreement to all terms stated hereon.

Title Co. No. T025127A01

Flatirons No. 01-38,215

Borrower Smith & Brangenberg