

***Historic Preservation Commission  
Agenda  
May 20, 2019***

**REGULAR MEETING**  
**Council Chambers, 2<sup>nd</sup> floor of City Hall**  
**City Hall, 749 Main Street**  
**6:30 – 9:00 PM**

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes - April 29, 2019
5. Public Comments on Items Not on the Agenda
6. Probable Cause Determination
  - 823 Garfield Avenue
7. Probable Cause Determination
  - 701 Grant Avenue
8. Items from Staff
  - Alteration/Demolition Updates
  - Upcoming Schedule
9. Updates from Commission Members
10. Discussion Items for future meetings
11. Adjourn

# ***Historic Preservation Commission***

## ***Meeting Minutes***

**April 29, 2019**

**City Hall, Council Chambers**

**749 Main Street**

**6:30 PM**

**Call to Order** – Chair Haley called the meeting to order at 6:30 PM.

**Roll Call** was taken and the following members were present:

Commission Members Present: Vice Chair Caleb Dickinson  
Chuck Thomas  
Michael Ulm  
Hannah Parris  
Andrea Klemme  
Gary Dunlap

Commission Members Absent: Chair Lynda Haley

Staff Members Present: Rob Zuccaro, Dir of Planning & Building Safety  
Felicity Selvoski, Planner I  
Amelia Brackett, Planning Clerk

### **APPROVAL OF AGENDA**

Thomas made a motion to approve the April 29, 2019 agenda. Klemme seconded. Agenda approved by voice vote.

### **APPROVAL OF MEETING MINUTES**

Thomas made a motion to approve the March 18, 2019 minutes. Ulm seconded. The minutes were approved as written by voice vote.

### **PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

None.

### **DISCUSSION/DIRECTION**

#### **Historic Preservation Fund Reauthorization**

Selvoski presented the draft language for the reauthorization. She asked for feedback on two issues in particular: the landmark incentive amounts and the meaning of “substantial reductions” for New Construction Grants.

Ulm asked if it was possible to limit the option to demolish in the language for New Construction Grants.

Zuccaro responded that the original ballot language and intent contemplated allowing new construction, even if it was brand-new construction and not in addition to a landmarked building. However, that did not mean that the Commission had to utilize that tool. In practice, the New Construction Grants had been given as an incentive to landmark. He suggested that it would be possible to limit demolition or to offer incentives for keeping a specific percentage of preservation in exchange for a New Construction Grant.

Ulm stated that it did not seem to fit within the spirit of the program to fund new construction after a demolition.

Dickinson responded that the New Construction Grant, as proposed, represented a tool that would encourage property owners to build smaller structures to help preserve the character of a neighborhood. He noted that people who were scraping probably would not look to the Fund for money.

Thomas added that the Commission would have to approve a demolition in any event and could use the stay to encourage applicants to do something more responsible regarding preservation. He suggested connecting the “substantial” language to the heights and sizes of the structures on either side of the new construction.

Dunlap stated that “substantial reduction” was nonspecific and difficult to interpret and suggested removing the New Construction Grant for properties not related to a landmark or a conservation easement.

Thomas agreed that determining “substantial” would present a problem and he was willing to support limiting the New Construction Grants to landmarks or easements. He also did not have a problem with limiting incentive amounts as staff proposed.

Dickinson asked for commissioner comment on the incentive amounts.

Dunlap asked if part of the reauthorization was to reinvigorate the landmark process through new incentives.

Dickinson replied that it was partly a response to the low number of landmark requests and also in response to bumping up against the grant limits in the application process.

Dunlap stated that the size of projects going on in Louisville these days sometimes reached into the millions of dollars and, in that context, \$5,000 did not seem like a lot.

Thomas noted that the Commission often bumped up against the grant limits and so increasing those made sense. He thought \$5,000 or \$10,000 could work.

Parris commented that she was a little hesitant over the lack of oversight involved in the landmark incentive amount.

Klemme and Ulm commented that they were okay with the \$10,000 amount to incentivize landmarks.

Dickinson noted that one of the reasons people might not be applying for landmarking is because they were waiting for the reauthorization to pass. He added that the \$10,000 incentive was the best money the City could spend since the City basically purchased the insurance that the structure would not be demolished. Dickinson noted that there seemed to be general agreement on this point and requested comments on the New Construction Grants.

Zuccaro stated that the Commission could limit the stories and FARs to make “substantial” more specific or go with Commissioner Thomas’s recommendation to link the size to the average of the sizes of the neighboring structures. For commercial structures, staff recommended dropping the FAR by about 20% or limiting the option to pursue approval of a third story.

Dickinson asked for commissioner comment on limiting the New Construction Grant to structures with landmarks or easements. General agreement from the Commission.

Zuccaro noted that the “substantial” language did offer flexibility in judging applications that the Commission might want in the future.

Dickinson proposed taking out the word “and” and replacing it with “or” in the list of criteria. Using “and” made it seem that the applicants had to meet all the criteria rather than giving the applicant and the Commission more flexibility in the approval process.

Thomas thought that the numbers were reasonable restrictions on New Construction Grants.

Ulm noted that there were some residential and commercial structures that were very nice and were two stories, which could lead to some structures being penalized by the story limitation.

Dickinson replied that the language should be changed to require maintaining the current number of stories of the historic structure rather than limiting it to one story.

Klemme asked if this proposed language on the number of stories was a recommendation or a requirement in the language.

Dickinson replied that it would be a goal that applicants would shoot for.

Thomas preferred a definitive, quantifiable number to be included in the language.

Dickinson summarized that the commercial grants could include language about limiting the third story and decreasing the FAR by 20% for commercial structures.

Dunlap observed that there were a lot of changes being made to the language at this point and that nonspecific language might be better for staff than adding new, detailed language.

Zuccaro summarized the proposed changes:

- Limit commercial and residential New Construction Grant to landmarked structures or structures with conservation easements.  
Criteria for commercial grants:
  - 20% FAR reduction in the Downtown Area
  - No third story in Downtown CoreCriteria for residential grants:
  - 10% FAR reduction
  - First 1/3 of your existing structure maintained at existing height
  - Old Town Overlay standards for anything constructed behind that

Dickinson stated that the language for the Revolving Loan Fund might be served by attaching the loan percentage to a lower, fixed rate. In his experience with the loan program, there were not any advantages to going through the City. He still had to go through a third party to secure the loan and the rate was about the same and the process was longer dealing with the City and the outside lender. He noted that the *Wall Street Journal* Prime Rate was a consistent rate for everyone, but not necessarily the best rate that he as a lessee could get.

Klemme noted that if you have better credit you get a better rate and that banks competed with different rates. She thought Commissioner Dickinson's feedback was great as someone who had gone through the process. She did not think the City could pick a fixed rate, but that the percentage rate below could be significantly lower than prime.

Dickinson thought that 3% below would have made the process worth it for him. He informed the Commission that he was not going to benefit from any changes at this point.

Thomas added a proviso that the rate not go below 1%.

Thomas made a motion to approve staff's recommendation for the Fund as amended in this meeting to reflect the changes in residential density and commercial density in New Construction Grants and to reflect that New Construction Grants can be given for structures that were not landmarked or with conservation easements and that the revolving loan fund be revised to be 3% below prime but not to dip below 1%.

Zuccaro clarified that the Commission wanted to allow New Construction Grants for non-landmarked properties. He also confirmed that the Commission was suggesting a rate of 3% below prime, not to go below 1%.

Thomas replied that he definitely meant to link the new construction grants to landmarked properties. Roll call vote. All in favor. Motion passed unanimously.

### **ITEMS FROM STAFF**

#### **Alteration Certificate/Demolition Review Updates**

Staff and a subcommittee of the Commission approved an Alteration Certificate for 1131 Jefferson based on the reasoning that the replacement materials were a reasonably good match to the current materials and would not alter the general appearance of the project. In addition, replacing the roof would help to preserve the landmark.

Selvoski informed the Commission that staff was planning to review bids later this week for the historic survey and invited commissioners to comment on or volunteer for that process.

#### **Upcoming Schedule**

##### May

Historic Preservation Month.

2<sup>nd</sup> – First Friday Art Walk

18<sup>th</sup> – Landmarking Ceremony, 1021 Main Street, 10 am

20<sup>th</sup> – Historic Preservation Commission, Council Chambers, 6:30 pm

21<sup>st</sup> – City Council, Council Chambers, 6 pm

##### June

1<sup>st</sup> – Drive-in Movie on McCaslin/City of Louisville Open House, 550 S. McCaslin Blvd (former Sam's Club/Ascent Church parking lot), 6 pm

17<sup>th</sup> – Historic Preservation Commission, Council Chambers, 6:30 pm

##### July –

15<sup>th</sup> – Historic Preservation Commission, Council Chambers, 6:30 pm

##### August –

19<sup>th</sup> – Historic Preservation Commission, Council Chambers, 6:30 pm

### **UPDATES FROM COMMISSION**

None.

### **DISCUSSION ITEMS FOR NEXT MEETINGS**

None.

#### **Adjourn:**

Thomas moved to adjourn. Klemme seconded. The meeting was adjourned at 7:19 PM.

**Historic Preservation Commission**

Meeting Minutes

April 29, 2019

Page 6 of 6

**ITEM:** 823 Garfield Ave. Probable Cause Determination

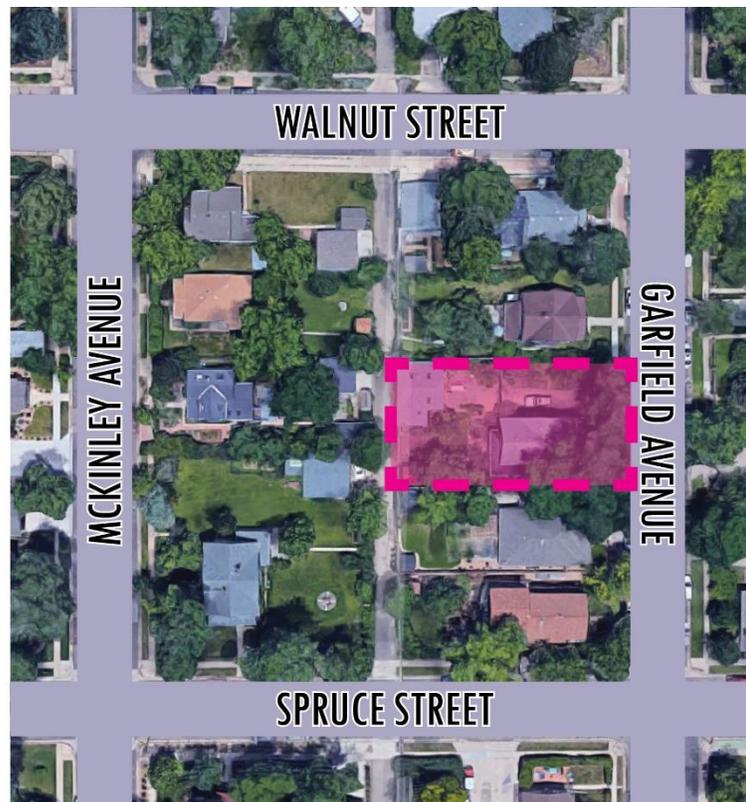
**APPLICANT:** Linda and Ronald Knutson  
823 Garfield Avenue  
Louisville, Colorado 80027

**OWNER:** Linda and Ronald Knutson  
823 Garfield Avenue  
Louisville, Colorado 80027

**PROJECT INFORMATION:**

**ADDRESS:** 823 Garfield Avenue  
**LEGAL DESCRIPTION:** Lots 5-7, Block 5, Louisville Heights subdivision  
**DATE OF CONSTRUCTION:** 1910

**REQUEST:** A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 823 Garfield Avenue.



**SUMMARY:**

The applicant requests a finding of probable cause for landmark designation to allow for funding of a historic structure assessment for 823 Garfield Avenue. Under Resolution No. 2, Series 2014, a property may be eligible for reimbursement for a historic structure assessment (HSA) from the Historic Preservation Fund (HPF) if the Historic Preservation Commission finds “probable cause to believe the building may be eligible for landmarking under the criteria in section 15.36.050 of the Louisville Municipal Code.” Further, “a finding of probable cause under this Section is solely for the purposes of action on the pre-landmarking building assessment grant request, and such finding shall not be binding upon the HPC, City Council or other party to a landmarking hearing.”

### **HISTORICAL BACKGROUND:**

*Information from Bridget Bacon, Museum Coordinator*

Records show that Mary I. Todd Weaver (1867-1937) and her husband John (1851-1926) moved to from Nebraska to Louisville in 1909 along with their children Ray, Arthur, Ruth, and Earl. They purchased lots 5-9 on Garfield Avenue in 1909 and in 1910 built the house on the property. According to a 1983 article about the house in the *Louisville Times*, the house may have been the first home in Louisville with indoor plumbing and central heating. Following John Weaver’s death in 1926, Mary began renting rooms in the house to Louisville teachers. At that time, Louisville High School was located across the street from 823 Garfield Ave. Prior to her death in 1937, Mary conveyed the property to her daughter Ruth. Records show that the house was used as a rental until 1946 when the property was sold.

Siblings Stanley, Howard, and Phyllis Berry purchased the house in 1946 for their parents Ira and Hope Berry. The family was active in the Louisville community; Hope was a member of the Garden Club and Howard Berry served on the Louisville City Council from 1976-1975 and 1978-1980. The Berrys sold lots 8-9 in 1955, where 817 Garfield is located today. The property was sold in 1972 when Hope Berry moved to Boulder.

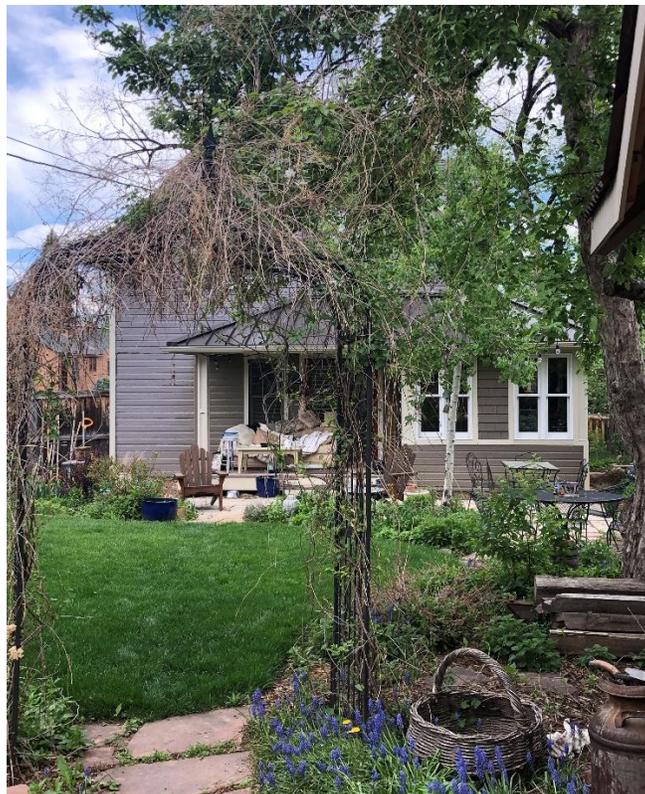
The property was sold numerous times between 1972 and 1985 when Ron and Linda Knutson purchased the house. The Knutsons are the current owners.



*823 Garfield Avenue – 1948 Assessor Photo*



*823 Garfield Avenue, east view – Current Photo*



*823 Garfield Avenue, west view – Current Photo*



*823 Garfield Avenue, south view – Current Photo*



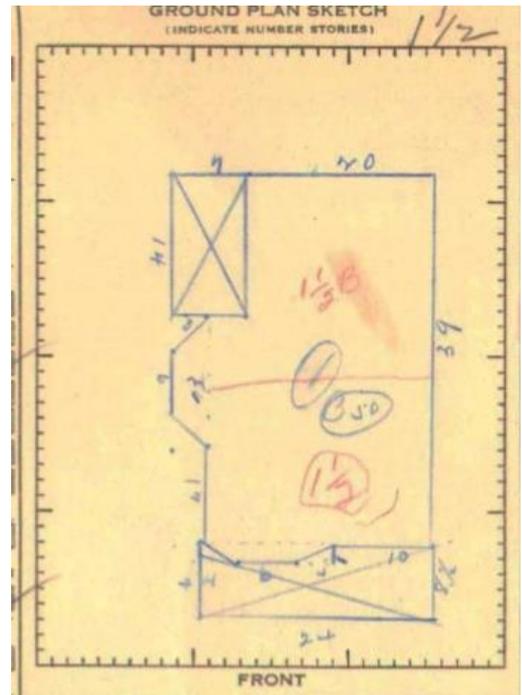
*823 Garfield Avenue, north view – Current Photo*

**ARCHITECTURAL INTEGRITY:**

The 1 ½ story house at 823 Garfield Avenue was constructed in 1910. It is an early twentieth century wood frame residential structure in the Edwardian Vernacular style. The primary façade faces east to Garfield Avenue. The original portion of the residence has a rectangular plan, approximately 24' x 39, with a front gable roof and a 1 story full width front porch. Bay windows are located on the front façade and the south side of the house. Based on the 1958 assessor's photo, the home shows a high degree of architectural integrity. The porch on the southwest corner of the house was expanded and enclosed, and separate rear porch added. While the windows are not original, window placement and size appears to have been retained.

Primary changes occurred over time:

- Windows and roof replaced (unknown);
- Porch enclosed (unknown);
- Porch added to the back of the house (timing unknown).



823 Garfield Avenue layout  
– 1948 Assessor Card

**HISTORICAL SIGNIFICANCE ANALYSIS AND CRITERIA FOR FINDING PROBABLE CAUSE FOR LISTING AS LOCAL LANDMARK:**

Under Resolution No. 2, Series 2014, a property may be eligible for reimbursement for a historic structure assessment (HSA) from the Historic Preservation Fund (HPF) if the Historic Preservation Commission finds “probable cause to believe the building may be eligible for landmarking under the criteria in [Louisville Municipal Code 15.36.050](#).” Further, “a finding of probable cause under this Section is solely for the purposes of action on the pre-landmarking building assessment grant request, and such finding shall not be binding upon the HPC, City Council or other party to a landmarking hearing.”

Staff has found probable cause to believe this application complies with the following criteria:

CRITERIA	FINDINGS
<i>Landmarks must be at least 50 years old</i>	The principal structure at 823 Garfield Avenue, constructed in 1910, is 109 years old and meets this criteria.
<i>Landmarks must meet one or more of the criteria for architectural, social or</i>	Architectural Significance - <i>Exemplifies specific elements of an architectural style or period.</i>

<p><i>geographic/environmental significance</i></p>	<ul style="list-style-type: none"> <li>• The structure at 823 Garfield is an early twentieth century wood frame residential structure in the Edwardian Vernacular style. It features a front gable roof with a full width front porch and two bay windows.</li> </ul> <p><b>Staff finds the style and integrity of the structure has probable cause to meet the criteria for architectural significance.</b></p> <p><i>Social Significance - Association with a notable person or the work of a notable person.</i></p> <ul style="list-style-type: none"> <li>• The structure at 823 Garfield Avenue is associated with the Weaver family (1910- 1946) and Berry family (1946-1972).</li> <li>• Following John Weaver's death in 1926, his wife Mary began renting rooms in the house to Louisville teachers who worked at the high school across the street.</li> <li>• Members of the Berry family were active in the community, participating in the Garden Club (Hope Berry) and serving on City Council (Howard Berry).</li> </ul> <p><b>Staff finds that the former residents were longtime members of the community and there is probable cause to meet the criterion for social significance.</b></p>
<p><i>Landmarks should meet one or more criteria for physical integrity</i></p>	<p>The house adds character and value to Old Town Louisville. The house is in its original location and the additions to the original structure are minimal and do not impact the overall physical integrity of the house. The structure retains its overall form and appearance from the street and exhibits a high level of physical integrity.</p> <p><b>Overall staff finds probable cause that the structure meets the criteria for physical integrity.</b></p>

**FISCAL IMPACT:**

The finding of probable cause allows for a grant of up to \$900 for a Historic Structure Assessment from the Historic Preservation Fund.

The current balance of the Historic Preservation Fund as of 04/30/2019 is approximately \$2,227,674. Budgeted expenditures from the HPF for 2019 are estimated to be \$549,270.

**RECOMMENDATION:**

Staff recommends that the HPC finds there is probable cause for landmarking 701 Grant Avenue under the criteria in section 15.36.050 of the LMC, making the properties eligible for the cost of a historic structure assessment. The current maximum amount available for an HSA is \$900. However, at the April 28, 2019 meeting, the HPC recommended increasing grant amount for historic structure assessments to a maximum of \$5,000 for residential structures. City Council is scheduled to review this proposal on May 21<sup>st</sup>, a day after this hearing. Because of this, staff recommends the HPC approve a grant in the amount approved by City Council in the updated grant resolution.

**ATTACHMENTS:**

- 823 Garfield Avenue History Report

**ITEM:** 701 Grant Ave. Probable Cause Determination

**APPLICANT:** Michael Kalicak  
24055 High Meadow Dr.  
Golden, CO 80401

**OWNER:** Alexander Allen Pritchard  
701 Grant Ave.  
Louisville, Colorado 80027

**PROJECT INFORMATION:**

**ADDRESS:** 701 Grant Ave.  
**LEGAL DESCRIPTION:** Lots 510-11, Block 8, Pleasant Hill subdivision  
**DATE OF CONSTRUCTION:** 1901

**REQUEST:** A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 701 Grant Avenue.



## SUMMARY:

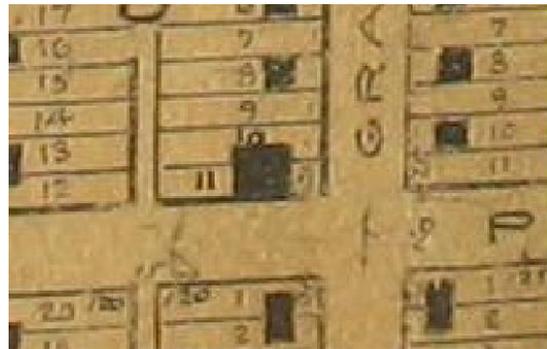
The applicant requests a finding of probable cause for landmark designation to allow for funding of a historic structure assessment for 701 Grant Avenue. Under Resolution No. 2, Series 2014, a property may be eligible for reimbursement for a historic structure assessment (HSA) from the Historic Preservation Fund (HPF) if the Historic Preservation Commission finds “probable cause to believe the building may be eligible for landmarking under the criteria in section 15.36.050 of the Louisville Municipal Code.” Further, “a finding of probable cause under this Section is solely for the purposes of action on the pre-landmarking building assessment grant request, and such finding shall not be binding upon the HPC, City Council or other party to a landmarking hearing.”

## HISTORICAL BACKGROUND:

*Information from Bridget Bacon, Museum Coordinator*

The First Baptist Church in Louisville was founded in 1898 with 12 members. Records show that lots 10-11, block 8, of the Pleasant Hill subdivision were purchased by the Church leaders in 1899 to build a church for their growing congregation. Construction on the church began in 1900 and the first meeting was held in the new building on February 10, 1901. To accommodate space for Sunday School classes, additions to the rear of the church occurred in 1946 and 1958. Renovations in 1966 may have included the addition of a concrete foundation and basement. The property was sold in 1971 and the Baptist Church relocated to a new building on South Boulder Road.

After the sale in 1971, use of the church transitioned to residential. Warren and Lois Reindl lived in the building from 1971-1976, when they sold 701 Grant to Michael Jenkins. Using funds from a lawsuit with the City, Jenkins further renovated the property. Arlin Lehman purchased the property in 1988 and sold it to Buddy Day in 1994. Day was a vocal proponent of historic preservation in Louisville and helped to campaign for the Historic Preservation Tax in 2008. On May 15, 2007, he received a historic preservation award for the adaptive reuse work he completed at 701 Grant. In 2010 the property was sold to Alexander Allen Pritchard, the current owner.



*Drumm's Map – 1909*



*701 Grant Avenue – early 1900s*



*701 Grant Avenue – late 1940s  
Service Record Book of Men and Women of  
Louisville, Colorado and Community*



*701 Grant Avenue, east view – Current Photo*



*701 Grant Avenue, north view (from front) – Current Photo*



*701 Grant Avenue, north view (from rear) – Current Photo*



*701 Grant Avenue, west view, original structure – Current Photo*



*701 Grant Avenue, west view, additions – Current Photo*



*701 Grant Avenue, southwest view – Current Photo*

#### **ARCHITECTURAL INTEGRITY:**

The historic structure located at 701 Grant Avenue was constructed in 1901. It is an early twentieth century wood frame vernacular church with a high front gable roof. The primary façade faces east to Grant Avenue. The original portion of the structure has a rectangular plan with a belltower at the southeast corner of the building. The cornice on the octagonal spire has peaked gables on the four sides. The windows and doors are in the original location; the windows appear to be original. The double doors at the front of the church were replaced with a single door and sidelights however the fanlight over the door appears to be original. Two rear cinderblock additions were added in the 1940s and 1950s. A front porch runs the full width of the front façade and wraps around the north side of the structure.

Primary changes occurred over time:

- Rear addition (1946);
- Rear addition (1958);
- Front door replaced (timing unknown);
- Front porch/deck (timing unknown, possibly 1983).

#### **HISTORICAL SIGNIFICANCE ANALYSIS AND CRITERIA FOR FINDING PROBABLE CAUSE FOR LISTING AS LOCAL LANDMARK:**

Under Resolution No. 2, Series 2014, a property may be eligible for reimbursement for a historic structure assessment (HSA) from the Historic Preservation Fund (HPF) if the Historic Preservation Commission finds “probable cause to believe the building may be eligible for landmarking under the criteria in [Louisville Municipal Code 15.36.050](#).” Further, “a finding of probable cause under this Section is solely for the purposes of

action on the pre-landmarking building assessment grant request, and such finding shall not be binding upon the HPC, City Council or other party to a landmarking hearing.”

Staff has found probable cause to believe this application complies with the following criteria:

<i>CRITERIA</i>	<i>FINDINGS</i>
<i>Landmarks must be at least 50 years old</i>	The principal structure at 701 Grant was constructed in 1901, is 118 years old and meets this criteria.
<i>Landmarks must meet one or more of the criteria for architectural, social or geographic/environmental significance</i>	<p>Architectural Significance - <i>Exemplifies specific elements of an architectural style or period.</i></p> <ul style="list-style-type: none"> <li>• The structure at 701 Grant is an early twentieth century wood frame church. It features a tall front gable roof and has a tower on the southwest corner. The door and window placement appears to be original; the windows appear to be original.</li> </ul> <p><b>Staff finds the style and integrity of the structure has probable cause to meet the criteria for architectural significance.</b></p> <p>Social Significance - <i>Exemplifies cultural, political, economic or social heritage of the community.</i></p> <ul style="list-style-type: none"> <li>• The structure at 701 Grant was built by the Baptist Church. Members of the church organized in 1898 and purchased the property where the church is located. The church served as a both a place of worship as well as a meeting and community space, holding events such as weddings, pancake breakfasts, and Halloween parties, in addition to religious events and activities.</li> </ul> <p><b>Staff finds that the structure exemplifies the cultural and social heritage of the community and there is probable cause to meet the criterion for social significance.</b></p>
<i>Landmarks should meet one or more criteria for physical integrity</i>	The structure adds character and value to Old Town Louisville. 701 Grant is in its original location and the additions to the original structure do not impact the overall physical integrity of the structure.

	<p>The structure retains its overall form and appearance from the street and exhibits a high level of physical integrity.</p> <p><b>Overall staff finds probable cause that the structure meets the criteria for physical integrity.</b></p>
--	--

**FISCAL IMPACT:**

The finding of probable cause allows for a grant of up to \$900 for a Historic Structure Assessment from the Historic Preservation Fund.

The current balance of the Historic Preservation Fund as of 04/30/2019 is approximately \$2,227,674. Budgeted expenditures from the HPF for 2019 are estimated to be \$549,270.

**RECOMMENDATION:**

Staff recommends that the HPC finds there is probable cause for landmarking 701 Grant Avenue under the criteria in section 15.36.050 of the LMC, making the properties eligible for the cost of a historic structure assessment. The current maximum amount available for an HSA is \$900. However, at the April 28, 2019 meeting, the HPC recommended increasing grant amount for historic structure assessments to a maximum of \$5,000 for residential structures. City Council is scheduled to review this proposal on May 21<sup>st</sup>, a day after this hearing. Because of this, staff recommends the HPC approve a grant in the amount approved by City Council in the updated grant resolution.

**ATTACHMENTS:**

- 701 Grant Avenue History Report

**HISTORIC PRESERVATION APPLICATION**

**CASE NO.** \_\_\_\_\_

**PROPERTY INFORMATION**

Address: 701 Grant Avenue

Date of construction (if known): 1904

Legal Description: Lot 10 & 11 Blk 8

Subdivision Pleasant Hill

(attach separate sheet if necessary)

Landmarked Name and Resolution (if applicable): \_\_\_\_\_

**APPLICANT INFORMATION**

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

**OWNER INFORMATION** *(if not applicant)*

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

**TYPE (S) OF APPLICATION**

- Historic Structure Assessment
- Landmark
- Historic Preservation Fund Grant
- Historic Preservation Fund Loan
- Alteration Certificate
- Demolition Review
- Pre-filing Conference with Historic Preservation Commission

**PROJECT INFORMATION**

Summary: \_\_\_\_\_

Applicant requests funds to complete an

Historic Structure Assessment for 701 Grant

Avenue.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**SIGNATURES & DATE**

Applicant Name (please print):

\_\_\_\_\_

Applicant Signature:

\_\_\_\_\_

Owner Name (please print):

\_\_\_\_\_

Owner Signature:

\_\_\_\_\_



## **701 Grant Avenue – Baptist Church Building**

**Legal Description:** Lots 10 & 11, Block 8, Pleasant Hill Addition

**Year of Construction:** 1901

**Summary:** This building was constructed in 1901 to be the Louisville Baptist Church. It was both a place of worship and a Louisville gathering place where many thousands of people have sought community since it was built. A rear addition was added in 1946, and records indicate that this annex was expanded further in 1958. Yet more expansion work was done in at least the 1960s and 1980s. The building served as the Baptist Church until about 1971, when church leaders sold it to be a residence and established a new church elsewhere. It has been owned as a residence for nearly fifty years, after about seventy years as a church. This building and the Methodist Church building at 741 Jefferson are the only original church buildings in Louisville that date back to that early era and that are still standing.

### **1. Development of Louisville's Pleasant Hill Addition; Date of Construction**

The subdivision in which this house is located, Pleasant Hill Addition, was platted in 1894. The subdivision was developed in the name of Orrin Welch, the half-brother of Charles C. Welch. Charles Welch was the person most responsible for the establishment of Louisville in 1878 after he established the first coal mine in this area in 1877. Orrin Welch is not known to have ever lived in Colorado, and it is Charles C. Welch who is thought to have been the de facto developer.

A Boulder County Assessor card for this property could not be located, and one may not have been created since this was a church building. Typically, such a card would include at least an estimated date of construction.

The Boulder County website gives 1904 as the date of construction of this building. Boulder County has been found to be in error with respect to the date of construction of some Louisville buildings, so other evidence is looked to. In this case, we know that the Baptist Church congregation was established in Louisville in 1898 and that the Church leaders went to work to acquire property and construct a building. Boulder County property records show that in 1899, Church leaders acquired ownership of Lots 10 and 11, Block 8, from Orrin Welch (by power of attorney given to his half-brother, Charles C. Welch).

Sources other than the County point to the construction date of 1901, not 1904. *Louisville Times* articles dated June 15, 1968 and June 21, 1973 stated that on Feb. 10, 1901, the first meeting was held in the building at Pine and Grant. These articles have particular credibility because there would have been congregation members still living in Louisville in 1968 and 1973 who had been at the first church meeting in the building or had heard about it. Also, the 1901 construction date was stated in the Church's own history booklet, "First Baptist Church of Louisville: One Hundred Years Serving the Lord 1898-1998," and in other records, such as the 1982 Inventory Record completed for 701 Grant as part of a Historic Survey. For these reasons, the date of construction is assumed to be 1901, not 1904.

## 2. Baptist Church Building History, 1901-1972

Church organizers received financial and other support from the Northern Baptist Home Mission Society, according to the booklet "First Baptist Church of Louisville: One Hundred Years Serving the Lord 1898-1998." The 1973 *Louisville Times* article about the 75<sup>th</sup> anniversary of the organization of the Baptist, cited above, also contains other pertinent details and provides a good summary. It states, "The First Baptist Church was organized on June 20, 1898, when 12 people met together for that purpose. Through the efforts of a missionary, Rose J. Clark, the group first started meeting in local homes. One year later Mr. Welch and C. A. Clark presented two lots for a building site. In 1900 Rev. William Bingham was called to be the first pastor. . . . Four years [after the Church began to have its meetings in the new building at 701 Grant] a parsonage was built at 500 Pine St. Since Louisville was a coal mining town this had an effect upon the life of the church and in 1917 the doors of the church were closed for three years due to the differences of opinion on labor and management. The work was again started in 1920. . . [I]n 1967 it was decided to rebuild and relocate the church. A \$60,000 bond program was initiated and in 1970 five acres of ground were purchased on South Boulder Rd."

Church leaders had the building constructed so that the front faced to the east. This may have been done for intentional religious reasons, and it may have been dictated to some extent by the placement of the lots, but it also means that the Church was built to face the commercial district of Louisville just a few blocks away. It was constructed on a rise in the ground, with its height further emphasized by vertical architectural features such as its bell tower and its tall, narrow windows.

The original part of the building appears on the 1909 Drumm's Wall Map of Louisville. An excerpt of this map is shown below, with the Church building at center on lots 10 and 11:



A June 18, 1986 *Louisville Times* article, written on the occasion of the Church congregation's 88<sup>th</sup> anniversary, gave additional historical details. The article states, "[I]n the early years the Baptists let the German Lutherans of the community hold their services in the building on Sunday afternoons. The Lutherans paid \$1 a month in winter and 50 cents a month in summer to use the building."

In 1905, the *Lafayette News* reported that the superintendent of Louisville's Baptist Sunday School was planning to start a Sunday School at the mine camp at the Sunnyside Mine south of Louisville, an interesting example of outreach by the Church into one of the mining camps.

The Baptist Church was both an important place of worship for Louisville and a community center. Appendix I contains a list of some of the different community and church events that were held in the building. According to a *Louisville Times* article (June 20, 1998) that appeared in the paper on the occasion of the 100<sup>th</sup> anniversary of the organization of the Baptist Church, "The effects the church has had on the community of Louisville, as well as its community of believers may be immeasurable. 'The relationships that have been built within the church that meets here have been profound and life-changing,' [Pastor Craig] Watters said."

A. Early Photos

The following is the oldest known photo of the Baptist Church, likely dating from the early 1900s:



The next two photos show a parade on Pine Street in circa 1920 with the Church building on the right:





This photo shows the Baptist Church in the background of a photo of Edna Carveth standing in her yard at 637 Lincoln Ave. in about 1920:



This screen shot is an excerpt from Louisville's World War II film, "Our Boys and Girls in the Armed Forces, 1943-44" showing servicemen and women while they were home on leave in Louisville. This particular scene shows Charles "Chuck" Davis in the front yard of 500 Pine St., which was the Baptist parsonage that his mother was renting at the time. The Baptist Church can be seen in the background. This view and other views in this scene of the film show that the rear addition had not yet been constructed.



This undated photo from the Church booklet cited above shows the interior of the sanctuary. Information about the placement of pews or chairs in the building could not be located for this report.



#### B. Pastor History and Parsonage History

The Louisville Baptist Church had a number of different pastors over the 70 years that it was located at 701 Grant. A list of the names of 30 of the pastors with their years of service appears in Appendix II. Some pastors were here with wives as well as children who attended Louisville schools before the family moved on to a church posting in another community. Other pastors were single men who served for shorter periods or as interim pastors, and who commuted from Denver. A number of the pastors were students at Rockmont College in Denver. This college had previously been known as Denver Bible College, and is now Colorado Christian University.

The Church parsonage from 1905 until the 1950s was 500 Pine, which was located just southwest of the Church across Pine Street. When 500 Pine was not needed for the pastor, the Church rented it out. Next, starting in the late 1950s, 705 Grant (just to the north of 701 Grant) served as the parsonage.

#### C. Additions and Work on the Church Building

According to previous owner Buddy Day in 2010, the sanctuary part of the building has been mostly unchanged from when the Baptist Church used it. The majority of the changes have been in the construction of the rear additions, in stages; the construction of the basement, also believed to have taken place in stages; and in the remodeling of these areas. It is somewhat difficult to ascertain the dates and extent of these changes, so the texts of the relevant *Louisville Times* articles are included as appendices.

By all accounts, the first part of the rear addition was added in 1946. This began to be called the annex. According to the April 18, 1946 *Louisville Times*, "it will be used for Sunday school classes, recreation and entertaining. It will be equipped with a kitchen for serving." This addition was of mostly cinder block construction. The 1946 article can be read in Appendix III.

The following photo appeared in the locally-published book entitled *Service Record Book of Men and Women of Louisville, Colorado and Community* and that was sponsored by the American Legion post in

Louisville. The book includes some scenes of buildings in Louisville, in addition to containing photos of members of the Armed Forces from Louisville who served in World War II. While it is undated, it is believed to have come out in the late 1940s. The following photo from the book is significant because it shows the first stage of the rear addition, before the second stage of cinder block construction was added to it.



On August 30, 1957, the *Louisville Times* reported on the progress of the next addition: “Construction was started Monday for the addition to the Sunday school department of the Baptist Church. There will be a kitchen, dining room and recreation space in the basement of the 21 by 28 foot new addition and Sunday school rooms on the main floor.” This article and a 1958 article about the dedication of the new space appear in Appendix IV. The 1958 article specifically states, “The new annex, a 22 by 34 foot building with full basement, was added to the west end of the first annex at the west of the church proper.” This indicates that the rear addition was added in at least two parts in 1946 and 1958. (A look at the area at the back of the Baptist Church today shows that the additions appear to have been made in stages, in that the cinder blocks of the 1958 addition don’t match up exactly with the cinder blocks of the 1946 addition.)

The following excerpt of a 1962 aerial photo of Louisville shows the Baptist Church building at the center, on the corner of Grant and Pine. Pine is seen as the street going vertically, and the view is facing east. By that time, the rear cinder block additions extended all the way west to the alley, but the small addition on the north side had not yet been added.



This undated photo shows 701 Grant while it was still being actively used as a church:



In a 2010 interview with then-owner Buddy Day, he stated that it was his understanding that the original sanctuary part of the building was lifted so that a concrete foundation and basement could be added. This may have been done as part of the remodeling work performed in 1966, as described in the text of a *Louisville Times* article that appears in Appendix V.

By 1967, Church leaders made the decision to build a new church building with more space for a growing congregation and to sell 701 Grant. The property was sold in 1971 and services began to be held in the new building in 1972. The exact date of the last services at 701 Grant could not be located.

(Former owner Buddy Day stated that he believed that the front and side decks were more recent additions. Appendix VII contains the text of a 1983 article about remodeling done at that time, which may have included this change plus the construction of the small addition to the north side of the building.)

### **3. The Building's History as a Residence, 1971-Present**

#### **A. Reindl Ownership, 1971-1976**

In 1971, as Baptist Church leaders prepared for the construction of a new church building on South Boulder Rd., they sold 701 Grant to Warren and Lois Reindl. A Louisville directory from 1974 listed them as living there at that time.

#### **B. Michael Jenkins Ownership, 1976-1988**

In 1976, the Reindls sold 701 Grant to Jack and Donnette Nair. The same year, they sold it to Michael Jenkins. Michael Jenkins would end up owning it for 12 years, until 1988.

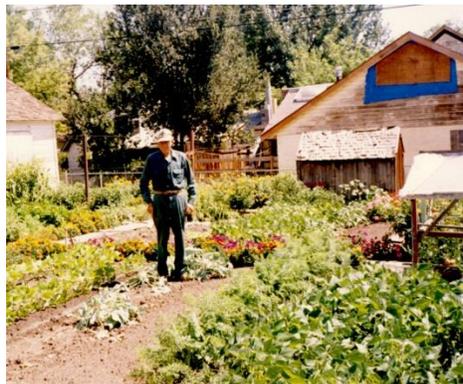
During Michael Jenkins' ownership, the first of two lawsuits against the City of Louisville concerning this property were filed. One was resolved against the City and the other was for the City. Michael Jenkins sued the City of Louisville for damages on the basis that the City caused repeated backups of sewage into his building. In 1982, the court ordered the City to pay \$150,000 in damages, and this was later reported to have been changed to a settlement of over \$100,000 that the City of Louisville's insurer paid

to Jenkins. The court ordered the City to solve the sewage problem. See Appendix VI to read the text of a *Louisville Times* article dated March 23, 1983 regarding the lawsuit and the steps that the City took to address the problem at 701 Grant.

Michael Jenkins reportedly used the funds to make some major renovations to the building. See Appendix VII to read a *Louisville Times* article dated Nov. 9, 1983 and entitled “Old Louisville Baptist Church Property Being Remodeled.” It includes a photo of roof work that was performed on the building.

According to a 2010 oral history interview with later owner Herbert “Buddy” Day, it was owner Michael Jenkins who added the koi pond inside the residence. He also noted that Jenkins did design work on the building at 732 Main when it became the Black Diamond restaurant with an actual mine tipple brought in from New Mexico to add to the building.

These two photos show the annex, likely in the early 1980s, which was during Mike Jenkin’s ownership. The first photo shows Quentin Thomas standing in his garden at 700 Lincoln, with the back of 701 Grant seen across the alley to the east. The second photo shows a similar view.



#### C. Arlin Lehman Ownership, 1988-1994

In 1988, Arlin Lehman purchased this parcel. (The same year, he purchased 705 Grant next door, which he owned until 1998.)

During his ownership, there was a second lawsuit concerning the property. Lehman said that he had been told that he could convert some of the property into commercial offices that he would lease out. He went to some expense to prepare the office space, and it turned out that it would not be permitted.

He brought a lawsuit to claim that a City staff member had given incorrect information about what he would be able to do with the property, and sued on the basis of the City violating his due process rights.

This lawsuit was ultimately dismissed. Appendix VIII contains the text of a 1991 *Louisville Times* article about the case. Lehman is known for having later served as President of the Louisville Downtown Business Association.

#### D. Herbert “Buddy” Day Ownership, 1994-2010

Buddy Day owned 701 Grant for 16 years. He also owned a business in Louisville, the CD Depot, which was located at 630 Front St. The extensive shelving that is said to still exist at 701 Grant is believed to have been put in for the purpose of storing his CD collection.

In September 2010, as he was preparing to sell the house, Buddy Day gave an oral history interview for the Louisville Historical Museum’s Oral History Program. As part of the interview, he gave information about the history of the building, the kinds of events held there during his ownership, and work that had been done on the building.

Buddy Day said that he was drawn to the building and asked then-owner Arlin Lehman to let him know if it was ever going to be sold. Of his own ownership, Day emphasized that the building “is a community space.” While he lived there, he hosted many spiritual and cultural events in the sanctuary to highlight such visitors as Tibetan monks and Peruvian shamans, and to hold musical events. He also hosted events for the organization Dances of Universal Peace in the building for multiple years and spoke of having had a Thanksgiving dinner in the sanctuary with about forty people in the sanctuary. He spoke of the tight-knit neighborhood and of participating in community block parties for the 700 block of Grant.

When the City placed the Historic Preservation Tax issue on the ballot for Louisville voters to approve in 2008, Buddy Day served as the campaign’s treasurer and held at least one meeting of the campaign organization in the sanctuary.

Day knew of much of the work on the building by previous owners Mike Jenkins and Arlin Lehman, and he had a substantial amount of work done on it as well. Day stated that he put in a French drain along the north side of the building, had electrical work done, and added insulation to the attic. The Historic Preservation Commission and the City of Louisville in 2007 presented Buddy Day with a historic preservation award for adaptive reuse in connection with his preservation efforts at 701 Grant. The award was presented at the Louisville City Council meeting on May 15, 2007.

In the course of the interview, Day recalled an accident when a woman driving on Pine Street crashed her car into the north side of the annex, with the result that the car hood was peeled back. He recalled jumping up to see the car with its exposed engine having crashed into his bathroom. Day also recalled that under Arlin Lehman’s ownership, Lehman made his home in the sanctuary of the building and rented out the annex.

This undated photo of the Church that was donated to the Louisville Historical Museum is believed to have been taken in the 1990s:



The following film screenshots show the house and Buddy Day at the time of his oral history interview on September 23, 2010. He stated that he was the owner who added the angel to the top of the bell tower.



E. Alexander Allen Pritchard Ownership, 2010-current

Alexander Allen Pritchard purchased 701 Grant in 2010 and he is the current owner of record.

This photo was taken in October 2017, during his ownership:



**4. Church Bell Saved by City of Louisville, 2014**

The City of Louisville is the owner of the original Baptist Church bell. Church leaders kept the bell when they sold 701 Grant in 1971, and they installed the bell in their new church building in 1986. The new church property at 9000 South Boulder Road next to Cottonwood Park became available in 2014 after that church shut its doors. The City of Louisville purchased the property in 2014 and demolished the building the same year. When the City acquired the South Boulder Rd. property, the bell was included in the real estate transaction. Louisville City staff was aware of the historical significance of the old church bell and was aware that it had come from the old Baptist Church building when it was at 701 Grant, and the staff went to some effort to make sure that it was retrieved from the building on South Boulder Road before it was torn down.

This 2014 photo shows the newer Baptist Church when it was located on South Boulder Rd. The architectural feature containing the bell from the original church at 701 Grant can be seen in the photo.



## 5. 1982 Historic Survey of 701 Grant

In 1982, Steve Whissen completed an Inventory Record on the building at 701 Grant and on selected other historic building in Louisville for the Louisville Historic Survey, according to the standards of the Colorado Historical Society. The following is a transcription of the relevant text.

“some weathering, but still structurally sound”

Management Recommendations: “adaptive reuse might violate zoning requirements, if used as a commercial property; its advanced design elements are significant, however, and should be preserved as a local landmark”

Explanation about the building having been altered: “an adjoining single story building added to the rear (west) – 1946; serves as a four-bedroom residence” [See also Appendix III and Appendix IV regarding the annex having been added in two sections, in 1946 and 1958.]

Construction Date: “1901”

Architectural Style(s): “late 19<sup>th</sup> C. frame vernacular church”

Special Features/Surroundings: “the bell tower at the southeast corner is the most distinctive feature; the octagonal spire is broken at the cornice by peaked gables on all four sides; entablature style window heads; fan light panels arranged in a semi-circle above the entrance and main front windows; high gabled main roof; narrow, yet long side windows proved an added vertical sensation of height; new west addition is cinder block construction”

Significance: “Although architecturally distinct from the other early churches in town, this Baptist church is representative of the religious diversity which Louisville had experienced early in its history as a result of the varied ethnic and geographic backgrounds of its settlers. It offered visible evidence that Louisville was to be a table and respectable community despite the ‘rougher’ qualities of life associated with coal mining towns. This structure served as the local Baptist church until 1973 [sic] when a larger building was erected on South Boulder Road. The peaked cornice of the spire provides a similarity in style with other forms of commercial architecture at the time (the old post office and the ‘later’ town hall built in 1902).”

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.

## List of Appendices

- I. **List of Typical Church and Community Events Held at 701 Grant**
- II. **List of the Names of the Known Louisville Baptist Church Pastors at the 701 Grant Ave. Location**
- III. ***Louisville Times* Article About 1946 Addition**
- IV. ***Louisville Times* Articles from 1957 and 1958 About Expansion Project**
- V. ***Louisville Times* 1966 Article About Remodeling Project**
- VI. ***Louisville Times* 1983 Article Regarding Lawsuit by Owner Mike Jenkins**
- VII. ***Louisville Times* 1983 Article About Remodel of 701 Grant by Owner Mike Jenkins**
- VIII. ***Louisville Times* 1991 Article Regarding Lawsuit by Owner Arlin Lehman**

## Appendix I – List of Typical Church and Community Events Held at 701 Grant

The Baptist Church was both an important place of worship for Louisville and a community center. The following lists different events held at the Church.

The *Louisville Times* on Feb. 8, 1940 gave this typical schedule for the Baptist Church: Sunday school at 10:00 a.m.; Morning Worship at 11 a.m.; Wednesday evening prayer service; young people's meeting at 6:30 p.m. each Sunday. "Everyone is invited to attend any or all of these services."

In addition, the following religious events and activities were identified in *Louisville Times* articles. These newspapers from 1942 on (with a few papers predating 1942) are accessible and keyword-searchable at <https://www.coloradohistoricnewspapers.org/>.

- Immersion baptisms
- Talks by missionaries and other special speakers
- Musical events such as performances by visiting choirs
- Ice cream socials and Fellowship suppers
- Meetings of the Naomi Class, believed to be a women's bible study group
- Revival meetings
- Halloween costume party (mentioned in the *Louisville Times* in 1965)
- Annual ham and pancake supper (mentioned in the *Louisville Times* in 1966)
- 1966 dedication of a new Kimball organ
- Mission Circle meetings
- Countless weddings, such as that of Dorothy Wilson to Arthur Hensley (1958). In a later reminiscence, Dorothy Wilson Hensley recalled that she had invited a lot of people in Louisville to her wedding at the Baptist Church when she was 18 years old and that the sanctuary was so crowded with invitees that she and her wedding dress could barely squeeze down the aisle.

At some point, believed to be in the 1920s, the Henning Mortuary at 844 Main St. began to be the primary location for Louisville funerals. It is thought that for this reason, there aren't many records of funeral services having been held at the Baptist Church.

The following 1955 article paints a picture of the kinds of Easter activities that took place at the Church. The link to this article is here: <https://www.coloradohistoricnewspapers.org/?a=d&d=LVT19550415-01.2.11&srpos=1&e=-----en-20-LVT-1-byDA-txt-txIN-%22Easter+was+an+outstanding+day%22-----2-Boulder>.

*Louisville Times*, April 15, 1955: Easter was an outstanding day at the Baptist church with big attendance for every service. The church was filled and people were standing for the sunrise service. The Rev. G. N. Stratton, who has had the sermon for this service for years, said he never had seen so many in attendance. The pastor, Walter Radke, estimated around 170 were present. Sunday school had attendance of 153 and then between 90 and 100 were in the church for the morning worship hour. At the evening service Sunday, four adults and 14 youth and children were baptised and taken into membership in the church. Those in the group were Mrs. Alfred McClary, Roger McClary, Mrs. Wayne Newell, Duane Newell Mrs. William Brimble, David Brimble, Mrs. Huston Sheets, Diane Hilton, Leroy Jones, Dennis Burns, Dean Burns, Karen Burns, Alice Radke, Joy Belle Radke, Judith Paxton, Laura Anne Paxton, Douglas Paxton and John Paxton.

**Appendix II – List of the Names of the Known Louisville Baptist Church Pastors  
at the 701 Grant Ave. Location**

1. William Bingham, pastor 1900-1905
2. George Stretch, 1906-1907
3. W.L. Troyer, 1908-1909
4. Thomas Bingham. 1909-1911
5. Parnum St. Joh, 1912-1914
6. Asa Z. Hall, 1914-1915
7. C.H Hartson in 1917, 1918 directories (then switched to Bible Truth Mission at Spruce and McKinley)
8. F.W. Starring, 1920
9. George Bird, about 1920-1921
10. Cleveland Autry, 1923-1925
11. William Owen, 1925-1926
12. J.W. Bailey, 1926-1927
13. Mr. Lucae, 1927-1928
14. A.L. Froet, 1930-1934
15. G.N. Stratton, 1934-1937
16. Gerald O. Fealy, 1937-1939
17. John Nichoes 1939
18. Orvall C. Majors 1940
19. George Maxwell, 1942-1945
20. Gordon Lindstrum, 1945-1948
21. Clark Wyly, 1948
22. Keith Fredrickson, 1949
23. Frank Euler Jr., 1949-1951
24. Charles Dunbar, 1951-1952
25. William Moore, 1952
26. Walter Radke, 1952-1956
27. Lawrence Dumont, 1956-1961
28. James Bridge, 1961-1966
29. Robert Alden, 1966-1967
30. James Greene, 1967-1980

**Appendix III – *Louisville Times* Article About 1946 Addition**

<https://www.coloradohistoricnewspapers.org/?a=d&d=LVT19460418-01.2.11&srpos=1&e=-----en-20-LVT-1-byDA-txt-txIN-%22It+will+be+equipped+with+a+kitchen+for+servng%22-----2-Boulder>

*Louisville Times*, April 18, 1946: Churches Beautify Inside, Out, Make Addition to Fill Needs

Churches of the town are making improvements, some of them to be completed in time for Easter service. . . .

The Baptist church is building an extra room on the west end of the church which will be used for Sunday school classes, recreation and entertaining. It will be equipped with a kitchen for serving. The labor is being donated by friends and members of the church.

#### Appendix IV – *Louisville Times* Articles from 1957 and 1958 About Expansion Project

<https://www.coloradohistoricnewspapers.org/?a=d&d=LVT19571018-01.2.19&srpos=1&e=-----en-20-LVT-1-byDA-txt-txIN-%22Baptist+Church+Extends+Annex+%22-----2-Boulder>

*Louisville Times*, Oct. 18, 1957: Baptist Church Extends Annex

The Baptist church will have space for six Sunday school classes and a kitchen in its annex when the new addition under construction is completed. The new addition is 21 by 28 and has a 20 by 28 foot basement under it. This is on the back of the old annex built 12 years ago.

The new addition put onto the old part which is 28 feet wide and 32 feet long extends the annex back to the alley.

The kitchen will be moved from the old room into the basement where a dining room will be set up. A door will be cut in the wall between old and new part of the annex. Partitions will divide the space into classrooms.

The addition is all enclosed and workers were putting sheet rock on the ceiling this week. Wiring is about finished and they hope to run concrete in the basement floor Saturday, the Rev. Lawrence Dumont said. The plumbing still has to be done and the floor laid in the upper room. Walls of the basement are concrete blocks and the upper walls are cinder block. The block walls will be painted inside and out but not plastered.

Except for a man hired to lay the cinder blocks, all the labor has been volunteer.

<https://www.coloradohistoricnewspapers.org/?a=d&d=LVT19581205-01.2.12&srpos=11&e=-----en-20-LVT-1-byDA-txt-txIN-baptist+Stratton+of+Englewood-----0-Boulder>

*Louisville Times*, Dec 5, 1958: Baptist Church To Dedicate New Annex

The Baptist church will conduct dedication service for the new annex to the church at 3:00 o'clock Sunday afternoon.

The Rev. G. N. Stratton of Englewood, a former pastor of the parish here who has delivered the Easter sunrise service for years will be present and take in part in the service. The people present will participate in the dedication which will be led by the pastor, the Rev. Lawrence Dumont.

Special music will be presented by the Rev. Paul Anderson and Mrs. Gordon Carlson, both of Denver, and the church choir.

Women of the church will serve tea at the close of the ceremony.

The new annex, a 22 by 34 foot building with full basement, was added to the west end of the first annex at the west of the church proper. It is all complete and connected to the sewer. The kitchen was moved from the first annex into the basement of the new addition.

## Appendix V – *Louisville Times* 1966 Article About Remodeling Project

<https://www.coloradohistoricnewspapers.org/?a=d&d=LVT19660715-01.2.11&srpos=1&e=-----en-20-LVT-1-byDA-txt-txIN-%22CHURCH+REMODELING+COMES+TO+TEMPORARY+HALT+%22-----2-Boulder>

*Louisville Times*, July 15, 1966: CHURCH REMODELING COMES TO TEMPORARY HALT

Work on the remodeling program at the Louisville Baptist Church come to a brief halt when the walls came tumbling down over the weekend.

The existing church structure had been elevated so that excavation of a basement could be undertaken. Plans called for the original building to be replaced on the foundation with a newly constructed full basement and remodeled sanctuary resulting.

Plans were drastically changed when the weakened north and south walls of the original building collapsed into the excavation over the weekend. One of the walls gave away Saturday night and the other one fell in Sunday night.

Workers who gathered Monday to help clear the debris stated the accident would cause only a slight delay. They were most grateful that it was at night when the area was cleared of workers and onlookers so there were no injuries.

The walls which had been constructed of cinder block were completely destroyed. Plans for completing the structure are now being expanded to allow for extensive renovating of the church.

Working together on Monday to clean up the project were a number of church families, including women and children.

## **Appendix VI – *Louisville Times* 1983 Article Regarding Lawsuit by Owner Mike Jenkins**

<https://www.coloradohistoricnewspapers.org/?a=d&d=LVT19830323-01.2.3&srpos=1&e=-----en-20-LVT-1-byDA-txt-txIN-%22City+ordered+to+fix+sewer+problem%22-----2-Boulder>

*Louisville Times*, March 23, 1983: City ordered to fix sewer problem

As a result of a court order, the city of Louisville will take immediate steps to correct a sewer line problem at 701 Grant Avenue which has been the cause of months of legal wrangling.

City Administrator Leon Wurl informed the City Council at a work session Tuesday night he intended to advertise for bids on the project as soon as possible because of the court order.

The corrective action arises out of a lawsuit filed against the city by Mike Jenkins, owner of the house that has the sewer problems. A jury in Boulder District Court awarded Jenkins \$150,000 in damages last June because of numerous occasions since 1977 that his basement has been flooded with raw sewage.

Post-trial motions since that decision delayed a final court ruling on the matter until last week. The jury's decision was upheld and the court gave the city 30 days in which to either reach a settlement with Jenkins or file an appeal.

City Attorney Curt Rautenstrauss said Tuesday no decision has been reached yet on which course of action to take. He said a 30-day injunction has been issued by the judge in the case, part of which requires the city to solve the sewer back-up problem. The process will require replacement of about 100 feet of sewer line.

Testimony in last summer's trial showed that Jenkins suffered from 10 major sewer backups into his basement and 20 to 30 minor backups since a sewer lap was installed in 1977.

The jury found the city negligent in refusing to correct the problem.

## Appendix VII – *Louisville Times* 1983 Article about Remodel of 701 Grant by Owner Mike Jenkins

<https://www.coloradohistoricnewspapers.org/?a=d&d=LVT19831109-01.2.29&srpos=1&e=-----en-20-LVT-1-byDA-txt-txIN-%22Old+Louisville+Baptist+Church+property+being+remodeled%22-----2-Boulder>

*Louisville Times*, Nov. 9, 1983: Old Louisville Baptist Church property being remodeled

By RUSS ARENSMAN

Mike Jenkins began renovating his house when he first bought it in 1972, and he is still working on it 11 years later.

It is not an ordinary renovation job. Neither is it an ordinary house.

The building, in fact, started out as a Baptist church located on the corner of Pine Street and [Grant] Ave. in old Louisville. The first service was held there on Feb. 10, 1901. . . .

Over the years a cinder block addition was added to the west side of the building, and in its last years as a church, the congregation made a disastrous attempt to gain more space by putting in a basement where there had been only a crawlspace.

The old building began to shift when it was jacked up to put it on a new foundation, and cables had to be run from one side of the sanctuary to the other to keep the walls from collapsing.

Jenkins moved in in 1972 and began turning the west-side addition into a living quarters. He started by installing two loft bedrooms in what had been the ceiling area. The next year he began an ambitious project to remodel the addition area further, by knocking out part of the main floor to create an open area extending from the basement all the way up to the roof.

That is now the dominant feature of the house, with light from a large overhead skylight providing a spacious, airy atmosphere, surrounded by a low, curved balcony. In the center of the opening is a sort of rustic garden area, complete with a hot tub, a haphazard jumble of moss rock, and a massive dead tree trunk extending toward the roof and covered with a stately, climbing philodendron.

Adding to the visual impression of all this are the curves. There is hardly a straight line to be found anywhere in the room, as walls take on cylindrical shapes, and doorways are cut into arches. The cumulative effect is an architectural style that falls somewhere between mid-Eastern and modern pop sculpture.

Jenkins himself has done most of the design, with a little help from his friends. He admits to being more of a carpenter than an architect, but points out that he has picked up a lot of design ideas from helping to build a number of homes over the years.

His style may be eccentric, but it is not without admirers. In recent months he has done much of the design work on the soon-to-be-commenced expansion of the Black Diamond restaurant in downtown Louisville.

His own renovation project bogged down (literally) for close to six years while he battled with the Louisville city government over a recurring sewer problem that caused sewage to back up into his basement.

The city claimed it was not responsible for the problem and Jenkins claimed that it was. Eventually the matter was resolved in the courts, with the city being ordered to fix the problem and pay damages to Jenkins, thought to be well in excess of \$100,000 (neither party has disclosed the precise amount of the settlement.)

Jenkins says the settlement money has made it possible for him to pay off some of his debts and resume work on renovating the old building. A few weeks ago he installed new roof trusses that have helped stabilize the walls of the former sanctuary. That, along with some work on the foundation, will allow the supporting cables to be removed.

Currently he is putting a new roof on the west-side addition, and is expanding the kitchen area on the north side to accommodate several large skylights, and another dead tree trunk that stretches through a wall and up toward the ceiling.

The framing work has proved difficult wherever he has worked on the building, because parts of it were not built straight and other parts have sagged over the years. As a result, a good deal of improvising, and some unusual angles have been required to connect new improvements to the old structure.

He hopes to have the expanded kitchen finished soon and a roof in place sometime this fall. Sooner or later, he promises, he will get to the restoration work on the exterior.

The outside of the building has been deteriorating for years, and it is sorely in need of a paint job. Jenkins says he already has plans for that, a light sky blue for the primary color, with gray and maroon trim.

First of all, he says, "There are a lot of major steps to just restore it, before I can make it look pretty."

He plans to eventually recreate the original picket fence around the yard, and re-cover the platform area around the building with a redwood deck and railing.

Possibly last of all will come the restoration work on the interior of the sanctuary. Currently that area is being used to store building materials and is usually closed off from the rest of the house. When it is cleaned up and refurbished it should make a good area for classes or meetings.

Jenkins says he is not sure what he'll do with it when it is all done, but then he adds, "I don't know if I'll ever have it finished." He considers himself "basically an artist" and says he hopes someday to devote his energies to creating sculpture and custom furniture.

Until then, he intends to take things one project at a time, and at the moment his main project is renovating his home—in his own way and at his own pace.



**TO STABILIZE** the sagging walls of the old church building at 701 Grant Ave., owner Mike Jenkins had to install new roof trusses. The new roof is only one of several improvements underway this fall, funded by a recent settlement in Jenkins' lawsuit against the city.

## **Appendix VIII – *Louisville Times* 1991 Article Regarding Lawsuit by Owner Arlin Lehman**

<https://www.coloradohistoricnewspapers.org/?a=d&d=LVT19910410-01.2.3&srpos=1&e=-----en-20-LVT-1-byDA-txt-txIN-%22Suit+says+City+violated+civil+rights%22-----2-Boulder>

*Louisville Times*, April 10, 1991: Suit says City violated civil rights

Lawsuit over use of old Louisville church goes to Denver federal court

A lawsuit against the City of Louisville, filed by several local businesses, has taken a new twist with the plaintiffs now claiming that the city deprived them of due process.

Businessman Arlin Lehman and several associates claim that Community Development director John Franklin ruined their relocation plans by giving them misleading information regarding city zoning ordinances.

Lehman, president of Pulmonary Data Services and vice president of M&J Medical, is joined by local plaintiffs Oliver & Associates, a CPA firm, and Sunshine Acres, a dairy management consulting firm.

In addition to the City of Louisville, Franklin, city administrator Annette Brand, former city administrator Dave Stahl and the entire City Council have been named as defendants.

Lehman and the other plaintiffs initiated their suit in District Court in Boulder last August. Lehman had planned to convert the old Baptist Church building at 701 Grant Ave. to a private residence with several commercial offices. According to Lehman, Franklin verbally okayed the plan, on condition that no more than 20% of the structure be used commercially. Lehman said Franklin assured him that there was no specific regulation limiting the number of employees at the building.

During renovation, Lehman and his associates maintained offices in the Fischer Building at 950 Spruce St. In 1989, the city purchased the Fischer Building for its new library, forcing Lehman to accelerate construction of his new offices for relocation.

In October 1989, before the offices were finished, then city administrator Dave Stahl notified Lehman that renting office space in a residential area would violate the city's zoning ordinance.

In filing his suit, Lehman objected to having to change his plans after investing more than \$40,000 in the renovation. He claimed the renovation would have increased the property's value and made it easier to refinance. Lehman said he also incurred opportunity costs by sinking his money into the renovation instead of other investments.

Lehman's fellow plaintiffs claimed that having to find new offices at the last minute was a hardship for them.

The plaintiffs filed their initial complaint against the city in District Court on Aug. 30 last year. Louisville responded that no action could be taken on the case because the city is protected by the Colorado Governmental Immunity Act. District Judge Morris W. Sandstead, Jr., agreed and dismissed the case in December.

Lehman and his associates sought clarification of the judge's ruling and asked for permission to amend their complaint. The court denied clarification, but allowed the amendment. Last January, Franklin, Stahl, Brand and the entire Louisville City Council were added to the list of defendants and the case was moved to U.S. District Court in Denver on March 8.

Louisville has again asked for dismissal, claiming that the right to substantive and procedural due process does not apply in this case. Attorneys for Louisville say that due process protects only those rights created by the U.S. Constitution, not property rights resulting from state law. The city is again claiming governmental immunity. Louisville insists that Lehman and his associates are disguising a claim of negligent misrepresentation as a civil rights issue.

Louisville further claims that Brand had no part in the controversy and that Stahl's only role was to notify Lehman of a possible violation of city zoning ordinances. The city also discards the idea that Lehman's associates had any, vested rights in the church renovation, because Oliver & Associates and Sunshine Acres, Ltd. were not investors in Lehman's project.

According to Louisville defense attorney Hal B. Warren, the plaintiffs have asked federal judge Jim Carrigan to return the case to Boulder County District Court. The city must now respond to that request. Warren said he's not certain when a decision will be reached on the case.

[A further update on this case, regarding its dismissal for the second time, can be found here: <https://www.coloradohistoricnewspapers.org/?a=d&d=LVT19910710-01.2.31&srpos=8&e=-----en-20-LVT-1-byDA-txt-txIN-arlin+lehman+district+court-----0-Boulder> ]

## MEMORANDUM

**To:** Historic Preservation Commission Members  
**From:** Department of Planning and Building Safety  
**Subject:** Staff Updates  
**Date:** May 20<sup>th</sup>, 2019

---

### **Alteration Certificate Updates**

*Following the hailstorm on June 18, 2018, Planning Staff and two HPC members reviewed requests for roof replacements for landmarked properties. The following landmarked properties had alteration certificates approved for roof replacement approved:*

#### 1116 LaFarge (5/1/2019)

- Rationale: The replacement roofing materials are a reasonably good match to the current materials and will not alter the general appearance of the project. Replacing the roof will help to preserve the landmark.

### **Upcoming Schedule**

#### May

21<sup>st</sup> – City Council, Council Chambers, 7 pm

#### June

1<sup>st</sup> – Drive-in Movie on McCaslin/City of Louisville Open House, 550 S. McCaslin Blvd (former Sam's Club/Ascent Church parking lot), 6 pm

17<sup>th</sup> – Historic Preservation Commission, Council Chambers, 6:30 pm

#### July –

15<sup>th</sup> – Historic Preservation Commission, Council Chambers, 6:30 pm

#### August –

19<sup>th</sup> – Historic Preservation Commission, Council Chambers, 6:30 pm