

## ***Historic Preservation Commission***

### ***Agenda***

**July 18, 2016**

**Council Chambers, 2<sup>nd</sup> floor of City Hall**

**City Hall, 749 Main Street**

**6:30 – 9:00 PM**

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes - June 20th
- V. Public Comments on Items Not on the Agenda
- VI. Probable Cause Determination – 1129 Jefferson
- VII. Probable Cause Determination – 920 Lincoln
- VIII. **PUBLIC HEARING – 725 Lincoln –Landmark/Grant/Alteration Certificate**
- IX. Discussion/Direction – Historic Context RFP
- X. Discussion – HPF Budget Questions
- XI. Committee Reports –
- XII. Updates from Staff
  - Demolition Updates
  - Upcoming Schedule
- XIII. Updates from Commission Members
- XIV. Discussion Items for future meetings – Balfour Archaeological Survey, MURP Capstone
- XV. Adjourn

# ***Historic Preservation Commission Meeting Minutes***

**June 20, 2016  
City Hall, Council Chambers  
749 Main Street  
6:30 PM**

**Call to Order:** Chairperson **Haley** called the meeting to order at 6:30 pm.

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

Commission Members Present: Lynda Haley  
Mike Koertje  
Debbie Fahey  
Cyndi Thomas  
Chuck Thomas

Commission Members Absent: Jessica Fasick  
Peter Stewart

Staff Members Present: Rob Zuccaro, Dir. of Planning and Building Safety

**Approval of Agenda:** **Fahey** moved and **Chuck Thomas** seconded a motion to approve the June 20, 2016 agenda. The agenda approved by voice vote.

**Approval of Meeting Minutes:** **Koertje** gave corrections to Staff. **Chuck Thomas** moved and **Cyndi Thomas** seconded the motion to approve the May 16, 2016 minutes. Minutes passed by voice vote.

**Public Comments:** Items Not on the Agenda.  
None.

## **Discussion: Proposed Expansion of the Recreation/Senior Center and Upgrades to Memory Square Pool.**

**Deborah Fahey, HPC Commissioner, Recreation/Senior Center & Aquatics Task Force,** presents from Power Point.

City Council appointed a Recreation/Senior Center & Aquatics Task Force consisting of 17-18 members including Staff members. We have been working with consultants, Sink Combs Dethlefs, and GreenPlay LLC. Sink Combs Dethlefs is a notable architect firm and has similar projects across the nation. GreenPlay is another consultant but they deal more with feasibility-type studies and surveys.

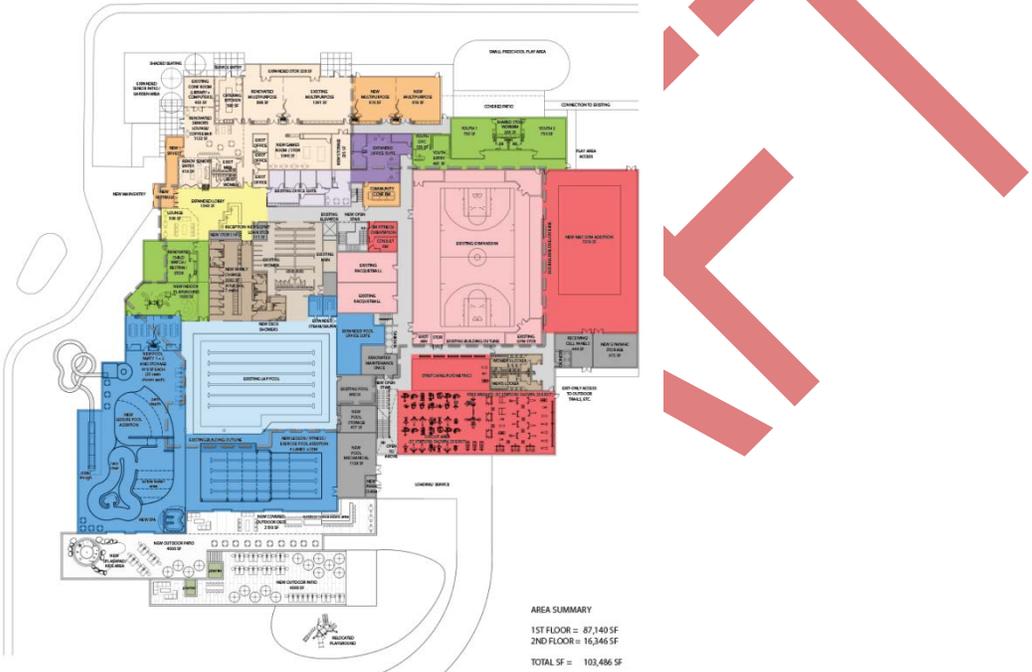
### **WHY ARE IMPROVEMENTS NECESSARY?**

- Cardio and strength fitness space is small and overcrowded

- Limited recreational and leisure pool area
- Senior areas are shared with youth programs
- Locker rooms are too small and lack family change space
- The population for the City of Louisville has doubled since the facility was built.

**Recreation/Senior Center Proposed Improvements**

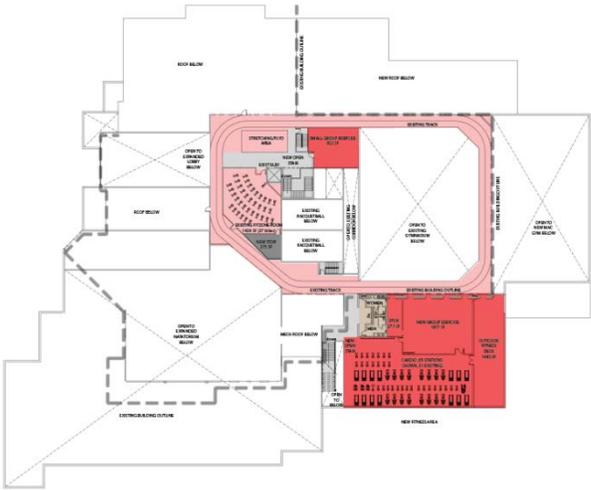
- Expanded parking area
- New outdoor pool deck and patio
- Relocated playground
- New covered senior entry
- Landscaping improvements
- Trail Connections



**First Floor Recreation/Senior Center Proposed Improvements**

- New Leisure Pool
- New Lesson/Exercise/Lap Pool
- Senior Center Improvements
- New Youth Areas
- New Fitness Center Addition
- New Turf Gymnasium MAC (multi-activity)
- New Family Locker/Change Room

Total Main Level	87,140 sf
Total New Main Area	37,677 sf
Total New Area	46,486 sf
Total Building Area	103,486 sf



**Second Floor Recreation Proposed Improvements:**

- New Cardio Fitness Center
- New Group Exercise and Fit Zone
- Renovate Fit Zone into Spinning Studio
- Upper level restrooms
- Improve existing running track

Total Upper Level	16,346 sf
Total New Upper Area	8,806 sf
Total New Area	46,486 sf
Total Building Area	103,486 sf

**Square Footage Comparisons:**

Program	Current Square Feet	Proposed Square Feet
Fitness Center – Strength	1,670	4,700
Fitness Center – Cardio/Plyometric	1,680	5,195
Group Exercise	1,600	4,500
Gymnasium	9,230	15,245
Aquatics	11,785	24,850
Senior Areas	7,050	10,783
Youth Areas	1,920	4,975
Administration	1,391	2,890

**Memory Square Proposed Improvements**

- Redesigned Clubhouse
- Improved locker rooms
- Shade Structures
- Replace children’s pool with new shallow pool and spray-ground
- Improved deck and landscape



**Estimated Cost of Improvements**

Category	Total Estimated Costs*
Site Construction	\$2,797,770
New Additions	\$20,619,877
Existing Area Renovation	\$3,458,642
Memory Square Improvements	\$1,240,515

**Total project costs estimated at \$28 million to \$30 million**  
**Operations & maintenance costs estimated at \$500,000 annually**

\* Estimate includes all costs for planning, design, engineering and construction

**Public Finance Considerations**

- Property tax proposed to finance capital construction.
- A \$28 million project would amount to an annual increase of \$123 on a \$500,000 homes, based on 2.5% interest rate for a 20-year bond.
- Annual operations and maintenance costs estimated at \$500,000 would be financed through a voter-approved sales tax of approximately 20 cents on every \$100 spend.
- The following schedule is an estimate of the additional property and sales taxes required to pay back various size debt issuances. The amounts will actually depend on interest rates, bond ratings, property valuations, etc.

Debt Amount	Approx. Annual Debt Service	Sales Tax Rate to Pay Back Debt	Sales Tax on \$100	Mill Levy to Pay Back Debt	Annual Property Tax Increase on \$500,000 Residence
\$30 million	\$1,924,000	0.673%	0.67	3.32	\$132.03
\$40 million	\$2,566,000	0.898%	0.90	4.42	\$176.08
\$50 million	\$3,207,000	1.123%	1.12	5.53	\$220.07

**Next Steps**

- Language is being drafted for the two ballot issues that must pass for this project to move forward. The first issue will ask voters to approve a sales tax increase to fund capital construction and the second issue will ask voters to approve a sales tax increase to fund annual operations & maintenance costs.
- If City Council moves forward with these two ballot measures, citizens will vote on them November. 8. (Both measures must pass)

**PUBLIC HEARING –**

- **Louisville Grain Elevator, Historic Preservation Fund Grant, 540 County Road, Resolution No. 03, Series 2016**, a resolution making findings and recommendations regarding the Historic Preservation Fund grant application for a historic industrial structure located at 540 County Road, known as the Louisville Grain Elevator.

Conflict of Interest and Disclosure: None.

Staff Report of Facts and Issues:

**Rob Zuccaro** presents from Power Point.

- Fund grant request of \$491,250.
- Application the same as last month. Staff met with applicant to go over loan options such as the revolving loan fund program.
- Applicant has decided to come back with the same application.
- Grant requested for several items for rehabilitation of the structure. They are labeled as Priority 1 and Priority 2 in the application.
- Priority 1 “Protection of Structure” items include:
  - **Fire Sprinkler System, \$111,851**
  - **Fire Alarm System, \$23,738**
  - **New Electrical System, \$97,620**
    - Total cost estimate for Priority 1 work is **\$233,209.**
- Priority 2 “Historic Rehabilitation” items include:
  - **Porte Cochere, Ramp & Boardwalk, \$137,488**
  - **Window and Door Rehabilitation, \$57,281**
  - **Repaint Historic Sign, \$10,988**
  - **Re-install original scale on-site, \$28,537**
  - **Grain bin floors, \$23,737**
    - Total cost estimate for Priority 2 work is **\$258,031.**
- The total cost estimate for the work is **\$491,250.**
- Applicant proposes to contribute **\$58,850** to the project as in-kind project management/proposed match to the grant.

History of project

City purchased the property in 2012 for \$950,000. The City funded an assessment of the property in 2013. The City entered into a purchase agreement with Louisville Mill Site LLC. The agreement included purchasing the property back from the City for \$200,000 and the City provided a grant commitment of \$500,000 for stabilization work in 2013. Stabilization work is getting close to completion. The applicant is getting to the next phase of construction and is back in front of the Historic Preservation Commission (HPC) asking for additional grant monies.

The agreement included a Planned Unit Development (PUD) for development of this property and the properties to the north and south. Proposal is for the renovation of existing buildings on the north and south; a campus plan for the Grain Elevator and two existing buildings.

In total, the City has committed \$1,250,000 to the project which includes the previous \$500,000 grant and the original purchase of the property minus the \$200,000 purchase price of the applicant from the City.

Maximum Grant Amount

- Resolution No. 2, Series 2012, Section 7 (b) states the following:

*“Any grant exceeding the above limitations shall be conditioned on the applicant matching at least one hundred percent (100%) of the amount of the grant with expenditures or an equivalent value of approved in-kind services that are integral to the project that is deemed eligible for a grant from the Historic Preservation Fund.”*

- \$500,000 grant for stabilization work in 2013 that is still being disbursed exceeded the maximum grant laid out in Resolution No. 2, Series 2012
- Applicant proposes a 12% match of \$58,850 as in-kind project management.

Staff finds that the condition requiring a 100% match for any grant exceeded the maximum grant amount has not been met.

Eligibility of projects

Staff finds all of the requested items are eligible for funding under Resolution No. 2, Series 2012.

Extraordinary Circumstances

Resolution No. 2, Series 2012, Section 7 (b) states the following:

*“These limitations may be exceeded upon recommendation of the Historic Preservation Commission and approval by City Council upon a showing of extraordinary circumstances.”*

- Importance of the updated fire protection and electrical systems for the continued preservation and safety of the Grain Elevator.
- Priority 2 items continue the work of rehabilitating the Grain Elevator; however, staff finds that these items do not fall under “extraordinary circumstances”.

Staff finds the grant request only shows “extraordinary circumstances” on the Priority 1 items due to the importance of these items to insure preservation and safety of the structure. These include: **Fire Sprinkler System, \$111,851, Fire Alarm System, \$23,738, New Electrical System, \$97,620.** Total cost estimate for Priority 1 work is **\$233,209.**

Staff does not believe the Priority 2 items rise to the level of extraordinary circumstances since they are not directly related to the preservation and safety of the structure. These include: **Porte Cochere, Ramp & Boardwalk, \$137,488, Window and Door Rehabilitation, \$57,281, Repaint Historic Sign, \$10,988, Re-install original scale on-site, \$28,537, Grain bin floors, \$23,737.** Total cost estimate for Priority 2 work is **\$258,031.**

Fiscal Impact

- Current balance of Historic Preservation Fund: \$906,000
- Grant Request: \$491,250 (54%)

Staff Recommendations:

Staff recommends denial of the request for a Historic Preservation Fund grant because the application does not meet the requirements in Resolution No. 2, Series 2012 for the following reasons: a

1. Only the Priority 1 work items in the grant request show “extraordinary circumstances”.
2. The applicant is only providing a 12% match where a 100% match is required.

Commission Questions of Staff:

**Chuck Thomas** says I feel this structure is extremely important to the City. I would hope we could structure a resolution that would accomplish the completion of the project in terms of the areas that preserve the structure. Along with that, I believe the Priority 2 items are important as well. Not only are the Priority 1 items extremely important in terms of preservation, but in terms of the rationale as to why we are doing the project, a completed project that represents the project as it was historically, it is extremely important from my perspective. Notwithstanding the fact that Staff has found the project to be out of compliance with the regulations, I am hopeful that we can find a resolution that gets the project completed and that we make representation to the public that the project is extremely important to the historic character of the City.

**Zuccaro** says Staff agrees that in the scope of the proposed grant, we are supportive of every item. We think they are all great additions to the project, and they are included in the PUD. It is finding a way for it to work within our current grant program and loan program.

**Haley** says we as a commission would say that they are all very important, but we are trying to figure out how to do it. We want to do the right thing.

Applicant Presentation:

**Eric Hartronft**, Louisville Mill Site LLC, 950 Spruce Street, Suite 2A, Louisville, CO

**Randy Caranci**, Caranci, Inc.

Randy is a member of the LLC and an owner. I am an owner and architect and can answer architectural questions.

I want to express my appreciation for your continuance on this matter. There are things we would like to talk about. We are very interested in the idea of the loan program and how that might help support our common goals in this project. We have met with Staff a couple times and we have run a lot of different proformas on this project to figure out how the grant and the loan can be worked together ultimately for completion of the project. We want to have a space that is leasable. We believe that preservation will be dependent long term on a reuse of the structure. If we simply keep it as a standing icon, it has a negative cash flow and is harder to maintain if we don't have a paying tenant. Our goal is the same as the City's goal for economic development of this site, and to complete our vision of the entire campus.

The current condition of the site is that we are nearing completion of the Phase I stabilization. We are approaching our contractual obligation to the City. When we signed our contract for purchase of the property, we indicated what we would do in Phase 1 stabilization. In fact, as of today, we have exceeded what we said we would do with the original \$500,000 grant. We are proud we stretched the money as far as we did. It has taken longer than we anticipated, but we believe it is worth it. We are anxious to get to the next phase of the stabilization.



This is what we'd like to have and the vision we've had; the building looking like it did in 1910 with the porte cochere intact, the wagon ramp, the scales, the boardwalk, the sign on the side of the buildings, and the windows. We have not been able to accomplish this in the initial grant funding for the building. When we started this project, we didn't know how far it would go. We knew at a minimum what we would get done, and we hoped to get it more done than the minimum. Certainly, there are a lot of things left to do.



Looking at it today, it is not quite the same vision. We can all agree that after getting this far with the structure stabilization, repairing the envelope, the roof, the walls, and the siding, it is really important to protect the structure from damage in the future. We need to make sure we have a safe electrical system, a fire sprinkler system, and a fire alarm system. If this does remain a vacant shell, those would be the minimum things to protect the structure in the future. We feel they are important.

Priority 2 "Historic Rehabilitation items include:

- **Porte Cochere, Ramp & Boardwalk, \$137,488**

Reconstruct the boardwalk, wagon ramp, and porte cochere based on the existing fabric and historic photographs.

We think it is equally important to complete the restoration of the building to an original state such as replacing those historic elements that have been lost over time so the public can access the building. Currently, we have a moat in front where the wagon ramp should be. You cannot safely get in or out of the building. If we have the wagon ramp and porte

cochere, people can walk around the building, go up the ramp, and see how the wagons would have dumped the grain.

- **Window and Door Rehabilitation, \$57,281**

Restore existing wood windows and fit existing window openings with new wood windows. Restore four “barn” style doors and upper loading door.

Most of the windows have been destroyed over time and deteriorated. There are boarded up openings that we'd like to restore. We can rehabilitate some of the doors.

- **Repaint Historic Sign, \$10,988**

Repaint historic sign based on historic photographs.

The historic sign is iconic. If we don't repaint the sign, an opportunity for historic interpretation of the site and this building that stood so long in Louisville will be lost.

- **Re-install original scale on-site, \$28,537**

Return the equipment to the site from the Warembourg Farm and attempt to make the scale operational.

The scales that the Warembourgs have graciously donated back to the site still sit at their farm. It will be an expense to dig them out of the ground, bring them back, and reinstall them. We feel this is an opportunity we didn't know we would have. We don't want to squander this opportunity because it is an interesting part of the machinery of this building. The scales were in operation at the farm until 15 years ago and we want to bring them back.

- **Grain bin floors, \$23,737**

Repair the floors of the grain bins and stacked plank liner walls.

The grain bin floors structurally are not required for the stabilization of the building. We cut out a lot of rotted wood and stabilized the walls of the grain bins and foundations; however, if you look down into them which we hope people will have the opportunity to do in the future, you see the rotted floors and gaping holes. While we have the openings where the wagon ramp will hopefully cover, it will be easy to get lumber in there to repair them. Once we build the porte cochere and wagon ramp, it will be very difficult and a lot more expensive to repair the bin floors.

To get the Grain Elevator to a finished point, it is expensive and beyond any investment that would have an economic payback. None of the items we've discussed would accommodate a leasable space. It would be a cold dark shell, but it would be further down the road to getting it leasable. Our goal and dream is to bridge this gap from where we stand today to the ability to occupy this building. There is a substantial investment we will be making into the property beyond the grant money. We are talking about \$500,000 to \$600,000 additional in order to get it to the point where we can get a tenant. There will be an addition on the east side for the kitchen and restrooms. There will be enclosure of the porte cochere for additional dining space. There would be some additional structural work inside as well as electrical, mechanical, and plumbing. From the people we have talked with, we feel a restaurant is the likely potential tenant.



Our goal is to repurpose Randy Caranci's building with an addition so it will correspond to the architecture of the Grain Elevator as well as the new building on the north side of the site.



For us to do Phase 3, we look at what the building will generate in terms of income and how that would support a loan on the building. If we look at the rental area of 3400 SF and an average rental rate of \$18.50, we have a high triple net expense because the building has very expensive upkeep. By the time we are done, we are over \$30 per foot. For an average lease rate, it bumps up to an expensive gross rent when adding the triple net because of the type of building it is. The assumption could be high or low, but we feel it is a great place for us to start to do a model.

If we take a loan of \$550,000, our hope would be to work with the HPC and have that be a loan through your new loan program. We understand the interest rate would be 3.5% today based on the Treasury rates. We understand that a 15-20 year amortization is possible, but we would need to have approval to get to a 20 year amortization. We modeled it on a 20 year amortization to get the expenses down to the point where the numbers actually worked. We look at the capital investment we provide as well as the money we are paying for the land. If you look at the investment of a little over \$700,000, that generates a net operating income of \$50,000 a year. With a debt service on the loan I described of \$38,000 a year, our debt service coverage ratio is

1.33. The HPF loan program requires a coverage ratio of 1.25. We are right on the edge of this working or not working with your loan program. We believe we can make it work with these numbers. If we look at what the property is worth since that is what a bank would do and what your underwriter would do, there are capitalization rates anywhere from 6 to 10. Most commercial buildings around here such as retail office buildings are in the 7 to 8 range. If we apply those cap rates to this project with the income that it can produce, the value at an 8 cap is around \$635,000 which is an 87% loan to value. I didn't see any requirements in the loan program in terms of loan to value. Usually, you want to be around 80%. We would be down at a cap rate of about 7, which means the value of the building would be around \$726,000 with a loan to value of 76%. These are the metrics we use on any development project. Can the investment be supported by the income of the property? It is a pretty simple equation and this can be supported. There is almost a million dollars of work to do on the property. The \$550,000 represents the work to take it from the current grant request. If we were done with that work, we estimate about \$500,000 to take it to a leasable building. We can support that through a loan program but we can't support this current grant request. It just doesn't pay back.

The Phase 1 stabilization is almost complete; we are asking for Phase 2 tonight. It gets us up to zero value if you look at it from an income perspective. Our investment would take it the rest of the way, the \$700,000 to \$800,000 which includes our land cost, and we would take that to a bank (whether you are the bank or whether the bank is the bank).

The summary of the grant request is, if you look at Priority 1 items, whether we can lease this building or not, we all agree we have to protect it. Somehow, we will need to find a way to fund Priority 1. When we look at Priority 2, whether we have a tenant or not, to come this far and make this investment without completing the historic interpretation of the site with the elements that are still missing will really fall short of people's expectation of this project. We knew we would come back to you; we didn't know what the number would be. Now we know and so the grant request is what it is. If we can get past this, we will be able to make it a habitable building.

We have good partners in the City of Louisville and the Commission and the City Council. We will figure something out.

**Randy Caranci**

One of the things we did with this development, in comparison to the other development that was proposed, was we changed the view corridor to this site substantially. The other development had a 12,000 SF, two story building proposed to sit on the southwest corner of this property. Another building to the north was about 19,000 SF. These buildings would have landlocked my building to the south and created, according to City officials, a potential condemnation of my property. That is a big deal. My building was built to help the community of Louisville. When it was built, people asked me "why would you build a warehouse building so far out of town". The CTC did not exist at that time. Besides the view corridor, portions of the Mill still sit on my property. Those encroachments will go away. Finally, this building is the most historic building this community has probably ever seen. Those are the mayor's works, not mine.

Commission Questions of Applicant:

**Haley** asks about the 12% match, what is that amount?

**Hartronft** says \$58,000. We have put in more than that to date. That is the amount tied to the work we are asking to do in the grant. It would be future work.

**Haley** says you haven't done an official match. There is money you have put in on your own.

**Hartronft** says there are extraordinary circumstances with this project because it is like no other project you've ever looked at or ever will in this city. We have to be creative. There is no way to make this happen if we just follow the rules. That's what happened when the City decided to save it from demolition originally and bought it from the then-current owner who was going to tear it down. We have to figure how to get it from here to there.

**Cyndi Thomas** says in terms of timing, the last amendment I understood was there was an April 30 date for the \$200,000 funding of the purchase price, whereby you would own the property. What has that been extended to at this point?

**Hartronft** says it is the end of June. We are awaiting some information from the City Attorney. It is a complicated closing because of the number of documents that have to be sequenced. We need to get that before we can put the closing papers together.

**Cyndi Thomas** says would your intention be, in all of this, to fund that \$200,000 prior to the grant funding?

**Hartronft** says yes. If we could find a way around the little things to be done before closing, we would absolutely close by the end of this month.

**Cyndi Thomas** says, just to be clear, your intention would be to purchase the property regardless of whether or not you receive this grant money.

**Hartronft** says yes. If we don't receive this grant money, we would leave it in its current state, put a fence around the big hole in front, and would clean up the site.

**Cyndi Thomas** says there is an entire property here. There is a building to the north associated with this. I understand it is important to isolate this structure, but in reality, there is an entire plan. In the event that you closed on the entire property, would your intention be to cordon off this piece but still develop the piece to the north?

**Hartronft** says if we don't have funding to bridge to Phase 3, we will continue with the north building and with Randy's property.

**Cyndi Thomas** says presumably, you would develop that building because you feel it is economically feasible. Do you feel it would be appropriate to use any profits associated with that building to rehab this property given that the City provided you with an entire property to develop.

**Hartronft** says the problem with that scenario is that construction costs have gone up quite a bit since we originally made our proposals. The margins are pretty tight right now. Projects have to work on their own. There aren't a lot of projects that throw off enough extra money so you can give profit to your investors, yourself, your partners, and then have extra money to do a project like this. We have to make the north property work on its own. The good news is that, as a development, we are hoping the triple net cost of taking care of the green space out in front and site work and some of the painting can be rolled into an association fee for the whole development. One of our thoughts is to try to get the costs more reasonable for the tenant.

**Haley** says regarding the original negotiations as far as the \$500,000 stabilization grant, you said you got more done than what you expected. That sounds like the electrical, sprinklers, and water were not on the original in the beginning. What was your original intent? Did you always intend to come back?

**Hartronft** says we suspected we would come back. We didn't have costs for those items at the time. It doesn't require a sprinkler system by code. It is an optional thing but we feel it is an important option. We knew that the \$500,000 would not get us over "this bridge". The developer who had originally proposed before us had proposed a very expensive, all-in cost to get it to a leasable condition, including the cost we are planning to finance. He had it rolled into his proforma that would come along with the original grant. The City was ready to sign that contract when we came along. We felt that wasn't going to fly because there is a Citizens Group that had already said it was too much money to spend out of the fund. They were ready to do another petition to stop that. We felt it was a dead end for the City to try and develop it in that manner.

Would you rather have an occupied building that you've paid for and the developer reaps all the rewards from or a stabilized saved building for \$500,000 (we'll give you \$200,000 so it is only \$300,000). We'll come back to talk to you about what we can do with the building after that. We didn't know, and the other developer didn't know, about the building since it was sealed up. Now that we have exercised the building, we know what it will take. We know the numbers are estimates. We could put contingencies in any of these agreements but we feel it is going to take what we have outlined to get it to a leasable condition.

**Cyndi Thomas** says it sounds like you had some progressive conversations with Staff on the loan program. Where did that all break down or are they ongoing?

**Hartronft** says we are submitting a loan application for the \$500,000. We are definitely on track to see if we can acquire that loan. We won't close on that loan unless we have a tenant identified. We need a tenant interested in the building. We have many things on parallel paths. As a scheduling item, we cannot start construction on the new north lot building until the flood work downtown is complete and FEMA has changed the map. We have a floodplain development permit for that site, but it requires that we raise the building up unnaturally on the site. Instead of doing that and pay flood insurance, we would rather wait until the map comes out, which takes us out of the floodplain. Our start date for the new building is dependent on the FEMA letter, probably at the end of this year or early 2017.

**Fahey** says the proposal made by Randy Caranci at the last HPC meeting is the same one tonight. That disregards the comments that were made at the last meeting, and our objections to giving that much money. My question is have you contacted the Economic Development Office of the City or BRAD or some business organization rather than the historic organizations? The HPC job is to regulate that fund and recommend the dispersal of that money. We have given you a considerable sum over the limits and now you are asking for more money over the limit without a matching 100%. It would be very difficult for me to say we'll give you over half of the remaining money even though you don't meet the requirements for getting any of that money. The structure in my mind is stabilized and our role is to preserve the building, not make it a financial viable business. Whether you get a tenant or not is not our concern. I have a hard time giving you extra money so you can make money rather than preserve our building.

**Hartronft** says the point is that if we don't get any more money, then it sits there as it does today with no protection for that structure. If that's what you feel is preservation, then that's your definition or if you feel the building as it sits today without the historic elements preserved is preservation. I was instrumental in getting the fund put together. We didn't put the fund together to save buildings from falling down. It was put together to save the historic character of Louisville. I don't believe the building as it sits today contributes that well to the character of the historic town of Louisville that existed around the turn of the century. Yes, we have saved it and it's not going to fall down. Whether or not we get a tenant is immaterial to what we're asking for. We are asking to protect the structure and have the structure whole again so that it can be interpreted as a historic site. It can't be interpreted as a historic site the way it sits today. We may never get a tenant. Our financials are very clear. To profit, we invest the next \$600,000 to get a moderate income stream from that building at substantial risk.

**Fahey** says it is wonderful what you've done already because you have preserved the building. I am wondering if the balance of the funding should come from the business end of the City rather than the preservation end of the City. I sit in the back row at Council meetings all the time where they give out business assistance packages, waive 50% of the tax income, and give different incentives to either start or approve or expand a business in town. I think that is more appropriate to what you want to do because you want to get a business in there. You want a revenue stream. I don't see that as our role.

**Hartronft** says we have talked to Economic Development. The point at which we are trying to incentivize businesses to locate here and pay high rent to be in an old building doesn't work

very well for them. We are going to be asking for those incentive packages for the business part in the future.

Additional Commission Questions of Staff:

**Chuck Thomas** says I agree with **Commissioner Fahey** that our role is to fund historic preservation, and not necessarily make projects economically viable for for-profit organizations. Having said that, is there any argument with the financial representation that has been made by the applicants as to the gap between making this project presentable from historic preservation point of view and making it leasable from an economic development perspective. Do you have a disagreement or argument with the figures that the applicants have presented on this project?

**Rob Zuccaro** says the applicants have presented cost estimates for these phases that are included in the grant. We have not looked at them in detail but we also do not feel they are wholly inaccurate in way. They look like reasonable estimates based on what the applicants put together, but they have not gone out for bid. Based on face value, they look like reasonable estimates for that phase of the project.

**Chuck Thomas** says do you have any argument with their financial analysis saying how much they can or cannot afford to make those additional historic preservation improvements prior to making the project viable from an economic perspective.

**Rob Zuccaro** says we typically are not in the business of analyzing a private business plan. Our Economic Development Department has been assisting us in evaluating that. We could do a very thorough evaluation if the HPC wants us to, and bring that to the HPC. We have not done that, but from what **Mr. Hartronft** presented this evening, it is very similar to what we and our Economic Development Department have been looking at. It is very similar to what we think is realistic as far as looking at the whole package, which is getting it to a leasable state. We do not have construction bids, full sets of plans, architectural plans, or tenant finishes.

**Chuck Thomas** says I was the Director of Planning for the City of Rochester and I understand the limitations. I am asking if the case presents itself as reasonable opposed to unreasonable.

**Zuccaro** says by the way it is being presented, it is reasonable. We have no issues with the way it is being presented.

**Chuck Thomas** says you talked about the thresholds of matching investment that were necessary under the grant. Was there any consideration given to development of the entire parcel as proposed and contributing in part to the investment criteria? Were you looking specifically only at the subject property?

**Zuccaro** says we see investment in the rest of the campus as a private business investment. We do not believe it should factor into the investment and the preservation of this building.

**Chuck Thomas** says yet, this is a total campus and this is a component of it. There is a benefit derived from the entire investment which includes historic preservation of the subject property.

**Zuccaro** says there are a lot of benefits to the City for investment in the property as a whole. I think the way the resolution is written and the intent of the resolution is different. That is what we are analyzing it against. We are not being asked to analyze it as a benefit to the city as a whole. If you are just looking at the intent of the resolution, from Staff's point of view, we would not consider the investment in the rest of the campus towards the criteria.

**Chuck Thomas** says clearly, I am arguing in favor of the total project to be considered as part of the historic preservation goal by leveraging the investment that supports it as well. I understand Staff's position and I understand a strict interpretation of the regulations would not support my position. I am stating there is additional benefit here for consideration as to why we might consider the additional investment even though it is not technically in compliance with the regulation. That would be my position with regard to this commission. There is no argument that the historic preservation goals would be furthered by a continued investment and that it would further demonstrate the historic nature of this property if it was restored to its turn of the century

appearance. Therefore, I would be in favor of finding a mechanism whereby we could fund this, either through a revolving loan or some other mechanism that allows this to continue.

**Cyndi Thomas** asks if the Grain Elevator sits on a separate parcel than the north building. Are we talking about multiple parcels here?

**Zuccaro** says yes, there are multiple parcels, but **Eric Hartronft** can speak to it in more detail.

**Hartronft** says today, there is one parcel. As soon as we close on the property and purchase it, the plat we have approved gets filed, and it splits into separate parcels. The Grain Elevator will have its own parcel.

**Cyndi Thomas** says presumably, you could sell it off separately.

**Hartronft** says it will sit alone as soon as we close.

*Closed Public Hearing and Discussion by Commission:*

**Koertje** says first of all, I want to reiterate that I think the applicants have done great work so far. The point of where it is today is admirable and is a dramatic turnaround from before. I hope work continues to progress and I share the applicants' desire to see this adaptably reused. I think that is the best option for the preservation; for no other reason, it allows people to see what it was and what has happened to it. Looking at Resolution 02, Series 2012, I agree with Staff that all of the items requested are eligible theoretically for funding, but I also think we are bound by the limitations in Section 7. The maximum grant has already been exceeded by City Council. I am not quite sure how they got to that in the first place, but obviously they did. Staff pointed out that there are two requirements that have to be met to exceed the maximum grants any further. One is that there must be a showing of "extraordinary circumstances" for the proposed work. "Extraordinary circumstances" are not defined in the resolution. I would probably head down the path that Eric suggested. Based on the iconic nature of this building and being such an important project, you could define "extraordinary circumstances" to include the work that has been suggested here. I would probably be inclined to include all items if I were going down that path; even painting although the resolution specifically excludes painting. It defines it as a routine maintenance expense. This would not be routine but restoration. Where I get hung up is the matching requirement. There is no exception; it has to be a 100% match. The language is unambiguous. While I support the work that is suggested and would support the application, I can't get past the requirement and recommend approval when I know it will violate the resolution in my mind. City Council may have a completely different opinion. They had one already, so they may have one again. In part, I hope that is what happens. I do appreciate both the applicants and Staff spending the time to look at the loan program. I hope it works out.

**Haley** says I think I said this at the last meeting. I think that all of us would personally finance this for you if we could. The passion and the excitement of this building are not the issues for any of us. For me, it is the matching and you have already been given more than the resolution allows. We are hung up on setting a precedent for future projects. We agree this is a very unique project in Louisville. No other is like it; no other will be like it. I think as a commission, we are bound to our rules and regulations. I can see Priority 1 items being very necessary; however, the match has not been made. How much of the matching could be made towards the Priority 1 items? If you could match the \$117,000, we could accomplish Priority 1? That would decrease the overall cost of the project as far as taking a loan out. We can be assured the building would be safe. Finally, we need to be responsible with our HPF. With the sunset coming and having no idea what the future is, I want to be responsible with our loan program. I want us to be able to offer a strong loan program to our residents and structure owners. Overall, I don't feel good about this but if I were to negotiate anything, it would be a matching for the Priority 1 and get them taken care of.

**Chuck Thomas** says I will express the minority opinion on this. I don't think that by approving a grant, we in any way abrogate our responsibility to historic preservation within the City by

diminishing the fund. I think we recognize this is an extraordinary circumstance and extraordinary structure that is different from any other structure that we would be reasonably asked to contemplate in the near future, presuming that the fund is not renewed. I would not be suggesting that we approve it as a normal activity within the historic preservation activity. I suggest we would recommend to Council that they consider funding this request due to the extraordinary nature of the investment necessary to preserve this property. I don't see us as establishing a precedent for the expression of the funds in the future on a subsequent property by making it clear that this is an exception, not normal activity. This is being asked for the council to make specific approval for funds necessary to make this project feasible. We are not likely to ever run across another structure like this in Louisville. This opportunity strikes me as being not only unique. Since we have embarked so far on preserving this structure to date, it would require some extraordinary consideration be made. If, in lieu of this, a tenant could be found and the revolving loan fund could be used for the purpose of doing these necessary improvements, I certainly make that a condition of our recommendation to the City that we explore that option first and foremost prior to doing it. Given the testimony of the developers and likelihood of the development scenarios we are aware of, I think it is unlikely, if not remote at this point, that the structure is not sufficiently preserved in order to make it attractive for a tenant. I recognize this might be a minority position and I would like to go on the record as stating such. We should consider this project as an exception and make recommendation to Council that they considering funding this as an exception to historic preservation funding.

**Cyndi Thomas** says I echo what some of the other Commissioners have said. I absolutely agree that per the resolution, these items are eligible and there are "extraordinary circumstances". I do believe that some sort of a match needs to be put forth per what we are bound by as a commission. I think there are definite ways to get creative with that. Things can be negotiated, whether work is done in phases, or only dealing with stabilization so that the loan is not as large or long. Perhaps there is some profit participation that could be investigated via Staff and as it relates to the contract. I wasn't around when everything was drafted originally, but my guess is that the match is so everyone has skin in the game. Skin in the game is important and however that is crafted and created, it is real and important as a community. I would need some level of creativity to be able to approve this or recommend it going forward.

**Chuck Thomas** makes a motion to approve the grant application as submitted, no second. Motion dies.

**Koertje** makes a motion to approve **Resolution No. 03, Series 2016**, a resolution making findings and recommendations regarding the historic preservation fund grant application for a historic industrial structure located at 540 County Road, known as the Louisville Grain Elevator, with changes suggested to the resolution,

1. In the fourth Whereas clause, there is reference of a May 16, 2016 public hearing. It should also include today's date.
2. In Section 2, letter (e) should be (b). Insert a new (c) the application contains requests that are desirable and beneficial for the landmark property.
3. In Section 3, I prefer the first (a) because I don't think we are in agreement that these would not meet the definition of extraordinary circumstances.
4. In Section 4, the HPC denies the application. I don't think we have the authority to deny. I think we can only recommend denial.

Seconded by **Fahey**. Roll call vote.

Name	Vote
Lynda Haley	Yes
Debbie Fahey	Yes
Peter Stewart	N/A
Mike Koertje	Yes
Jessica Fasick	N/A
Cyndi Thomas	Yes
Chuck Thomas	No
Motion passed/failed:	Pass

Motion passes 4-1.

**Discussion:** Mid-Year Budget Review

HPC packet contains the 2015 budget and actuals and 2016 budget and year to date totals with year-end estimates. You can see how we compare to last year and where it looks like we might be headed at the end of this year. I will point out, if you look at the total balance for year-to-date \$898,420, all of the totals moving forward do not include the \$200,000 we are anticipating from the Grain Elevator project. Assuming that property actually closes in the future, there will be an additional \$200,000 in the fund balance.

**Koertje** asks what is the year-to-date through?

**Zuccaro** says it is through May 31, 2016.

**Cyndi Thomas** asks to what is the property acquisitions related?

**Zuccaro** says I had that same question for our Finance Director. He could not quite explain why it is labeled "property acquisition" but that is the actual \$500,000 grant for the Grain Elevator. For some reason, it is in that category and this is how it had been paid out most recently. It is only the Grain Elevator. There was no actual property acquisition. The funds did not go for the City actually owning a property. Those debits to the fund are the City making payments on that \$500,000 grant as they have asked for reimbursement.

**Cyndi Thomas** says that since we technically still own it, it was investment in an owned property.

**Koertje** asks about travel expenses.

**Zuccaro** says the travel expense is used for any City Staff or Commission members who travel for a conference or do business otherwise.

**Haley** asks about our upcoming conference.

**Zuccaro** says this is where your conference funds come from.

**Koertje** says this should not come out of HPF funds, but from the General Fund since the HPF has limited funds.

**Zuccaro** says I will look into this.

**Koertje** has a question about Public Outreach. Is it related specifically to the work of the Commission?

**Haley** says this is the Farmer's Market and related items.

**Koertje** says is that an appropriate use for the HPF? Could it come out from somewhere else?

**Zuccaro** says the work of the Commission and the Fund goes beyond just providing grants and loans for the properties. It is necessary to have an educated staff and commission. It may make some sense to have an investment in those types of things such as conferences and public outreach.

**Chuck Thomas** says the issue we just discussed had a very strict interpretation of the use of the fund. Therefore, these types of items would come under some level of scrutiny and whether or not they should be coming out of the fund as prescribed by the empowering legislation that granted the fund versus coming out of the General Operating Budget. That is a general question that I am sure can be answered to satisfaction.

**Koertje** says having asked the question, I am looking back at Resolution 20, Series 2009.

There is a section about administrative funds used from the fund. One does say Public Outreach and Education.

**Chuck Thomas** says we just need a clarification.

**Haley** says every time Lauren has talked about our public education outreach, she says it is “within our budget” so there is an allotted number.

**Koertje** says there was an HPC budget and an HPF fund. They used to be separate.

**Zuccaro** says I believe all the support for the HPC comes out of the HPF. When Lauren comes back from vacation, I will clarify and send you information.

**Fahey** says regarding our travel for the upcoming conference, is that the \$2000. It should not be coming out of our budget.

**Committee Reports:**

Farmer’s Market Booth: **Stewart** and **Haley** staffed the booth on Saturday, June 18, 2016. It went really well. We had a lot of conversations and interest. People came by to talk. We got three homeowners who are interested in landmarking. Two of them had been “on the fence”, so they were thankful we were there to inform them. We talked to some realtors. We were busy the whole time. It was a productive time.

**Fahey** says in talking to you and Stewart, it would be nice to have a one-page handout on what the benefits of landmarking would be. Is that something Staff is working on?

**Haley** says Lauren is working on it.

**Zuccaro** says he has talked to Lauren about it, and we will put it together.

**Haley** says it goes hand in hand with our realtor handout. People want the numbers.

**Updates from Staff:** None

**Updates/Committees from Commission Members:** None.

**Discussion Items for July 18, 2016 meeting:** Historic Context RFP, Capstone Presentation

**Adjourn:**

**Chuck Thomas** made a motion to adjourn the meeting, **Koertje** seconded the motion. Motion passed by voice vote. The meeting was adjourned at 8:20 PM.

**LOUISVILLE HISTORIC PRESERVATION COMMISSION**

**STAFF REPORT**

**July 18, 2016**

**ITEM:** Landmark eligibility probable cause determination for 1129 Jefferson Avenue

**APPLICANT:** Doug Newcomb  
1129 Jefferson Avenue  
Louisville, CO 80027

**OWNER:** Same

**PROJECT INFORMATION:**

**ADDRESS:** 1129 Jefferson Avenue  
**LEGAL DESCRIPTION:** Lots 7 & 8, Block 7, Capitol Hill Addition  
**DATE OF CONSTRUCTION:** 1904

**REQUEST:** A request to find probable cause for a landmark designation to allow for funding for a historic structure assessment for 1129 Jefferson 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.”



*1129 Jefferson Avenue Southeast Corner - Current Photo*



*1129 Jefferson Avenue Northeast Corner - Current Photo*

**HISTORICAL BACKGROUND:**

*Information from Bridget Bacon*

This home, which was constructed in around 1904, was built in a desirable location at the top of the hill on Jefferson Avenue with views of the mountains and over the town. For thirty-five years, it was the home of George and Mary Ellsberry.



*1129 Jefferson Avenue – 1948 Assessor Photo*



*1129 Jefferson in background – August 1953*



*1129 Jefferson Avenue – 1962 Aerial*

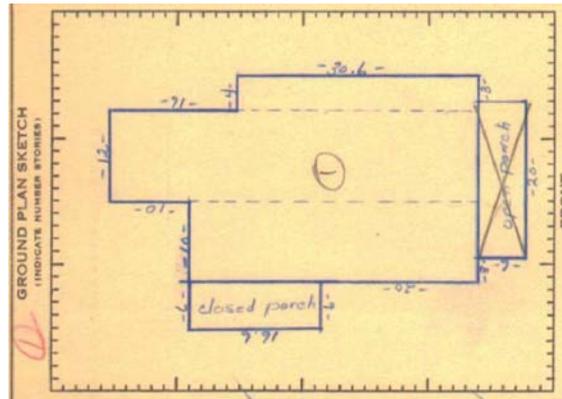
**ARCHITECTURAL INTEGRITY:**

The rectangular vernacular structure has elements of the Victorian style. The hipped-roof structure is clad in wood siding. The full front porch has a shed roof and chamfered porch supports. In 1948 the structure also had a full front porch, however, the porch roof was hipped and the supports were turned with decorative, Victorian style bracketing. According to the current owners, the front porch was replaced in the 1960s and they constructed the current porch after they bought the house in 1999. A gabled dormer is centered on the roof. The gable end holds a small casement window and is filled with wooden, fish scale shingles. The dormer, window and shingles appear in the 1948 photo. There is an enclosed side porch on the south elevation which also appears in the 1948 photo. A notation that a County Assessor representative made on the Assessor card in 1956 stated that the house was quite improved inside, with some new windows and door. The ghost of one of the larger original windows is evident on the south elevation. A carport is located on the north elevation.

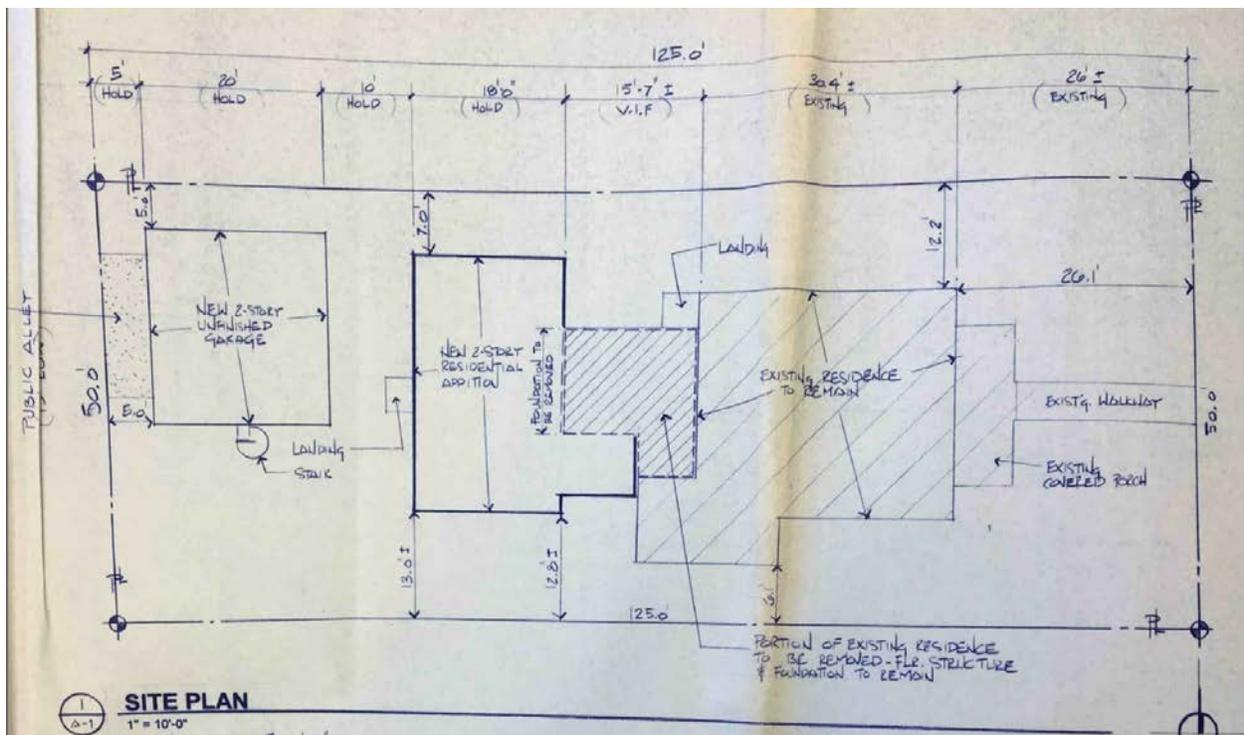


*Window on South Elevation*

In 2001, the current owners designed an addition on the rear of the property with the intent of retaining the integrity of the historic structure. In terms of added space, the Newcombs removed the 1940s-era kitchen addition to the old house and then added a new kitchen, one full bath, and two bedrooms downstairs and a master suite and master bath upstairs.



1129 Jefferson Avenue -1948 Plan



1129 Jefferson Avenue -2001 Site Plan



- (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 this application complies with the above criterion by the following:

*Social Significance - Exemplifies cultural, political, economic or social heritage of the community.*

The structure was the home of the Ellisbury family for over 35 years.

*Architectural Significance - Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.*

The vernacular structure with Victorian style elements is typical of early 20<sup>th</sup> century residences in Louisville.

**RECOMMENDATION:**

The structure at 1129 Jefferson Avenue has maintained its architectural integrity. The structure has social significance because of its association with the Ellsbury family.

Staff recommends finding there is probable cause to believe the building may be eligible for landmarking under the criteria in section 15.36.050 of the LMC, making the property eligible for up to \$900 for the cost of a historic structure assessment. HPC may, by motion, approve or deny the finding of probable cause.

**SUPPORTING DOCUMENTATION AND INFORMATION:**

Attached for your review are the following documents:

- 1129 Jefferson Avenue – Social History
- Site Plan, North Elevation, South Elevation from 2001 Permit



## **1129 Jefferson Ave. History**

**Legal Description:** Lots 7 & 8, Block 7, Capitol Hill Addition

**Year of Construction:** 1904

**Summary:** This home, which was constructed in around 1904, was built in a desirable location at the top of the hill on Jefferson Avenue with views of the mountains and over the town. For thirty-five years, it was the home of George and Mary Ellsberry.

### **History of the Capitol Hill Addition**

J.C. Williams, who was a mine superintendent with the Rocky Mountain Fuel Company, and Irving Elberson, who was a banker, were the developers of the Capitol Hill Addition. The plat for this addition was filed with the County in 1904.

### **Autrey Ownership (1904-1917) & Discussion of Construction Date**

The first owner of the property was William F. "Fred" Autrey, from 1904 to 1917. He purchased these two lots plus two additional lots to the north.

The County gives the year 1904 as the date of construction for this house. However, the County is sometimes in error with respect to the dates of construction of Louisville buildings, so other evidence must be looked to. In this case, the County Assessor card completed for 1129 Jefferson in 1948 also gives 1904 as the date of construction. In addition, the subdivision of Capitol Hill was platted in 1904. A new owner purchased the property in 1904 from the developer, and a house does appear on this parcel on the 1909 Drumm's Wall Map of Louisville, so a house was standing by 1909. For these reasons, the estimated year of construction is 1904.

Fred Autrey was born in the area of what is now Superior in 1878, the son of William C. Autrey and Zelda Hake and the grandson of the founder of Superior, William Hake. Fred Autrey spent most of his career as a store manager, and the 1916 directory for Superior listed him as being the manager of the Rocky Mountain Stores in Superior.

Specific evidence that Fred Autrey and his wife, Blanche Rabb Autrey, lived in the house could not be located. The 1904 Louisville directory shows that they were living on Main Street in Louisville at the time that they bought 1129 Jefferson, so they may have been its first residents. However, though there are not many sources of information available for the period of Fred Autrey's ownership of 1129 Jefferson, there is some evidence that later, Autrey rented the house out while he himself lived in Superior. There is a case to be made that at the time of the 1910 census, the house was being rented to Joseph and Emma Strutzel and their daughters, Genevieve, age 6, and Dolores, age 5. (This is based on the progression of the census listing of the residents of the houses on the west side of the 1100 block of Jefferson.) Joseph Strutzel's occupation was listed as clothing salesman.

The 1916 directory also indicates a possible rental of this house. Residents of 628 Jefferson, which was the historic address of 1129 Jefferson, were Charles and Martha Dameron. Like the Strutzels, they also had their young children living with them.

Fred Autrey sold this property, plus the two lots to the north, in 1917 to George Ellsberry (1864-1951) and Mary Kilker Ellsberry (1863-1945). There was a family connection for this transaction, as they were his cousin's wife's parents.

### **Ellsberry Family Ownership, 1917-1952**

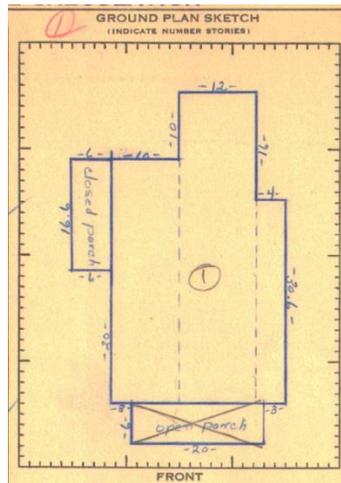
The owners of this home for the longest period, thirty-five years, were Mary Kilker Ellsberry and George Ellsberry. Mary Kilker was born in Colorado in 1863 and grew up on a farm just south of the Louisville, the daughter of the Irish Kilker family, early settlers of this area. (The old Kilker homestead still stands at Dillon and 104<sup>th</sup>.) George Ellsberry was born in Ohio in 1864 and came to Colorado. George was a coal miner.

The Ellsberrys' adopted daughter, Nellie, who was their only child, married someone who became a prominent business owner in Louisville: Lewton "Lute" McCorkle, owner of McCorkle's grocery store on Main Street (and, like Fred Autrey, a grandson of the founder of Superior, William Hake). For a large portion of the period that the Ellsberrys owned this house, their daughter and son-in-law and granddaughter lived only two houses to the south, at 1101 Jefferson.

Other residents of the home at various times during the ownership by the Ellsberrys included Mary's mother, Bridget Kilker (1844-1930), and Mary's brother, John Kilker (1873-1939).

In 1931, George Ellsberry sold off lots 9 & 10, and the house at 1131 Jefferson was constructed on them. Prior to the sale, the lots presumably made up part of the yard of 1129 Jefferson.

The following 1948 photo and layout of the building are from the County Assessor Card:



The following is a close-up of 1129 Jefferson and the rest of the west side of the 1100 block of Jefferson from a 1962 aerial map of Louisville, looking eastward. 1129 Jefferson is the third house in from the left (or north) on this block.



In 1952, Leon and Jewell Coet purchased 1129 Jefferson from Nellie Ellsberry McCorkle following the deaths of her parents, George and Mary Ellsberry.

### **Coet Family Ownership, 1952-1970**

For eighteen years, this home was owned by Leon Coet (1916-1992) and Jewell Guffy Coet (1919-1997). Leon Coet's parents were born in France, and the family was part of Louisville's French community when they moved to Louisville during the 1930s. Jewell Guffy's family also came in the 1930s. Leon worked as a miner and at Rocky Flats.

The following photo from the collection of the Louisville Historical Museum, showing 1129 Jefferson in the background, was taken during the Coets' ownership of the house. It was taken in August 1953 from across Jefferson. The occasion was a family gathering for the funeral of Jemima Hall McHugh. (Pictured L to R, are some of Jemima's children: Bessie, Elizabeth, Viola, Anna, Henry, Julia, and Hazel.)



A notation that a County Assessor representative made on the Assessor card in 1956 stated that the house was quite improved inside, with some new windows and door.

### **Ownership During the 1970s and 1980s**

In 1970, Leon and Jewell Coet sold 1129 Jefferson to Hancock & Johnston, which was a partnership of general contractors Lawrence Hancock and John Edgar Johnston. They appear to have worked on house construction in Louisville's Scenic Heights neighborhood, where the Coets purchased a new house at 1603 Jefferson in 1970. A month later, Hancock & Johnston then sold 1129 Jefferson to Cyrus and Eileen Lemmon.

In 1972, Cyrus and Eileen Lemmon sold 1129 Jefferson to Eugenia E. Carver (1907-1998). She sold it in 1986 to Jefferson Hofgard and Insun Sandoval.

In 1999, they sold the property to Mary Kay Sternig (Kay Newcomb). In 2000, she conveyed ownership of 1129 Jefferson to herself and her husband, Doug Newcomb.

### **Newcomb Ownership, 1999-Now; Information about the House and Alterations**

The following information was gathered from the current owners, Doug and Kay Newcomb, and shared with the public when the house was on the Louisville Holiday Home Tour in 2009.

The current owners have retained the historic house in the front, preserving the original streetscape, and put an addition onto the back. They say that the house when they purchased it had been a rental for ten years with several broken windows, evergreen shrubs painted rainbow colors, and weeds. They moved into the house with a combined total of five children and needed more space, and they loved the idea of an old house with character in an old neighborhood.

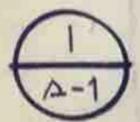
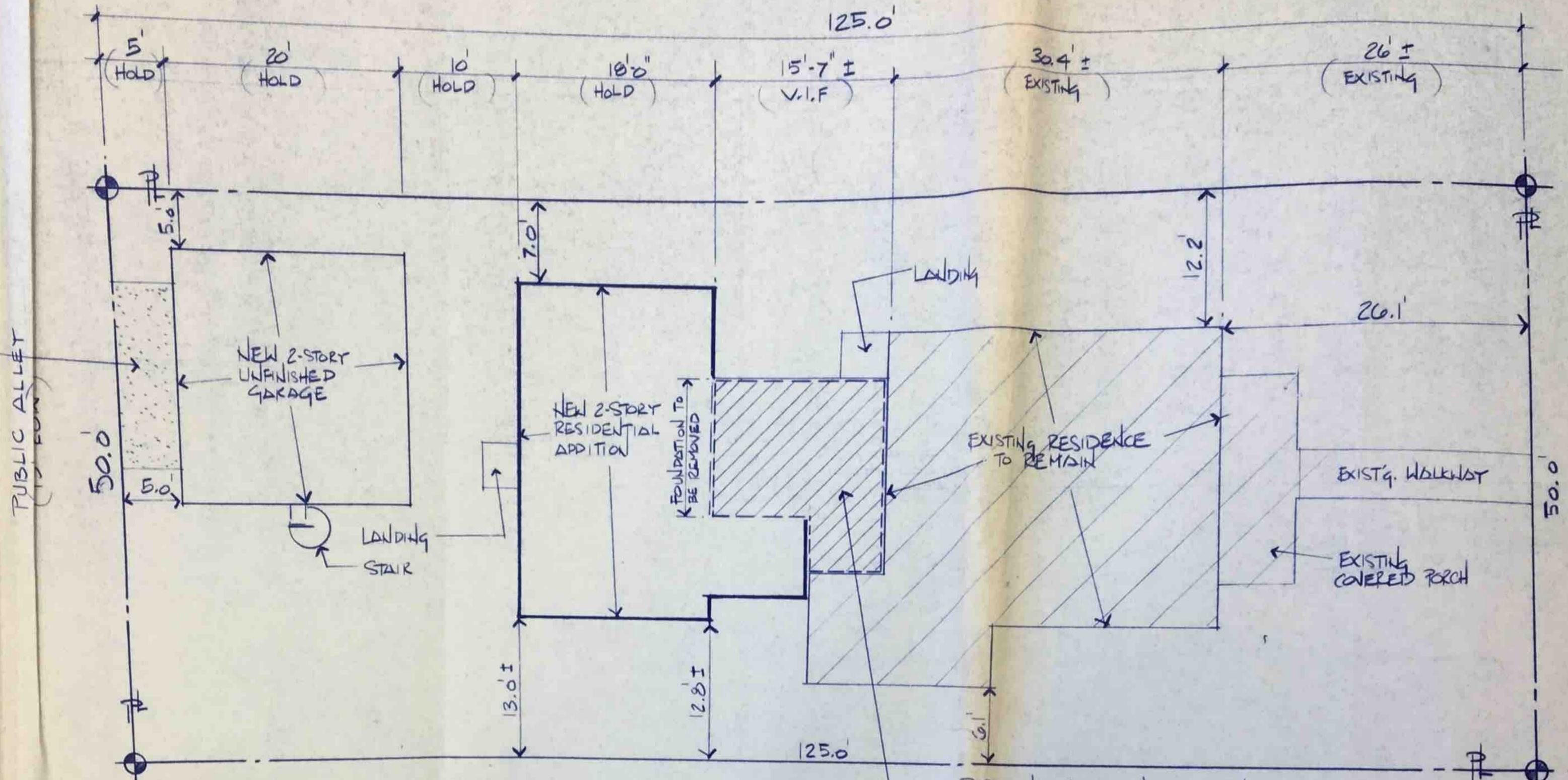
The front five rooms represent the original portion of the house. The Newcombs worked with Peter Stewart as their architect on a design that would preserve the original house. As stated by the Newcombs, their intention was to use the same style moldings, flooring and ceiling height, and exterior siding to remain consistent with the old historical portion of the house.

Previous owners had already installed sheetrock over the plaster and upgraded the electric and plumbing. Also, several windows needed replacement glass, and the front door was replaced along with the 1960s front porch. The Newcombs added the picket fence, flagstone walk, and arbor. In fact, they say that they hand-cut 200 pickets.

In terms of added space, the Newcombs removed the 1940s-era kitchen addition to the old house and then added a new kitchen, one full bath, and two bedrooms downstairs and a master suite and master bath upstairs. After moving in to the addition, they built a two-story carriage house/garage on the alley with guest quarters and a full bath above a two-car heated garage.

### **Sources**

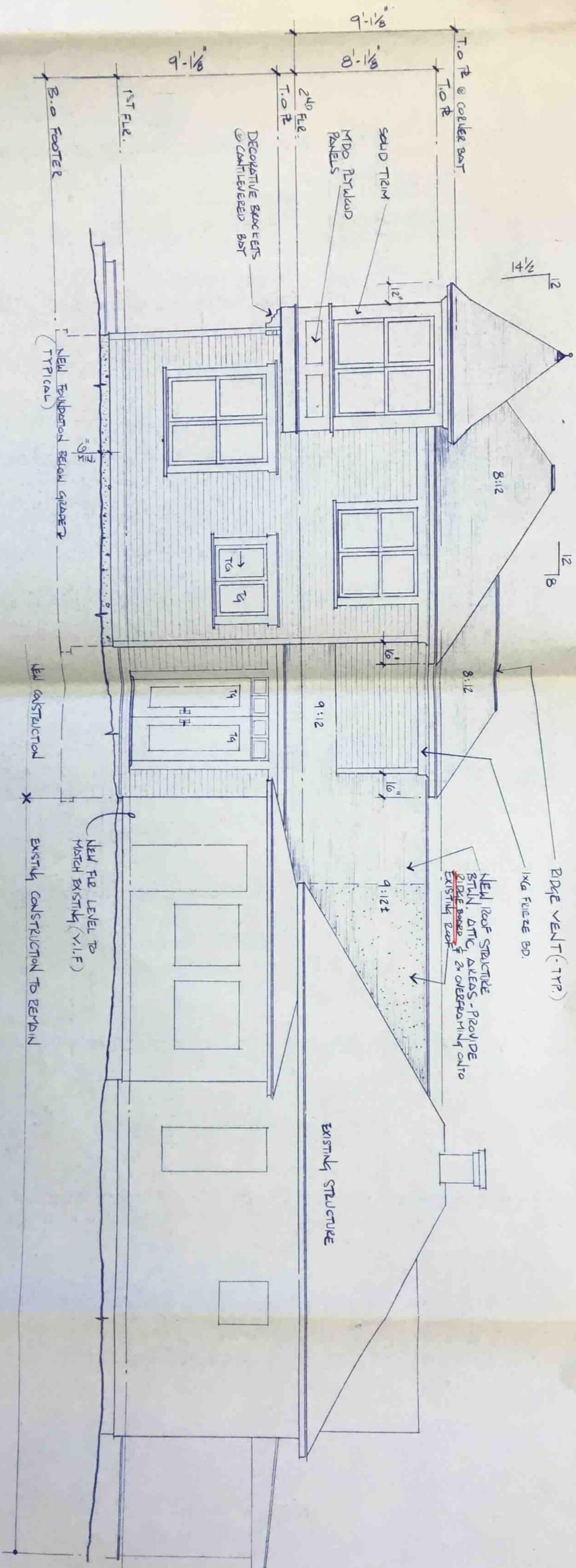
The preceding research is based on a review of relevant and available online County property records, census records, oral history interviews, and related resources, and Louisville directories, newspaper articles, maps, files, obituary records, survey records, and historical photographs from the collection of the Louisville Historical Museum.



**SITE PLAN**

1" = 10'-0"

15'-7" ±



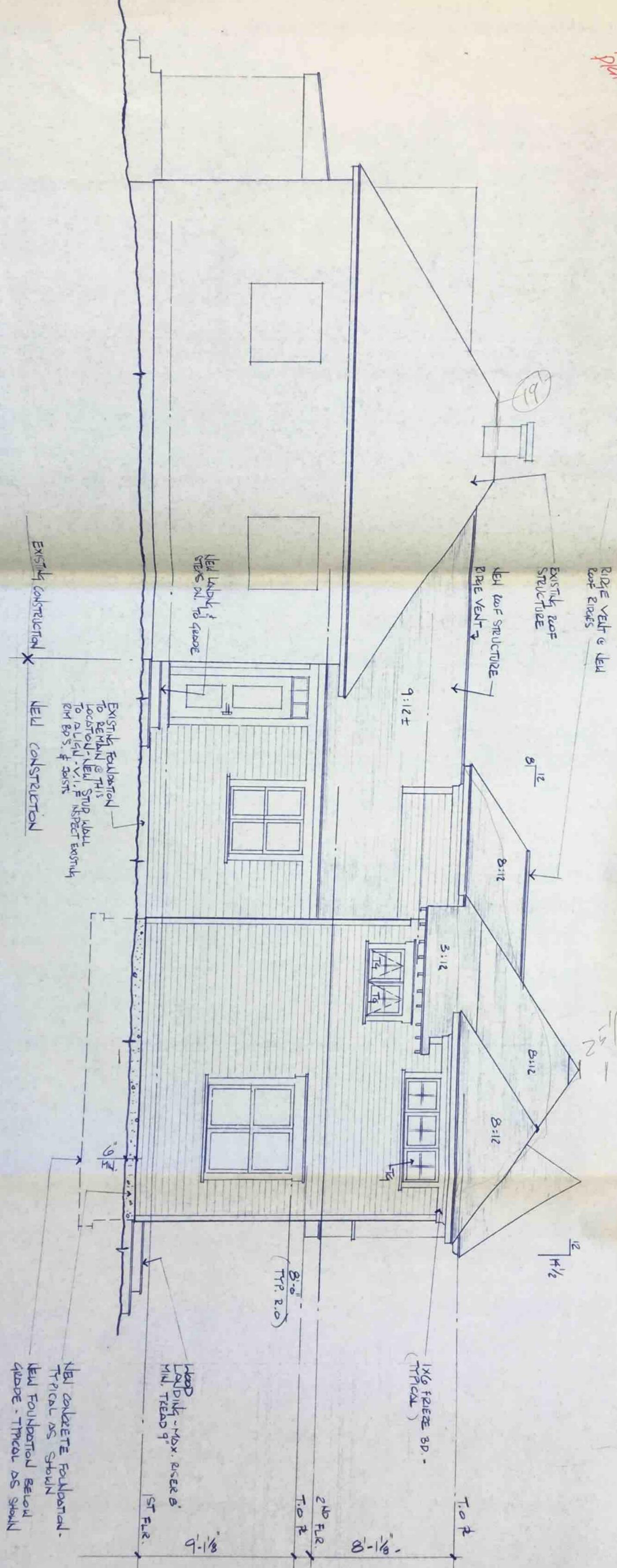
**SOUTH ELEVATION**

1/4" = 1'-0"

NOTE: Tg = TEMPERED GLASS

Handwritten notes in red ink at the top right of the page.

Retention of some  
Per.



**NORTH ELEVATION**

1/4" = 1'-0"

NEW CONCRETE FOUNDATION - TYPICAL AS SHOWN  
NEW FOUNDATION BELOW GRADE - TYPICAL AS SHOWN

HEAD LANDING - MAX. RISER @ MIN. TREAD 9"

8'-0" (TYP. R.O.)

1X6 FRIEZE B.D. - (TYPICAL)

2ND FLR. T.O. F.

8'-1/8"

1ST FLR.

9'-1/8"

T.O. F.

# LOUISVILLE HISTORIC PRESERVATION COMMISSION

## STAFF REPORT

July 18, 2016

**ITEM:** Landmark eligibility probable cause determination for 920 Lincoln Avenue

**APPLICANT:** Andy Johnson  
920 Lincoln Avenue  
Louisville, CO 80027

**OWNER:** Same

**PROJECT INFORMATION:**

**ADDRESS:** 920 Lincoln Avenue

**LEGAL DESCRIPTION:** Lots 18 & 19, Block 2, Pleasant Hill Addition

**DATE OF CONSTRUCTION:** ca. 1939

**REQUEST:** A request to find probable cause for a landmark designation to allow for funding for a historic structure assessment for 920 Lincoln 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.”



*920 Lincoln Avenue Southwest Corner - Current Photo*



*920 Lincoln Avenue Northwest Corner - Current Photo*



*920 Lincoln Avenue Northeast Corner - Current Photo*



*920 Lincoln Avenue – East Elevation - Current Photo*

**HISTORICAL BACKGROUND:**

*Information from Bridget Bacon*

The Barretta family first owned this home, followed by the Kasenga family, who owned it for nearly forty years and were closely involved with the St. Louis School and St. Louis Catholic Church that were, and are, just steps away from the house.



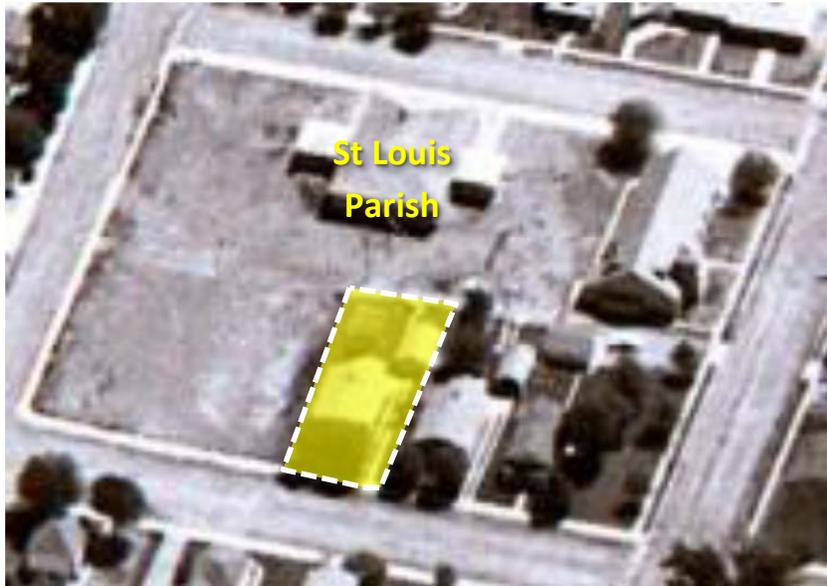
*920 Lincoln Avenue – 1940s Photo*



*920 Lincoln Avenue – 1948 Assessor Photo*



*920 Lincoln Avenue – 1940s Aerial*



920 Lincoln – 1962 Aerial

### **ARCHITECTURAL INTEGRITY:**

The Craftsman style structure has a high level of architectural integrity. The rectangular structure features a clipped gable roof with overhanging eaves and exposed rafters. The structure is clad in stucco, which appears to be original. Both the front and rear of the structure have partial-width porches with clipped gable roofs, overhanging eaves, and exposed rafters, echoing the primary roof. The front porch has a kneewall, square porch supports, and a side entrance. The porch was enclosed with windows after 1948. The rear porch was also enclosed after 1948.

The windows openings appear to be the same but the windows were replaced with smaller frames after 1948. This can be seen in the 1940s photo which shows a 4/1 double-hung wood window in the northernmost bay on the front façade. The current windows in the structure are 1/1, double-hung windows.

The one-car garage is also clad in stucco with a clipped gable roof, overhanging eaves, and exposed rafters. There is a garage in the 1948 photo and aerial images. It is likely that the garage was also constructed in 1939.

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

To receive grant funding, the HPC must find probable cause that the property meets the landmark criteria. 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 this application complies with the above criterion by the following:

*Social Significance - Exemplifies cultural, political, economic or social heritage of the community.*

The structure was the home of the Kasenga family for over 40 years.

*Architectural Significance - Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.*

The Craftsman style structure is typical of early 20<sup>th</sup> century residences in Louisville.

**RECOMMENDATION:**

The structure at 920 Lincoln Avenue has maintained its architectural integrity. The structure has social significance because of its association with the Kasenga family.

Staff recommends finding there is probable cause to believe the building may be eligible for landmarking under the criteria in section 15.36.050 of the LMC, making the property eligible for up to \$900 for the cost of a historic structure assessment. HPC may, by motion, approve or deny the finding of probable cause.

**SUPPORTING DOCUMENTATION AND INFORMATION:**

Attached for your review are the following documents:

- 920 Lincoln Avenue – Social History



## **920 Lincoln Avenue History**

**Legal Description:** Lots 18 & 19, Block 2, Pleasant Hill Addition

**Year of Construction:** 1939

**Summary:** The Barretta family first owned this home, followed by the Kasenga family, who owned it for nearly forty years and were closely involved with the St. Louis School and St. Louis Catholic Church that were, and are, just steps away from the house.

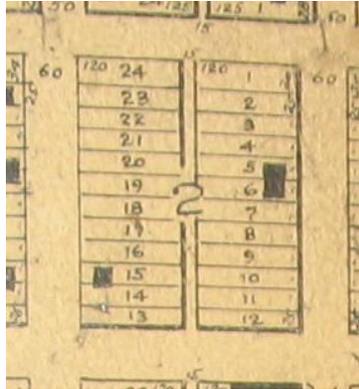
### **Development of the Pleasant Hill Addition; Date of Construction**

The subdivision in which this house is located, Pleasant Hill Addition, was platted in 1894. It was developed by Orrin Welch, the half-brother of Charles C. Welch, the man who started the Welch Mine and played a prominent role in the founding of Louisville.

The block on which 920 Lincoln is located developed differently from other blocks in Old Town Louisville. The St. Louis Catholic School at 925 Grant Ave., located just to the east of 920 Lincoln, was a significant presence on the block beginning in about 1906. A few houses were also constructed on the south side of the east side of the 900 block of Lincoln. The St. Louis Catholic Church was located at 833 La Farge from about 1886 until 1940, and the corner at 901 Grant is believed to have been vacant for several decades. The St. Louis Catholic Church was constructed at 901 Grant in 1940.

With the St. Louis School operating at 925 Grant, much of the vacant land around it was used for school playground purposes. This would have included the lots to the south of the school as well as the lots to the north of it and behind it. Louisville residents remember dirt lots, at times covered with red ash, that the St. Louis students played on. Also, there was no alley between the school and the empty playground lots along Lincoln, unlike today.

The following excerpt from the 1909 Drumm's Wall Map of Louisville shows the lot numbers and then-existing structures on the block on which 920 Lincoln is currently located:



The following photo from 1962 also shows the layout of this block (looking eastward). Grant is at the top of the photo and Lincoln is at the bottom, with South Street on the left and Walnut Street on the right of the photo. 920 Lincoln is shown as the left-most house along Lincoln at the bottom of the photo.



A search in the Boulder County property records did not reveal exactly how the Rocky Mountain Fuel Company came to own Lots 18 through 24, which includes the lots on which 920 Lincoln was built, but by 1939 that company was the owner.

#### **Alve Barretta Ownership, 1938-1944**

In 1938, Alve Barretta (1910-2002) purchased Lots 18 & 19 from the Rocky Mountain Fuel Company. (The same year, the Rocky Mountain Fuel Company sold the remaining lots along that side of the 900 block of Lincoln, which were Lots 20-24, to David W. Kerr. In 1942, he conveyed ownership of those lots to the Catholic Church, and to this day they are being used as the school playground for the St. Louis School.)

The 1948 Boulder County Assessor card for this property and the Boulder County Assessor's Office website both give 1939 as the date of construction of this house. Boulder County is

sometimes in error with respect to the date of construction of Louisville buildings, so other evidence is looked to. In this case, the year given is very specific (unlike many other estimated dates given for Louisville houses such as “1900” or “1910”). Also, it makes sense that Alve Barretta would have had the house constructed soon after he purchased the lots, and he and his wife appear to be living in this location in the 1940 census records. Last, no evidence was found that would indicate that there was a house on these lots prior to 1939. For these reasons, the correct date of construction is presumed to be 1939.

Alve Barretta was born in Louisville in 1910. His parents, Louis and Enrichetta Barretta, had emigrated from Italy just a year or two prior to his birth. He lived with his family at 821 La Farge and became a coal miner. At the time of the Monarch Mine explosion in January 1936, when he was 25, he was reportedly among those who first reached some of the bodies of the miners who perished in that explosion. In 1937, he married Alice Hackett (1917-2004).

The 1940 census records show Alve and Alice Barretta to be living at 920 Lincoln Ave. with their son Louis, age 1. According to Alve and Alice’s obituaries, the family moved to Denver in 1944. At that point, Alve Barretta sold 920 Lincoln to Joseph and Mary Kasenga.

### **Kasenga Family Ownership, 1944 -1983**

Boulder County records indicate that in 1944, Joseph Kasenga (1885-1977) and Mary Sirokman Kasenga (1891-1982) purchased 920 Lincoln. They were, at the time, approximately ages 59 and 53. In doing so, they continued their strong connection to the St. Louis School located behind 920 Lincoln. Also, the new St. Louis Church building had just been built a few steps away in 1940, and dedicated in 1942.

Joseph Kasenga arrived from Slovakia in about 1904 and in 1909 married Mary Sirokman, whose parents were also Slovak. One of their five children, Elsie Kasenga Stucka, later wrote a family history that said that her father, when he first came to Colorado, worked in the steel mills in Pueblo and that in Louisville he worked in “practically all the mines in and around Louisville, Superior and Marshall.” He was involved as a striker in the 1910-1914 strike. She wrote, “[f]irst, we lived in town in a house one half block from St. Louis Catholic School, 1008 Grant Street, and we all went to St. Louis Catholic School, even after we moved out on the farm. When I was six in 1919 we moved out on a ten acre farm Northeast of Louisville.”

According to Elsie Kasenga Stucka, her parents then purchased 920 Lincoln in 1943 and moved back to Old Town Louisville. (She evidently remembered her parents purchasing 920 Lincoln in 1943 as opposed to the year when the deed was recorded, which was 1944.) At the time that Joe and Mary Kasenga moved to 920 Lincoln, two of their sons, Albert and Jim, were serving in World War II.

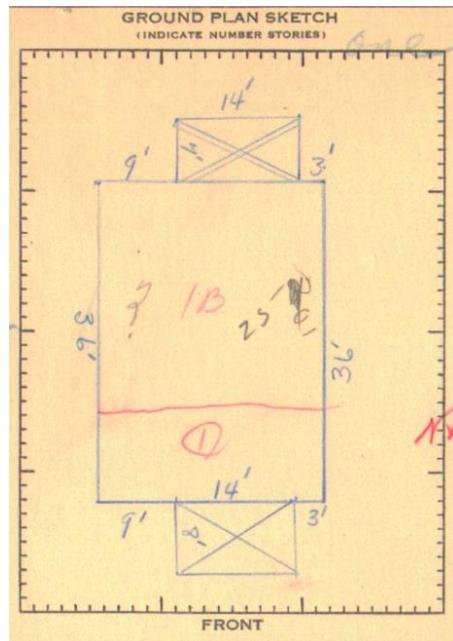
Elsie Kasenga Stucka also wrote of her father, Joe: “He had many responsible jobs in the coal mines. He received a shot fireman’s certificate and for years he was the one who planted the charges of dynamite in the mines. He retired at the age of seventy-four. He and mother became

custodians of the St. Louis Catholic School for many years after that. He tended his lawn and flowers, planted a little garden, and even cared for chickens in town. He loved planting trees and gave them away to family and friends.” She also wrote of her mother’s involvement with the women of the St. Louis Church and the annual chicken dinners that the women would prepare to raise funds for the Church.

The following photos of 920 Lincoln were taken not long after Joe and Mary Kasenga purchased the house. The first is dated 1946 and the second is believed to have been taken later in the 1940s. In both, 920 Lincoln is on the right of the photo, and the rear of the St. Louis School can be seen in the middle background.



The following photo and layout of the house are from the 1948 Boulder County Assessor card:



This excerpt of a 1940s photo from Boulder's Carnegie Branch Library for Local History, looking northwest, shows the back of the house at 920 Lincoln, seen just south of the playground. This photo clearly shows that 920 Lincoln was at the time located very close to the northwestern edge of town, with a farm not far away.



### Later Owners

In 1983, Dianne D. Shanks & Robert F. Steimle purchased 920 Lincoln from the Kasenga family. They had a business named “Shanks Steim” with 920 Lincoln Ave. as its address. According to online sources, the company was in the “health & diet foods – retail” industry. They sold the house in 2003 to the current owners, David Andrew Johnson and Michelle Frieswyk-Johnson.

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.

# LOUISVILLE HISTORIC PRESERVATION COMMISSION

## STAFF REPORT

July 18, 2016

**ITEM:** Case #2016-006-LANDMARK Landmark, Alteration Certificate and Preservation and Restoration Grant for 725 Lincoln Avenue

**APPLICANT:** Elizabeth Solek  
725 Lincoln Avenue  
Louisville, CO 80027

**OWNER:** Same

**PROJECT INFORMATION:**

**ADDRESS:** 725 Lincoln Avenue  
**LEGAL DESCRIPTION:** LOTS 5-6 & S 10 FT LOT 4 BLK 9 PLEASANT HILL  
**DATE OF CONSTRUCTION:** ca 1900

**REQUEST:** A request to landmark 725 Lincoln Avenue. A request for an alteration certificate to construct a 1-story rear addition. A request for a Preservation and Restoration Grant for restoration work on the historic structure at 725 Lincoln Avenue.



**HISTORICAL BACKGROUND:**

*Information from Historian Bridget Bacon*

The house at 725 Lincoln was constructed between 1900 and 1904. This was the home of Martin Black and Lizzie Thirlaway Black. Black lived here for 33 years. He was a union organizer during the coal mine wars of 1910-1914. Several other owners and residents of the house worked in the coal mining industry.

Martin Black was active in the Louisville community as a member of the “special police”, player on the baseball team, enumerator for the federal census, and councilman.



*725 Lincoln Avenue East Elevation - 1948 Assessor's Card*



*725 Lincoln Avenue Northwest corner – Current Photo*



*725 Lincoln Avenue Southwest Corner – Current photo*

**ARCHITECTURAL INTEGRITY:**

The structure at 725 Lincoln has maintained its integrity in its rectangular form and projecting room with bay window. Due to the projection on the front façade the house has an offset cross-gable roof. The siding materials have been replaced since 1948. This can clearly be seen in the gable end of the front projection. The garage appears to be in the same location but its materials have also been replaced.

A full architectural description is in the attached Historic Structure Assessment.

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

To receive grant funding, the HPC must find probable cause that the property meets the landmark criteria. 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.*
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  - (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.*
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  - 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 believes this application complies with the above criterion by the following:

Architectural Significance – *Represents a built environment of a group of people in an era of history that is culturally significant to Louisville. The house is typical of a vernacular style in which some several elements typical of the early 20<sup>th</sup> century are added to a simple form.*

Social Significance - *Association with a notable person or the work of a notable person. Martin Black, who lived in the house for over 30 years, was highly involved in the Louisville community and worked as a union organizer during the coal mine wars.*

**ALTERATION CERTIFICATE REQUEST:**

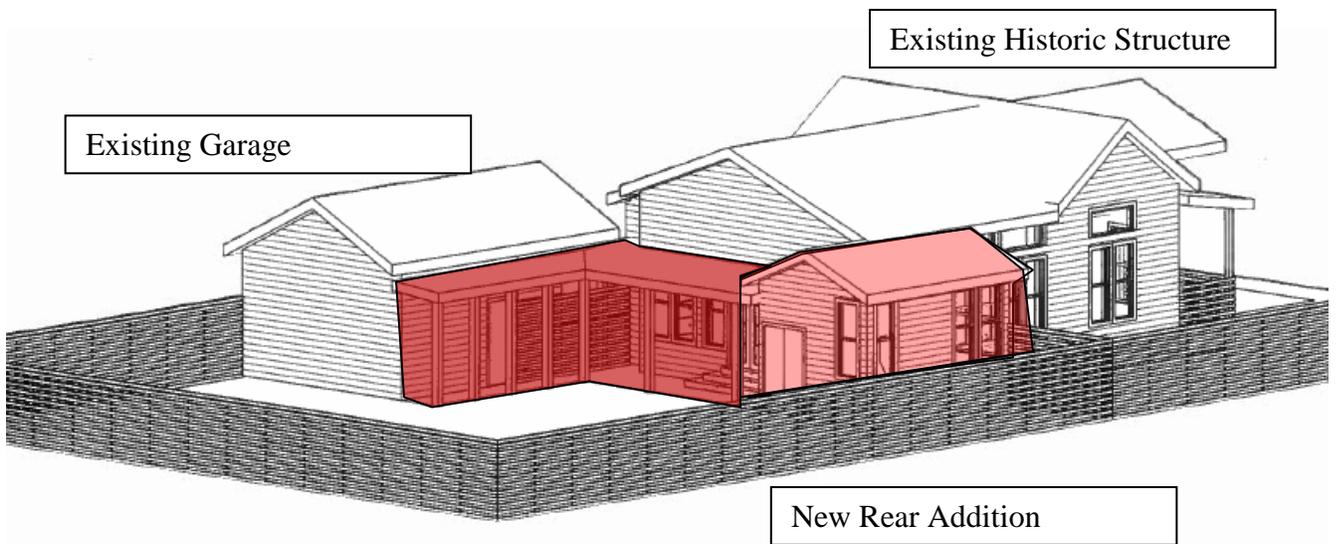
The applicant requests an alteration certificate to reconfigure the west elevation, add a one-story addition on the southwest corner of the existing house, and replace windows throughout the structure.



*725 Lincoln Avenue West Elevation – Current photo*



*Proposed West Elevation*



The proposed addition is a one-story, gable structure on the southwest corner of the existing structure. The proposed addition is connected by a rear porch to the existing garage with minimal visibility from Lincoln Avenue. The proposed addition picks up elements of the early 20<sup>th</sup> century style associated with the historic structure. The conceptual design is not specific on materials. The Historic Preservation Commission can recommend materials as a part of this approval. The existing structure is clad in aluminum siding.

The proposal also includes altering the window on the front porch from a single window to a paired window and modifying the porch railing.



*725 Lincoln Avenue East Elevation – Current Photo*



*Proposed East Elevation*

Section 15.36.120 of the LMC gives the criteria for evaluating alteration certificates:

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

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

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

*1. The effect upon the general historical and architectural character of the structure and property.*

*2. The architectural style, arrangement, texture, and material used on the existing and proposed structures and their relation and compatibility with other structures.*

*3. The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structures and the site.*

*4. The compatibility of accessory structures and fences with the main structure on the site, and with other structures.*

*5. The effects of the proposed work in creating, changing, destroying, or otherwise impacting the exterior architectural features of the structure upon which such work is done.*

*6. The condition of existing improvements and whether they are a hazard to public health and safety.*

*7. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property.*

*8. The proposal's compliance with the following standards:*

*a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

*b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

*c. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

*d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

- e. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- f. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. In the replacement of missing features, every effort shall be made to substantiate the structure's historical features by documentary, physical, or pictorial evidence.*
- g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
- h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
- i. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Staff believes the addition would maintain and enhance the historic character of the retained portion of the historic building. The Historic Structure Assessment points out the window adjacent to the door as being original. Staff recommends the applicant retain this window because it is original and faces Lincoln Avenue.

**GRANT REQUEST:**

The applicant, Elizabeth Solek, requests approval of a Preservation and Restoration Grant. The requested work includes repairing the sewer line and upgrading the electrical system. The grant request is only for the work on the historic structure, not on the proposed new addition.

The applicant obtained a historic structure assessment for the property, completed by Phil Barlow, Barlow Preservation Services and paid for by the Historic Preservation Fund. The assessment (attached) makes several recommendations including: evaluating the electrical system, repairing the porch roof, and insulating the attic. The

assessment did not assess the condition of the sewer system. The applicant determined replacing the sewer system was a high priority.

The applicant received a bid from Go Direct Sewer & Water for the proposed sewer work. The proposed cost is **\$6,850.00** to replace the sewer line.

The applicant received a bid from KPI Electric, Inc. for the proposed upgrade of the knob and tube wiring. The proposed cost is **\$4,930.00** to upgrade the electrical system.

This total estimate to **\$11,780.00**. Resolution No. 2, Series 2012, Section 3, limits “rehabilitation” funding to the \$5,000 flexible grant. Rehabilitation includes, “*sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make the property functional.*” **Staff believes all of the requested grant items are eligible for funding from the historic preservation fund, however, the grant is limited to \$5,000 based on the type of work.**

**INCENTIVES:**

According to Section 15.36.030, City Council is afforded the legislative ability to provide preservation incentives for those wishing to landmark their historical structure. Once the structure is approved for landmarking, the applicant may act on one or more of the incentives offered.

As stated above, the applicants have already received funding of up to \$900 for a historic structure assessment. If the landmark request is approved by City Council, the applicants will also receive a \$1,000 signing bonus, which has no restrictions on how it may be used.

Resolution 2, Series 2012 authorizes grants for landmarked residential structures of up to \$21,900, leaving a potential \$20,000 remaining to be awarded for this house. That is divided between a \$5,000 flexible grant, requiring no matching, and a \$15,000 focused grant, requiring a 100% match from the applicant. Staff recommends the following grant breakdown:

<b>Item</b>	<b>Amount</b>	<b>Flexible</b>	<b>Focused</b>	<b>Match</b>	<b>Unfunded</b>
Sewer	\$6,850.00	\$70.00	n/a	n/a	\$6,780
Electical	\$4,930.00	\$4,930	n/a	n/a	\$0
<b>Total</b>	<b>\$11,780.00</b>	<b>\$5,000.00</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,780</b>

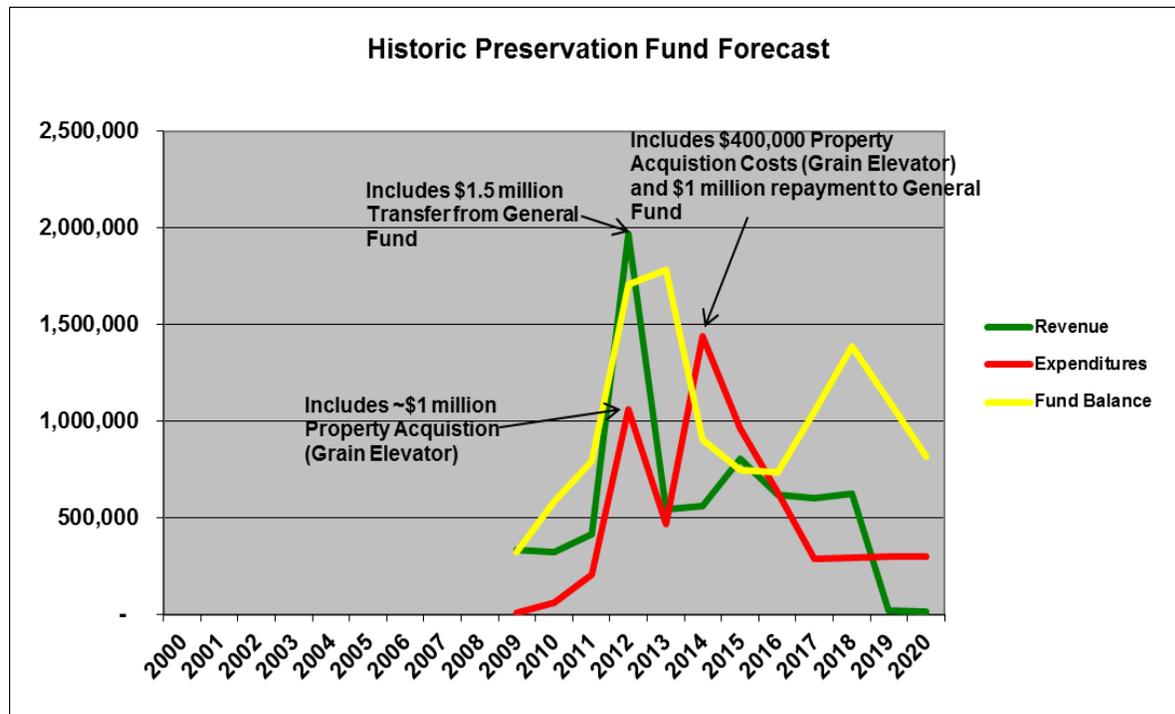
Staff recommends prioritizing the upgrading of the electrical system because it is listed as a high priority item in the Historic Structure Assessment. The Historic Preservation Commission could make the decision to prioritize the sewer system.

The above results in a total grant request of \$5,000. Because this is the maximum allowed grant amount for the work proposed, there is no grant money available for a contingency. Staff recommends a preservation and restoration grant for 725 Lincoln Avenue of **\$5,000**. The applicant or future owner of the property would still be able to apply for a grant for the \$15,000 focused grant.

## FISCAL IMPACT

The fiscal impact is an expenditure of up to \$5,000 from the Historic Preservation Fund for rehabilitation work at 725 Lincoln Avenue.

The following graph shows estimated Historic Preservation Fund revenues, expenditures and fund balance, not including the requested grant.



The current balance of the HPF is \$898,420.

## RECOMMENDATION:

The structure appears to have maintained significant architectural integrity. The building also has a significant social history. Staff recommends that the house be named for the Black family who lived in the house for over 30 years and were prominent members of the Louisville community. Therefore, the staff recommends that the structure be landmarked by approving Resolution No. 4, Series 2016.

The proposed changes to the existing structure are both compatible with the historic character of the property and comply with the requirements of the LMC. Staff recommends approval of the alteration certificate request with the condition that the window adjacent to the front door be retained. Therefore, the staff recommends that the structure be landmarked by approving Resolution No. 5, Series 2016.

The grant request includes the upgrading the electrical system and repairing the sewer. The proposed changes will facilitate the continued preservation of the structure, and are historically compatible. Therefore, staff recommends the HPC approve the alteration certificate and recommend approval of the grant request of \$5,000 by approving Resolution No. 6, Series 2016.

**SUPPORTING DOCUMENTATION AND INFORMATION:**

Attached for your review are the following documents:

1. Resolution No. 4, Series 2016
2. Resolution No. 5, Series 2016
3. Resolution No. 6, Series 2016
4. Landmark Application
5. Social History
6. Alteration Certificate Application
7. Grant Application
8. Historic Structure Assessment
9. Resolution No. 2, Series 2012

**RESOLUTION NO. 04  
SERIES 2016**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING THE  
LANDMARK DESIGNATION FOR A HISTORICAL RESIDENTIAL STRUCTURE  
LOCATED ON 725 LINCOLN AVENUE**

**WHEREAS**, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a landmark eligibility determination for a historical residential structure located on 725 Lincoln Avenue, on property legally described as Lot 5-6 & South 10 feet Lot 4, Block 9, Pleasant Hill Addition, Town of Louisville, City of Louisville, State of Colorado; and

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

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

**WHEREAS**, 725 Lincoln Avenue (Black House) has social significance because it exemplifies the cultural, political, economic or social heritage of the community considering its association the Black family in Louisville; and

**WHEREAS**, the Black House has architectural significance because it represents the vernacular style of early 20<sup>th</sup> century Louisville and

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

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

The application to landmark the Vaughn House be approved for the following reasons:

1. Architectural integrity of the overall form.
2. Association with the Black family and Martin Black.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

**RESOLUTION NO. 05  
SERIES 2016**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A  
PRESERVATION AND RESTORATION GRANT FOR THE BLACK HOUSE LOCATED  
AT 725 LINCOLN AVENUE**

**WHEREAS**, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration grant for the Black House, a historic residential structure located at 725 Lincoln Avenue, on property legally described as Lot 5-6 & South 10 feet Lot 4, Block 9, Pleasant Hill Addition, Town of Louisville, City of Louisville, State of Colorado; and

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

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

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

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

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

1. The Historic Preservation Commission recommends the City Council approve the proposed Preservation and Restoration Grant application for the Black House, in the amount of **\$5,000**.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

**RESOLUTION NO. 06  
SERIES 2016**

**A RESOLUTION APPROVING AN ALTERATION CERTIFICATE FOR THE BLACK HOUSE LOCATED AT 725 LINCOLN AVENUE FOR EXTERIOR ALTERATIONS AND A REAR ADDITION**

**WHEREAS**, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting an alteration certificate for a historic commercial structure located at 725 Lincoln Avenue, known as the Black House, on property legally described as Lot 5-6 & South 10 feet Lot 4, Block 9, Pleasant Hill Addition, Town of Louisville, City of Louisville, State of Colorado; and

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

**WHEREAS**, the HPC has held a properly noticed public hearing on the proposed alteration certificate; and

**WHEREAS**, the proposed scope of work, outlined in the staff report on July 18, 2016, meets the criteria of Louisville Municipal Code Section 15.36.120 and are historically compatible and do not detract from the historic character of the structure; and

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

The application for an alteration certificate for the Black House be approved as described in the staff report dated July 18, 2016 with the following conditions:

1. The window on the front façade, adjacent to the front door will be preserved.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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



# Landmark Designation Nomination Form

(6/09)

DATE: 6/17  
~~8/15/16~~

**LANDMARK APPLICATION FOR:**

- Individual Site/Building Landmark
- Historic District

**NOMINATION MADE BY:**

- Owner
- Historic Preservation Commission
- City Council
- Third Party

Name: Elizabeth Solek  
 Address: 725 Lincoln Ave, Louisville, CO  
 Phone: 303 579 9446 Email: betzgirls@gmail.com  
 Relationship to Owner: same

**LOCATION OF PROPOSED LANDMARK:**

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

Legal Description (Lot Number, Block Number, and Subdivision): \_\_\_\_\_

Property Name (Historic and/or Common): \_\_\_\_\_

Former Addresses (If Known): \_\_\_\_\_

**OWNER INFORMATION**

*(For district applications, please attach separate sheet)*

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

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

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

**BOUNDARIES and TYPE OF DESIGNATION**

Description of Boundary Determination:

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## CLASSIFICATION

Category	Ownership	Status	Present Use	Existing Designation
<input type="checkbox"/> Building	<input type="checkbox"/> Public	<input type="checkbox"/> Occupied	<input type="checkbox"/> Residential	<input type="checkbox"/> National Register
<input type="checkbox"/> Structure	<input type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Commercial	<input type="checkbox"/> Colorado Register
<input type="checkbox"/> Site			<input type="checkbox"/> Educational	
<input type="checkbox"/> District			<input type="checkbox"/> Religious	
<input type="checkbox"/> Object			<input type="checkbox"/> Agricultural	
			<input type="checkbox"/> Government	
			<input type="checkbox"/> Other	

## SIGNIFICANCE

**Site/Building is Over 50 Years Old and meet one of the following standards**

**Historic Landmark of Significance – must meet one (1) or more of the following criteria**

**Architectural Significance:** The property:

- exemplifies specific elements of an architectural style or period;
- is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally;
- demonstrates superior craftsmanship or high artistic value; represents an innovation in construction, materials or design; is of a style particularly associated with the Louisville area;
- represents a built environment of a group of people in an era of history that is culturally significant to Louisville;
- shows a pattern or grouping of elements representing at least one of the above criteria; or
- is a significant historic remodel.

**Social Significance:** The property is the site of a historic event that had an effect upon society; exemplifies cultural, political, economic or social heritage of the community or is associated with a notable person or the work of a notable person.

**Geographic or Environmental Significance:** The property enhances the sense of identity of the community or is an established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.

**Prehistoric or Archaeological Site** The property has yielded, or may be likely to yield, information important in prehistory or history.

## HISTORICAL INFORMATION

Please attach a narrative of the historical significance of the property. Include a title search or city directory research if the property is important for its association with a significant person.



**PHOTOS**

**Please include photos of EACH ELEVATION of EACH BUILDING and STRUCTURE on the property.**

**FOR OFFICE USE ONLY**

Application Number \_\_\_\_\_

Date Filed with Planning Department \_\_\_\_\_

Date Determined "Eligible" \_\_\_\_\_ Date Determined "Ineligible" \_\_\_\_\_

Application  Approved  Denied

HPC Resolution # \_\_\_\_\_, CC Resolution # \_\_\_\_\_

Date Recorded \_\_\_\_\_

**Historic Landmark Agreement**

Property Address: 725 Lincoln Ave, Louisville, CO 80027  
Property Legal Description: \_\_\_\_\_

The undersigned owner(s) hereby agrees that the property above described be considered for local historic landmark designation, pursuant to the Louisville Landmark Preservation Ordinance, Ordinance No. 1463, Series 2005, as codified in Chapter 15.36 of the Louisville Municipal Code and amended from time to time (the "Ordinance").

I understand that upon designation, I or my successors in ownership of the property will be required to submit to the review process of the Historic Preservation Commission of the City of Louisville as set forth in the Ordinance prior to the occurrence of any of the following:

- 1. Reconstruction or alteration of the exterior of the improvements on the property, or;
- 2. Construction of, addition to, or demolition of improvements on the property.

I further understand that I or my successors in ownership will be required to submit to the review process of the Historic Preservation Commission of the City of Louisville as set forth in the Ordinance if a building permit for the property is requested for any one of the following:

- 1. Alteration or reconstruction of or an addition to the exterior of any improvement which constitutes all or part of a landmark structure or landmark district;
- 2. Demolition or relocation of any improvement which constitutes all or part of a landmark structure or landmark district; or
- 3. Construction or erection of or an addition to any improvement upon any land included in a landmark district.

I understand that as part of any such review process, the Historic Preservation Commission shall be under the time constraints and other requirements as set forth in the Ordinance.

I also understand that any historic landmark designation for the property transfers with the title of the property should the property be sold.

DATED this 17 day of June, 2016.

Elizabeth Solek  
Owner Name (please print)

Elizabeth Solek  
Owner Signature

State of \_\_\_\_\_ )  
  )ss.

County of \_\_\_\_\_ )

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_,  
by \_\_\_\_\_.

Witness my hand and official seal. My commission expires \_\_\_\_\_.

\_\_\_\_\_  
Notary Public



## **725 Lincoln Ave. History**

**Legal Description:** Lots 5-6 & S 10 ft of Lot 4, Block 9, Pleasant Hill Addition

**Year of Construction:** circa 1900-1904

**Summary:** This was the home of Martin Black and Lizzie Thirlaway Black. Black lived here for 33 years. He was a union organizer during the coal mine wars of 1910-1914. Several other owners and residents of the house worked in the coal mining industry in Louisville.

### **Orrin T. Welch and the Establishment of the Pleasant Hill Addition**

The subdivision in which 725 Lincoln is located is the Pleasant Hill Addition. This addition was platted and recorded with Boulder County in 1894 by Orrin T. Welch. Orrin Welch was the half-brother of Charles C. Welch, the prominent Colorado businessman who played the major role in the founding of Louisville and the opening of its first coal mine, the Welch Mine, back in the 1870s. Welch also established the Jefferson Place Addition in Louisville. In the 1890s, Charles Welch was still involved in the development of the town, in this case through the transfer of property to his half-brother, Orrin, in 1893.

### **Swanberger & Elberson Ownership (1904-1915); Discussion of Date of Construction**

Online County property records showing the dates when deeds were recorded with the County show that Orrin Welch (the half-brother of Charles C. Welch) sold the parcel, consisting of lots 5 and 6, to Lydia Swanberger (spelled as Swamberger in the records) in 1904. Also in 1904, Lydia Swanberger granted a deed of trust to McAllister Supply & Lumber Co. In 1908, Lydia Swanberger further acquired Lots 7 & 8 to the south of 725 Lincoln from Jeanette Welch, the wife of Charles C. Welch.

Lydia Swanberger was born in Ohio in 1867, and her husband, Fred, was born in Ohio in 1865. He worked as a carpenter. In 1905, Fred was a trustee of the Louisville Baptist Church located at 701 Grant, not far from their home at 725 Lincoln.

The 1910 federal census records appear to show the Swanberger family living at 725 Lincoln and they are listed as the owners of the property (and there is no indication that they owned any other property in Louisville at the time). Listed in the census records along with Fred and Lydia were their daughter, Myrle, who was 22 and a teacher; son, Walter, age 20; and son, Willard, age 9.

The County Assessor card for 725 Lincoln from 1948 gives the year 1900 as the date of construction for this house. The County website also gives this year as the date of construction. However, the County is sometimes in error with respect to the dates of construction of Louisville buildings, so other evidence is looked to. The indication in the property records that this parcel wasn't sold by the developer to a purchaser until 1904 would seem to suggest that the house had not yet been built, though the possibility that the developer built the house or that the first owner built it before the deed was recorded cannot be ruled out. The recording of a document in 1904 by which Lydia Swanberger granted a deed of trust to McAllister Supply & Lumber Co. would seem to be relevant, as it could suggest that McAllister was supplying materials for a house. The 1904 directory lists Fred and Lydia "Swamberger" as living on "Lincoln btw. Pine & Spruce." The house also appears in the correct location on the 1909 Drumm's Wall Map of Louisville. For all of these reasons, the estimated year of construction is "circa 1900-1904."

In 1914, Lydia Swanberger sold the property at 725 Lincoln and the additional lots to the south to Irving Elberson, who was the managing partner and cashier for the Louisville Bank and who was one of the people who had platted the nearby Capitol Hill Addition in Louisville in 1904.

### **Biber Ownership, 1915-1919**

In 1915, Herman Biber purchased 725 Lincoln and additional lots to the south. He was born in 1875 in Switzerland and worked as a mining engineer. His wife, Carrie, was born in about 1862 in Georgia. The Louisville directories for 1916 and 1918 list Herman and Carrie Biber as living at 725 Lincoln (under one of its old addresses of 224 Lincoln; Louisville's address system changed in 1939). Herman's draft registration card for World War I stated that he worked as a mining engineer at the Matchless Mine in Louisville. The Bibers moved from Louisville to Marshall, where they were listed in the 1920 census and where Herman continued to work as a miner.

### **Schaefer Ownership, 1919-1922**

Daniel Schaefer purchased 725 Lincoln along with the additional lots to the south in 1919 and owned it until 1922. He was born in Ohio in 1885 and worked as a weighman in a coal mine. This means that he weighed the coal that was mined, with miners getting paid by the weight of the coal. His wife, Anna Birkett, was born in 1889 in County Durham, England and grew up in Louisville. Their son, Wilbur, was born in about 1908.

While the Schaefers may have lived in the house at 725 Lincoln, specific evidence showing this could not be located.

### **Korbel Ownership, 1922-1927**

William Korbel purchased 725 Lincoln with its additional lots in 1922. He worked as a druggist in Louisville. His drug store was the Louisville Drug Co. that today is the northern half of the Double Happy Restaurant at 740 Main Street. Information on the 1920 census suggests that prior to Korbel's purchase of 725 Lincoln, the family lived at the drug store on Main Street.

The following image from the Rex Theatre movie curtain, created in circa 1927, shows an advertisement for the Louisville Drug Co. with Korbel's name:



Korbel was born in Nebraska in about 1883. His wife, Mary, was born in Nebraska in about 1884. Their children were Frances, born in about 1906, and William, born in about 1915. According to the 1926 Louisville directory, they were living in their Lincoln house.

After Korbel sold the house in 1927, he and his family moved to Fort Collins, where he continued to work as a druggist at a drug store.

### **Black Ownership, 1927- 1960**

In 1927, Martin Black and Lizzie Thirlaway Black purchased 725 Lincoln and the extra lots to the south, which presumably were being used as yard, garden, or orchard space for 725 Lincoln.

Martin Black was born in County Durham, England in 1882 and came to the US with his family at the age of about 12. The 1900 federal census shows that the Black family went to Sweetwater, Wyoming, where Martin's father was a coal miner and where Martin was working in the mines as a mule driver at the age of 17. According to his obituary, Martin Black came to Louisville in 1905.

Elizabeth "Lizzie" Thirlaway was a member of one of Louisville's first families. Her parents, Thomas and Rebecca Thirlaway, came to Louisville from Trimdon, County

Durham, England in about 1881, just three years after the town was established. Thomas worked as a coal miner. Lizzie Thirlaway was born in 1887 and grew up in the house at 641 Main St., at the southwest corner of Pine and Main (now the location of the Porch Deli).

In 1907-08, Louisville had a Bachelor Club (featured in a lighthearted *Denver Post* article on Feb. 23, 1908) as well as a Bachelor Maids club, and Lizzie Thirlaway was listed as being one of the Bachelor Maids. An undated newspaper article described the Bachelor Maids dance that took place, and included a poem about the Bachelor Maids that was written by the mother of one of the young women. Here is the part of the poem about Lizzie Thirlaway:

The bachelors all think Miss Thirlaway cute,  
And try their best to beguile her,  
But Lizzie says "my heart is lost" – who found it?  
Why just little "Smiler."

Martin Black and Lizzie Thirlaway married in 1908. The 1910 census shows them to have been living with Lizzie's parents at their home at 641 Main Street. Both Martin and his father-in-law, Thomas Thirlaway, were listed as working as coal miners. Martin Black continued to work as a miner for his working life.

The following photo shows Lizzie Thirlaway with her parents and siblings. She is pictured on the far right of the front row.



Martin Black was deeply involved in activities of the United Mine Workers of America during the Colorado coal mine strikes of the 1910-1914 era. The strikes led up to the Ludlow Massacre in southern Colorado as well as other violent clashes in April 1914 in other parts of Colorado, including Louisville. His strong pro-union views were typical of the politics of area coal miners from County Durham, England, who brought with them a long and proud tradition of labor organization.

In 1912, the *Denver Post* listed him as one of the people listed in affidavits as being engaged in pro-union disturbances relating to the strike (along with his mother-in-law and other Thirlaway relatives). And during the 1910-1914 strike, Martin Black was a labor organizer who worked for Edward Doyle in Denver along with John Ramsey. Doyle was Secretary-Treasurer of District #15 of the United Mine Workers of America and his papers are today housed at the Denver Public Library. According to the April 21, 1914, *Denver Post*, Doyle, Ramsey, and Black sent hundreds of telegrams to President Woodrow Wilson, senators and congressmen from Colorado, labor leaders, and others to inform them of the Ludlow Massacre. The telegrams show the extent of the role played by Doyle's office in telling the country what had transpired at Ludlow. The telegram sent to the UMWA president stated, "For God's sake urge the chief executive of this nation to use his power to protect the helpless men, women and children from being slaughtered in southern Colorado. . . . Miners of the entire state growing desperate. Have wired local unions to call special meetings and hold themselves subject to call to defend themselves."

The following photo is from the collection of the Denver Public Library. The photo is described in the DPL catalog as follows: "Martin Black, bookkeeper for mining labor union organizer Ed Doyles [sic] (United Mine Workers of America), reads a ledger in the DX office, in Louisville, Boulder County, Colorado."



Martin Black was also very involved in the Louisville community. In late October 1915, he was one of the ten "special police" that the Mayor and town council appointed in the aftermath of the killing of Louisville's town marshal, Victor Helburg, by a street peddler. It is believed that the group may have been formed to look for the assailant.

And in this baseball photo, he is shown as the second man from the right. Bert Niehoff, who was from Louisville and who became a Major League baseball player, is shown in the photo as being fifth from the right. The photo is believed to have been taken after Niehoff had achieved success in the Major League and returned to visit his family in Louisville.



Martin Black was an enumerator for the 1930 federal census in and around Louisville, and the 1932 Louisville directory listed him as being a councilman.

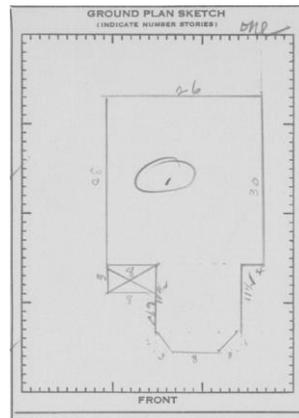
Martin and Lizzie Black had just one child, Dorothy, who was born in November 1909. She died in September 1929 at the age of 19. Her obituary stated that her funeral include a floral offering from the senior class at the Louisville high School “in which she would have been had her health permitted her to continue her school work.” Her obituary stated that she had committed suicide “at her home at Serene,” which was a mining community in the Erie area. It is not known why she was living in Serene.

In 1945, Martin and Lizzie Black sold the additional lots to the south of 725 Lincoln to Thomas and Nora Burgess, who built the house at 715 Lincoln. Also in 1945, the Blacks acquired the south 10 feet of Lot 4 from the owners of 741 Lincoln to the north. This was likely intended to provide additional space for a driveway and garage.

The following photo of the building is from the County Assessor Card from 1948 and shows a few people on the porch:



The following is the ground layout as shown on the 1948 County Assessor card:



The card also listed a garage with the dimension of 18 x 22 on the property. The house in 1948 consisted of 968 square feet.

Lizzie Black died in 1955. Martin Black then remarried to Maude Ramsey. She had been born in 1897. In 1958, Martin Black transferred ownership of 725 Lincoln from just himself to both himself and Maude Ramsey Black.

Black died in 1960. Also in 1960, Maude Black sold 725 Lincoln. She died in 1967.

### **Forbis Ownership, 1960-1989**

In 1960, Boyd O. and Callie J. Forbis purchased 725 Lincoln from Maude Black. Boyd Forbis was born in Missouri in 1901. Callie Cooley Forbis was born in Missouri in 1904. Their children were Larella (born 1927) and Derl (born 1930). Boyd had worked as a coal miner for 27 years, moving into carpentry and construction work after the closure of the area's coal mines.

Boyd Forbis passed away in 1975. In 1986, Callie Forbis transferred ownership of 725 Lincoln to Derl Forbis and Larella Forbis Stout. Callie Forbis died in 1988.

### **Solek Ownership, 1989-present**

In 1989, after the death of Callie Forbis the previous year, current owner Elizabeth Solek purchased 725 Lincoln from Derl Forbis and Larella Forbis Stout.

The preceding research is based on a review of relevant and available online County property records, census records, oral history interviews, and related resources, and Louisville directories, newspaper articles, maps, files, obituary records, survey records, and historical photographs from the collection of the Louisville Historical Museum.



City of Louisville

# Alteration Certificate Application

( )

DATE: 6/17/16

Property Address: 725 Lincoln Ave Louisville

Legal Description (Lot Number, Block Number, and Subdivision): \_\_\_\_\_

Property Name (Landmarked Name, if known): \_\_\_\_\_

### APPLICANT INFORMATION

Name: Elizabeth Solek  
Address: 725 Lincoln Ave Louisville  
Phone: 303 579 9446 Email betzgirls@gmail.com  
Relationship to Owner: self/owner

### OWNER INFORMATION

Name: same  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

### PROJECT DESCRIPTION (please attach a separate sheet)

Include the following information:

- Site and floor plan drawings showing all proposed exterior alterations
- Specifications describing all proposed exterior alterations
- Elevation drawings including materials, architectural design, and detail.  
(Photos of examples are encouraged)

*While plans do not need to be professionally done, they must be sufficiently detailed to determine if the project meets the criteria. The Historic Preservation Commission may ask for additional information as the Commission feels necessary.*

### PHOTOS

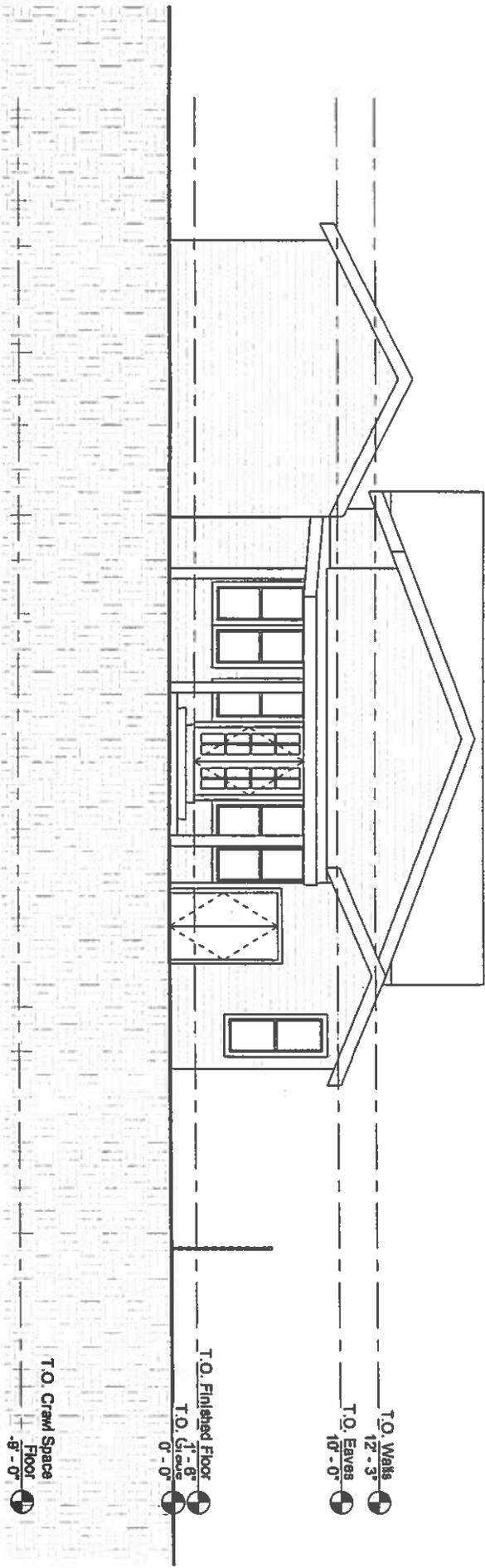
**Please include current photos of EACH ELEVATION of EACH BUILDING and STRUCTURE on the property.**

### FOR OFFICE USE ONLY

Date Filed _____		
Application Number _____		
Date of HPC Sub. Review _____	<input type="checkbox"/> No Significant Impact	<input type="checkbox"/> Referred to HPC
HPC Public Hearing Date _____	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Date Alteration Certificate Released _____		

Historic Preservation Commissi  
749 Main Street      Louisville CO 80027  
www.louisvilleco

303.335.45



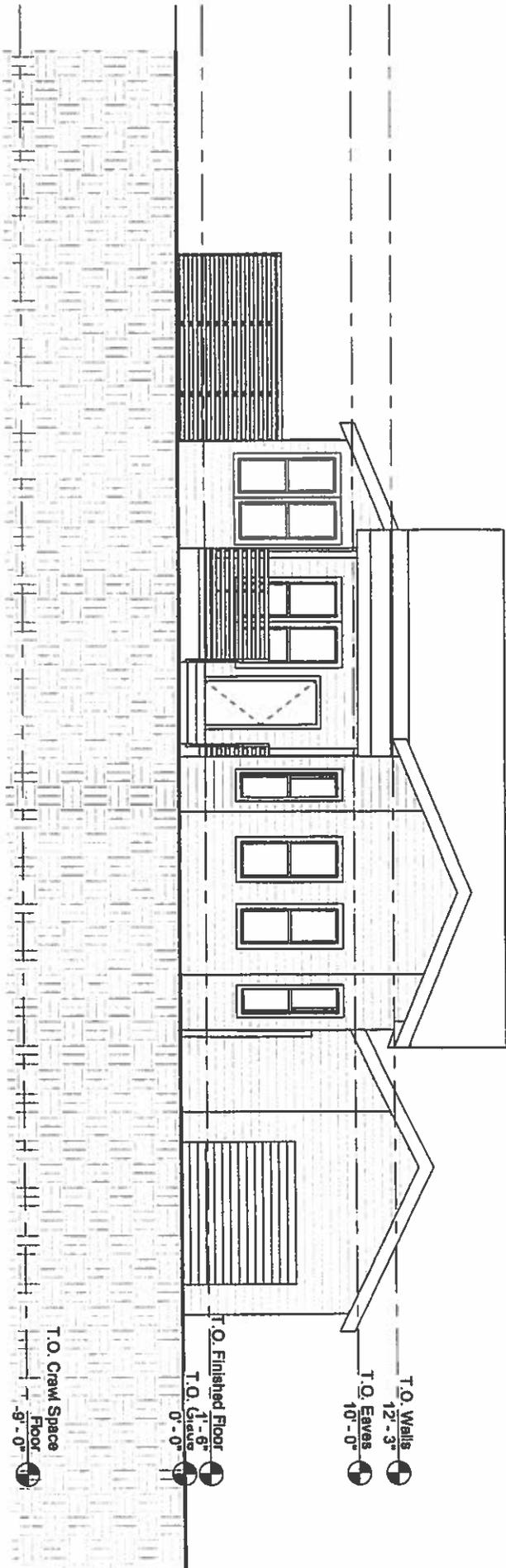
T.O. Walls  
12'-3"

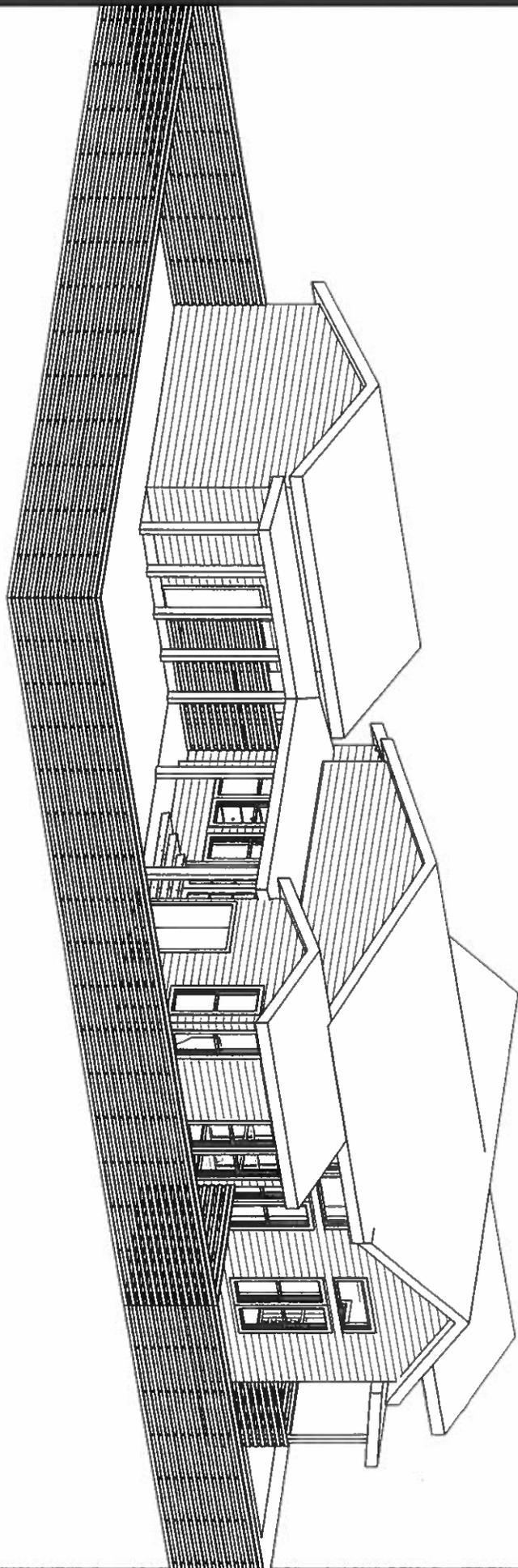
T.O. Eaves  
10'-0"

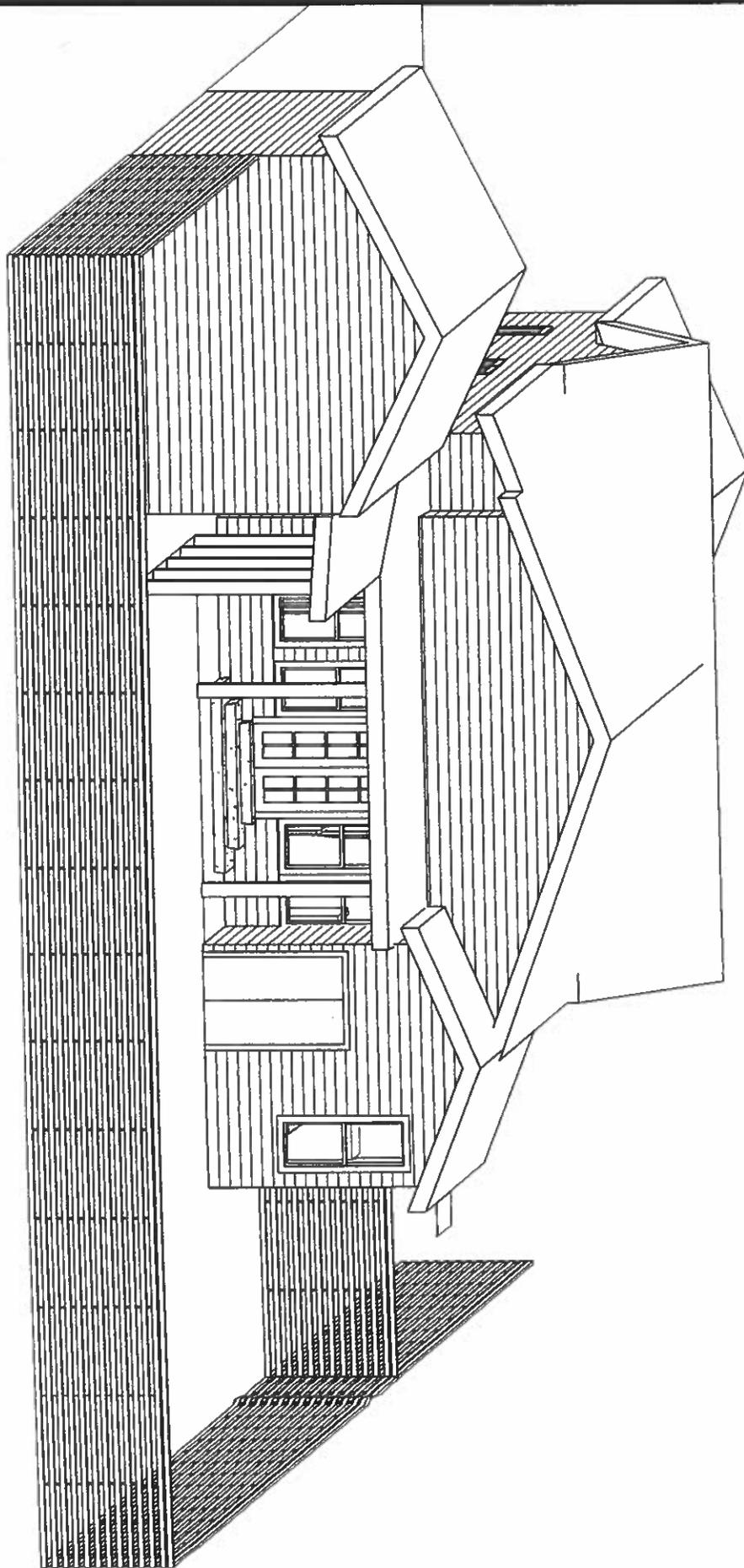
T.O. Finished Floor  
1'-6"

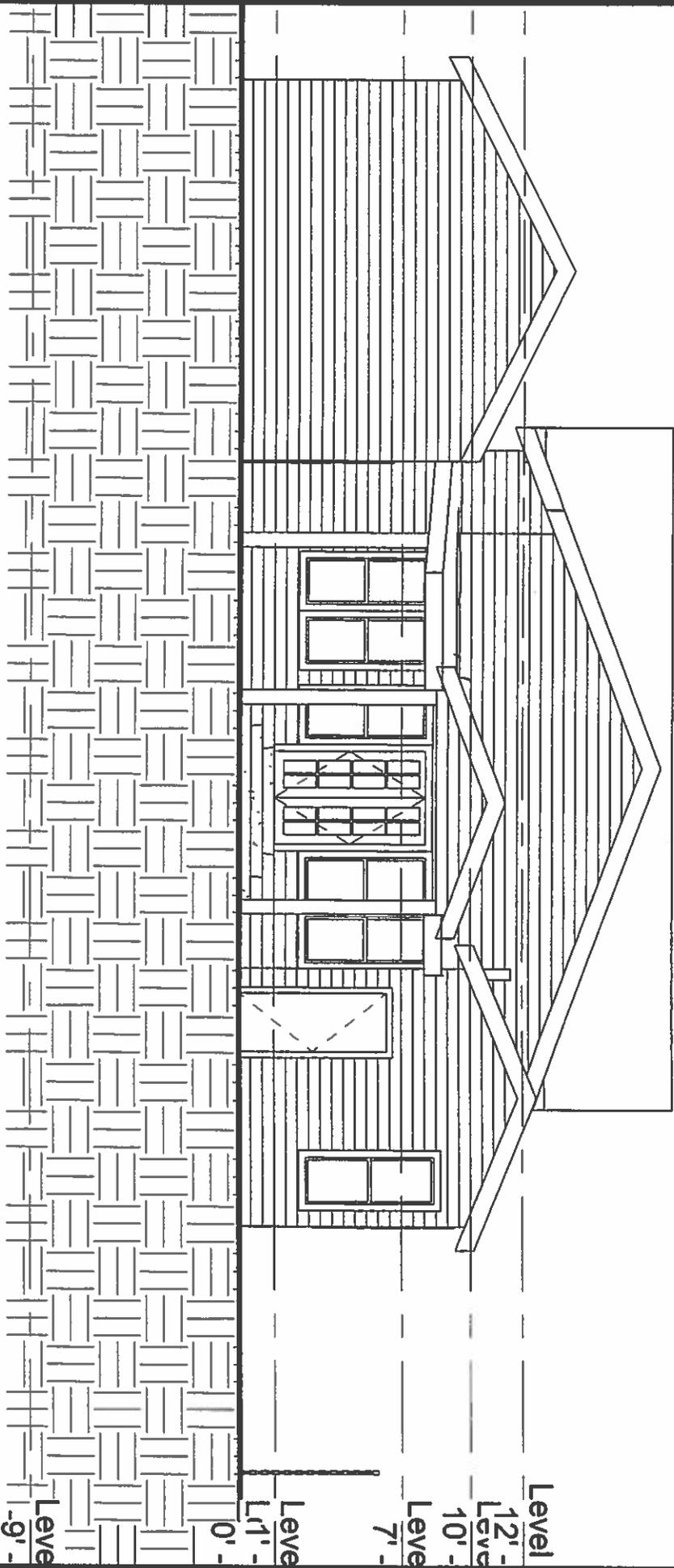
T.O. Crawl Space Floor  
-8'-0"

T.O. Crawl Space Floor  
-8'-0"











## Historic Preservation Fund Application

The following information must be provided to ensure adequate review of your proposal. Please type or print answers to each question. Please keep your responses brief.

### 1. OWNER/APPLICANT INFORMATION

#### Owner or Organization

- a. Name: Elizabeth Solek
- b. Mailing Address: 725 Lincoln Ave Louisville
- c. Telephone: 303 579 9446
- d. Email: betzgirls@gmail.com

#### Applicant/Contact Person (if different than owner)

- a. Name: NA
- b. Mailing Address: \_\_\_\_\_
- c. Telephone: \_\_\_\_\_
- d. Email: \_\_\_\_\_

### 2. PROPERTY INFORMATION

- a. Address: 725 Lincoln Ave, Louisville

- b. Year of construction or estimate: 1901
- c. Is the building designated as a landmark or in an historic district? (local, state, or federal) If so, what is the name of the landmarked property: \_\_\_\_\_
- d. Attach information on the history of the site, including old photos and social history if available.
- e. Primary Use of Property (check one):  Residential  
\_\_\_\_\_ Commercial

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

- a. Provide a brief description of the proposed scope of work.
- b. Describe how the work will be carried out and by whom. Include a description of elements to be rehabilitated or replaced and describe preservation work techniques that will be used.
- c. Explain why the project needs rehabilitation grant funds now. Include a description of community support and/or community benefits, if any.

4. DESCRIPTION OF REHABILITATION

Feature A	
<p>NAME OF ARCHITECTURAL FEATURE: <u>Sewer line</u></p> <p>Describe feature and its condition:</p> <p>Orangeburg pipe from cast iron connection</p>	<p>Describe proposed work on feature:</p> <p>Replace sanitary sewer line from house to city main.</p> <p>Excavate and pipe burst new 4" sewer from cast/clay transition on side of house under landscape to city main under city asphalt. (See attached cost proposal)</p>
Feature B	
<p>NAME OF ARCHITECTURAL FEATURE: <u>Electric wiring</u></p> <p>Describe feature and its condition:</p> <p>Knob and tube wiring in attic in front, oldest part of house and in walls, some outlets in oldest rooms - living room and front bedroom.</p>	<p>Describe proposed work on feature:</p> <p>Upgrade knob + tube wiring, as identified in historic structure assessment.</p> <p>Rewire, remove knob and tube wiring from attic, rewire switches, receptacles, and lighting in 3 rooms - older part of house only.</p>
Feature C	

**5. COST ESTIMATE OF PROPOSED WORK**

*Please provide a budget that includes accurate estimated costs of your project. Include an itemized breakdown of work to be funded by the incentives and the work to be funded by the applicant. Include only eligible work elements. Use additional sheets as necessary. (Please reference this section in your contractor's bid attachment).*

Feature	Work to be Funded	Type and Amount of Incentive Sought	Applicant Cost
A.	Sewer Line Replacement	\$ 5000	\$ 1850
B.	Upgrade electric wiring	\$ 2465	\$ 2465
C.		\$	\$
D.		\$	\$
E.		\$	\$
F.		\$	\$
G.		\$	\$
H.		\$	\$
I.		\$	\$
J.		\$	\$
K.		\$	\$
	Subtotal Incentive Cost/Applicant Cost	\$ 7465	\$ 3315

Total Project Cost	\$ 10,780
--------------------	-----------

If partial incentive funding were awarded, would you complete your project?

- YES                       NO

**6. ADDITIONAL MATERIALS REQUIRED**

*The following items must be submitted along with this application:*

- a. One set of photographs or slides for each feature as described in Item 4 "Description of Rehabilitation". Please label of each photograph with the address of your property and the feature number.
  
- b. A construction bid if one has been made for your project (recommended).  

*Proposal attached for both projects*
- c. Working or scaled drawings, spec sheets, or materials of the proposed work if applicable to your project.

**7. Assurances**

The Applicant hereby agrees and acknowledges that:

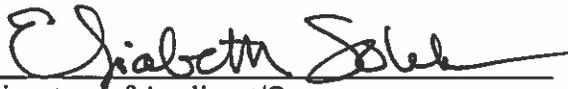
- A. Funds received as a result of this application will be expended solely on described projects, and must be completed within established timelines.
  
- B. Awards from the Historic Preservation Fund may differ in type and amount from those requested on an application.
  
- C. Recipients must submit their project for any required design review by the Historic Preservation Commission and acquire any required building permits before work has started.
  
- D. All work approved for grant funding must be completed even if only partially funded through this incentives program.

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

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

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

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

  
\_\_\_\_\_  
Signature of Applicant/Owner

  
\_\_\_\_\_  
Date

Fort Lupton, CO 80621  
 KPI Electric, Inc.

office; 970-785-2289,  
 Fax: 970-785-2146  
 mobile; 303-961-2710



# Estimate

Date	Estimate #
5/27/2016	3746

Bill To
<b>Betty Solek</b> <b>725 Lincoln Ave</b> <b>Louisville, CO. 80027</b>

Job address
<b>Betty Solek</b> <b>725 Lincoln Ave</b> <b>Louisville, CO 80027</b> <b>303-579-9446</b>

P.O. No.	Project
----------	---------

Qty	Description
	Rewire, remove knob and tube wiring from attic, rewire switches, receptacles and lighting in three rooms, older part of the house only. Does not include any work to service or any upgrade to the rest of the home. This will not include finish paint coat.
5	Single pole switch
8	15 amp standard tamperproof receptacles
5	There are existing 15 amp standard tamperproof receptacles, verify correct wiring and repair as needed
2	15 amp arc fault circuit breakers, required by NEC
<p>WARRANTY, KPI Electric shall promptly make good any defects or faults which appear within twelve months of the date of actual completion and are due to materials only provided by KPI Electric excluding all materials provided by the employer or workmanship not being in accordance with this Contract entirely at his own cost. After the twelve month period KPI Electric can be hired on a consulting basis per hour as needed.</p> <p>Please keep in mind that this is an ESTIMATE of costs only! Due to the unknown things in walls and different ways to route the wiring. It is possible to have additional charges. However, if we are having trouble or foresee having trouble with the installation and we believe we will incur more costs than what is listed above, we will inform you before proceeding with the project.</p> <p>Estimate includes only what is specifically listed above. If it is not listed it is not included. Estimate includes all devices, boxes, wiring and light fixtures that are not specifically shown as furnished by owner.</p> <p>Does not include permit fees. Permit fees are the actual cost of the permit</p> <p>Does not include trenching or excavation</p> <p>Does not include drywall repair and or painting.</p> <p>Does not include any fees from your local power company if any.</p> <p>Does not include engineering or architectural plans required by the City.</p> <p>Does not include the supply or installation of additional smoke detection or carbon monoxide detectors that may be required by your local jurisdiction.</p> <p>Any past due amounts will be charged interest at 21%. KPI Electric shall receive attorney fees, cost and any action to collect past due balances.</p>	

100% due at time of completion, Credit card payments will be an additional 3% of total invoice.

<b>Total</b>	<b>\$4,930.00</b>
--------------	-------------------

Signature of Acceptance \_\_\_\_\_



**303-288-0039**

go-direct-sewer-and-water-services.com  
5500 E. 56th Ave. Commerce City, CO 80022

Date: 06/01/2016	Invoice #: 1606004GDE
Technician Name: Doug	
Arrival: 10:47 AM	Completion: 10:47 AM

Where Did You Hear About Us? :Saw Van

Billing Information Same As Job

JOB INFORMATION	BILLING INFORMATION
NAME: BETTY SOLEK	NAME: BETTY SOLEK
ADDRESS: 725 LINCOLN AVE	ADDRESS: 725 LINCOLN AVE
CITY: LOUISVILLE STATE: CO ZIP: 80027	CITY: LOUISVILLE STATE: CO ZIP: 80027
PHONE: 303-579-9446	PHONE: 303-579-9446

**DESCRIPTION OF WORK**

DESCRIPTION	AMOUNT
<b>PROPOSAL</b>	
DESCRIPTION	AMOUNT
EXCAVATE AND PIPEBURST NEW 4" SEWER LINE FROM CAST/CLAY TRANSITION ON SIDE OF HOUSE UNDER PRIVATE LANDSCAPE TO THE CITY MAIN UNDER CITY ASPHALT STREET INSTALL DUAL SWEEP CLEANOUTS NEAR HOUSE APPROX 60' LONG AND 7' DEEP	\$6,850.00

WARRANTY On Parts & Labor: 10 YEARS

REFERRED BY:

**CUSTOMER AGREEMENT & AUTHORIZATION**

I AUTHORIZE THE SERVICES INDICATED ABOVE AND AGREE TO PAY THE AMOUNTS SPECIFIED UPON COMPLETION OF WORK. I HAVE READ AND AGREE TO THE TERMS ON THE SECOND PAGE INCLUDING THE LIMITS ON GO DIRECT'S RESPONSABILITY SPECIFIED IN THOSE TERMS.

**INCLUSION:** Saw cut, Excavation, Plumbers, Plywood Sealing, Pipe Fittings, Bedding, Backfill, Flow Fill, Asphalt and concrete as needed to complete work. Compaction, Clean-Up, Haul Away, Permits and Inspections. 1 Year Parts and Labor.  
**EXCLUSIONS:** Utility Conflicts, Private Utilities, Landscape Repair, Decorative Concrete, Pole Support, Box Shoring, Roots, Ground Movement, Sprinkler Repair And Damages Caused By Unstable Conditions Or Cave-Ins.

**DUE UPON RECEIPT.** Unpaid balances will incur an 18% interest per annum. Should collection become necessary, customer is responsible for all expenses including reasonable attorney fees and court costs.

**50% DEPOSIT DUE UPON SCHEDULING**

Total Work	\$0.00
Discount	\$0.00
Deposit	\$0.00
<b>Total</b>	<b>\$0.00</b>
<b>Total Estimate</b>	<b>\$6,850.00</b>

Customer's Signature

Approved Company Rep. Signature

Print Name

DOUG KRINGLE

Print Name



# BPS

HISTORIC BUILDING CONDITION ASSESSMENT  
OF  
725 LINCOLN AVENUE, LOUISVILLE, COLORADO



*Prepared For:*

**Betty Solek**

725 Lincoln Avenue

Louisville, CO

Prepared By:

**Phillip Barlow, Historic Preservation Consultant**

Barlow Preservation Services, LLC: Consulting Division

4576 Tanglewood Trail, Boulder, CO 80301

303-746-1602 : [phil@barlowpreservationservices.com](mailto:phil@barlowpreservationservices.com)

Evaluated November 14th, 2014

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## Introduction

### Study Summary

This study was conducted to assess the current condition of the property and assign preservation priorities to ensure that rehabilitation funds are spent on the most appropriate items. The property was inspected visually and through non-destructive means to identify maintenance items. There may be hidden issues that were not noticed, and it is recommended that any budget include a contingency percentage to deal with unforeseen circumstances.

The property was inspected on November 14<sup>th</sup> at 10:00am by Phillip Barlow of BPS, LLC: Consulting Division. The temperature was moderate and the sky was clear. The house was shown to Mr. Barlow by owner Betty Solek who provided installation dates and other information.

The overall finding is that the home is in good condition with no major maintenance items necessary. Windows are a typical area of concern, but this home's windows have been mostly replaced with a mix of wood casements and vinyl double-hung windows. There are three original wood windows on the south and east elevations, all in the living room which is the first room encountered when you enter the home. All of the original windows which have been restored, and are protected by storm windows. The most important item to address is the electrical system, which has been partially upgraded, but still features live knob and tube wiring in the attic where it can potentially be subject to damage or overheating due to surrounding materials.

## **Developmental History**

### **Historical Background and Context**

**This history was written by Bridget Bacon, Museum Coordinator for the Louisville History Museum as part of the landmarking application for this property.**

Louisville Historical Museum  
Department of Library & Museum Services  
City of Louisville, Colorado  
October 2014

#### **725 Lincoln Ave. History**

**Legal Description:** Lots 5-6 & S 10 ft of Lot 4, Block 9, Pleasant Hill Addition

**Year of Construction:** circa 1900-1904

**Summary:** This was the home of Martin Black and Lizzie Thirlaway Black. Black lived here for 33 years. He was a union organizer during the coal mine wars of 1910-1914. Several other owners and residents of the house worked in the coal mining industry in Louisville.

#### **Orrin T. Welch and the Establishment of the Pleasant Hill Addition**

The subdivision in which 725 Lincoln is located is the Pleasant Hill Addition. This addition was platted and recorded with Boulder County in 1894 by Orrin T. Welch. Orrin Welch was the half-brother of Charles C. Welch, the prominent Colorado businessman who played the major role in the founding of Louisville and the opening of its first coal mine, the Welch Mine, back in the 1870s. Welch also established the Jefferson Place Addition in Louisville. In the 1890s, Charles Welch was still involved in the development of the town, in this case through the transfer of property to his half-brother, Orrin, in 1893.

#### **Swanberger & Elberson Ownership (1904-1915); Discussion of Date of Construction**

Online County property records showing the dates when deeds were recorded with the County show that Orrin Welch (the half-brother of Charles C. Welch) sold the parcel, consisting of lots 5 and 6, to Lydia Swanberger (spelled as Swamberger in the records) in 1904. Also in 1904, Lydia Swanberger granted a deed of trust to McAllister Supply & Lumber Co. In 1908, Lydia Swanberger further acquired Lots 7 & 8 to the south of 725 Lincoln from Jeanette Welch, the wife of Charles C. Welch.

Lydia Swanberger was born in Ohio in 1867, and her husband, Fred, was born in Ohio in 1865. He worked as a carpenter. In 1905, Fred was a trustee of the Louisville Baptist Church located at 701 Grant, not far from their home at 725 Lincoln.

**The 1910 federal census records appear to show the Swanberger family living at 725 Lincoln and they are listed as the owners of the property (and there is no indication that they owned any other property in Louisville at the time). Listed in the census records along with Fred and Lydia were their daughter, Myrle, who was 22 and a teacher; son, Walter, age 20; and son, Willard, age 9.**

The County Assessor card for 725 Lincoln from 1948 gives the year 1900 as the date of construction for this house. The County website also gives this year as the date of construction. However, the County is sometimes in error with respect to the dates of construction of Louisville buildings, so other evidence is looked to. The indication in the property records that this parcel wasn't sold by the developer to a purchaser until 1904 would seem to suggest that the house had not yet been built, though the possibility that the developer built the house or that the first owner built it before the deed was recorded cannot be ruled out. The recording of a document in 1904 by which Lydia Swanberger granted a deed of trust to McAllister Supply & Lumber Co. would seem to be relevant, as it could suggest that McAllister was supplying materials for a house. The 1904 directory lists Fred and Lydia "Swamberger" as living on "Lincoln btw. Pine & Spruce." The house also appears in the correct location on the 1909 Drumm's Wall Map of Louisville. For all of these reasons, the estimated year of construction is "circa 1900-1904."

In 1914, Lydia Swanberger sold the property at 725 Lincoln and the additional lots to the south to Irving Elberson, who was the managing partner and cashier for the Louisville Bank and who was one of the people who had platted the nearby Capitol Hill Addition in Louisville in 1904.

### **Biber Ownership, 1915-1919**

In 1915, Herman Biber purchased 725 Lincoln and additional lots to the south. He was born in 1875 in Switzerland and worked as a mining engineer. His wife, Carrie, was born in about 1862 in Georgia. The Louisville directories for 1916 and 1918 list Herman and Carrie Biber as living at 725 Lincoln (under one of its old addresses of 224 Lincoln; Louisville's address system changed in 1939). Herman's draft registration card for World War I stated that he worked as a mining engineer at the Matchless Mine in Louisville. The Bibers moved from Louisville to Marshall, where they were listed in the 1920 census and where Herman continued to work as a miner.

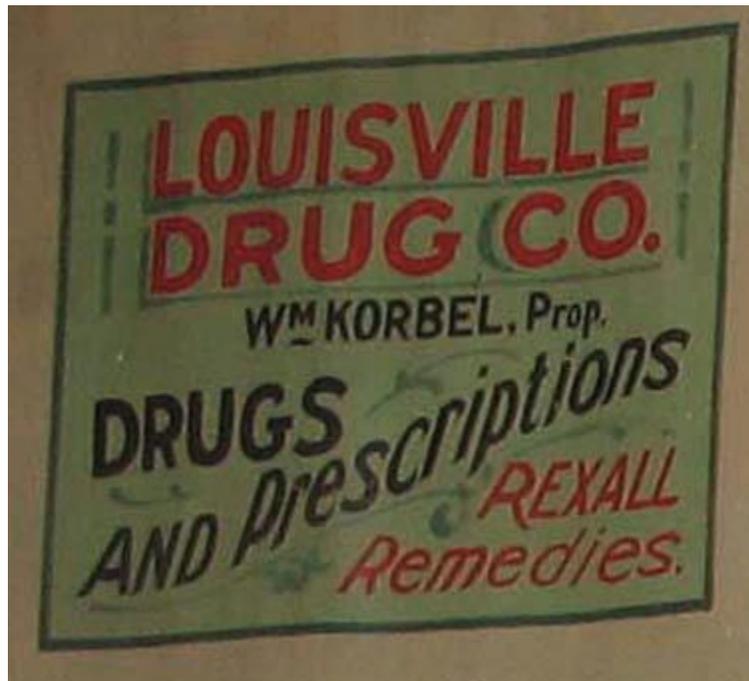
### **Schaefer Ownership, 1919-1922**

Daniel Schaefer purchased 725 Lincoln along with the additional lots to the south in 1919 and owned it until 1922. He was born in Ohio in 1885 and worked as a weighman in a coal mine. This means that he weighed the coal that was mined, with miners getting paid by the weight of the coal. His wife, Anna Birkett, was born in 1889 in County Durham, England and grew up in Louisville. Their son, Wilbur, was born in about 1908. While the Schaefers may have lived in the house at 725 Lincoln, specific evidence showing this could not be located.

### **Korbel Ownership, 1922-1927**

William Korbel purchased 725 Lincoln with its additional lots in 1922. He worked as a druggist in Louisville. His drug store was the Louisville Drug Co. that today is the northern half of the Double Happy Restaurant at 740 Main Street. Information on the 1920 census suggests that prior to Korbel's purchase of 725 Lincoln, the family lived at the drug store on Main Street.

The following image from the Rex Theatre movie curtain, created in circa 1927, shows an advertisement for the Louisville Drug Co. with Korbel's name:



Korbel was born in Nebraska in about 1883. His wife, Mary, was born in Nebraska in about 1884. Their children were Frances, born in about 1906, and William, born in about 1915. According to the 1926 Louisville directory, they were living in their Lincoln house.

After Korbel sold the house in 1927, he and his family moved to Fort Collins, where he continued to work as a druggist at a drug store.

### **Black Ownership, 1927- 1960**

In 1927, Martin Black and Lizzie Thirlaway Black purchased 725 Lincoln and the extra lots to the south, which presumably were being used as yard, garden, or orchard space for 725 Lincoln.

Martin Black was born in County Durham, England in 1882 and came to the US with his family at the age of about 12. The 1900 federal census shows that the Black family went to Sweetwater, Wyoming, where Martin's father was a coal miner and where Martin was working in the mines as a mule driver at the age of 17. According to his obituary, Martin Black came to Louisville in 1905.

Elizabeth "Lizzie" Thirlaway was a member of one of Louisville's first families. Her parents, Thomas and Rebecca Thirlaway, came to Louisville from Trimdon, County Durham, England in about 1881, just three years after the town was established. Thomas worked as a coal miner. Lizzie Thirlaway was born in 1887 and grew up in the house at 641 Main St., at the southwest corner of Pine and Main (now the location of the Porch Deli).

In 1907-08, Louisville had a Bachelor Club (featured in a lighthearted *Denver Post* article on Feb. 23, 1908) as well as a Bachelor Maids club, and Lizzie Thirlaway was listed as being one of the Bachelor Maids. An undated newspaper article described the Bachelor Maids dance that took place, and included a poem about the Bachelor Maids that was written by the mother of one of the young women. Here is the part of the poem about Lizzie Thirlaway:

The bachelors all think Miss Thirlaway cute,  
And try their best to beguile her,  
But Lizzie says "my heart is lost" – who found it?  
Why just little "Smiler."

Martin Black and Lizzie Thirlaway married in 1908. The 1910 census shows them to have been living with Lizzie's parents at their home at 641 Main Street. Both Martin and his father-in-law, Thomas Thirlaway, were listed as working as coal miners. Martin Black continued to work as a miner for his working life.

The following photo shows Lizzie Thirlaway with her parents and siblings. She is pictured on the far right of the front row.



Martin Black was deeply involved in activities of the United Mine Workers of America during the Colorado coal mine strikes of the 1910-1914 era. The strikes led up to the Ludlow Massacre in southern Colorado as well as other violent clashes in April 1914 in other parts of Colorado, including Louisville. His strong pro-union views were typical of the politics of area coal miners from County Durham, England, who brought with them a long and proud tradition of labor organization.

In 1912, the *Denver Post* listed him as one of the people listed in affidavits as being engaged in pro-union disturbances relating to the strike (along with his mother-in-law and other Thirlaway relatives). And during the 1910-1914 strike, Martin Black was a labor organizer who worked for Edward Doyle in Denver along with John Ramsey. Doyle was Secretary-Treasurer of District #15 of the United Mine Workers of America and his papers are today housed at the Denver Public Library. According to the April 21, 1914, *Denver Post*, Doyle, Ramsey, and Black sent hundreds of telegrams to President Woodrow Wilson, senators and congressmen from Colorado, labor leaders, and others to inform them of the Ludlow Massacre. The telegrams show the extent of the role played by Doyle's office in telling the country what had transpired at Ludlow. The telegram sent to the UMWA president stated, "For God's sake urge the chief executive of this nation to use his power to protect the helpless men, women and children from being slaughtered in southern Colorado. . . . Miners of the entire state growing desperate. Have wired local unions to call special meetings and hold themselves subject to call to defend themselves."

The following photo is from the collection of the Denver Public Library. The photo is described in the DPL catalog as follows: "Martin Black, bookkeeper for mining labor union organizer Ed Doyles [sic] (United Mine Workers of America), reads a ledger in the DX office, in Louisville, Boulder County, Colorado."



Martin Black was also very involved in the Louisville community. In late October 1915, he was one of the ten “special police” that the Mayor and town council appointed in the aftermath of the killing of Louisville’s town marshal, Victor Helburg, by a street peddler. It is believed that the group may have been formed to look for the assailant.

And in this baseball photo, he is shown as the second man from the right. Bert Niehoff, who was from Louisville and who became a Major League baseball player, is shown in the photo as being fifth from the right. The photo is believed to have been taken after Niehoff had achieved success in the Major League and returned to visit his family in Louisville.



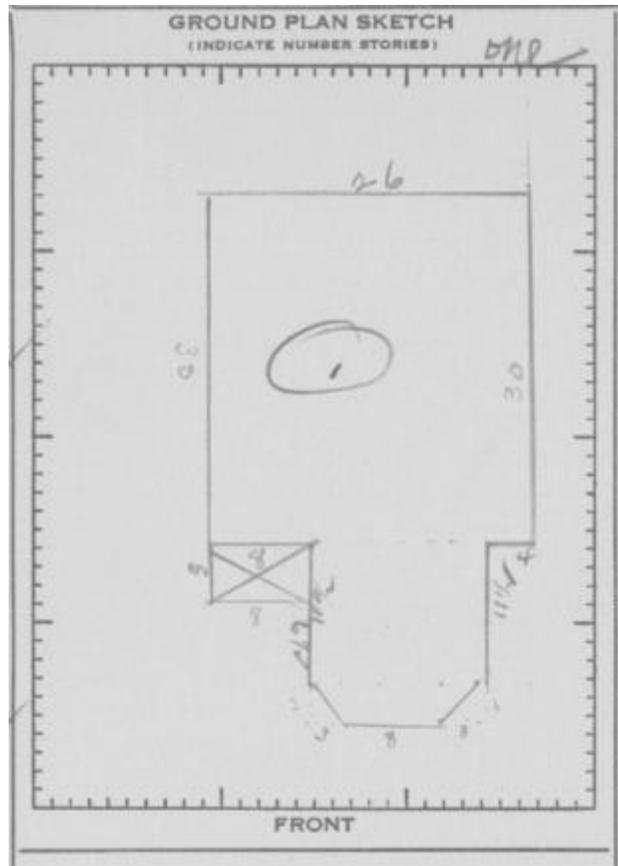
Martin Black was an enumerator for the 1930 federal census in and around Louisville, and the 1932 Louisville directory listed him as being a councilman.

Martin and Lizzie Black had just one child, Dorothy, who was born in November 1909. She died in September 1929 at the age of 19. Her obituary stated that her funeral include a floral offering from the senior class at the Louisville high School “in which she would have been had her health permitted her to continue her school work.” Her obituary stated that she had committed suicide “at her home at Serene,” which was a mining community in the Erie area. It is not known why she was living in Serene.

In 1945, Martin and Lizzie Black sold the additional lots to the south of 725 Lincoln to Thomas and Nora Burgess, who built the house at 715 Lincoln. Also in 1945, the Blacks acquired the south 10 feet of Lot 4 from the owners of 741 Lincoln to the north. This was likely intended to provide additional space for a driveway and garage. The following photo of the building is from the County Assessor Card from 1948 and shows a few people on the porch:



The following is the ground layout as shown on the 1948 County Assessor card:



The card also listed a garage with the dimension of 18 x 22 on the property. The house in 1948 consisted of 968 square feet.

Lizzie Black died in 1955. Martin Black then remarried to Maude Ramsey. She had been born in 1897. In 1958, Martin Black transferred ownership of 725 Lincoln from just himself to both himself and Maude Ramsey Black.

Black died in 1960. Also in 1960, Maude Black sold 725 Lincoln. She died in 1967.

### **Forbis Ownership, 1960-1989**

In 1960, Boyd O. and Callie J. Forbis purchased 725 Lincoln from Maude Black. Boyd Forbis was born in Missouri in 1901. Callie Cooley Forbis was born in Missouri in 1904. Their children were Larella (born 1927) and Derl (born 1930). Boyd had worked as a coal miner for 27 years, moving into carpentry and construction work after the closure of the area's coal mines.

Boyd Forbis passed away in 1975. In 1986, Callie Forbis transferred ownership of 725 Lincoln to Derl Forbis and Larella Forbis Stout. Callie Forbis died in 1988.

### **Solek Ownership, 1989-present**

In 1989, after the death of Callie Forbis the previous year, current owner Elizabeth Solek purchased 725 Lincoln from Derl Forbis and Larella Forbis Stout.

*The preceding research is based on a review of relevant and available online County property records, census records, oral history interviews, and related resources, and Louisville directories, newspaper articles, maps, files, obituary records, survey records, and historical photographs from the collection of the Louisville Historical Museum.*

**This history of 725 Lincoln Avenue was written by Bridget Bacon, Museum Coordinator for the Louisville History Museum as part of the landmarking application for this property. It is reproduced here in its entirety.**



**1948 Assessor Card Image**

The assessor card shows that the massing of the building remains the same, as does the rhythm, proportion, and scale of the windows, but the siding has covered the decorative shingles in the gable end, the pilasters on the bay corners, and the window surrounds.



## Physical Description



### East Elevation

725 Lincoln has a cross-gable form that sites a gable front prominently towards Lincoln Avenue while recessing the primary entrance on the south elevation ell. The projecting gable appears as a canted bay and features a one-over-one window on each of the sides with a pair of one-over-one windows centered below the gable. This projecting gable intersects at a ninety degree angle with a rectangular mass to the west and is slightly offset from center. To the rear of this side-gabled mass is a gable end which faces to the west and is the full width of the side-gable. The cross-gable plan that consists of the two intersecting rectangles that are closest to Lincoln appear to be the original form of the building, as evidenced by the assessor's card data and the inspection of the attic space, which found an older wood shingle roof covered by the gable end protruding to the west.

The roof is sheathed in asphalt shingles and features overhanging eaves which are open but which do not reveal rafter tails or the underside of the roof deck. The walls are sheathed in aluminum siding with wide reveals that terminate at the underside of the roof at 1x2 stock and butts up to the window trim.

There are three original windows on the home, all in the living room and adjacent to the main entrance which is at the southeast ell. Other windows in the house do not date to the historic period and include a bank of three wood double-hung windows in the

kitchen, and another bank of four windows over the kitchen sink. There are vinyl one-over-one windows in the other bedrooms and office, a heptagonal window near the rear bathroom, and a pair of wood casements in the master bedroom on the west elevation. Four of the windows on the north elevation are protected by retractable storm shutters.

The home features two pedestrian entrances, the original location on the southeast ell which has a projecting entry porch roof and a south elevation entrance that access the kitchen.

The foundation of the home is rubblestone under the assumed original portions of the home to the east and poured concrete under the west gable addition.



**North and East Elevations**

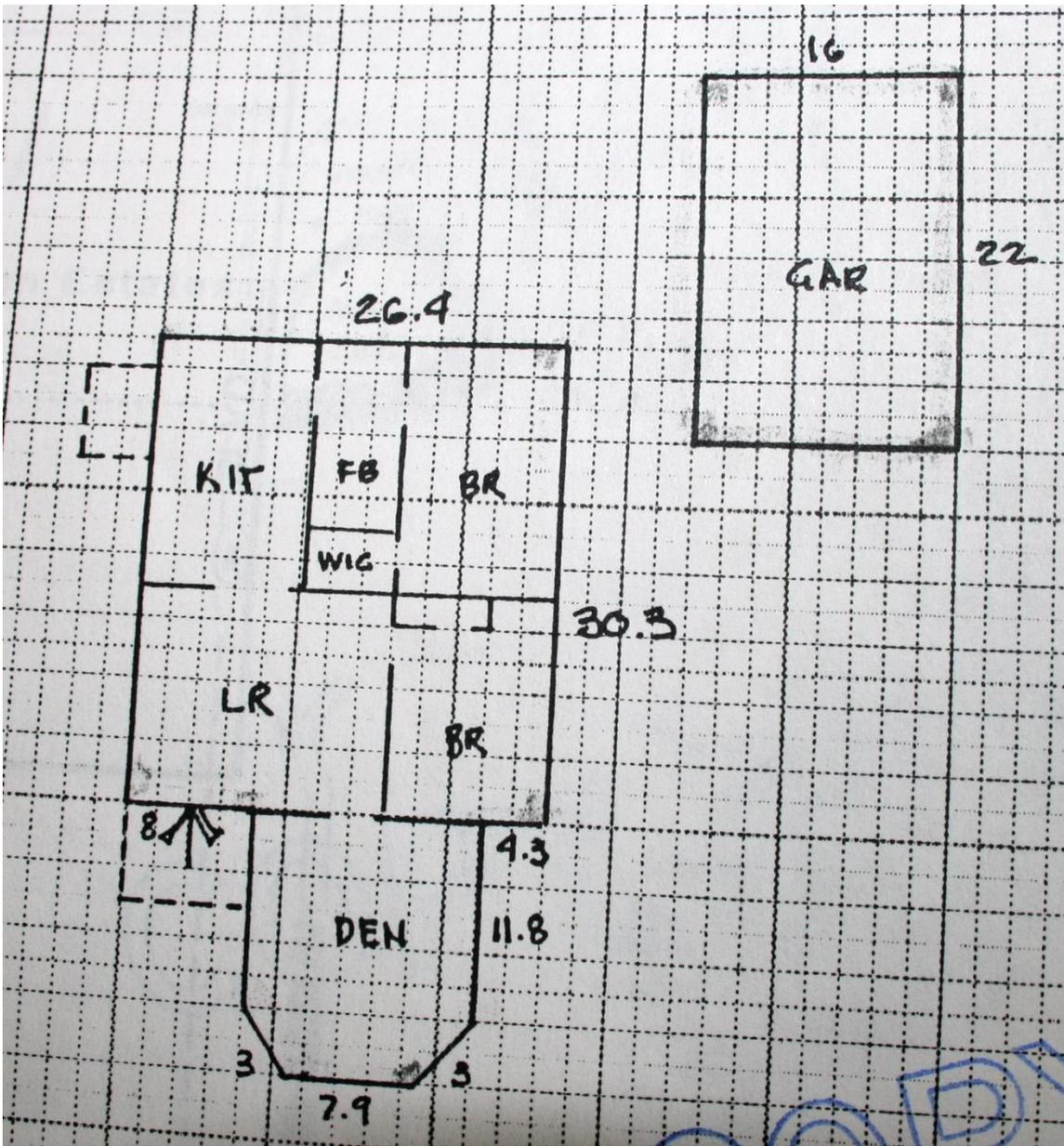


**South Elevation**



**West Elevation**





Floor Plan (From owners files, no date visible)

## Treatment and Work Recommendations

### ***Historic Preservation Objectives***

The Secretary of the Interior's Standards for Rehabilitation

REHABILITATION IS DEFINED AS the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. <sup>1</sup>

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<sup>1</sup> National Park Service. *Standards for Rehabilitation*. Website <http://www.cr.nps.gov/hps/tps/standards/rehabilitation.htm>

## ***Current Conditions***

### **Exterior:**

The exterior of the home consists of aluminum siding, wood trim, and asphalt shingles on the roof. There is adequate guttering around the roof and a distance of at least 8" between exterior wood and grade.

The exterior of the home appears to be in good repair with only a few areas of peeling paint on the west gable end fascia and on some of the wood window sills.



### **Recommendations:**

- Scrape loose paint, prime with a high quality product, and repaint
- Inspect drip edges around the roof perimeter to ensure that they flange out enough to allow rain and snow to fall clear of the fascia

## Roofing

Examination of the primary roof was limited to inspection from the ground and on the underside from the attic. The homeowner states that the shingles were replaced in 2004. The roof sheathing, flashing, gutters, soffit, and downspouts all appear to be in good condition.

The porch roof has been damaged by squirrels which have used the roof junction as an access point to the attic. Footprints in the snow on the roof indicate that the access point is just under the overhanging eave where it connects to the porch roof.



### Recommendations:

- Repair damage to the roof and install barriers (flashing or metal sheeting, for example) where animals have been gaining access
- Create a maintenance checklist and inspect the house twice annually to catch any maintenance issues as they develop

## Foundation

The more recent poured concrete foundation appears to be in good condition with no obvious defects. This portion of the house has been partially excavated to hold HVAC equipment. The older rubblestone foundation appears sound, but does have some cracked mortar and evidence of repointing in the past with Portland cement. The rubblestone foundation was only inspected from the exterior because there is only a very shallow crawl space under this portion of the house.



### Recommendations:

- Tuckpoint new cracks with an appropriate mortar as determined by a mortar analysis
- Document and monitor the cracks so that if they reappear a measurement can be made of how much expansion has occurred over a set time period
- If new cracks appear or if old cracks continue to progress then a structural engineer should be consulted to determine the cause of the movement and make recommendations to arrest it.

### Site and Drainage:

Based on a visual inspection around the perimeter the home appears to be well sited with no obvious deficiencies in drainage. No excessive flooding was noted by the homeowners during the 2013 flooding event.

### Recommendations:

- Make sure all downspouts continue to direct water away from the home, six feet or more if possible.
- Create a maintenance checklist and inspect the house twice annually to catch any maintenance issues as they develop.

## Interior:

### Basement

Access to the basement/crawlspace is via a hatch on the rear of the home set in the poured concrete portion of the foundation. The excavated space was made just large enough to hold the mechanicals for the home and provide some storage. Access to the crawl space is available by crawling over the masonry unit retaining wall.

Framing visible in the basement consisted of 2x6 joists that are 24" O.C. The excavated space measures approximately 11'3" x 6'10".

No ongoing rot, water damage, or insect damage was noted during this inspection.





**Recommendations:**

- Create a maintenance checklist and inspect the house twice annually to catch any maintenance issues as they develop
- A good proactive approach would be to install a relative humidity and temperature monitoring device in the basement that would signal any changes that could lead to mold growth or water damage

## Walls, Ceiling, Floors

The walls in the more recently remodeled portion appear to be sound with no defects to note. The walls in the original portion of the home have a few cracks, primarily radiating from corners and edges of openings indicating stress from movement. The homeowner states that they think that at least some of these cracks have appeared in the last five years.

The ceiling and floors have no defects of note.

### Recommendations:

- Measure and document the cracks
- Fill the cracks and repaint, where appropriate. If the cracks reappear continue to monitor until movement has ceased
- In areas where wallpaper has cracked, it may make the most sense to simply monitor these cracks for at least a year to make sure that they have stopped moving before attempting any repairs



- If the cracks continue to grow, and especially if any approach an inch wide, a structural engineer should be brought in to consult

## Windows

The living room windows are original one-over-one double-hung sash that utilizes spring pins to facilitate operation. They are finished on the interior and painted on the exterior. They have been restored within the past year and are in good condition.



### Recommendations:

- Retain the original windows and periodically check the paint and glazing compound to make sure that any deterioration is quickly addressed.
- Create a maintenance checklist and inspect the house twice annually to catch any maintenance issues as they develop.

## Trim/doors

Trim around the windows and the front door in the original portion of the house is fluted with bullseye corner blocks. The trim around the windows and doors in the more recent portion of the house varies but includes flat stock on the sides and a header with a bead on the top. All of the doors and trim are in good condition.



### Recommendations:

- Periodically check the paint and weatherstripping on the exterior doors to make sure that any deterioration is quickly addressed.



## **Attic**

The attic is accessed via a ventilation grill on the west gable end. This provides access to the roof over the more recent portion of the home. Framing here is 2x4 rafters set 24" on center with braces of various dimensions that tie the top chords to the bottom chords. There is no evidence of rot or ongoing water damage. Insulation consists of blown cellulose with a depth of approximately 4" and batt insulation unevenly distributed. The batt insulation is not even due to the knob and tube wiring which is run along the top of the bottom chords and would overheat if covered. No vapor barrier was observed, but it could be hidden beneath the insulation.



**Attic over west gable end**



**Knob and Tube wiring is west gable end**

The original roof is visible at the east end of this attic space, and there is a hole cut for access to this portion of the attic, but a large exhaust vent has been placed in the opening which makes passage very difficult. A visual inspection was possible however, and there were no defects or trouble spots noted.



**Roofing/access to original portion of attic**

**Recommendations:**

- Have an electrician rewire all of the exposed knob and tube wiring so that the attic can be evenly insulated
- Alter the opening between attic spaces so that inspections and repairs can be more easily conducted
- Create a maintenance checklist and inspect the house twice annually to catch any maintenance issues as they develop.

## HVAC / Electrical / Plumbing

No plumbing issues were noted. It should be noted that the entire plumbing system was not inspected for the presence of lead pipe, nor is the inspector a licensed plumber. The system was checked for leaks or obvious defects.

The Furnace is a York Deluxe Diamond 80 (80.0 AFUE), which is a model that is currently still being sold today. The water heater is an A. O. Smith ProMax model # FCG 40 248. The homeowners report no known issues.



As described in the attic portion, the weak link in the electrical system is the knob and tube wiring that is exposed in the attic. While the wiring that remains in the wall may be in good condition, the visible portion in the attic appeared worn and is subject to potential damage due to its installation on the top of the joists. Finally, the presence of knob and tube in this location prevents the installation of adequate insulation, which should be a priority.

## Preservation Priorities

The house was found to be in good overall condition with only two items, the modification to the electrical system and installation of more insulation, to be high priority. The home is maintained well, which is the best way to prevent deterioration. Water infiltration is the biggest cause of problems in an older home, so “Holding the Line – Controlling unwanted moisture in historic buildings” is attached as a reference.

### ***High Priority:***

- Have the electrical system evaluated by an electrician and the exposed knob and tube in the attic replaced with wiring that is approved to be covered by insulation
- Repair the porch roof and install barriers to prevent animal entry
- Insulate the attic to a recommended R-value of 49 with the material of your choice
- Create a maintenance checklist and inspect the property twice a year to catch any developing issues early. Take photographs of suspected issues so that they can be compared over time to determine if a crack or peeling paint is stable or worsening

### ***Medium Priority:***

- Document and monitor the cracks on the interior walls
- Document and monitor the cracks in the rubble stone foundation
- Scrape loose paint, sand, and repaint exposed exterior trim (CHECK FOR LEAD PAINT FIRST, FOLLOW EPA LEADSAFE GUIDELINES)

### ***Low Priority:***

- Although not a deterioration concern, it is recommended that an energy audit be conducted to determine how the home is performing in terms of energy efficiency. An audit will be helpful to find any air infiltration problem areas and will help determine where efficiency upgrades will be most effective

## APPENDIX

### ***Holding the Line Controlling Unwanted Moisture in Historic Buildings***

Sharon C. Park, AIA

- » [Remedial Actions](#)
- » [How and Where to Look for Damaging Moisture](#)
- » [Looking for Signs](#)
- » [Uncovering and Analyzing Moisture Problems](#)
- » [Transport or Movement of Moisture](#)
- » [Surveying and Diagnosing Moisture Damage](#)
- » [Selecting an Appropriate Level of Treatment](#)
- » [Ongoing Care](#)
- » [Conclusion](#)
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**A NOTE TO OUR USERS:** The web versions of the **Preservation Briefs** differ somewhat from the printed versions. Many illustrations are new, captions are simplified, illustrations are typically in color rather than black and white, and some complex charts have been omitted.

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**Uncontrolled moisture is the most prevalent cause of deterioration in older and historic buildings.** It leads to erosion, corrosion, rot, and ultimately the destruction of materials, finishes, and eventually structural components. Ever-present in our environment, moisture can be *controlled* to provide the differing *levels* of moisture necessary for human comfort as well as the longevity of historic building materials, furnishings, and museum collections. The challenge to building owners and preservation professionals alike is to understand the patterns of moisture movement in order to better manage it-not to try to eliminate it. There is never a single answer to a moisture problem. Diagnosis and treatment will always differ depending on where the building is located, climatic and soil conditions, ground water effects, and local traditions in building construction.

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#### Remedial Actions within an Historic Preservation Context

In this Brief, advice about controlling the sources of unwanted moisture is provided within a preservation context based on philosophical principles contained in the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Following the Standards means significant materials and features that contribute to the historic character of the building should be preserved, not damaged during remedial treatment.



**Applying a waterproof coating to an above-ground masonry wall can trap moisture underneath, causing further damage to the historic material. Photo: NPS files.**

It also means that physical treatments should be reversible, whenever possible. The majority of treatments for moisture management in this Brief stress preservation maintenance for materials, effective drainage of troublesome ground moisture, and improved interior ventilation.

The Brief encourages a systematic approach for evaluating moisture problems which, in some cases, can be undertaken by a building owner. Because the source of moisture can be elusive, it may be necessary to consult with historic preservation professionals prior to starting work that would affect historic materials. Architects, engineers, conservators, preservation contractors, and staff of State Historic Preservation Offices (SHPOs) can provide such advice. Regardless of who does the

work, however, these are the principles that should guide treatment decisions:

Avoid remedial treatments without prior careful diagnosis.

Undertake treatments that protect the historical significance of the resource.

Address issues of ground-related moisture and rain run-off thoroughly.

Manage existing moisture conditions before introducing humidified/dehumidified mechanical systems.

Implement a program of ongoing monitoring and maintenance once moisture is controlled or managed.

Be aware of significant landscape and archeological resources in areas to be excavated.

Finally, mitigating the effects of catastrophic moisture, such as floods, requires a different approach and will not be addressed in this Brief.

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#### How and Where to Look for Damaging Moisture

Finding, treating, and managing the sources of damaging moisture requires a systematic approach that takes time, patience, and a thorough examination of all aspects of the problem-including a series of variable conditions. Moisture problems may be a direct result of one of these factors or may be attributable to a combination of interdependent variables.

#### Factors Contributing to Moisture Problems

A variety of simultaneously existing conditions contribute to moisture problems in old buildings. For recurring moisture problems, it may be necessary for the owner or preservation professional to address many, if not all, of the following variables:

Types of building materials and construction systems

Type and condition of roof and site drainage systems and their rates of discharge

Type of soil, moisture content, and surface /subsurface water flow adjacent to building

Building usage and moisture generated by occupancy

Condition and absorption rates of materials

Type, operation, and condition of heating, ventilating, cooling, humidification/ dehumidification, and plumbing systems

Daily and seasonal changes in sun, prevailing winds, rain, temperature, and relative humidity (inside and outside), as well as seasonal or tidal variations in groundwater levels

Unusual site conditions or irregularities of construction

Conditions in affected wall cavities, temperature and relative humidity, and dewpoints

Amount of air infiltration present in a building

Adjacent landscape and planting materials

Diagnosing and treating the cause of moisture problems requires looking at both the localized decay, as well as understanding the performance of the entire building and site. Moisture is notorious for traveling far from the source, and moisture movement within concealed areas of the building construction make accurate diagnosis of the source and path difficult. Obvious deficiencies, such as broken pipes, clogged gutters, or cracked walls that contribute to moisture damage, should always be

corrected promptly. For more complicated problems, it may take several months or up to four seasons of monitoring and evaluation to complete a full diagnosis. Rushing to a solution without adequate documentation can often result in the unnecessary removal of historic materials-and worse-the creation of long-term problems associated with an increase, rather than a decrease, in the unwanted moisture.



**Debris will impede the normal flow of water from the roof's gutter and downspout system to the ground and result in moisture problems. Photo: NPS files.**

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### Looking for Signs

Identifying the type of moisture damage and discovering its source or sources usually involves the human senses of sight, smell, hearing, touch, and taste combined with intuition. Some of the more common signs of visible as well as hidden moisture damage, include:

Presence of standing water, mold, fungus, or mildew

Wet stains, eroding surfaces, or efflorescence (salt deposits) on interior and exterior surfaces

Flaking paint and plaster, peeling wallpaper, or moisture blisters on finished surfaces

Dank, musty smells in areas of high humidity or poorly ventilated spaces

Rust and corrosion stains on metal elements, such as anchorage systems and protruding roof nails in the attic

Cupped, warped, cracked, or rotted wood

Spalled, cracked masonry or eroded mortar joints

Faulty roofs and gutters including missing roofing slates, tiles, or shingles and poor condition of flashing or gutters

Condensation on window and wall surfaces

Ice dams in gutters, on roofs, or moisture in attics

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### Uncovering and Analyzing Moisture Problems

Moisture comes from a variety of external sources. Most problems begin as a result of the weather in the form of rain or snow, from high ambient relative humidity, or from high water tables. But some of the most troublesome moisture damage in older buildings may be from internal sources, such as leaking plumbing pipes, components of heating, cooling, and climate control systems, as well as sources related to use or occupancy of the building. In some cases, moisture damage may be the result of poorly designed original details, such as projecting outriggers in rustic structures that are vulnerable to rotting, and may require special treatment. The five most common sources of unwanted moisture include:

Above grade exterior moisture entering the building

Below grade ground moisture entering the building

Leaking plumbing pipes and mechanical equipment

Interior moisture from household use and climate control systems

Water used in maintenance and construction materials.

**Above grade exterior moisture** generally results from weather related moisture entering through deteriorating materials as a result of deferred maintenance, structural settlement cracks, or damage from high winds or storms.

Such sources as faulty roofs, cracks in walls, and open joints around window and door openings can be corrected through either repair or limited replacement.

Due to their age, historic buildings are notoriously "drafty," allowing rain, wind, and damp air to enter through missing mortar joints; around cracks in windows, doors, and wood siding; and into uninsulated attics. In some cases, excessively absorbent materials, such as soft sandstone, become saturated from rain or gutter overflows, and can allow moisture to dampen interior surfaces. Vines or other vegetative materials allowed to grow directly on building materials without trellis or other framework can cause damage from roots eroding mortar joints and foundations as well as dampness being held against surfaces. In most cases, keeping vegetation off buildings, repairing damaged materials, replacing flashings, rehangng gutters, repairing downspouts, repointing mortar, caulking perimeter joints around windows and doors, and repainting surfaces can alleviate most sources of unwanted exterior moisture from entering a building above grade.



**Damp interior plaster around windows generally indicates moisture has entered from the outside. Photo: NPS files.**

**Below grade ground moisture** is a major source of unwanted moisture for historic and older buildings. *Proper handling of surface rain run-off is one of the most important measures of controlling unwanted ground moisture.* Rain water is often referred to as "bulk moisture" in areas that receive significant annual rainfalls or infrequent, but heavy,

precipitation. For example, a heavy rain of 2" per hour can produce 200 gallons of water from downspout discharge alone for a house during a one hour period. When soil is saturated at the base of the building, the moisture will wet footings and crawl spaces or find its way through cracks in foundation walls and enter into basements. Moisture in saturated basement or foundation walls-also exacerbated by high water tables-will generally rise up within a wall and eventually cause deterioration of the masonry and adjacent wooden structural elements.



**A clogged or broken downspout causes the water to pour directly into the ground. NPS files. Photo: NPS files.**

Builders traditionally left a working area, known as a builder's trench, around the exterior of a foundation wall. These trenches have been known to increase moisture problems if the infill soil is less than fully compacted or includes rubble backfill, which, in some cases, may act as a reservoir holding damp materials against masonry walls. Broken subsurface pipes or downspout drainage can leak into the builder's trench and dampen walls some distance from the source. Any subsurface penetration of the foundation wall for sewer, water, or other piping also can act as a direct conduit of ground moisture unless these holes are well sealed. A frequently unsuspected, but serious, modern source of ground moisture is a landscape irrigation system set too close to the building. Incorrect placement of sprinkler heads can add a tremendous amount of moisture at the foundation level and on wall surfaces.

The ground, and subsequently the building, will stay much drier by 1) re-directing rain water away from the foundation through sloping grades, 2) capturing and disposing downspout water well away from the building, 3) developing a controlled ground gutter or effective drainage for buildings historically without gutters and downspouts, and 4) reducing splash-back of moisture onto foundation walls. The excavation of foundations and the use of dampproof coatings and footing drains should only be used after the measures of reducing ground moisture listed above have been implemented.

**Leaking plumbing pipes and mechanical equipment** can cause immediate or long-term damage to historic building interiors. Routine maintenance, repair, or, if necessary, replacement of older plumbing and mechanical equipment are common solutions. Older water and sewer pipes are subject to corrosion over time. Slow leaks at plumbing joints hidden within walls and ceilings can ultimately rot floor boards, stain ceiling plaster, and lead to decay of structural members. Frozen pipes that crack can damage interior finishes. In addition to leaking plumbing pipes, old radiators in some historic buildings have been replaced with water-supplied fan coil units which tend to leak. These heating and cooling units, as well as central air equipment, have overflow and condensation pans that require cyclical maintenance to avoid mold and mildew growth and corrosion blockage of drainage channels. Uninsulated forced-air sheet metal ductwork and cold water pipes in walls and

ceilings often allow condensation to form on the cold metal, which then drips and causes bubbling plaster and peeling paint. Careful design and vigilant maintenance, as well as repair and insulating pipes or ductwork, will generally rid the building of these common sources of moisture.

**Interior moisture** from building use and modern humidified heating and cooling systems can create serious problems. In northern U.S. climates, heated buildings will have winter-time relative humidity levels ranging from 10%-35% Relative Humidity (RH). A house with four occupants generates between 10 and 16 pounds of water a day (approximately 1 ½- 2 gallons) from human residents. Moisture from food preparation, showering, or laundry use will produce condensation on windows in winter climates.

When one area or floor of a building is air-conditioned and another area is not, there is the chance for condensation to occur between the two areas. Most periodic condensation does not create a long-term problem.

Humidified climate control systems are generally a major problem in museums housed within historic buildings.

They produce between 35%-55% RH on average which, as a vapor, will seek to dissipate and equalize with adjacent spaces. Moisture can form on single-glazed windows in winter with exterior temperatures below 30°F and interior temperatures at 70°F with as little as 35% RH. Frequent condensation on interior window surfaces is an indication that moisture is migrating into exterior walls, which can cause long-term damage to historic materials. Materials and wall systems around climate controlled areas may

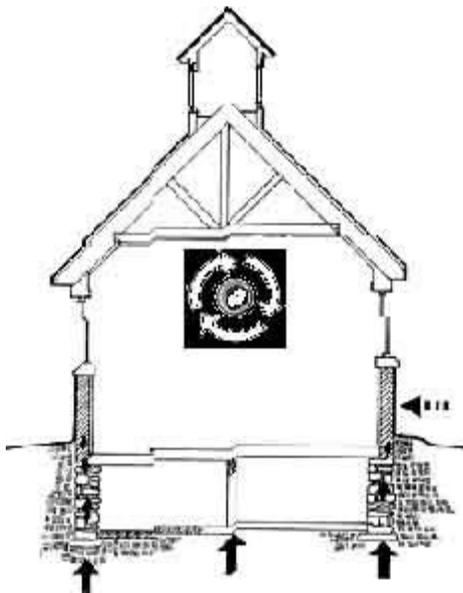
need to be made of moisture resistant finishes in order to handle the additional moisture in the air. Moist interior conditions in hot and humid climates will generate mold and fungal growth. Unvented mechanical equipment, such as gas stoves, driers, and kerosene heaters, generate large quantities of moisture. It is important to provide adequate ventilation and find a balance between interior temperature, relative humidity, and airflow to avoid interior moisture that can damage historic buildings.

**Moisture from maintenance and construction materials** can cause damage to adjacent historic materials. Careless use of liquids to wash floors can lead to water seepage through cracks and dislodge adhesives or cup and curl materials. High-pressure power washing of exterior walls and roofing materials can force water into construction joints where it can dislodge mortar, lift roofing tiles, and saturate frame walls and masonry. Replastered or newly plastered interior walls or the construction of new additions attached to historic buildings may hold moisture for months; new plaster, mortar, or concrete should be fully cured before they are painted or finished. The use of materials in projects that have been damaged by moisture *prior* to installation or have too high a moisture content may cause concealed damage.



**If adequate ventilation is installed, damage to interior walls such as this can be prevented. NPS files.Photo: NPS files.**

Knowing the five most common sources of moisture that cause damage to building materials is the first step in diagnosing moisture problems. But it is also important to understand the basic mechanisms that affect moisture movement in buildings. Moisture transport, or movement, occurs in two states: liquid and vapor. It is directly related to pressure differentials. For example, water in a gaseous or vapor state, as warm moist air, will move from its high pressure area to a lower pressure area where the air is cooler and drier. Liquid water will move as a result of differences in hydrostatic pressure or wind pressure. *It is the pressure differentials that drive the rate of moisture migration in either state.* Because the building materials themselves resist this moisture movement, the rate of movement will depend on two factors: the permeability of the materials when affected by vapor and the absorption rates of materials in contact with liquid.



The dynamic forces that move air and moisture through a building are important to understand, particularly when selecting a treatment to correct a moisture problem. This drawing shows how moisture can invade "inward" from the exterior; "upward" from the ground; and be generated from "within" the interior. All have damaging effects. Drawing: NPS files.

The mechanics, or physics, of moisture movement is complex, but if the driving force is difference in pressure, then an approach to reducing moisture movement and its damage is to reduce the difference in pressure, not to increase it. That is why the treatments discussed in this Brief will look at *managing moisture by draining bulk moisture and ventilating vapor moisture* before setting up new barriers with impermeable coatings or over-pressurized new climate control systems that threaten aging building materials and archaic construction systems.

Three forms of moisture transport are particularly important to understand in regards to historic buildings--*infiltration, capillary action, and vapor diffusion*--remembering, at the same time, that the subject is infinitely complex and, thus, one of continuing scientific study. Buildings were traditionally designed to deal with the movement of air. For example, cupolas and roof lanterns allowed hot air to rise and provided a natural draft to pull air through buildings. Cavity walls in both frame and masonry buildings were constructed to allow moisture to dissipate in the air space between external and internal walls. Radiators were placed in front of windows to keep cold surfaces warm, thereby reducing condensation on these surfaces.

Many of these features, however, have been altered

over time in an effort to modernize appearances, improve energy efficiency, or accommodate changes in use. The change in use will also affect moisture movement, particularly in commercial and industrial buildings with modern mechanical systems. Therefore, the way a building handles air and moisture today may be different from that intended by the original builder or architect, and poorly conceived changes may be partially

responsible for chronic moisture conditions.

Moisture moves into and through materials as both a visible liquid (capillary action) and as a gaseous vapor (infiltration and vapor diffusion). Moisture from leaks, saturation, rising damp, and condensation can lead to the deterioration of materials and cause an unhealthy environment. Moisture in its solid form, ice, can also cause damage from frozen, cracked water pipes, or split gutter seams or spalled masonry from freeze-thaw action. Moisture from melting ice dams, leaks, and condensation often can travel great distances down walls and along construction surfaces, pipes, or conduits. The amount of moisture and how it deteriorates materials is dependent upon complex forces and variables that must be considered for each situation.

Determining the way moisture is handled by the building is further complicated because each building and site is unique. Water damage from blocked gutters and downspouts can saturate materials on the outside, and high levels of interior moisture can saturate interior materials. Difficult cases may call for technical evaluation by consultants specializing in moisture monitoring and diagnostic evaluation. In other words, it may take a team to effectively evaluate a situation and determine a proper approach to controlling moisture damage in old buildings.

**Infiltration** is created by wind, temperature gradients (hot air rising), ventilation fan action, and the stack or chimney effect that draws air up into tall vertical spaces. Infiltration as a dynamic force does not actually move liquid water, but is the vehicle by which dampness, as a component of air, finds its way into building materials. Older buildings have a natural air exchange, generally from 1 to 4 changes per hour, which, in turn, may help control moisture by diluting moisture within a building. The tighter the building construction, however, the lower will be the infiltration rate and the natural circulation of air. In the process of infiltration, however, moisture that has entered the building and saturated materials can be drawn in and out of materials, thereby adding to the dampness in the air. Inadequate air circulation where there is excessive moisture (i.e., in a damp basement), accelerates the deterioration of historic materials. To reduce the unwanted moisture that accompanies infiltration, it is best to incorporate maintenance and repair treatments to close joints and weatherstrip windows, while providing controlled air exchanges elsewhere. The worst approach is to seal the building so completely, while limiting fresh air intake, that the building cannot breathe.

**Capillary action** occurs when moisture in saturated porous building materials, such as masonry, wicks up or travels vertically as it evaporates to the surface. In capillary attraction, liquid in the material is attracted to the solid surface of the pore structure causing it to rise vertically; thus, it is often called "rising damp," particularly when found in conjunction with ground moisture. It should not, however, be confused with moisture that laterally penetrates a foundation wall through cracks and settles in the basement. Not easily controlled, most rising damp comes from high water tables or a constant source under the footing. In cases of damp masonry walls with capillary action, there is usually a whitish stain or horizontal tide mark of efflorescence that seasonally fluctuates about 1- 3 feet above

grade where the excess moisture evaporates from the wall. This tide mark is full of salt crystals, that have been drawn from the ground and building materials along with the water, making the masonry even more sensitive to additional moisture absorption from the surrounding air. Capillary migration of moisture may occur in any material with a pore structure where there is a constant or recurring source of moisture. The best approach for dealing with capillary rise in building materials is to reduce the amount of water in contact with historic materials. If that is not possible due to chronically high water tables, it may be necessary to introduce a horizontal damp-proof barrier, such as slate course or a lead or plastic sheet, to stop the vertical rise of moisture. Moisture should not be sealed into the wall with a waterproof coating, such as cement parging or vinyl wall coverings, applied to the inside of damp walls. This will only increase the pressure differential as a vertical barrier and force the capillary action, and its destruction of materials, higher up the wall.

**Vapor diffusion** is the natural movement of pressurized moisture vapor through porous materials. It is most readily apparent as humidified interior air moves out through walls to a cooler exterior. In a hot and humid climate, the reverse will happen as moist hot air moves into cooler, dryer, air-conditioned, interiors. The movement of the moisture vapor is not a serious problem until the dewpoint temperature is reached and the vapor changes into liquid moisture known as *condensation*. This can occur within a wall or on interior surfaces. Vapor diffusion will be more of a problem for a frame structure with several layers of infill materials within the frame cavity than a dense masonry structure. Condensation as a result of vapor migration usually takes place on a surface or film, such as paint, where there is a change in permeability.

The installation of climate control systems in historic buildings (mostly museums) that have *not* been properly designed or regulated and that force pressurized damp air to diffuse into perimeter walls is an ongoing concern. These newer systems take constant monitoring and back-up warning systems to avoid moisture damage.

Long-term and undetected condensation or high moisture content can cause serious structural damage as well as an unhealthy environment, heavy with mold and mildew spores. Reducing the interior/exterior pressure differential and the difference between interior and exterior temperature and relative humidity helps control unwanted vapor diffusion. This can sometimes be achieved by reducing interior relative humidity. In some instances, using vapor barriers, such as heavy plastic sheeting laid over damp crawl spaces, can have remarkable success in stopping vapor diffusion from damp ground into buildings. Yet, knowledgeable experts in the field differ regarding the appropriateness of vapor barriers and when and where to use them, as well as the best way to handle natural diffusion in insulated walls.

Adding insulation to historic buildings, particularly in walls of wooden frame structures, has been a standard modern weatherization treatment, but it can have a disastrous effect on historic buildings. The process of installing the insulation destroys historic siding or plaster, and it is very difficult to establish a tight vapor barrier. While insulation has the benefit of

increasing the efficiency of heating and cooling by containing temperature controlled air, it does not eliminate surfaces on which damaging moisture can condense. For insulated residential frame structures, the most obvious sign of a moisture diffusion problem is peeling paint on wooden siding, even after careful surface preparation and repainting. Vapor impermeable barriers such as plastic sheeting, or more accurately, *vapor retarders*, in cold and moderate climates generally help slow vapor diffusion where it is not wanted. In regions where *humidified* climate control systems are installed into insulated frame buildings, it is important to stop *interstitial*, or in-wall, dewpoint condensation. This is very difficult because humidified air can penetrate breaches in the vapor barrier, particularly around electrical outlets. Improperly or incompletely installed retrofit vapor barriers will cause extensive damage to the building, just in the installation process, and will allow trapped condensation to wet the insulation and sheathing boards, corrode metal elements such as wiring cables and metal anchors, and blister paint finishes. Providing a tight wall vapor barrier, as well as a ventilated cavity behind wooden clapboards or siding appears to help insulated frame walls, if the interior relative humidity can be adjusted or monitored to avoid condensation. Correct placement of vapor retarders within building construction will vary by region, building construction, and type of climate control system.

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#### Surveying and Diagnosing Moisture Damage: Key Questions to Ask

It is important for the building to be surveyed first and the evidence and location of suspected moisture damage systematically recorded before undertaking any major work to correct the problem. This will give a baseline from which relative changes in condition can be noted.

When materials become wet, there are specific physical changes that can be detected and noted in a record book or on survey sheets. Every time there is a heavy rain, snow storm, water in the basement, or mechanical systems failure, the owner or consultant should note and record the way moisture is moving, its appearance, and what variables might contribute to the cause. *Standing outside to observe a building in the rain may answer many questions and help trace the movement of water into the building.* Evidence of deteriorating materials that cover more serious moisture damage should also be noted, even if it is not immediately clear what is causing the damage. ( For example, water stains on the ceiling may be from leaking pipes, blocked fan coil drainage pans above, or from moisture which has penetrated around a poorly sloped window sill above.) Don't jump to conclusions, but use a systematic approach to help establish an educated theory-or hypothesis-of what is causing the moisture problem or what areas need further investigation.

*Surveying moisture damage must be systematic so that relative changes can be noted.* Tools for investigating can be as simple as a notebook, sketch plans, binoculars, camera, aluminum foil, smoke pencil, and flashlight. The systematic approach involves looking at buildings from the top down and from the outside to the inside. Photographs, floor plans, site plan, and exterior elevations-even roughly sketched-should be used to indicate all evidence of damp or damaged materials, with notations for musty or poorly ventilated areas. Information might be needed on the absorption and permeability characteristics of the building materials and soils. Exterior drainage patterns should be noted and these base

plans referred to on a regular basis in different seasons and in differing types of weather. It is best to start with one method of periodic documentation and to use this same method each time. Because moisture is affected by gravity, many surveys start with the roof and guttering systems and work down through the exterior walls. Any obvious areas of water penetration, damaged surfaces, or staining should be noted. Any recurring damp or stain patterns, both exterior and interior, should also be noted with a commentary on the temperature, weather, and any other facts that may be relevant (driving rains, saturated soil, high interior humidity, recent washing of the building, presence of a lawn watering system, etc.).

The interior should be recorded as well, beginning with the attic and working down to the basement and crawl space. It may be necessary to remove damaged materials selectively in order to trace the path of moisture or to pinpoint a source, such as a leaking pipe in the ceiling. The use of a basic resistance moisture meter, available in many hardware stores, can identify moisture contents of materials and show, over time, if wall surfaces are drying or becoming damper. A smoke pencil can chart air infiltration around windows or draft patterns in interior spaces. For a quick test to determine if a damp basement is caused by saturated walls or is a result of condensation, tape a piece of foil onto a masonry surface and check it after a day or two; if moisture has developed behind the foil, then it is coming from the masonry. If condensation is on the surface of the foil, then moisture is from the air.

Comparing current conditions with previous conditions, historic drawings, photographs, or known alterations may also assist in the final diagnosis. A chronological record, showing improvement or deterioration, should be backed up with photographs or notations as to the changing size, condition, or features of the deterioration and how these changes have been affected by variables of temperature and rainfall. If a condition can be related in time to a particular event, such as efflorescence developing on a chimney after the building is no longer heated, it may be possible to isolate a cause, develop a hypothesis, and then test the hypothesis (by adding some temporary heat), before applying a remedial treatment. If the owner or consultant has access to moisture survey and monitoring equipment such as resistance moisture meters, dewpoint indicators, salt detectors, infrared thermography systems, psychrometer, fiber-optic boroscopes, and miniaturized video cameras, additional quantified data can be incorporated into the survey. If it is necessary to track the wetting and drying of walls over a period of time, deep probes set into walls and in the soil with connector cables to computerized data loggers or the use of long-term recording of hygrothermographs may require a trained specialist. Miniaturized fiber-optic video cameras can record the condition of subsurface drain lines without excavation. It should be noted, however, that *instrumentation, while extremely useful, cannot take the place of careful personal observation and analysis*. Relying on instrumentation alone rarely will give the owner the information needed to fully diagnose a moisture problem. To avoid jumping to a quick-potentially erroneous-conclusion, a series of questions should be asked first. This will help establish a theory or hypothesis that can be tested to increase the chances that a remedial treatment will control or manage existing moisture.

***How is water draining around building and site?*** What is the effectiveness of gutters and

downspouts? Are the slopes or grading around foundations adequate? What are the locations of subsurface features such as wells, cisterns, or drainage fields? Are there subsurface drainage pipes (or drainage boots) attached to the downspouts and are they in good working condition? Does the soil retain moisture or allow it to drain freely? Where is the water table? Are there window wells holding rain water? What is the flow rate of area drains around the site (can be tested with a hose for several minutes)? Is the storm piping out to the street sufficient for heavy rains, or does water chronically back up on the site? Has adjacent new construction affected site drainage or water table levels?

***How does water/moisture appear to be entering the building?*** Have all five primary sources of moisture been evaluated? What is the condition of construction materials and are there any obvious areas of deterioration? Did this building have a builder's trench around the foundation that could be holding water against the exterior walls? Are the interior bearing walls as well as the exterior walls showing evidence of rising damp? Is there evidence of hydrostatic pressure under the basement floor such as water percolating up through cracks? Has there been moisture damage from an ice dam in the last several months? Is damage localized, on one side of the building only, or over a large area?

***What are the principal moisture dynamics?*** Is the moisture condition from liquid or vapor sources? Is the attic moisture a result of vapor diffusion as damp air comes up through the cavity walls from the crawl space or is it from a leaking roof? Is the exterior wall moisture from rising damp with a tide mark or are there uneven spots of dampness from foundation splash back, or other ground moisture conditions? Is there adequate air exchange in the building, particularly in damp areas, such as the basement? Has the height of the water table been established by inserting a long pipe into the ground in order to record the water levels?

***How is the interior climate handling moisture?*** Are there areas in the building that do not appear to be ventilating well and where mold is growing? Are there historic features that once helped the building control air and moisture that can be reactivated, such as operable skylights or windows? Could dewpoint condensation be occurring behind surfaces, since there is often condensation on the windows? Does the building feel unusually damp or smell in an unusual way that suggest the need for further study? Is there evidence of termites, carpenter ants, or other pests attracted to moist conditions? Is a dehumidifier keeping the air dry or is it, in fact, creating a cycle where it is actually drawing moisture through the foundation wall?

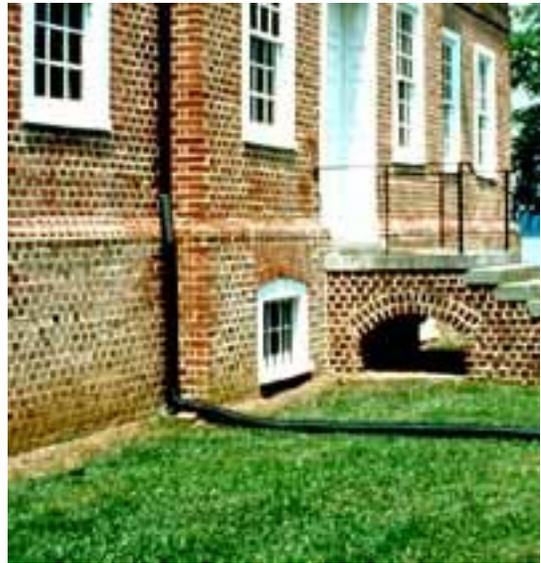
***Does the moisture problem appear to be intermittent, chronic, or tied to specific events?***

Are damp conditions occurring within two hours of a heavy rain or is there a delayed reaction?

Does rust on most nail heads in the attic indicate a condensation problem? What are the wet patterns that appear on a building wall during and after a rain storm? Is it localized or in large areas? Can these rain patterns be tied to gutter over-flows, faulty flashing, or saturation of absorbent materials? Is a repaired area holding up well over time or is there evidence that moisture is returning? Do moisture meter readings of wall cavities indicate they are wet, suggesting leaks or condensation in the wall?

Once a hypothesis of the source or sources of the moisture has been developed from observation and recording of data, it is often useful to prove or disprove this hypothesis with interim treatments, and, if necessary, the

additional use of instrumentation to verify conditions. For damp basements, test solutions can help determine the cause. For example, surface moisture in low spots should be redirected away from the foundation wall with regrading to determine if basement dampness improves. If there is still a problem, determine if subsurface downspout collection pipes or cast iron boots are not functioning properly. The above grade downspouts can be disconnected and attached to long, flexible extender pipes and redirected away from the foundation. If, after a heavy rain or a simulation using a hose, there is no improvement, look for additional ground moisture sources such as high water tables, hidden cisterns, or leaking water service lines as a cause of moisture in the basement. New data will lead to a new hypothesis that should be tested and verified. *The process of elimination can be frustrating, but is required if a systematic method of diagnosis is to be successful.*



**The owner used long black extender pipes to test a theory that it was faulty roof drainage causing the problem.**

**Photo: NPS files.**

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### Selecting an Appropriate Level of Treatment

The treatments that follow this section in chart format are divided into levels based on the degree of moisture problems. Level I covers preservation maintenance; Level II focuses on repair using historically compatible materials and essentially mitigating damaging moisture conditions; and Level III discusses replacement and alteration of materials that permit continued use in a chronically moist environment. It is important to begin with Level I and work through to a manageable treatment as part of the control of moisture problems. Buildings in serious decay will require treatments in Level II, and difficult or unusual site conditions may require more aggressive treatments in Level III. Caution should always be exercised when selecting a treatment. The treatments listed are a guide and not intended to be recommendations for specific projects as the key is always proper diagnosis.

Start with the repair of any obvious deficiencies using sound preservation maintenance. If moisture cannot be managed by maintenance alone, it is important to reduce it by mitigating problems *before* deteriorated historic materials are replaced. Treatments should not remove materials that can be preserved; should not involve extensive excavation unless there is a documented need; and should not include coating buildings with waterproof sealers that can exacerbate an existing problem. Some alteration to historic materials, structural systems, mechanical systems, windows, or finishes may be needed when excessive site moisture cannot be controlled by drainage systems, or in areas prone to floods. These changes, however, should, be sensitive to preserving those materials, features, and finishes that convey the historic character of the building and site.

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### Level I Preservation Maintenance

Exterior: Apply cyclical maintenance procedures to eliminate rain and moisture infiltration.



**Installing ventilating fans can improve damp conditions or reduce cooling loads. Photo: NPS files.**

**Roofing/ guttering:** Make weather-tight and operational; inspect and clean gutters as necessary depending on number of nearby trees, but at least twice a year; inspect roofing at least once a year, preferably spring; replace missing or damaged roofing shingles, slates, or tiles; repair flashing; repair or replace cracked downspouts.

**Walls:** Repair damaged surface materials; repoint masonry with appropriately formulated mortar; prime and repaint wooden, metal, or masonry elements or surfaces; remove efflorescence from masonry with non-metallic bristle brushes.

**Window and door openings:** Eliminate cracks or open joints; caulk or repoint around openings or steps; repair or reset weatherstripping; check flashing; repaint, as

necessary.

Ground: Apply regular maintenance procedures to eliminate standing water and vegetative threats to building/site.

**Grade:** Eliminate low spots around building foundations; clean out existing downspout boots twice a year or add extension to leaders to carry moisture away from foundation; do a hose test to verify that surface drains are functioning; reduce moisture used to clean steps and walks; eliminate the use of chlorides to melt ice which can increase freeze/thaw spalling of masonry; check operation of irrigation systems, hose bib leaks, and clearance of air conditioning condensate drain outlets.

**Crawl space:** Check crawl space for animal infestation, termites, ponding moisture, or high moisture content; check foundation grilles for adequate ventilation; seasonally close grilles when appropriate-in winter, if not needed, or in summer if hot humid air is diffusing into air conditioned space.

**Foliage:** Keep foliage and vines off buildings; trim overhanging trees to keep debris from gutters and limbs from rubbing against building; remove moisture retaining elements, such as firewood, from foundations.



**A vent may be added if there is none. Close grilles in the summer, if hot humid air is getting into air conditioned spaces. Photo: NPS files.**

Basements and foundations: Increase ventilation and maintain surfaces to avoid moisture.

**Equipment:** Check dehumidifiers, sump pump, vent fans, and water detection or alarm systems for proper maintenance as required; check battery back-up twice a year.

**Piping/ductwork:** Check for condensation on pipes and insulate/seal joints, if necessary.

Interior: Maintain equipment to reduce leaks and interior moisture.

**Plumbing pipes:** Add insulation to plumbing or radiator pipes located in areas subject to freezing, such as along outside walls, in attics, or in unheated basements.

**Mechanical equipment:** Check condensation pans and drain lines to keep clear; insulate and seal joints in exposed metal ductwork to avoid drawing in moist air.

**Cleaning:** Routinely dust and clean surfaces to reduce the amount of water or moist chemicals used to clean building;

caulk around tile floor and wall connections; and maintain floor grouts in good condition.

**Ventilation:** Reduce household-produced moisture, if a problem, by increasing ventilation; vent clothes driers to the outside; install and always use exhaust fans in restrooms, bathrooms, showers, and kitchens, when in use.

Level II Repair and Corrective Action

Exterior: Repair features that have been damaged. Replace an extensively deteriorated feature with a new feature that matches in design, color, texture, and where possible, materials.

**Roofing:** Repair roofing, parapets and overhangs that have allowed moisture to enter; add ice and water shield membrane to lower 3-4 feet or roofing in cold climates to limit damage from ice dams; increase attic ventilation, if heat and humidity build-up is a problem. Make gutters slope @ 1/8" to the foot. Use professional handbooks to size gutters and reposition, if necessary and appropriate to historic architecture. Add ventilated chimney caps to unused chimneys that collect rain water.

**Walls:** Repair spalled masonry, terra cotta, etc. by selectively installing new masonry units to match; replace rotted clapboards too close to grade and adjust grade or clapboards to achieve adequate clearance; protect or cover open window wells.

Ground: Correct serious ground water problems; capture and dispose of downspout water away from foundation; and control vapor diffusion of crawlspace moisture.

**Grade:** Re-establish positive sloping of grade; try to obtain 6" of fall in the first 10' surrounding building foundation; for buildings without gutter systems, regrade and install a



**New drainage systems for roof run-off may be installed in order to remove moisture from the base of the building. Photo: NPS files.**

positive subsurface collection system with gravel, or waterproof sheeting and perimeter drains; adjust pitch or slope of eave line grade drains or French drains to reduce splash back onto foundation walls; add subsurface drainage boots or extension pipes to take existing downspout water away from building foundation to the greatest extent feasible.

**Crawl space:** Add polyethylene vapor barrier (heavy construction grade or Mylar ) to exposed dirt in crawlspace if monitoring indicates it is needed and there is no rising damp; add ventilation grilles for additional cross ventilation, if determined advisable.

Foundations and Basements: Correct existing high moisture levels, if other means of controlling ground moisture are inadequate.

**Mechanical devices:** Add interior perimeter drains and sump pump; add dehumidifiers for seasonal control of humidity in confined, unventilated space ( but don't create a problem with pulling dampness out of walls); add ventilator fans to improve air flow, but don't use both the dehumidifier and ventilator fan at the same time.

**Walls:** Remove commentates coatings, if holding rising damp in walls; coat walls with vapor permeable lime based rendering plaster, if damp walls need a sacrificial coating to protect mortar from erosion; add termite shields, if evidence of termites and dampness cannot be controlled.

**Framing:** Reinforce existing floor framing weakened by moisture by adding lolly column support and reinforcing joist ends with sistered or parallel supports. Add a vapor impermeable shield, preferably non-ferrous metal, under wood joists coming into contact with moist masonry.

Interior: Eliminate areas where moisture is leaking or causing a problem

**Plumbing:** Replace older pipes and fixtures subject to leaking or overflowing; insulate water pipes subject to condensation.

**Ventilation:** Add exhaust fans and whole house fans to increase air flow through buildings, if areas are damp or need more ventilation to control mold and mildew.

**Climate:** Adjust temperature and relative humidity to manage interior humidity; Correct areas of improperly balanced pressure for HVAC systems that may be causing a moisture problem.

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### *Level III Replacement / Alterations For Chronically Damp Conditions*

Exterior: Undertake exterior rehabilitation work that follows professional repair practices- i.e., replace a deteriorated feature with a new feature to match the existing in design, color, texture, and when possible, materials. In some limited situations, non-historic materials may be necessary in unusually wet areas

**Roofs:** Add ventilator fans to exhaust roofs but avoid large projecting features whose designs might negatively affect the appearance of the historic roof. When replacing roofs, correct conditions that have caused moisture problems, but keep the overall appearance of the roof; for example, ventilate under wooden shingles, or detail standing seams to avoid buckling and cracking. Be attentive to provide extra protection for internal or built-in gutters by using the best quality materials, flashing, and vapor impermeable connection details.

**Walls:** If insulation and vapor barriers are added to frame walls, consider maintaining a ventilation channel behind the exterior cladding to avoid peeling and blistering paint

occurrences.

**Windows:** Consider removable exterior storm windows, but allow operation of windows for periodic ventilation of cavity between exterior storm and historic sash. For stained glass windows using protective glazing, use only ventilated storms to avoid condensation as well as heat build-up.

**Ground:** Control excessive ground moisture. This may require extensive excavations, new drainage systems, and the use of substitute materials. These may include concrete or new sustainable recycled materials for wood in damp areas when they do not impact the historic appearance of the building.

**Grade:** Excavate and install water collection systems to assist with positive run-off of low lying or difficult areas of moisture drainage; use drainage mats and under finished grade to improve run-off control; consider the use of column plinth blocks or bases that are ventilated or constructed of non-absorbent substitute materials in chronically damp areas. Replace improperly sloped walks; repair non-functioning catch basins and site drains; repair settled areas around steps and other features at grade.

**Foundations:** Improve performance of foundation walls with damp-proof treatments to stop infiltration or damp course layers to stop rising damp. Some substitute materials may need to be selectively integrated into new features.

**Walls:** excavate, repoint masonry walls, add footing drains, and waterproof exterior subsurface walls; replace wood sill plates and deteriorated structural foundations with new materials, such as pressure treated wood, to withstand chronic moisture conditions; materials may change, but overall appearance should remain similar. Add dampcourse layer to stop rising damp; avoid chemical injections as these are rarely totally effective, are not reversible, and are often visually intrusive.

**Interior:** Control the amount of moisture and condensation on the interiors of historic buildings. Most designs for new HVAC systems will be undertaken by mechanical engineers, but systems should be selected that are appropriate to the resource and intended use.

**Windows, skylights:** Add double and triple glazing, where necessary to control condensation. Avoid new metal sashes or use thermal breaks where prone to heavy condensation.

**Mechanical systems:** Design new systems to reduce stress on building exterior. This might require insulating and tightening up the building exterior, but provisions must be made for adequate air flow. A new zoned system, with appropriate transition insulation, may be effective in areas with differing climatic needs.

**Control devices/Interior spaces:** If new climate control systems are added, design back-up controls and monitoring systems to protect from interior moisture damage.

**Walls:** If partition walls sit on floors that periodically flood, consider spacers or isolation membranes behind baseboards to stop moisture from wicking up through absorbent materials.

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### Ongoing Care

Once the building has been repaired and the larger moisture issues addressed, it is important to keep a record of additional evidence of moisture problems and *to protect the historic or old building through proper cyclical maintenance*. In some cases, particularly in

museum environments, it is critical to monitor areas vulnerable to moisture damage. In a number of historic buildings, in-wall moisture monitors are used to ensure that the moisture purposely generated to keep relative humidity at ranges appropriate to a museum collection does not migrate into walls and cause deterioration. The potential problem with all systems is the failure of controls, valves, and panels over time. Back-up systems, warning devices, properly trained staff and an emergency plan will help control damage if there is a system failure.

Ongoing maintenance and vigilance to situations that could potentially cause moisture damage must become a routine part of the everyday life of a building. The owner or staff responsible for the upkeep of the building should inspect the property weekly and note any leaks, mustiness, or blocked drains. Again, observing the building during a rain will test whether ground and gutter drainage are working well.

For some buildings a back-up power system may be necessary to keep sump pumps working during storms when electrical power may be lost. For mechanical equipment rooms, condensation pans, basement floors, and laundry areas where early detection of water is important, there are alarms that sound when their sensors come into contact with moisture.

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## Conclusion

Moisture in old and historic buildings, though difficult to evaluate, can be systematically studied and the appropriate protective measures taken. Much of the documentation and evaluation is based on common sense combined with an understanding of historic building materials, construction technology, and the basics of moisture and air movement. Variables can be evaluated step by step and situations creating direct or secondary moisture damage can generally be corrected. The majority of moisture problems can be mitigated with maintenance, repair, control of ground and roof moisture, and improved ventilation. For more complex situations, however, a thorough diagnosis and an understanding of how the building handles moisture *at present*, can lead to a treatment that solves the problem without damaging the historic resource.

It is usually advantageous to eliminate one potential source of moisture at a time. Simultaneous treatments may set up a new dynamic in the building with its own set of moisture problems. Implementing changes sequentially will allow the owner or preservation professional to track the success of each treatment.

Moisture problems can be intimidating to a building owner who has diligently tried to control them. Keeping a record of evidence of moisture damage, results of diagnostic tests, and remedial treatments, is beneficial to a building's long-term care. The more complete a survey and evaluation, the greater the success in controlling unwanted moisture now and in the future.

Holding the line on unwanted moisture in buildings will be successful if 1) there is constant concern for signs of problems and 2) there is ongoing physical care provided by those who understand the building, site, mechanical systems, and the previous efforts to deal with moisture. For properties with major or difficult-to-diagnose problems, a team approach is often most effective. The owner working with properly trained contractors and consultants can monitor, select, and implement treatments within a preservation context in order to

manage moisture and to protect the historic resource.

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#### Glossary

- Air flow/ infiltration:** The movement that carries moist air into and through materials. Air flow depends on the difference between indoor and outdoor pressures, wind speed and direction as well as the permeability of materials.
- Bulk water:** The large quantity of moisture from roof and ground run-off that can enter into a building either above grade or below grade.
- Capillary action:** The force that moves moisture through the pore structure of materials. Generally referred to as rising damp, moisture at or below the foundation level will rise vertically in a wall to a height at which the rate of evaporation balances the rate at which it

can be drawn up by capillary forces.

*Condensation:* The physical process by which water vapor is transformed into a liquid when the relative humidity of the air reaches 100% and the excess water vapor forms, generally as droplets, on the colder adjacent surface.

*Convection:* Heat transfer through the atmosphere by a difference in force or air pressure is one type of air transport. Sometimes referred to as the "stack effect," hotter less dense air will rise, colder dense air will fall creating movement of air within a building.

*Dewpoint:* The temperature at which water vapor condenses when the air is cooled at a constant pressure and constant moisture content.

*Diffusion:* The movement of water vapor through a material. Diffusion depends on vapor pressure, temperature, relative humidity, and the permeability of a material.

*Evaporation:* The transformation of liquid into a vapor, generally as a result of rise of temperature, is the opposite of condensation. Moisture in damp soil, such as in a crawl space, can evaporate into the air, raise the relative humidity in that space, and enter the building as a vapor.

*Ground moisture:* The saturated moisture in the ground as a result of surface run-off and naturally occurring water tables. Ground moisture can penetrate through cracks and holes in foundation walls or can migrate up from moisture under the foundation base.

*Monitoring instrumentation:* These devices are generally used for long term diagnostic analysis of a problem, or to measure the performance of a treatment, or to measure changes of conditions or environment. In-wall probes or sensors are often attached to data-loggers which can be down-loaded into computers.

*Permeability:* A characteristic of porosity of a material generally listed as the rate of diffusion of a pressurized gas through a material. The pore structure of some materials allows them to absorb or adsorb more moisture than other materials. Limestones are generally more permeable than granites.

*Relative humidity (RH):* Dampness in the air is measured as the percent of water vapor in the air at a specific temperature relative to the amount of water vapor that can be held in a vapor form at that specific temperature.

*Survey instrumentation:* technical instrumentation that is used on-site to provide quick readings of specific physical conditions. Generally these are hand-held survey instruments, such as moisture, temperature and relative humidity readers, dewpoint sensors, and fiber optic boroscopes.

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## Acknowledgments

**Sharon C. Park, AIA** is the Senior Historical Architect, Technical Preservation Services, Heritage Preservation Services Program, National Park Service, Washington, D.C. The author wishes to thank the following individuals and organizations for providing technical review and other assistance in developing this publication: The attendees, speakers, and sponsors of the Diagnosing Moisture in Historic Buildings Symposium held in Washington, DC in 1996 and funded by a grant from the National Center for Preservation Technology and Training, National Park Service ; Hugh C. Miller, FAIA; Michael Henry, AIA, PE, PP; Baird M. Smith, AIA; Ernest A. Conrad, P.E.; William B. Rose; Rebecca Stevens. AIA; Wendy Claire Jessup; Elizabeth Sasser, AIA; Bryan Blundell; George Siekkinen, AIA; Larry D. Dermody; Kimberly A.

Konrad; Barbara J. Mangum and the Isabella Stewart Gardner Museum, Boston; Gunston Hall Plantation; Friends of Meridian Hill; Friends of Great Falls Tavern; The National Trust for Historic Preservation; Thomas McGrath, Douglas C. Hicks and The Williamsport Preservation Training Center, NPS; the staff at Heritage Preservation Services, NPS, Charles E. Fisher, Brooks Prueher, Anne E. Grimmer, Antoinette Lee, and especially Kay D. Weeks. This publication has been prepared pursuant to the National Historic Preservation Act, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Comments about this publication should be directed to de Teel Patterson Tiller, Acting Manager, Heritage Preservation Services Program, National Park Service, P.O. Box 37127, Washington, DC 20013-7127. This publication is not copyrighted and can be reproduced without penalty. Copyright photographs included in this publication may not be used to illustrate publications other than as a reference to this Preservation Brief, without permission of the owners. Normal procedures for credit to the authors and the National Park Service are appreciated.  
Washington, DC October, 1996

**Home page logo: Invasive vegetation on a brick wall. Photo: Richard Wagner, AIA.**

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*This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Technical Preservation Services (TPS), Heritage Preservation Services Division, National Park Service prepares standards, guidelines, and other educational materials on responsible historic preservation treatments to a broad public.*

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KDW

**RESOLUTION NO. 2  
SERIES 2012**

**A RESOLUTION ESTABLISHING ADDITIONAL INCENTIVES FROM THE HISTORIC PRESRVATION FUND TO ENCOURAGE HISTORIC LANDMARK DESIGNATIONS AND NEW BUILDINGS OF CHARACTER FOR RESIDENTIAL AND COMMERCIAL PROPERTIES IN THE CITY OF LOUISVILLE AND TO FACILITATE THE ASSESSMENT OF PROTECTED STRUCTURES**

**WHEREAS**, historic properties and buildings of character in the City of Louisville (the "City") are major contributors to the City's economic prosperity and quality of life; and,

**WHEREAS**, the Louisville City Council, pursuant to the City Charter, established a Historic Preservation Commission to assist it in the preservation and landmarking of these properties; and,

**WHEREAS**, when properties are locally landmarked they are preserved for future posterity and enjoyment and continue contribution to the unique character of the City; and

**WHEREAS**, at the November 4, 2008 election, the voters approved a ballot issue to levy one-eighth of one percent (1/8%) sales tax for purposes of historic preservation purposes within Historic Old Town Louisville; and,

**WHEREAS**, City council by Ordinance No. 1544, Series 2008, imposed the tax approved by the voters and established the Historic Preservation Fund; and

**WHEREAS**, the City Council by Resolution No. 20, Series 2009, created provisions related to the administration and uses of the Historic Preservation Fund; and

**WHEREAS**, Resolution No. 20, Series 2009, authorized the creation of a grant program to assist property owners in the rehabilitation and restoration of historic properties and new buildings of character;

**WHEREAS**, Resolution No. 20, Series 2010, authorized the creation of incentives to assist property owners in the rehabilitation and restoration of historic properties;

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

In order to further facilitate and enhance the implementation of Resolution 20, Series 2009, and Resolution No. 20, Series 2010 the following provisions shall be enacted:

**Section 1.** Incentive program to encourage owners of historic structures and buildings of character to seek designations as landmarks or structures of merit:

- a. An incentive of \$10,000 shall be awarded to commercial property owners whose properties are declared landmarks pursuant to Chapter 15.36 of the Louisville Municipal Code, with the intended protections for landmarks pursuant to that chapter.
- b. An incentive of \$10,000 shall be awarded to commercial property owners whose properties are designated a Structure of Merit and who grant a conservation easement approved by the Louisville City Council. A property subject to a conservation easement is also subject to requirements for alteration certificates.
- c. While property owners are encouraged to enhance and preserve the historic character of their property, incentives made under this section have no conditions other than landmark status or designation as a structure of merit.

**Section 2.** Grant program to conduct structural assessments of protected structures:

- a. Any structure that is declared a landmark pursuant to Chapter 15.36 of the Louisville Municipal Code, or which is declared a Structure of Merit by the Historic Preservation Commission, shall undergo a building assessment to develop a preservation plan to establish priorities for the maintenance of the property.
- b. For a period of 18 months from when a property is declared a landmark pursuant to Chapter 15.36 of the Louisville Municipal Code, or declared a Structure of Merit by the Historic Preservation Commission, the owner of the property shall be eligible for a grant from the Historic Preservation Fund in the amount of up to \$900 for residential properties or up to \$6,000 for commercial properties. Such grants shall be used solely to offset a portion or all of the cost of conducting a building assessment as described in this Section.
- c. The assessment shall be conducted by a qualified consultant under contract with the City, or by a qualified consultant of the owner's choosing.

- d. An exception to the requirement for a building assessment may be granted by the Historic Preservation Commission for good cause.

**Section 3.** Flexible grants for preserving, restoring, rehabilitating, or protecting landmarked property:

- a. For a period of 18 months from when a property is declared a landmark pursuant to Chapter 15.36 of the Louisville Municipal Code the owner of the property shall be eligible for a grant from the Historic Preservation Fund in the amount of up to \$5,000 for residential structures and up to \$65,000 for commercial structures. These grants are available for the following purposes:
  - i. Preservation and restoration: These projects include measures directed towards sustaining the existing form, integrity, and materials of a historic property, including preliminary measures to protect and stabilize the property. Up to 10% of a grant may be used for one-time actions considered routine maintenance. Routine maintenance includes painting, refinishing and exterior cleaning.
  - ii. Rehabilitation: These projects include measures directed toward adapting a property to make efficient contemporary use of it while sensitively preserving the features of the property, which are significant to its historical, architectural, and cultural values. Sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make the property functional is appropriate within a rehabilitation project. This category also includes the restoration of a property to a specific, significant point in its history.
  - iii. Pre-development: These projects include assessments of past and present historical features of a property for the purpose of properly and adequately documenting these characteristics. This includes assessing the physical condition of any existing historic features. Grants for this purpose will be available to individuals desiring to do restoration and renovation projects.
- b. Grant funding may only be expended for the activities listed in this section for landmarked portions of a property.

**Section 4.** Incentive grants to encourage conservation easements on properties which contribute to the character, historical or architectural merit in Downtown Louisville and which are not eligible to be landmarked:

- a. For a period of 18 months from when a property is designated by the City Council as a structure of merit, the owner of the property shall be eligible for a grant from the Historic Preservation Fund in the amount of up to \$50,000. These grants are available for:
  - i. Preserving, rehabilitating, restoring or protecting the property.
  - ii. Offsetting costs of preserving the structural merit of a building that is being expanded pursuant to Section 17.16.280 and 17.28.050 of the Louisville Municipal Code.
- b. Grant funding may only be expended for the activities listed in this section for those portions of a property designated to be a structure of merit.

**Section 5.** Focused preservation and/or restoration grants with matching funding requirements:

- a. In addition to being eligible for the grants listed elsewhere in this Resolution, a property declared a landmark pursuant to Chapter 15.36 of the Louisville Municipal Code is eligible for a grant from the Historic Preservation Fund in the amount of up to \$100,000 for commercial structures and up to \$15,000 for residential structures activities described in this Section, or a series of grants totaling \$100,000 for commercial structures and up to \$15,000 for residential structures.
- b. In addition to being eligible for the grants listed elsewhere in this Resolution, a property designated by the City Council as a structure of merit is eligible for a grant from the Historic Preservation Fund in the amount of up to \$75,000 for commercial structures activities described in this Section.
- c. Grants specified in this section may only be used for preservation and/or restoration projects: These projects include measures directed towards sustaining the existing form, integrity, and materials of a historic property. None of the funding awarded pursuant to this section may be used for any actions considered routine maintenance. Routine maintenance includes painting, refinishing and exterior cleaning.
- d. All grants authorized under this Section shall be conditioned on the applicant matching at least one hundred percent (100 %) of the

amount of the grant with expenditures or an equivalent value of approved in-kind services that are integral to the project that is deemed eligible for a grant from the Historic Preservation Fund.

**Section 6. New construction grants:**

Owners of property on which new commercial structures or additions to existing commercial structures are proposed are eligible for grants of up to \$75,000 total from the Historic Preservation Fund in order 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.

**Section 7. Maximum grant amounts and procedures:**

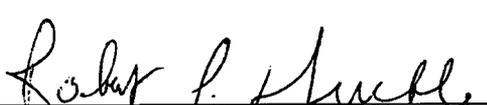
- a. The maximum combined amount of incentive and grant funding from the Historic Preservation Fund that any property may receive is limited to the following:
  - i. \$21,900 per property for a landmark residential structure
  - ii. \$181,000 per property for a landmark commercial structure
  - iii. \$141,000 per property for a designated commercial structure of merit
  - iv. \$75,000 for any new commercial construction project that limits the mass, scale, and number of stories; preserves setbacks, preserves pedestrian walkways between buildings; and utilizes materials typical of historic buildings, above mandatory requirements.
- b. These limitations may be exceeded upon recommendation of the Historic Preservation Commission and approval by City Council upon a showing of extraordinary circumstances. Any grant exceeding the above limitations shall be conditioned on the applicant matching at least one hundred percent (100%) of the amount of the grant with expenditures or an equivalent value of approved in-kind services that are integral to the project that is deemed eligible for a grant from the Historic Preservation Fund.
- c. The Historic Preservation Commission will review all grant applications and make recommendations to the City Council for approval or disapproval. The City Council may approve, deny or return a proposal to the HPC for further information.

- d. Grants may be given in installments upon the satisfactory completion of portions of the project, or given in total upon the satisfactory completion of the project. Conditions for the satisfactory completion of the project shall be given when the grant is awarded. Grants may be revoked if the conditions are not met. Grants given prior to the beginning of a project may be given only in suitable situations, as recommended by the HPC and approved by City Council.
- e. In addition to the procedures outlined herein, the administration of grants shall be in compliance with all applicable procedures in Resolution No. 20, Series 2009.

PASSED AND ADOPTED this 3<sup>RD</sup> day of January 2012.



  
Nancy Varra, City Clerk

  
Robert P. Muckle, Mayor

## MEMORANDUM

**To:** Historic Preservation Commission Members  
**From:** Department of Planning and Building Safety  
**Subject:** Historic Context RFP  
**Date:** **July 18, 2016**

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The Preservation Master Plan lists the following as an immediate action item:

- ***Research and document Louisville's history***  
*In preparation for the Downtown Survey and other surveys, Louisville's historic contexts need to be written. The historic contexts outlined in the Preservation Master Plan are: 1) Louisville's Residential Development, 2) Louisville's Commercial Development, 3) Louisville's Agricultural, Railroad, and Mining Origins. The cost for each context is estimated at \$20,000-\$28,000.*

Staff drafted the attached Request For Proposals for historic preservation consulting services to develop three historic context reports as outlined in the Preservation Master Plan. Staff is looking for comments on the draft RFP.

## **REQUEST FOR PROPOSALS FOR Historic Preservation Consulting Services**

The City of Louisville is accepting proposals from qualified contractors (“contractor”) to provide historic preservation consulting services for three historic context reports in Louisville. Please review the following pages for complete information on the request for proposal process.

### Timeline of Activities and Proposal Format

- Four (4) copies of each proposal shall be submitted per the RFP and one copy in MS Word or PDF on a CD or USB drive.
- The City of Louisville will receive proposals in response to this RFP until 4:00 pm, “our clock” on September 1, 2016. Proposals received after that time will not be reviewed. Proposals must be in a sealed envelope plainly marked with the project name “Historic Preservation Consulting Services”, and shall be addressed as follows:

Lauren Trice, AICP  
City of Louisville  
749 Main Street  
Louisville CO 80027

- Interviews of applicants selected by City for interview (if necessary) – beginning the week of September 12, 2016.
- Anticipate final selection by the week of September 26, 2016.
- Contract executed by the City approximately October 3, 2016.

# REQUEST FOR PROPOSALS FOR Historic Preservation Consulting Services

## **Section 1. Summary of Request**

**Purpose** – The City of Louisville adopted its first Preservation Master Plan in October 2015. The City is developing historic contexts as a part of implementing its city-wide Preservation Master Plan.

The Preservation Master Plan lists development of historic contexts as an immediate action item and recommends three themes:

1. Louisville’s Residential Development
2. Louisville’s Commercial Development
3. Louisville’s Agricultural, Railroad, and Mining Origins

The Preservation Master Plan is available here:

<http://www.louisvilleco.gov/home/showdocument?id=5467>

The selected consultant team will be expected to participate in public meetings, conduct research, and develop a final report. Louisville is seeking a consultant with experience in developing historic context reports.

Questions regarding the proposal can be directed to:

Lauren Trice City of Louisville 749 Main Street Louisville CO 80027	303.335.4594 laurent@LouisvilleCO.gov
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## **Section 2. Scope of Work**

The Scope of Work follows the National Park Service standards for developing historic contexts. [https://www.nps.gov/history/local-law/Arch\\_Standards.htm#dev](https://www.nps.gov/history/local-law/Arch_Standards.htm#dev)

The selected consultant will be expected to perform the tasks in Scope of Work below with support from City Staff:

Step 1 – Meet with City Staff, Historic Preservation Commission and community member to identify the concept, time period and geographical limits for the historic context

Step 2 – Assemble the existing information about each historic context with assistance from Planning Staff and the Museum Coordinator

Step 3 – Create written narrative of each historic context

Step 4 – Define property types for each historic context

Step 5 – Develop goals/next steps for identifying, evaluating, registering and treating properties

Step 6 – Submit final document to City staff for review and present to Historic Preservation Commission and City Council

### **Section 3. Standard Terms and Conditions**

A copy of the City's standard contract is attached. When preparing a proposal for submission in response to this RFP, contractors should be aware of the following terms and conditions which have been established by the City of Louisville:

- This request for proposals is not an offer to contract. The provisions in this RFP and any purchasing policies or procedures of the City are solely for the fiscal responsibility of the City, and confer no rights, duties or entitlements to any party submitting proposals. The City of Louisville reserves the right to reject any and all proposals, to consider alternatives, to waive any informalities and irregularities, and to re-solicit proposals.
- The City of Louisville reserves the right to conduct such investigations of and discussions with those who have submitted proposals or other entities as they deem necessary or appropriate to assist in the evaluation of any proposal or to secure maximum clarification and completeness of any proposal.
- The successful proposer shall be required to sign a contract with the City in a form provided by and acceptable to the City. The contractor shall be an independent contractor of the City.
- The City of Louisville assumes no responsibility for payment of any expenses incurred by any proponent as part of the RFP process.
- The following criteria will be used to evaluate all proposals:
  - The contractor's interest in the services which are the subject of this RFP, as well as their understanding of the scope of such services and the specific requirements of the City of Louisville.
  - The reputation, experience, and efficiency of the contractor.
  - The ability of the contractor to provide quality services within time and funding constraints. However, cost is not a mandatory evaluation criterion.
  - The general organization of the proposal: Special consideration will be given to submittals which are appropriate, address the goals; and provide in a clear and concise format the requested information.
  - Such other factors as the City determines are relevant to consideration of the best interests of the City.

#### **Section 4. Required Submittals**

- Provide the name, address, and email address of contractor. If an entity, provide the legal name of the entity and the names of the entity's principal(s) who is proposed to provide the services.
- Provide a review of qualifications and relevant experience for all team members involved and briefly explain how you plan to complete the required tasks.
- Provide examples of historic context reports with a description of the process used to develop the historic context. Be sure to include how the community was involved in the process.
- Provide a scope of work including how all three contexts will be completed, a timeline of completion, and the estimated cost. If you have alternative recommendations to our proposed process, you may include that as "alternative process" and include it in your scope of work, but please include it as a separate element in your scope of work.
- Provide references for your work.
- Review the City's standard contract and highlight any concerns.
- Provide the completed pre-contract certification and return with your proposal.

Thank you, we look forward to reviewing your proposal.

## **City of Louisville Public Services Contract Addendum Prohibition Against Employing Illegal Aliens**

Prohibition Against Employing Illegal Aliens. Contractor shall not knowingly employ or contract with an illegal alien to perform work under this contract. Contractor shall not enter into a contract with a subcontractor that fails to certify to the Contractor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this contract.

Contractor will participate in either the E-verify program or the Department program, as defined in C.R.S. § 8-17.5-101(3.3) and 8-17.5-101(3.7), respectively, in order to confirm the employment eligibility of all employees who are newly hired for employment to perform work under the public contract for services. Contractor is prohibited from using the E-verify program or the Department program procedures to undertake pre-employment screening of job applicants while this contract is being performed.

If Contractor obtains actual knowledge that a subcontractor performing work under this contract for services knowingly employs or contracts with an illegal alien, Contractor shall:

- a. Notify the subcontractor and the City within three days that the Contractor has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and
- b. Terminate the subcontract with the subcontractor if within three days of receiving the notice required pursuant to this paragraph the subcontractor does not stop employing or contracting with the illegal alien; except that the Contractor shall not terminate the contract with the subcontractor if during such three days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.

Contractor shall comply with any reasonable request by the Department of Labor and Employment made in the course of an investigation that the Department is undertaking pursuant to the authority established in C.R.S. § 8-17.5-102(5).

If Contractor violates a provision of this Contract required pursuant to C.R.S. § 8-17.5-102, City may terminate the contract for breach of contract. If the contract is so terminated, the Contractor shall be liable for actual and consequential damages to the City.

**Pre-Contract Certification in Compliance with C.R.S. Section 8-17.5-102(1)**

The undersigned hereby certifies as follows:

That at the time of providing this certification, the undersigned does not knowingly employ or contract with an illegal alien; and that the undersigned will participate in the E-Verify program or the Department program, as defined in C.R.S. § § 8-17.5-101(3.3) and 8-17.5-101(3.7), respectively, in order to confirm the employment eligibility of all employees who are newly hired for employment to perform under the public contract for services.

Proposer:

\_\_\_\_\_

By \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_

Date

**DISCLOSURE STATEMENT**

Vendor must disclose any possible conflict of interest with the City of Louisville including, but not limited to, any relationship with any City of Louisville elected official or employee. Your response must disclose if a known relationship exists between any principal of your firm and any City of Louisville elected official or employee. If, to your knowledge, no relationship exists, this should also be stated in your response. Failure to disclose such a relationship may result in cancellation of a contract as a result of your response. This form must be completed and returned in order for your proposal to be eligible for consideration.

NO KNOWN RELATIONSHIPS EXIST \_\_\_\_\_

RELATIONSHIP EXISTS (Please explain relationship)

\_\_\_\_\_  
\_\_\_\_\_

I CERTIFY THAT:

1. I, as an officer of this organization, or per the attached letter of authorization, am duly authorized to certify the information provided herein are accurate and true as of the date; and
2. My organization shall comply with all State and Federal Equal Opportunity and Non-Discrimination requirements and conditions of employment.
- 3.

\_\_\_\_\_  
Printed or Typed Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

**STANDARD DRAFT CONTRACT**

**AN AGREEMENT BY AND BETWEEN THE CITY OF LOUISVILLE  
AND \_\_\_\_\_  
FOR CONSULTING SERVICES**

**1).0 PARTIES**

The parties to this Agreement are the **City of Louisville**, a Colorado home rule municipal corporation, hereinafter referred to as the “City”, and \_\_\_\_\_, a \_\_\_\_\_, hereinafter referred to as the “Consultant”.

**2).0 RECITALS AND PURPOSE**

- a) The City desires to engage the Consultant for the purpose of providing \_\_\_\_\_ services as further set forth in the Consultant’s Scope of Services (which services are hereinafter referred to as the “Services”).
- b) The Consultant represents that it has the special expertise, qualifications and background necessary to complete the Services.

**3).0 SCOPE OF SERVICES**

The Consultant agrees to provide the City with the specific Services and to perform the specific tasks, duties and responsibilities set forth in Scope of Services attached hereto as Exhibit “B” and incorporated herein by reference.

**4).0 COMPENSATION**

- a) The City shall pay the Consultant for services under this agreement a total not to exceed the amounts set forth in Exhibit “C” attached hereto and incorporated herein by this reference. [Further revise as needed to reflect whether contract is hourly or flat amount]. The City shall pay mileage and other reimbursable expenses (such as meals, parking, travel expenses, necessary memberships, etc.) which are deemed necessary for performance of the services and which are pre-approved by the City Manager. The foregoing amounts of compensation shall be inclusive of all costs of whatsoever nature associated with the Consultant’s efforts, including but not limited to salaries, benefits, overhead, administration, profits, expenses, and outside consultant fees. The Scope of Services and payment therefor shall only be changed by a properly authorized amendment to this Agreement. No City employee has the authority to bind the City with regard to any payment for any services which exceeds the amount payable under the terms of this Agreement.
- b) The Consultant shall submit monthly an invoice to the City for Services rendered and a detailed expense report for pre-approved, reimbursable expenses incurred during the previous month. The invoice shall document the Services provided during the preceding month, identifying by work category and subcategory the work and tasks performed and such other information as may be required by the City. The Consultant shall provide

such additional backup documentation as may be required by the City. The City shall pay the invoice within thirty (30) days of receipt unless the Services or the documentation therefor are unsatisfactory. Payments made after thirty (30) days may be assessed an interest charge of one percent (1%) per month unless the delay in payment resulted from unsatisfactory work or documentation therefor.

#### **5).0 PROJECT REPRESENTATION**

- a) The City designates \_\_\_\_\_ as the responsible City staff to provide direction to the Consultant during the conduct of the Services. The Consultant shall comply with the directions given by \_\_\_\_\_ and such person's designees.
- b) The Consultant designates \_\_\_\_\_ as its project manager and as the principal in charge who shall be providing the Services under this Agreement. [The Services shall not be provided by persons other than \_\_\_\_\_.] [or] [Should any of the representatives be replaced, particularly \_\_\_\_\_, and such replacement require the City or the Consultant to undertake additional reevaluations, coordination, orientations, etc., the Consultant shall be fully responsible for all such additional costs and services.]

#### **6).0 TERM**

The term of this Agreement shall be \_\_\_\_\_, 200\_\_ to \_\_\_\_\_, 200\_\_, unless sooner terminated pursuant to Section 13, below. The Consultant's services under this Agreement shall commence upon execution of this Agreement by the City and shall progress so that the Services are completed in a timely fashion consistent with the City's requirements.

#### **7).0 INSURANCE**

- a) The Consultant agrees to procure and maintain, at its own cost, the policies of insurance set forth in Subsections 7.1.1 through 7.1.4. The Consultant shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this Agreement by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types. The coverages required below shall be procured and maintained with forms and insurers acceptable to the City. All coverages shall be continuously maintained from the date of commencement of services hereunder. The required coverages are:

7.1.1 Workers' Compensation insurance as required by the Labor Code of the State of Colorado and Employers Liability Insurance. Evidence of qualified self-insured status may be substituted.

7.1.2 General Liability insurance with minimum combined single limits of ONE MILLION DOLLARS (\$1,000,000) each occurrence and TWO MILLION DOLLARS (\$2,000,000) aggregate. The policy shall include the City of Louisville, its officers and its employees, as additional insureds, with primary coverage as respects the City of Louisville, its officers and its employees, and shall contain a severability of interests provision.

- 7.1.3 Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than ONE HUNDRED AND FIFTY THOUSAND DOLLARS (\$150,000) per person in any one occurrence and SIX HUNDRED THOUSAND DOLLARS (\$600,000) for two or more persons in any one occurrence, and auto property damage insurance of at least FIFTY THOUSAND DOLLARS (\$50,000) per occurrence, with respect to each of Consultant's owned, hired or non-owned vehicles assigned to or used in performance of the services. The policy shall contain a severability of interests provision. If the Consultant has no owned automobiles, the requirements of this paragraph shall be met by each employee of the Consultant providing services to the City of Louisville under this contract.
- 7.1.4 Professional Liability coverage with minimum combined single limits of ONE MILLION DOLLARS (\$1,000,000) each occurrence and ONE MILLION DOLLARS (\$1,000,000) aggregate.
- 7.2 The Consultant's general liability insurance, automobile liability and physical damage insurance, and professional liability insurance shall be endorsed to include the City, and its elected and appointed officers and employees, as additional insureds, unless the City in its sole discretion waives such requirement. Every policy required above shall be primary insurance, and any insurance carried by the City, its officers, or its employees, shall be excess and not contributory insurance to that provided by the Consultant. Such policies, with the exception of Workers Compensation and Professional Liability, shall contain a severability of interests provision. The Consultant shall be solely responsible for any deductible losses under each of the policies required above.
- 7.3 Certificates of insurance shall be provided by the Consultant as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect, and shall be subject to review and approval by the City. No required coverage shall be cancelled, terminated or materially changed until at least 30 days prior written notice has been given to the City. The City reserves the right to request and receive a certified copy of any policy and any endorsement thereto.
- 7.4 Failure on the part of the Consultant to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a material breach of contract upon which the City may immediately terminate the contract, or at its discretion may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the City shall be repaid by Consultant to the City upon demand, or the City may offset the cost of the premiums against any monies due to Consultant from the City.
- 7.5 The parties understand and agree that the City is relying on, and does not waive or intend to waive by any provision of this contract, the monetary limitations (presently \$150,000 per person and \$600,000 per occurrence) or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, § 24-10-101 et seq., 10 C.R.S., as from time to time amended, or otherwise available to the City, its officers, or its employees.

## 8).0 INDEMNIFICATION

To the fullest extent permitted by law, the Consultant agrees to indemnify and hold harmless the City, and its elected and appointed officers and its employees, from and against all liability, claims, and demands, on account of any injury, loss, or damage, which arise out of or are connected with the services hereunder, if such injury, loss, or damage is caused by the negligent act, omission, or other fault of the Consultant or any subcontractor of the Consultant, or any officer, employee, or agent of the Consultant or any subcontractor, or any other person for whom Consultant is responsible. The Consultant shall investigate, handle, respond to, and provide defense for and defend against any such liability, claims, and demands. The Consultant shall further bear all other costs and expenses incurred by the City or Consultant and related to any such liability, claims and demands, including but not limited to court costs, expert witness fees and attorneys' fees if the court determines that these incurred costs and expenses are related to such negligent acts, errors, and omissions or other fault of the Consultant. The City shall be entitled to its costs and attorneys' fees incurred in any action to enforce the provisions of this Section 8.0. The Consultant's indemnification obligation shall not be construed to extend to any injury, loss, or damage which is caused by the act, omission, or other fault of the City.

## 9).0 QUALITY OF WORK

Consultant's professional services shall be in accordance with the prevailing standard of practice normally exercised in the performance of services of a similar nature in the Denver metropolitan area.

## 10).0 INDEPENDENT CONTRACTOR

Consultant and any persons employed by Consultant for the performance of work hereunder shall be independent contractors and not agents of the City. Any provisions in this Agreement that may appear to give the City the right to direct Consultant as to details of doing work or to exercise a measure of control over the work mean that Consultant shall follow the direction of the City as to end results of the work only. **As an independent contractor, Consultant is not entitled to workers' compensation benefits except as may be provided by the independent contractor nor to unemployment insurance benefits unless unemployment compensation coverage is provided by the independent contractor or some other entity. The Consultant is obligated to pay all federal and state income tax on any moneys earned or paid pursuant to this contract.**

## 11).0 ASSIGNMENT

Consultant shall not assign or delegate this Agreement or any portion thereof, or any monies due to or become due hereunder without the City's prior written consent.

## 12).0 DEFAULT

Each and every term and condition hereof shall be deemed to be a material element of this Agreement. In the event either party should fail or refuse to perform according to the terms of this Agreement, such party may be declared in default.

### **13).0 TERMINATION**

- a) This Agreement may be terminated by either party for material breach or default of this Agreement by the other party not caused by any action or omission of the other party by giving the other party written notice at least thirty (30) days in advance of the termination date. Termination pursuant to this subsection shall not prevent either party from exercising any other legal remedies which may be available to it.
  
- b) In addition to the foregoing, this Agreement may be terminated by the City for its convenience and without cause of any nature by giving written notice at least fifteen (15) days in advance of the termination date. In the event of such termination, the Consultant will be paid for the reasonable value of the services rendered to the date of termination, not to exceed a pro-rated daily rate, for the services rendered to the date of termination, and upon such payment, all obligations of the City to the Consultant under this Agreement will cease. Termination pursuant to this Subsection shall not prevent either party from exercising any other legal remedies which may be available to it.

### **14).0 INSPECTION AND AUDIT**

The City and its duly authorized representatives shall have access to any books, documents, papers, and records of the Consultant that are related to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

### **15).0 DOCUMENTS**

All computer input and output, analyses, plans, documents photographic images, tests, maps, surveys, electronic files and written material of any kind generated in the performance of this Agreement or developed for the City in performance of the Services are and shall remain the sole and exclusive property of the City. All such materials shall be promptly provided to the City upon request therefor and at the time of termination of this Agreement, without further charge or expense to the City. Consultant shall not provide copies of any such material to any other party without the prior written consent of the City.

### **16).0 ENFORCEMENT**

- a) In the event that suit is brought upon this Agreement to enforce its terms, the prevailing party shall be entitled to its reasonable attorneys' fees and related court costs.
  
- b) Colorado law shall apply to the construction and enforcement of this Agreement. The parties agree to the jurisdiction and venue of the courts of Boulder County in connection with any dispute arising out of or in any matter connected with this Agreement.

**17).0 COMPLIANCE WITH LAWS; WORK BY ILLEGAL ALIENS PROHIBITED**

17.1 Consultant shall be solely responsible for compliance with all applicable federal, state, and local laws, including the ordinances, resolutions, rules, and regulations of the City; for payment of all applicable taxes; and obtaining and keeping in force all applicable permits and approvals.

17.2 Exhibit A, the “City of Louisville Public Services Contract Addendum-Prohibition Against Employing Illegal Aliens”, is attached hereto and incorporated herein by reference. There is also attached hereto a copy of Consultant’s Pre-Contract Certification which Consultant has executed and delivered to the City prior to Consultant’s execution of this Agreement.

**18).0 INTEGRATION AND AMENDMENT**

This Agreement represents the entire Agreement between the parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the parties.

**19).0 NOTICES**

All notices required or permitted under this Agreement shall be in writing and shall be given by hand delivery, by United States first class mail, postage prepaid, registered or certified, return receipt requested, by national overnight carrier, or by facsimile transmission, addressed to the party for whom it is intended at the following address:

If to the City:

City of Louisville  
Attn: City Manager  
749 Main Street  
Louisville, Colorado 80027  
Telephone: (303) 335-4533  
Fax: (303) 335-4550

If to the Consultant:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Any such notice or other communication shall be effective when received as indicated on the delivery receipt, if by hand delivery or overnight carrier; on the United States mail return receipt, if by United States mail; or on facsimile transmission receipt. Either party may by similar notice given, change the address to which future notices or other communications shall be sent.

**20).0 EQUAL OPPORTUNITY EMPLOYER**

- a) Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, age, sex, disability or national origin. Consultant will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, age, sex, disability, or national origin. Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Consultant agrees to post in conspicuous places, available to employees and applicants for employment, notice to be provided by an agency of the federal government, setting forth the provisions of the Equal Opportunity Laws.
  
- b) Consultant shall be in compliance with the applicable provisions of the American with Disabilities Act of 1990 as enacted and from time to time amended and any other applicable federal, state, or local laws and regulations. A signed, written certificate stating compliance with the Americans with Disabilities Act may be requested at any time during the life of this Agreement or any renewal thereof.

In witness whereof, the parties have executed this Agreement to be effective as of the day and year of signed by the City.

CITY OF LOUISVILLE,  
a Colorado Municipal Corporation

By: \_\_\_\_\_  
Robert P. Muckle, Mayor

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

CONSULTANT:

\_\_\_\_\_

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

## MEMORANDUM

**To:** Historic Preservation Commission Members  
**From:** Department of Planning and Building Safety  
**Subject:** Budget Questions  
**Date:** July 18, 2016

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At the June 20, 2016 Historic Preservation Commission meeting there were several questions regarding the Historic Preservation Commission Budget.

**1. Does the HPC receive any funding from the general fund or does it all come from the HPF?**

The Historic Preservation Commission budget all comes from the Historic Preservation Fund.

**2. Why is the HPF used to pay for Commission and Staff travel rather than the general fund? Does Res. 20, 2009 allow for HPF to be used for travel, education and other administrative items?**

Resolution No. 20, 2009, Section 2 states:

*“Administrative Funds shall be used for the purposes consistent with the establishment of the HPF, and shall include, but not be limited to:*

- a) Historical building surveys, other site surveys or reconnaissance-level or intensive level historic and architectural surveys;*
- b) Staff to support HPC and City activities in administering programs funded by the tax, including, but not limited to, interns, preservation planners, staff to conduct research for the HPC’s demolition review functions and to assist vendors in conduction historic preservation surveys, and other support staff;*
- c) Plaques or other designations to honor structure that are landmarked or add to the character of historic Old Town Louisville;*
- d) Public outreach and education efforts; and*
- e) Funding of public-private partnerships for preservation of buildings of historic significance.”*

The interpretation is that travel and education for HPC members and staff to preservation conferences and trainings is a purpose “*consistent with the establishment of the HPF*”. As pointed out in the Preservation Master Plan, there is a high value in continuing education for staff and HPC members.

**3. Will the CLG grant cover the upcoming travel and expenses for Commission members and staff or will additional funds be required? Where will those funds come from, HPF or general fund?**

The CLG Grant for the NAPC Conference will cover the registration and \$100/night of the hotel. The additional funds for the hotel, airfare and per diem will come out of the Historic Preservation Fund travel budget.

The grant is for \$2,440. The Historic Preservation Fund will fund the remaining \$2,241.96.

**Historic Preservation Fund  
Budget Report  
2015 - 2016**

Account Number	Account Description	2015 Budget [1]	2015 Actual [2]	2016 Budget [3]	2016 Y-T-D [4]	2016 Estimate [5]
<b>Beginning Fund Balance</b>		<b>905,271</b>	<b>905,271</b>	<b>822,175</b>	<b>822,175</b>	<b>822,175</b>
<b>Revenue</b>						
033-001-41200-00	Sales Tax	428,660	433,753	448,930	136,899	448,930
033-001-41205-00	Use Tax - Consumer	65,140	51,797	51,770	23,625	56,980
033-001-41210-00	Use Tax - Auto	45,900	49,007	51,460	15,300	50,230
033-001-41220-00	Use Tax - Building Materials	34,990	56,971	53,460	25,052	78,720
033-001-41240-00	Use Tax - Site Improvements	-	663	-	526	670
033-001-44121-00	Demolition Review Fees	-	-	-	445	500
033-001-46110-00	Interest Earnings	6,000	5,285	4,000	2,296	4,000
033-001-46110-01	Net Increase (Decrease) in Fair Value	-	(1,270)	-	-	-
033-001-47100-00	Sale of Assets	200,000	-	-	-	-
<b>Total Revenue</b>		<b>780,690</b>	<b>596,207</b>	<b>609,620</b>	<b>204,144</b>	<b>640,030</b>
033-540-51100-00	Regular Salaries	40,740	38,496	43,130	15,514	42,880
033-540-51120-00	Overtime Pay	-	9	-	58	-
033-540-51200-00	FICA Expense	3,120	2,867	3,300	1,169	3,280
033-540-51210-00	Retirement Contribution	2,240	2,117	2,370	856	2,360
033-540-51220-00	Health Insurance	8,320	4,583	8,330	1,754	8,330
033-540-51230-00	Workers Compensation	300	88	300	18	300
033-540-52100-00	Office Supplies	300	-	300	-	300
033-540-52200-16	Operating Supplies - Plaques	1,620	564	1,900	766	1,900
033-540-53100-23	Professional Services - Investment Fees	1,100	726	1,200	184	1,200
033-540-53100-24	Professional Services - Bank Charges	250	203	250	27	250
033-540-53100-27	Professional Services - Survey	75,000	-	75,000	-	75,000
033-540-53100-29	Professional Services - Recording Fees	-	117	-	45	50
033-540-53100-74	Professional Services - Preservation Master Plan	19,410	16,946	15,000	-	15,000
033-540-53100-75	Professional Services - Downtown Assessment	35,690	-	35,690	-	35,690
033-540-53500-01	Structural Improvements - Bldgs & Facilities	15,000	-	55,000	-	55,000
033-540-53801-00	Education Expense	660	795	3,000	993	3,000
033-540-53804-00	Advertising/Marketing	-	1,064	-	256	500
033-540-53808-00	Travel	6,000	1,317	6,000	2,015	6,000
033-540-53810-00	Dues/Subscriptions/Books	1,940	45	3,000	-	3,000
033-540-53804-01	Public Outreach	15,000	6,113	15,000	1,288	15,000
<b>Total Administration</b>		<b>226,690</b>	<b>76,049</b>	<b>268,770</b>	<b>24,944</b>	<b>269,040</b>
033-541-53910-00	Grants & Contributions	307,800	169,366	307,800	11,000	307,800
033-541-53910-15	Pre-Landmarking Assessments	17,400	17,000	21,000	7,400	21,000
<b>Total Incentives</b>		<b>325,200</b>	<b>186,366</b>	<b>328,800</b>	<b>18,400</b>	<b>328,800</b>
033-542-55100-00	Property Acquisitions	286,800	166,888	-	84,555	120,000
<b>Total Acquisitions</b>		<b>286,800</b>	<b>166,888</b>	<b>-</b>	<b>84,555</b>	<b>120,000</b>
033-549-57010-00	Transfer to General Fund	250,000	250,000	-	-	-
<b>Total Transfers</b>		<b>250,000</b>	<b>250,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Expenditures</b>		<b>1,088,690</b>	<b>679,303</b>	<b>597,570</b>	<b>127,899</b>	<b>717,840</b>
<b>Ending Fund Balance</b>		<b>597,271</b>	<b>822,175</b>	<b>834,225</b>	<b>898,420</b>	<b>744,365</b>

[1] Final amended budget for 2015

[2] Audited actual amounts for 2015

[3] Original 2016 budget plus Council-approved amendments dated 05/17/2016

[4] Actual amounts for 2016 through May 31

[5] Latest 2016 estimates from Finance Department

## MEMORANDUM

**To:** Historic Preservation Commission Members  
**From:** Department of Planning and Building Safety  
**Subject:** Demolition Update – 1040 LaFarge  
**Date:** July 18, 2016

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On May 24, 2016, Planning Staff and two subcommittee members of the HPC reviewed a request to replace the roof at 914 LaFarge Avenue. The permit was not eligible for an administrative process because Planning staff and the applicant were unable to determine the date of installation for the current roof.



*914 LaFarge Avenue*

After deliberation, the HPC subcommittee decided to release the permit because the changes would not impair the historic qualities of the structure and help to maintain the structure.

## **MEMORANDUM**

**To:** Historic Preservation Commission Members  
**From:** Department of Planning and Building Safety  
**Subject:** Demolition Update – 1040 LaFarge  
**Date:** **July 18, 2016**

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On May 17, 2016, Planning Staff and two subcommittee members of the HPC reviewed a request to replace the roof at 1040 LaFarge Avenue. The permit was not eligible for an administrative process because Planning staff and the applicant were unable to determine the date of installation for the current roof.



*1040 LaFarge Avenue*

After deliberation, the HPC subcommittee decided to release the permit because the changes would not impair the historic qualities of the structure and help to maintain the structure.

## **MEMORANDUM**

**To:** Historic Preservation Commission Members  
**From:** Department of Planning and Building Safety  
**Subject:** Demolition Update – Administrative Review  
**Date:** **July 18, 2016**

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### **1133 Harper Street**

On June 3, 2016, Planning Staff reviewed a request to replace the roof at 1133 Harper Street. Staff released the permit through the administrative review process outlined in 15.36.200(D) because the existing roof was put in place after 1955.

### **737 LaFarge Avenue**

On June 13, 2016, Planning Staff reviewed a request to replace the roof at 737 LaFarge Avenue. Staff released the permit through the administrative review process outlined in 15.36.200(D) because the existing roof was put in place after 1955.

### **1442 Main Street**

On June 29, 2016, Planning Staff reviewed a request to replace the roof at 1442 Main Street. Staff released the permit through the administrative review process outlined in 15.36.200(D) because the existing roof was put in place after 1955.

### **925 Lincoln Avenue**

On July 8, 2016, Planning Staff reviewed a request to replace windows at 925 Lincoln Avenue. Staff released the permit through the administrative review process outlined in 15.36.200(D) because the existing windows put in place after 1955.

### **741 Lincoln Avenue**

On July 8, 2016, Planning Staff reviewed a request to replace the roof at 741 Lincoln Avenue. Staff released the permit through the administrative review process outlined in 15.36.200(D) because the existing roof was put in place after 1955.

## **MEMORANDUM**

**To:** Historic Preservation Commission Members  
**From:** Department of Planning and Building Safety  
**Subject:** Upcoming Schedule  
**Date:** **July 18, 2016**

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### **July**

18<sup>th</sup> – Historic Preservation Commission Meeting, 6:30pm, Council Chambers  
27<sup>th</sup> -31<sup>st</sup> – NAPC Forum, Mobile, Alabama (Fahey, Koertje, Haley, Trice)

### **August**

3<sup>rd</sup> – Joint HPC/Historical Commission meeting, 6:30pm, Library  
15<sup>th</sup> – Historic Preservation Commission Meeting, 6:30pm, Council Chambers  
20<sup>th</sup> – Farmer’s Market Booth (Fahey, Cyndi Thomas)

### **September**

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