SUBJECT: DISCUSSION/DIRECTION/ACTION – HECLA CASINO BUILDING & SEEDS PARTNERSHIP REQUEST

DATE: MARCH 7, 2017

PRESENTED BY: SCOTT SIMKUS, SEEDS CEO AND FOUNDER

SUMMARY:
Please find attached 2 letters from Scott Simkus, CEO and Founder of Social Equity Economic Development for Sustainability (SEEDS) dated February 21, 2017 and February 7, 2017. Mr. Simkus is requesting a partnership with the City of Louisville as well as financial assistance to preserve the historic Hecla Casino building, specifically to relocate the building from 1800 Plaza Drive to the proposed 1528 Main Street site prior to August 2017 (see letters). Mr. Simkus attended the last City Council meeting on February 21 seeking City Council direction on possible financial support for the relocation project. Thus, the item has been placed on the March 7, 2017 regularly scheduled City Council meeting for Discussion/Direction/Action.

The current location of the historic Hecla Casino building nor the proposed site for relocation are within the eligible boundaries of the City Historic Preservation Tax passed in 2008 and thus do not qualify for those funds. The resolution, a boundary map for eligibility of Historic Preservation Tax funds and a map of the proposed relocation site for the Hecla Casino building are attached for reference. Lastly, a history of the Hecla Casino building/1800 Plaza Drive and the Demolition Staff Report/1800 Plaza Drive are also attached for reference.

FISCAL IMPACT:
Per Mr. Simkus' request, in the $500,000 range in 2017.

RECOMMENDATION:
Discussion/Direction/Action

ATTACHMENT(S):
1. March 3 Correspondence from Scott Simkus, SEEDS CEO and Founder
2. February 21 and February 7, 2017 Correspondence from Scott Simkus
3. Resolution Regarding the Historic Preservation Tax
4. Historic Preservation Tax Boundary Map
5. Map of Current Proposed Site for the Hecla Casino building
6. 1800 Plaza Drive History
7. 1800 Plaza Drive Demo Staff Report
March 3, 2017

Subject: Partnership Proposal to Preserve the Historic Hecla Building

Dear Mayor Muckle & City Council

The purpose of this letter serves to present preliminary due diligence that SEEDS has put together in the interests of preserving the historic Hecla Coal Mine building.

I personally began the effort to explore opportunities to repurpose the building ten years ago, while I was a development planner with the Boulder County Housing Authority. However, in 2014 I returned to earlier efforts to preserve the historic building that hopefully would serve the interests of the Balfour Corporation, City of Louisville, Boulder Valley School District, University of Colorado, SEEDS LLC and the residents of the greater Boulder county region.

Attached you will find exhibits that reflect preliminary due diligence that illustrates that the project is feasible with the proper collaboration. Also as the July 17’ demolition date approaches it is important to note that I have had very positive feedback from other institutions to collaborate on this effort. The following is a short list of entities that we expect to grow if the City of Louisville elects to support this effort.

Parties Expressing Collaborative Interest to preserve the Historic Hecla Coal Mine Building

- Balfour Corporation
- Boulder Valley School District (Academic EDU)
- University of Colorado (Graduate Student Program)
- Gigacrete Corporation (Manufacturing Product for Energy Efficient building assembly)
- National Renewable Energy Laboratory (Subject to grant funding)

A preliminary Development and Operating budget of $1.2 million has been created for this project and this can be shared with the City of Louisville staff should the project receive partnership approval from the City of Louisville.

Thank you again for your consideration in this excellent community and economic development project.

Scott M. Simkus
SEEDS CEO & Founder
www.seedscollaborative.com
Exhibit A

Amended Emergency Consideration
for a partnership between the City of Louisville and SEEDS LLC
in Preserving and Relocating the Hecla Coal Mine Building located at 1800 Plaza Dr.

To: Mayor Muckle & Louisville City Council

From: Scott Simkus CEO & Founder
Social Equity Economic Development for Sustainability (SEEDS)

Date: March 3, 2017

Subject: Emergency request for the consideration of the City of Louisville to direct staff and resources to investigate a joint venture between the City of Louisville and SEEDS LLC to relocate and preserve the Historic Hecla Coal Mine building, located at 1800 Plaza Drive to 1528 Main St. Louisville CO. (Please see attached Conceptual Site Plan)

As previously stated in the February 21, 2017 Emergency Request to Louisville City Council;

SEEDS LLC is requesting the sponsorship and financial assistance from the City of Louisville to assist in the preservation of this historic building. In an effort to carry out this emergency request SEEDS is asking that the City of Louisville commit staff resources to investigate the following:

1. Consider a joint venture partnership with SEEDS LLC to relocate and preserve the Hecla Coal Mine building from 1800 Plaza Dr. to 1528 Main St;

2. Consider the allocation of funding necessary to secure the site at 1528 Main Street contingent on further due diligence identified by the City of Louisville and SEEDS in a purchase contract for 1528 Main Street Louisville CO between City of Louisville/SEEDS LLC and Mildred Pierce;

3. Total project budget anticipated at $1,200,000 - Partnership request to the City of Louisville $500,000 or less dependent on grants and donations secured for the project.

Additional items for consideration for March 7, 2017 Emergency Request to City Council

SEEDS staff have continued with performing additional due diligence to support the efforts described above, however SEEDS would like to update City Council on the following additional information since February 21, 2017;

4. Property owner of 1528 Main Street Louisville CO requires $5,000 earnest money that would be placed in escrow following the completion of items identified in the due diligence list Exhibit B;

5. Property owner of 1528 Main Street Louisville CO is requiring a closing on the purchase of the property by April 15, 2017;

6. If City Council votes to move forward with project partnership, SEEDS is asking that the City of Louisville to consider funding to compensate Scott Simkus for efforts in planning, coordinating, relocation and redevelopment of the Hecla Coal Mine building to 1528 Main Street;
1. **Is the Hecla Building Preservation at 1528 Hecla Drive in alignment with the Louisville Comprehensive Plan** (To be determined)

2. **Is the Hecla Building Preservation feasible within the City of Louisville Commercial-Neighborhood zoning District** (To be determined)

3. **Clarification of the existing BNSF Railroad setback** (Verified)

4. **Clarification of the Irrigation ditch set back** (Verified)

5. **Height restrictions within this zoning district** (Verified)

6. **Utility locates relative to rear lot along railroad right of way** (TBD)

7. **Xcel Energy (aka Public Service/Century Link, other) utility easements** (TBD)

8. **Tree Preservation Plan given most trees will require removal to place Hecla building** (TBD)

9. **Secondary curb cut to allow ingress and egress to site off-street parking for building visitors** (NA)

10. **Drainage improvement plan to increase elevation of site for future ADA accessibility** (TBD)

11. **Grandfather Clauses that may apply to the Commercial Neighborhood (CN) zoning district such as the green space public right of way** (TBD)

12. **BNSF Railroad input re: Permit to move the Hecla building across the railroad tracks and remove to Railroad crossing gates for building to be moved across tracks** (Requested)

13. **Classification of the Hecla Building as a Landmark upon relocation to 1528 Main** (TBD)

14. **300' radius from 1528 Main Petition signing for support of Hecla Building to site** (TBD)

15. **City of Louisville Tree removal authorization at 1528 Main to allow delivery of Hecla to site** (TBD)

16. **Possible offsite storage of Hecla building for future relocation to 1528 Main Street** (TBD)

17. **Water and sewer As Built drawings for connectivity to City of Louisville public service** (TBD)

18. **City of Louisville vacating public right of way front setback to allow building placement** (TBD)

19. **Asbestos shingles on 1528 Main Street confirmation** (TBD)

20. **Lead Based Paint on 1528 Main Street confirmation** (TBD)

21. **Mildred Pierce written consent to demolish 1528 structure to vacate site for Hecla building** (Received letter of support)

22. **Demolition permit with Louisville Historic Preservation Commission given 1528 built in 1948** (TBD)
Exhibit C

Obstructions to be addressed along housing moving route

1. One parkway tree at Plaza drive will need to be trimmed back

2. One CDOT street signal light signal will need to be rotated (on single support bolt as base of light pole) at Plaza Drive and South Boulder Road

3. Thirteen removable CDOT street signs will need to be temporarily removed the street route on South Boulder Road

4. Two CDOT stop lights along South Boulder Road will require being pivoted out of the way

5. Five removable 3-foot high BNSF Ballard's in island before railroad crossing will require temporary removal

6. Two BNSF island railroad gates to be taken down by BNSF (See photo)

7. Six CDOT trees in island along South Boulder Road. three 3" caliper one 8" caliper and two 6" caliper may need to be replaced

8. Davidson Irrigation ditch along main Street has only a 45' wide opening on Main Street, one of the railings to be temporarily removed and replaced

9. One residential power line to be propped up over ridge of home or temporarily disconnected on Main Street

10. Two large parkway trees will need to be removed to allow for the house to be placed on the future foundation
March 1 2017

To the Louisville City Council,

I would like to introduce myself. My name is Mildred (Millie) Pierce and I am the owner of 1528 Main Street. My maiden name is Garcia and my family has lived in Louisville since 1961 (56 years). My mother, Rose Garcia, raised seven kids (plus extras here and there) in our home at 1528 Main St.

The history and charm of Louisville is rooted in the hearts of myself, my siblings, my children, my grandchildren and my nieces and nephews. I remember delivering newspapers, going to the Rex theatre, attending the original elementary school, then starting at the new one. Four members of my family graduated from Louisville Junior Senior High School. My daughter and son-in-law attended Louisville Middle School. As the years moved on, I brought my youngest daughter home to this house and two of my grandchildren came home from the hospital to this home. We cared for my mother through her senior years here and my husband passed away from Cancer, with his family in attendance, just a few short years ago, in our living room. Louisville and this location have always and will always be an important part of our lives.

Our attachment to the town and the character of Louisville has made me hesitant to consider selling our home in the past. Main Street’s charm is such a unique part of the culture of the town, I feared selling my home and having it replaced by something that wouldn’t honor Louisville in the manner that I deeply feel Main Street deserves. Louisville’s history is rooted in the Miners and the Rail Road, without them Louisville would not be what it is today. The sound of the trains is music to many of the members of my family’s ears. We grew up listening to the trains roll down the rails and even the whistles have served as a comfort to many of us.

The railroad and trains have always been a part of my life. My grandfather retired from Santa Fe railroad. We loved watching the trains cars go in the east side of the tracks as children. Much the same way that my children, grandchildren, nieces and nephews loved to watch the train go through town from the side yard and hear the whistle blowing.

When I learned that the SEEDS Corporation was interested in the location and what their plan for it was, I became very excited. This opportunity seemed like it would fit into our historic town and honor where we all came from. Scott Simkus and I have met and discussed his vision for the lot. I and my family are very supportive of this vision. Too often history and roots are left behind with progress and I am honored that the location of my current home can continue to serve the town by being home to such a historic building for future generations to learn to appreciate the uniqueness that brought Louisville to fruition.

With Deepest Regards,

Mildred Pierce
Emergency Consideration
for a partnership between the City of Louisville and SEEDS LLC
in Preserving and Relocating the Hecla Coal Mine Building located at 1800 Plaza Dr.

To: Mayor Muckle & Louisville City Council

From: Scott Simkus CEO & Founder
        Social Equity Economic Development for Sustainability (SEEDS)

Date: February 21, 2017

Subject: Emergency request for the consideration of the City of Louisville to direct staff and resources to investigate a joint venture between the City of Louisville and SEEDS LLC to relocate and preserve the Historic Hecla Coal Mine building located at 1800 Plaza Drive to 1528 Main St. Louisville CO. (Please see attached Conceptual Site Plan)

This request comes to City Council as follow up to the letter from SEEDS to the Mayor and Louisville City Council dated February 7, 2017. To preserve the historic Hecla building a collaborative agreement between the Balfour Corporation and SEEDS LLC was reached in 2014. On February 8, 2016 Scott Simkus of SEEDS met with the Louisville Historic Preservation Commission to update them on efforts to preserve the Hecla building. Recently the demolition date at the site of the Hecla building has been moved up from August 2017 to July 2017.

The City of Louisville shares with SEEDS in the desire to preserve the architectural history of the City of Louisville and recognizes this building as a rare opportunity to preserve significant architecture of the coal miner heritage that played a major role in the establishment of the City of Louisville.

SEEDS staff have conducted preliminary due diligence required to relocate the historic Hecla Coal Mine building and have met with the City of Louisville Planning Department and staff from the Historic Preservation Commission to discuss the fundamental due diligence surrounding the effort to relocate the building.

An emergency exists for the City of Louisville in losing this historic structure forever. SEEDS LLC have offered to manage and coordinate the process to relocate the Hecla building but lacks all the resources require to complete this emergency historic preservation project alone.

Therefore, SEEDS LLC is requesting the sponsorship and financial assistance from the City of Louisville to assist in the preservation of this historic building. In an effort to carry out this emergency request SEEDS is asking that the City of Louisville commit staff resources to investigate the following:

1. Consider a joint venture partnership with SEEDS LLC to relocate and preserve the Hecla Coal Mine building from 1800 Plaza Dr. to 1528 Main St;

2. Consider the allocation of funding necessary to secure the site at 1528 Main Street contingent on further due diligence identified by the City of Louisville and SEEDS in a purchase contract for 1528 Main Street Louisville CO between City of Louisville/SEEDS LLC and Mildred Pierce;

3. Total project budget anticipated at $1,000,000 - Partnership request to the City of Louisville $500,000 or less dependent on grants and donations secured for the project.
Mayor Muckle & City of Louisville City Council
740 Main Street
Louisville, CO 80027

February 7, 2017

Subject: Relocation and Preservation of the Hecla Coal Mine Building (aka Hecla Casino)

Dear Mayor Muckle and Louisville City Council,

This letter serves to introduce the Louisville City Council to SEEDS. SEEDS is a 501C3 organization located in Louisville Colorado. The SEEDS name is an acronym for Social Equity Economic Development for Sustainability. SEEDS mission is to facilitate economic development while educating students and veterans of war on sustainability, building science and community development. Over the past year SEEDS has been diligently researching feasible sites to relocate the historic Hecla Coal Mine building located at 1800 Plaza Drive in Louisville Colorado.

SEEDS has a written agreement with the Balfour Corporation to relocate the Hecla building before August 2017 or prior to Balfour’s planned site demolition. After reviewing numerous sites throughout Louisville SEEDS has taken efforts to secure a site that we believe offers one of the highest and best use locations for the Hecla building in old town Louisville. SEEDS has secured a purchase contract for 1528 Main Street Louisville Colorado with the explicit intention of relocating the Hecla Coal Miner structure to this location. This location ranked the highest compared to other locations in Louisville and aligned the best with the Louisville Museum Master Plan and with City support could be a subject described in a future Historic Preservation Tax extension as scheduled to occur in 2018. This location offered the best use in the long term for gateway visibility, community access, and benefit to the City of Louisville residents. Furthermore it offers the opportunity to create a potential Sustainability Education Center or Colorado Visitors Bureau at the northern edge of old town.

SEEDS recognizes that there are numerous City of Louisville planning and public hearing processes to test the appropriateness of this location. However relocating the historic Hecla building and developing the future site for receiving the Hecla building is a project that stretches the limited resources of our small community non profit. Therefore SEEDS would ask the City of Louisville to consider a SEEDS Collaborative. A SEEDS Collaborative is simply a project that orchestrates a community partnership of key parties contributing resources to achieve a common goal.

The SEEDS purchase contract is subject to a 60 day due diligence schedule that includes getting critical feedback from the City of Louisville that would support the conceptual feasibility of the Hecla building preservation and relocation project at 1528 Main Street Louisville, Colorado.

Since 2013 SEEDS has been actively engaging the University of Colorado school of Sustainability & Environmental Design, Boulder Valley School District - Vocations Trade School Program, Colorado School of Mines Department of Geophysics/Physics, and the Front Range Community College to discuss collaborative efforts in educating students through the redevelopment of the historic Hecla Casino. Such collaborative partnerships would include teaching students about preservation techniques of historic buildings, building codes, renewable energy and advanced building science for optimizing energy efficiency and adapting a historic building to meet Energy Star guidelines and ADA accessibility.
SEEDS has completed some preliminary due diligence on this project by collecting cost estimates to relocate the Hecla building from its current location to 1528 Main street. SEEDS staff have measured the Hecla building footprint and overlayed that footprint on to a survey plat for 1528 Main Street. Placing the building parallel to main street also allows the front porch to face main street, however it will require a minor front yard set back variance and discussion around a second curb cut to accommodate future visitor parking (optimizing traffic flow), tree preservation and Historic Preservation Commission review of the for a demolition application of the existing home located on site.

SEEDS envisions multiple fund raising campaigns and grant writing efforts spearheaded by SEEDS but sponsored by the City of Louisville and others to raise early capital funds and secure the long term financing required. In the short term SEEDS would like to meet with the City of Louisville administration to discuss the City of Louisville’s interest in formulating a formal partnership to make such a project a success for the entire City of Louisville. In the interim SEEDS staff have begun to put together a preliminary critical path and predevelopment proforma that we can share in the appropriate time frame.

The window of opportunity to get such an ambitious project moving forward is extremely time sensitive and what is of the greatest concern is that the Hecla Coal Miner Casino will be demolished in August of 2017 if a permanent future home is not found. Thank you for your consideration of our efforts to preserve the historic Hecla Coal Mine building.

SEEDS would ask that the Louisville Sustainability Commission consider this worthy project and allow SEEDS to present to the Louisville Sustainability Commission in the near future to gain the commissions support.

I look forward the opportunity to discuss this exciting collaborative opportunity at your earliest convenience.

Sincerely,

Scott M. Simkus – CEO & Founder
Social Equity Economic Development for Sustainability (SEEDS)
www.seedscollaborative.com
RESOLUTION NO. 35
SERIES 2008

A RESOLUTION REFERRING TO A VOTE OF THE REGISTERED ELECTORS OF THE CITY OF LOUISVILLE AT THE NOVEMBER 4, 2008, SPECIAL MUNICIPAL ELECTION A TABOR BALLOT ISSUE TO AUTHORIZE THE IMPOSITION OF A ONE-EIGHTH OF ONE PERCENT (0.125%) SALES TAX TO PROVIDE REVENUES FOR HISTORIC PRESERVATION PURPOSES

WHEREAS, the City of Louisville (the “City”), is a Colorado home rule municipal corporation duly organized and existing under laws of the State of Colorado and the City Charter (the “City Charter”); and

WHEREAS, Article XX of the Colorado Constitution grants plenary power to home rule cities to levy and collect taxes within the City limits; and

WHEREAS, pursuant to voter authorization, the City has previously adopted a permanent sales tax of three percent (3%) and, for a ten-year period commencing January 1, 2004, an additional three-eighths of one percent (0.375%) sales tax, with revenues from such temporary tax being collected, retained and spent exclusively for designated open space, parks and other purposes; and

WHEREAS, the City Council finds and determines that the City and its residents value the historic charm and character of Historic Old Town Louisville which is unique to Louisville; and

WHEREAS, City Council finds that establishment of a one-eighth of one percent (0.125%) sales tax, collected for a ten-year period commencing January 1, 2009 and dedicated for historic preservation purposes within Historic Old Town Louisville, will allow the City to: (a) provide financial incentives to preserve historic resources, including funding of programs to identify and attempt to preserve buildings which qualify for listing on the Louisville Register of Historic Places; (b) provide financial incentives to preserve buildings that contribute to the historic character of Old Town Louisville but do not qualify for listing on Louisville Register of Historic Places, with such buildings to be treated the same as historic buildings but with lower priority; and (c) provide financial incentives for new buildings and developments within Historic Old Town Louisville to limit mass, scale, and number of stories; to preserve setbacks; to preserve pedestrian walkways between buildings; and to utilize materials typical of historic buildings, above mandatory requirements; and

WHEREAS, Article X, Section 20 of the Colorado Constitution, also referred to as the Taxpayer’s Bill of Rights (“TABOR”) requires voter approval for any new tax, any tax policy change directly causing a net revenue gain, and the spending of certain funds above limits established by TABOR; and
WHEREAS, pursuant to and as required by the Constitution and laws of the State of Colorado, it is necessary to have voter approval of a TABOR ballot issue concerning the imposition of the sales tax provided for herein, and it is also necessary to have voter approval to allow funds collected through such sales tax to be reserved for and carried over to subsequent years; and

WHEREAS, TABOR requires that the City submit ballot issues, as defined in TABOR, to the City’s registered electors on specified election days; and

WHEREAS, the City will hold a special municipal election on November 4, 2008, to be conducted as part of the coordinated general election, and such date is one of the election dates at which TABOR ballot issues may be submitted to the registered electors of the City; and

WHEREAS, City Council finds it is in the best interest of the City and its citizens to submit to the registered electors of the City the question of imposing, for a ten-year period commencing January 1, 2009, a one-eighth of one percent (0.125%) sales tax for historic preservation purposes, as further stated in this resolution.

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

Section 1. The following ballot issue, certified in substantially the form set forth below, is hereby referred to the registered electors of the City and shall appear on the ballot of the City of Louisville special municipal election to be held on November 4, 2008:

SHALL CITY OF LOUISVILLE TAXES BE INCREASED $340,000 IN 2009 (FIRST FULL FISCAL YEAR INCREASE) AND ANNUALLY THEREAFTER IN SUCH AMOUNTS AS ARE RECEIVED EACH YEAR FROM THE LEVY OF AN ADDITIONAL SALES TAX OF ONE-EIGHTH OF ONE PERCENT (0.125%); WITH SUCH TAX TO COMMENCE ON JANUARY 1, 2009 AND EXPIRE DECEMBER 31, 2018, WITH THE NET PROCEEDS OF SUCH ONE-EIGHTH PERCENT SALES TAX TO BE COLLECTED, RETAINED AND SPENT EXCLUSIVELY FOR THE FOLLOWING PURPOSES WITHIN HISTORIC OLD TOWN LOUISVILLE, WHICH AREA INCLUDES THE "HISTORIC OLD TOWN OVERLAY DISTRICT" AND "DOWNTOWN LOUISVILLE" AS DEFINED BY THE CITY ZONING MAP AND ORDINANCES, IN ORDER TO PRESERVE THE UNIQUE CHARM AND CHARACTER OF HISTORIC OLD TOWN LOUISVILLE THAT IS A VITAL PART OF OUR IDENTITY AS A COMMUNITY:

1. PROVIDE INCENTIVES TO PRESERVE HISTORIC RESOURCES, INCLUDING FUNDING OF PROGRAMS TO
IDENTIFY AND ATTEMPT TO PRESERVE BUILDINGS WHICH QUALIFY FOR LISTING ON THE LOUISVILLE REGISTER OF HISTORIC PLACES;

2. PROVIDE INCENTIVES TO PRESERVE BUILDINGS THAT CONTRIBUTE TO THE HISTORIC CHARACTER OF HISTORIC OLD TOWN LOUISVILLE BUT DO NOT QUALIFY FOR LISTING ON THE LOUISVILLE REGISTER OF HISTORIC PLACES, WITH SUCH BUILDINGS TO BE TREATED THE SAME AS HISTORIC BUILDINGS BUT WITH LOWER PRIORITY; AND

3. PROVIDE INCENTIVES FOR NEW BUILDINGS AND DEVELOPMENTS WITHIN HISTORIC OLD TOWN LOUISVILLE TO LIMIT MASS, SCALE, AND NUMBER OF STORIES; TO PRESERVE SETBACKS; TO PRESERVE PEDESTRIAN WALKWAYS BETWEEN BUILDINGS; AND TO UTILIZE MATERIALS TYPICAL OF HISTORIC BUILDINGS, ABOVE MANDATORY REQUIREMENTS;

WITH RECEIPT OF FINANCIAL INCENTIVES FUNDED BY SUCH PROCEEDS TO BE CONDITIONED UPON HISTORIC LANDMARKING OF THE RECEIVING PROPERTY IF THE PROPERTY QUALIFIES FOR LISTING ON THE LOUISVILLE REGISTER OF HISTORIC PLACES, OR CONDITIONED UPON THE CITY RECEIVING A CONSERVATION EASEMENT IF THE RECEIVING PROPERTY DOES NOT SO QUALIFY; WITH ANY SUCH LANDMARKING OR EASEMENT TO BE WITH CONSENT OF THE PROPERTY OWNER; AND WITH SUCH FINANCIAL INCENTIVES TO INCLUDE ANY OF THE FOLLOWING:

GRANTS TO PRESERVE HISTORIC BUILDINGS OR THEIR FACADES;

ACQUISITION OF CONSERVATION EASEMENTS ON HISTORIC PROPERTIES OR OTHER ELIGIBLE PROPERTIES;

ACQUISITION AND REHABILITATION OF HISTORIC PROPERTIES TO BE SOLD WITH CONSERVATION EASEMENTS;

GRANTS OR LOW INTEREST LOANS TO PRESERVE AND REHABILITATE ELIGIBLE PROPERTIES;

FUNDING FOR TAX OR FEE REBATES FOR ELIGIBLE BUILDINGS;
FUNDING OF A PUBLIC-PRIVATE PARTNERSHIP FOR
PRESERVATION OF BUILDINGS OF HISTORIC
SIGNIFICANCE; AND

FUNDING OF OTHER PROGRAMS TO PRESERVE HISTORIC
BUILDINGS AND BUILDINGS WHICH CONTRIBUTE TO THE
CHARACTER OF HISTORIC OLD TOWN LOUISVILLE;

WITH ELIGIBILITY FOR HISTORIC LANDMARKING TO BE
DETERMINED BY THE LOUISVILLE HISTORIC PRESERVATION
COMMISSION AND APPROVED BY THE CITY COUNCIL PURSUANT
TO CITY ORDINANCES, AND ALL INCENTIVE FUNDING DECISIONS
TO BE APPROVED BY THE CITY COUNCIL;

AND SHALL THE CITY BE PERMITTED TO COLLECT, RETAIN AND
EXPEND ALL REVENUES DERIVED FROM SUCH TAX FOR SUCH
PURPOSES AND FOR CITY STAFF TIME TO ADMINISTER THE
PROGRAMS FUNDED BY SUCH TAX, AS A VOTER-APPROVED
REVENUE CHANGE AND AN EXCEPTION TO LIMITS WHICH
WOULD OTHERWISE APPLY UNDER ARTICLE X, SECTION 20 OF
THE COLORADO CONSTITUTION OR ANY OTHER LAW?

YES
NO

Section 2. The City Council may submit additional ballot issues or other
referred measures to appear on the ballot of the November 4, 2008 regular municipal
election by the adoption of an appropriate resolution or ordinance as required by law.

Section 3. The officers and employees of the City are hereby authorized and
directed to take all necessary and appropriate action to effectuate the provisions of this
resolution in accordance with Colorado law.

Section 4. Pursuant to C.R.S. Section 31-10-102.7, the City will utilize the
requirements and procedures of the Uniform Election Code of 1992, articles 1 to 13 of
title 1, C.R.S., as amended, in lieu of the Colorado Municipal Election Code of 1965,
article 10 of title 31, C.R.S., as amended, with respect to the regular municipal election to
be held on November 4, 2008, and such election shall be conducted as part of a
coordinated election.

PASSED AND ADOPTED this 5th day of August, 2008.

Charles E. Sisk, Mayor
ATTEST:

[Signature]
Nancy Varra, City Clerk
1800 Plaza Drive, Louisville, Colorado

According to the Boulder County Assessor’s website, the property at 1800 Plaza Drive is owned by Michael Schonbrun & Susan Juroe and occupies “Lot 3 Louisville Plaza 2” in Louisville. The County Assessor’s records state that the house was built in 1910. This date has been corroborated by other sources.

The photos and map included in this report are from the collection of the Louisville Historical Museum.

Northern Colorado Coal Mining Strike of 1910-1914 and the Construction of this Building

The building at 1800 Plaza Drive was constructed in 1910. Because of the purpose for which it was built and what it was used for, this structure represents a significant historic period in Colorado and labor history, as it was at the center of events during the Coal Wars in Colorado. It is also one of the last remaining mine structures (that is not a mining camp house) from the coal mines of northern Colorado, of which there were 163.

This building is discussed in, and photos of it appear in, the book Once a Coal Miner: The Story of Colorado’s Northern Coal Fields (Pruett Publishing, 1989) by Phyllis Smith; the book The Louisville Story (1978) by Carolyn Conarroe; and the film Louisville (1994) about the history of the City, produced by the City of Louisville. This report draws extensively on these sources for information about the labor conflict that relates to this building.

Smith writes that in 1910, coal miners in Colorado’s Northern Coal Fields, which extended from Marshall to Firestone in Boulder and Weld Counties, earned only about $3.10 a day and the exact amount was determined by the tons of coal that they actually mined. After months of tension and negotiations, during which the union’s demands for a pay increase were turned down, a strike was called in April 1910. It has been estimated that 2700 miners in the Northern Fields went on strike.
Smith goes on:

Thus started the longest coal strike in Colorado history – four years and eight months. . . . [F]or the northern field, most union men were out of work for almost five years. During that time, street fights, knifings, and sudden gunfire became commonplace. There were mysterious explosions and unexplained fires. Picket strikers fought with children of scab workers. At the end, almost five years later, the full-scale industrial war would be discussed by United States citizens and would finally come to the attention of such absentee mine owners as the reclusive businessman . . . John D. Rockefeller, Jr.

(Smith, 106-107)

Mine owners resisted unionization and refused to buckle under. They began to bring in strikebreakers, or scabs. Many of these men were recent immigrants, some from Eastern Europe.

As described in the film *Louisville*:

Mine operators brought in hired guns from back East to protect the non-union workers and by 1910 had built stockades around their properties, turning their mines into armed camps. Company housing was built and strikebreakers were urged to live on site for their own protection.

The Hecla Mine in Louisville, located at the northeast corner of South Boulder Road and Highway 42, was at the center of this labor war. In 1910, it was one of Louisville’s oldest mines, having been in operation since 1890.

By the summer of 1910, the owner of the Hecla Mine constructed buildings for the strikebreakers inside a fenced compound. The purpose was to keep the strikebreakers on the premises so that they would not have a reason to leave and thereby risk their lives. This effort represented the company’s decision to dig in for a long strike. The buildings that were constructed for the strikebreakers were a large boardinghouse for about 75 men; about twenty-six mine camp houses that were called “Hecla Heights”; and a “Casino” for entertainment and gambling. The building that is now at 1800 Plaza Drive was the Casino. According to Smith, “The gambling hall became a great financial asset to the operator who, after paying Hecla workers on Friday afternoon, got the money back over the weekend . . .” (Smith, 108-09)

The accompanying map, obtained by author Carolyn Conarroe from the files of the Rocky Mountain Fuel Company, shows the location of the Hecla compound buildings. (The top of the map represents the direction east.) The mine camp houses at Hecla Heights were at the very corner of South Boulder Road and Highway 42. The Casino was just to the east of
these cottages. Nearby was a water tower and carpenter shop. The large boarding house and a wash house were a little farther east. To the north of all of these buildings was an east-west railroad spur that went right up to the mine tipple for loading coal onto rail cars.

A photo from this time period shows the Casino from the south. The fencing around the compound can be clearly seen. The mine buildings such as the tipple would have been just out of site behind the buildings in the picture.
Another photo and a close-up of it show the Casino in the distance. This photo was taken from the vicinity of what is now the Harney-Lastoka Open Space south of South Boulder Rd. The view is looking northeast. The Rex #1 Mine is in the foreground on the right.
The Hecla Mine compound was the site of sustained violence between strikers and strikebreakers in the days following the Ludlow Massacre in April 1914 in southern Colorado, where a strike had also been in effect. The Ludlow Massacre refers to the deaths of 20 people, some of them women and children, by the Colorado state militia. The news inflamed striking coal miners along the Front Range. By April 1914, their strike had been going on for four years. The UMWA immediately issued a call to arms for Colorado striking miners. The governor then ordered law officers to confiscate machine guns and searchlights from coal mines. However, gunfire broke out near Louisville before this could be done. The Hecla Mine and the town of Louisville itself were subject to about fourteen hours of nearly continuous gunfire between the strikebreakers who were at the Hecla and the strikers. Several men were injured and one died of his injuries. The state militia was brought in to establish peace, then federal troops were called in. The federal troops set up camp just east of Louisville. When the violent conflict had ended, bullet holes covered some of the buildings in the Hecla Mine compound.

Two recent *Louisville Historian* articles show the extent to which the Casino building was at the center of events taking place during the Coal Wars in Colorado.

The Winter 2014 issue of *The Louisville Historian*, viewable online at [http://www.louisvilleco.gov/home/showdocument?id=1132](http://www.louisvilleco.gov/home/showdocument?id=1132), extensively described the strike events and activity at the Hecla in a lead article written by Ron Buffo. He wrote the article in recognition of the 100th anniversary of the strike violence in 1914, and he also led a driving tour in April 2014, of historical sites relevant to the strike violence, that included a stop by the Casino building.
The lead article of the Fall 2014 issue of *The Louisville Historian*, viewable online at [http://www.louisvilleco.gov/home/showdocument?id=4030](http://www.louisvilleco.gov/home/showdocument?id=4030), was entitled “Keeping the Peace in Louisville, 1914-1915” and described the circumstances under which President Woodrow Wilson in May 1914 sent federal troops to bring stability to several mine strike hot spots in Colorado where violence had occurred. Louisville was one of the locations, and the federal troops in Louisville ended up staying for eight months. One of their first orders of business was to collect firearms. The *Denver Post* reported that among the weapons that they collected was a machine gun and fifty rifles from the Rocky Mountain Fuel Co., which owned and operated the Hecla Mine. The *Daily Camera* reported that by the time that the troops left Louisville in January 1915, between 700 and 800 firearms had been confiscated from both sides of the conflict and it was believed that there were many more that miners had not turned over.

In December 1914, the strike ended, but there were few improvements in working conditions or pay for the miners.

**Period After the Hecla Mine Closed, 1920-1952**

The Hecla Mine closed in 1920. Jacob Williams, who had been the Superintendent of the Rocky Mountain Fuel Company, which owned the Hecla at the time, purchased the property on which the mine had been located.

According to an August 14, 1991 article in the Daily Camera, Williams purchased it as farm land. Due to the lack of specificity in the Boulder County property records with respect to the legal descriptions of land located outside of platted towns, the exact boundaries of Williams’ property could not be determined. However, it is strongly believed to have consisted of a quarter section of ½ mile by ½ mile, or 160 acres, minus a part owned by the DiGiacomo family.

Jacob Williams was not only a mine superintendent for numerous mines in Boulder and Weld Counties, but he also bought and sold properties in Louisville and the surrounding area. After he passed away in 1929, his wife, Jane, continued with the management of his properties, including this one.

During this time, the Hecla Casino building was established as the main residence for the farm. There is some indication that Jane Williams rented the property to tenants who farmed it and who resided in the home.

**Clifford and Monica Foster Ownership, 1952-2007**

In late 2006, Clifford Foster contacted the Louisville Historical Museum and asked to be interviewed for the historical records of the Museum. The Museum Coordinator conducted an oral history interview with Foster on January 22, 2007. It is this interview, which was recorded, that provided much of the following information about the use and history of this property from 1952 on. Cliff Foster passed away in June 2007.
Cliff and Monica Foster and their family moved to Boulder County from South Dakota in the early 1950s. Cliff was a mechanical engineer. Their family story goes that Monica spotted the farmhouse and asked about its availability. The Fosters purchased the farm, which was still close to, if not exactly, 160 acres in size, from Jane Williams.

When the Fosters purchased the farm, the foundation of the water tower was by the rear door of the house (the Casino). This is consistent with the arrangement of buildings shown on the map included in this report.

Foster said that the main mine shaft had had trash dumped in it (something that was frequently done after the mines in Louisville closed). He said that he had it filled with concrete.

There were still remnants of the Hecla powder house.

Cliff Foster stated that he thought that the house may have been used as a brothel during the time that it was the Hecla Casino. This is because the upstairs was painted red when the Fosters purchased the building in 1952. (Other older residents in Louisville have also told the Museum staff that they had heard that the building had been used as a brothel.)

The Fosters improved the house during their ownership of it, including having it rewired and putting in a furnace. Cliff Foster continued with his career as a mechanical engineer, while also working the farm. He grew corn and wheat, doing the work himself.

The aerial photo of the farm is believed to have been taken in the 1950s. The Hecla Casino building, still the home for the farm, was located at the end of a drive that went directly north from South Boulder Road.
Monica Foster passed away in 1976. Cliff, who either pursued the development of his land or was open to a proposal, sold the part of his farm that is on the corner of South Boulder Road and Highway 42 for the construction of Louisville Plaza. Cliff was in his seventies when this took place in 1991. The proposed development included the land under the Hecla Casino building, which was still the Foster residence. For this reason, in 1991 the Foster family had the house moved a short distance away to the northwest, onto land being retained by Foster. A new basement was built first and the house placed on top of it.

1870 Plaza Drive, next to the Casino building at 1800, was the home of Karen Foster Mulholland, the daughter of Cliff and Monica Foster. That house is believed to have been constructed in 1979 at the approximate current location of Subway (formerly the location of Blockbuster) at the Louisville Plaza, and was also moved in or around 1991. 1900 Plaza Drive was the site of Karen’s in the Country Restaurant and contains in its floor some of the bricks from the Hecla powder house.

Location of Hecla Mine Landmarks Today

According to Foster, the Hecla Casino building at 1800 Plaza Drive was originally located just south of what is now the entrance to King Soopers Grocery Store at Louisville Plaza.

When the house was moved a short distance away, it was placed in the vicinity of the original tipple and mine shaft for the Hecla Mine. According to Cliff Foster, the cement and brick structure by the tree near the gates of the driveway to 1800 Plaza Drive once held the chains to hoist the coal cars out of the mine shaft. The location of the main shaft, which would have been dug by hand in 1890 when the Hecla opened, is by what is now the driveway to 1800 Plaza Drive.

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

STAFF REPORT

April 18, 2016

ITEM: Case #2016-003-DEMO

APPLICANT: Hunter McLeod
Balfour Senior Living
1331 E Hecla Drive
Louisville, CO 80027

OWNER: Michael Schonbrun
Balfour Senior Living
1331 E Hecla Drive
Louisville, CO 80027

PROJECT INFORMATION:

ADDRESS: 1800 Plaza Drive
LEGAL DESCRIPTION: LOT 3 LOUISVILLE PLAZA 2
DATE OF CONSTRUCTION: circa 1910

REQUEST: A request to demolish the structure at 1800 Plaza Drive.
HISTORICAL BACKGROUND:
Information is from Historian Bridget Bacon and is attached to this document.

The building at 1800 Plaza Drive was constructed in 1910. By the summer of 1910, the owner of the Hecla Mine constructed buildings for the strikebreakers inside a fenced compound. The Hecla Casino was originally built to entertain strikebreakers employed at the Mine, and is rumored to have included a brothel. Because of the purpose for which it was built and what it was used for, this structure represents a significant historic period in Colorado and labor history, as it was at the center of events during the Coal Wars in Colorado. After the mine closed in 1920, the Williams and Foster families lived in the structure and farmed the area.

The structure was relocated in 1991 from its original location at Louisville Plaza. The Casino currently serves as a residence.

Photo of Hecla Casino from Rex #1 Mine
Aerial of Foster Farm c. 1950

1800 Plaza Drive – Southwest Corner – Current Photo
1800 Plaza Drive – Northeast Corner – Current Photo

1800 Plaza Drive – East elevation with 10/1 double-hung window
DEMOLITION REQUEST:
The applicant is requesting to demolish the structures at 1800 and 1870 Plaza Drive as a part of the Balfour Senior Living expansion. The former Hecla Mine Casino, located at 1800 Plaza Drive, is the only structure being reviewed because it is the only structure constructed prior to 1955. The request is being heard by the full Commission because it is part of a Planned Unit Development (PUD) and Plat application.

ARCHITECTURAL INTEGRITY:
The two-story, frame structure was moved in 1991 from its original location and placed on a concrete foundation. The two-story, gable roofed structure has two one-story, gable wings on the north and south elevations. The wings are both two bays wide. The gable roofs end in overhanging eaves with exposed rafters and decorative brackets, typical of the Craftsman style. There is a central brick chimney which appears to be original. The structure includes a wrap-around porch on the west elevation. The current entrance to the structure is on the south elevation. The door is not historic but this might be original side entrance to the structure. Many of the original 10/1, double-hung, wood windows are still in place.

Based on the historic photos, it is unclear when the many alterations to the structure took place. The structure was clad in vinyl siding and the porch was enclosed. A bay window was added to the south elevation. The doors have been replaced on the north and east elevations. It appears that additions were added to the northeast and southeast corners. The northeast corner addition continues the roofline of the gabled wing on the north elevation. The addition on the single-bay addition on the southeast corner has a gable roof. The door on the east elevation leads to a low deck.

The architectural integrity of location was lost in 1991 when the structure was moved. However, the structure maintains much of its historic character and many of the alterations, like the enclosed porch, could be reversed to enhance the architectural integrity.

CRITERIA FOR DEMOLITION REVIEW:
The Historic Preservation Commission should review the demolition permit application based upon any of the following criteria in Section 15.36.200(H) of the Louisville Municipal Code:

1. The eligibility of the building for designation as an individual landmark consistent with the purposes and standards in this chapter;
2. The relationship of the building as a potential contributing structure to a potential historical district per the criteria set forth in this chapter;
3. The reasonable condition of the building; and
4. The reasonable projected cost of restoration or repair.

In considering the condition of the building and the projected cost of restoration or repair as set forth in subsections H.3 and H.4, above, the commission may not consider deterioration caused by unreasonable neglect.
Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in Louisville Municipal Code (LMC) Section 15.36.050(A). The City Council may exempt a landmark from the age standard if it is found to be exceptionally important in other significance criteria:

1. **Historic landmarks shall meet one or more of the following criteria:**
   a. **Architectural.**
      (1) Exemplifies specific elements of an architectural style or period.
      (2) Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.
      (3) Demonstrates superior craftsmanship or high artistic value.
      (4) Represents an innovation in construction, materials or design.
      (5) Style particularly associated with the Louisville area.
      (6) Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.
      (7) Pattern or grouping of elements representing at least one of the above criteria.
      (8) Significant historic remodel.
   b. **Social.**
      (1) Site of historic event that had an effect upon society.
      (2) Exemplifies cultural, political, economic or social heritage of the community.
      (3) Association with a notable person or the work of a notable person.
   c. **Geographic/environmental.**
      (1) Enhances sense of identity of the community.
      (2) An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.

2. **Prehistoric and historic archaeological sites shall meet one or more of the following:**
   a. **Architectural.**
      (1) Exhibits distinctive characteristics of a type, period or manner of construction.
      (2) A unique example of structure.
   b. **Social.**
      (1) Potential to make an important contribution to the knowledge of the area's history or prehistory.
      (2) Association with an important event in the area's history.
      (3) Association with a notable person(s) or the work of a notable person(s).
      (4) A typical example/association with a particular ethnic group.
      (5) A unique example of an event in Louisville's history.
   c. **Geographic/environmental.**
      (1) Geographically or regionally important.

3. **All properties will be evaluated for physical integrity and shall meet one or more of the following criteria:**
a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.
b. Retains original design features, materials and/or character.
c. Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.
d. Has been accurately reconstructed or restored based on historic documentation.

Staff has found probable cause to believe the property is eligible for landmark designation based on the following:

Architectural Significance – Exemplifies specific elements of an architectural style or period.
The structure has elements of the Craftsman style including the overhanging eaves, exposed rafters, window pattern, and prominent porch.

Social Significance - Site of historic event that had an effect upon society.
The structure and the structure’s current location are associated with the Hecla mine and the violent labor strikes that shaped the area’s labor history.

Social Significance - Exemplifies cultural, political, economic or social heritage of the community.
The structure played a role in both the mining and agricultural history of Louisville.

The HPC may release the permit, or place a stay on the application for up to 180 days from the date of issuance of the planning department referral, which was March 9, 2016. The stay would expire on September 5, 2016. Staff recommends the Historic Preservation Commission place the full stay of 180 days to allow the applicant to continue to work on strategies to relocate the structure.

SUPPORTING DOCUMENTATION AND INFORMATION:
Attached for your review are the following supporting documents:

- 1800 Plaza Social History
- See PUD Referral for complete PUD Application