

***Historic Preservation Commission  
Agenda***

**August 15, 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 - July 18<sup>th</sup>
- V. Approval of Minutes – August 3<sup>rd</sup> (*Joint HPC/Historical Commission Mtg*)
- VI. Public Comments on Items Not on the Agenda
- VII. Probable Cause Determination – 625 Lincoln
- VIII. Probable Cause Determination – 700 Spruce
- IX. Probable Cause Determination – 1001 Main Street
- X. Presentation – Balfour/Hecla Mine Survey
- XI. Discussion/Direction – Historic Preservation Fund Tax Extension
- XII. Committee Reports –
- XIII. Updates from Staff
  - MURP Capstone Project
  - Review period of significance implementation
  - Demolition Updates
  - Upcoming Schedule
- XIV. Updates/Committees from Commission Members
- XV. Discussion Items for future meetings – Review 2016 Goals
- XVI. Adjourn

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

**July 18, 2016  
City Hall, Council Chambers  
749 Main Street  
6:30 PM**

**Call to Order** – Chair **Haley** called the meeting to order at 6:33 p.m.

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

Commission Members Present: Lynda Haley, Chair  
Mike Koertje  
Peter Stewart  
Debbie Fahey  
Jessica Fasick  
Cyndi Thomas  
Commission Members Absent: Chuck Thomas  
Staff Members Present: Lauren Trice, Planner I

**Approval of Agenda:**

**Fahey** made a motion to approve the July 18, 2016 agenda, seconded by **Stewart**. Agenda approved by voice vote.

**Approval of Meeting Minutes:**

**Cyndi Thomas** made a motion to approve the June 20, 2016 minutes, seconded by **Fahey**. The minutes were approved as written by voice vote.

**Public Comments:** Not on the agenda.  
None.

**Probable Cause Determination:** 920 Lincoln Avenue

A request to find probable cause for a landmark designation to allow for funding for a historic structure assessment for 920 Lincoln Avenue.

**Conflict of Interest and Disclosure:**

**Cyndi Thomas** states that the architect worked on her house. I don't think it precludes me from being impartial. **Haley** agrees.

**Staff Report of Facts and Issues:**

**LOCATION**

- Adjacent to St. Louis Parish and parking lot
- Built circa 1939
- Barretta family constructed the home
- Kasenga family owned it for nearly forty years

---

---

**City of Louisville**

Planning Department 749 Main Street Louisville CO 80027  
303.335.4592 (phone) 303.335.4550 (fax) www.ci.louisville.co.us

- Involvement with the St. Louis School and St. Louis Catholic Church

**ARCHITECTURE**

- Craftsman style
- Gable roof, overhanging eaves, exposed rafters
- Partial width porches, enclosed after 1948
- Front porch has kneewall, square porch supports, side entrance
- Windows replaced since 1940s
- One car garage, similar style to principal structure, likely built in 1939

*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.

Staff Recommendations:

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.

Commission Questions of Staff: None.

Applicant Presentation:

**Andrew Johnson**, 920 Lincoln Avenue, Louisville, CO

The house is in architecturally good shape. The house is almost identical to what it was when originally built. We have a lot of social history. From what you see on the outside, our intent is to keep it basically the same. We need to replace windows, trim, and do some maintenance. To me, this seems straightforward project.

Commission Questions of Applicant:

**Haley** asks if the applicant is interested in landmarking the garage.

**Johnson** says maybe. I think the structural assessment will be interesting. It has some foundation issues. The concrete that was used was a particularly soft concrete. It has had a lot of issues over the years. If we can do some remediation on the foundation, we will definitely want to landmark the garage.

Public Comment: None.

Closed Public Hearing and Discussion by Commission:

**Fahey** makes a motion to find probable cause for a landmark designation to allow for funding for a historic structure assessment for 920 Lincoln Avenue, seconded by **Stewart**. Roll call vote.

Name	Vote
Lynda Haley	Yes
Debbie Fahey	Yes
Peter Stewart	Yes
Mike Koertje	Yes
Jessica Fasick	Yes
Cyndi Thomas	Yes
Chuck Thomas	n/a

Motion passed/failed:	Pass
-----------------------	------

Motion passes 6-0.

**PUBLIC HEARING: 725 Lincoln Avenue, Resolution No. 05, Series 2016.**

**Landmark/Grant/Alteration Certificate**, a resolution making findings and recommendations regarding a preservation and restoration grant for the Black House located at 725 Lincoln Avenue.

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**.

Conflict of Interest and Disclosure:

None.

Staff Report of Facts and Issues:

**LOCATION**

- 725 Lincoln Avenue
- Built circa 1900-1904
- Martin and Lizzie Thirlaway Black lived at 725 Lincoln Avenue for 33 years
- Martin Black was union organizer during the Long Strike (1910-1914)
- Martin Black was also member of "special police", on baseball team, enumerator for federal census, and councilman

**ARCHITECTURE**

- Cross gable roof
- Projecting gable with canted bay
- Aluminum siding
- Overhanging eaves
- Garage in original location with material changes
- According to HSA, all windows replaced except three adjacent to front entrance

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

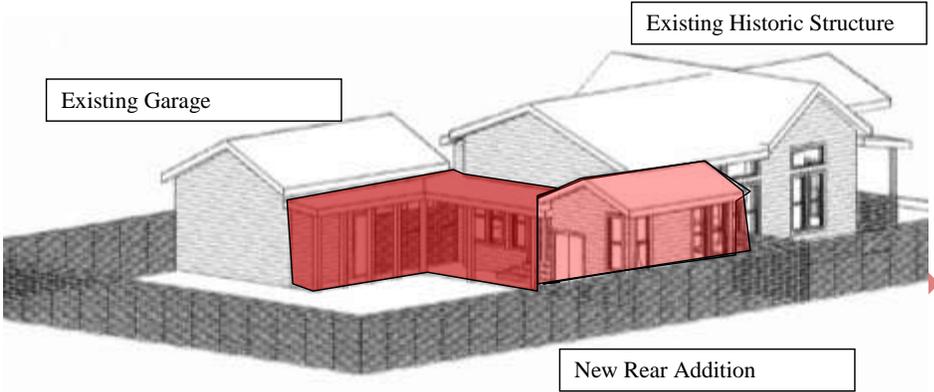
Martin Black, who lived in the house for over 30 years, was highly involved in the Louisville community and worked as a union organizer during the coal mine wars.

*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 20th century are added to a simple form.

Staff Recommendations:

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 the HPC recommend approval of landmarking the structure by approving Resolution No. 04, Series 2016.



**ALTERATION CERTIFICATE**

- Reconfigure the west elevation to add a new entrance and pop up of the roof over the basement door
- Adding a one story addition on the southwest corner of the existing house
- Replace windows throughout the structure
- No details on materials



**PROPOSED WEST ELEVATION**



**PROPOSED EAST ELEVATION**

Staff Recommendations:  
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 alteration certificate be approved by approving Resolution No. 05, Series 2016.

**GRANT REQUEST**

- Sewer line work - \$6,850
- Electrical upgrade - \$4,930
- Both items are eligible
- Resolution No. 2, Series 2012 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”

Item	Amount	Flexible	Focused	Match	Unfunded
Sewer	\$6,850.00	\$70.00	n/a	n/a	\$6,780
Electrical	\$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>

Applicant requests the funds be shifted to the sewer system work.

Item	Amount	Flexible	Focused	Match	Unfunded
Sewer	\$6,850.00	\$5,000.00	n/a	n/a	\$1,850
Electrical	\$4,930.00	\$0	n/a	n/a	\$4,930
<b>Total</b>	<b>\$11,780.00</b>	<b>\$5,000.00</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,780</b>

Total Grant Request: \$5,000

Current balance of Historic Preservation Fund: \$898,420

Staff Recommendations:

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 recommend approval of the grant request of \$5,000 by approving Resolution No. 06, Series 2016.

Commission Questions of Staff: None.

Applicant Presentation:

**Elizabeth Solek**, 725 Lincoln Avenue, Louisville, CO

**David Clabots**, 725 Lincoln Avenue, Louisville, CO

**Solek** says I have a question about the historic name of the house. I understand it is the Black Family. Is there room on the sign to say Martin Black Family? It is a white house.

**Trice** says we can work on the name on the plaque.

**Solek** says the window on the front porch will not be changed. I had a discussion with the architect about that, and it must have been an oversight that it was left in there. On the inside, I stripped the wood trim that was original around the windows and scraped all the wallpaper off the walls. I intend to match the materials on the house and keep it consistent with what is already there. We are basically reorganizing space inside so we will have some changes to the outside as a result of that. A lot of the structure is an overhanging back porch which gives you a better sense of what those drawings represent.

**Clabots** says the windows were almost painted shut over the years before we bought the house in 1989. We decided to replace them because they were inefficient. They were the old Sears style storm windows probably put on in the 1960s. We worked with Renewal by Anderson to make sure the character stayed the same.

Commission Questions of Applicant:

**Fasick** asks if you know when the windows were replaced. To be sure, the window next to the door is original. What are the other original windows?

**Solek** says the two windows on the south side are original. They are difficult to see in the pictures because they are covered by a tree. The windows on the front and north side are replacements, done in the 1990s. They were in bad shape so we installed double-hung windows by Renewal by Anderson.

**Stewart** asks about the sewer line replacement. Tell me about that and how it became known that there was an issue and why you feel it is a priority item.

**Solek** says we were having some issues with the toilet running slowly. I had the line flushed in November 2015. The contractor said there was a blockage almost at the street and it is on our property. We came back with a camera this year and it showed it is Orangeburg pipe which is pre-World War II. It is wavy so you can't pull a line through it. There is an almost 2" opening before it gets to the street. That is the priority which Barlow Preservation Service LLC did not have when they did the HSA. I have had a number of people look at the electrical system who say that it is quite functional. It will be an issue when permits are pulled down the line.

**Clabots** says these were certified electricians who climbed in the attic. We had the box replaced in 1993 in the back, but some knob and tube is still in there. They have been through it probably a half dozen times. Our insurance company is aware of it.

**Solek** asks the HPC how many times do you see knob and tube wiring as part of a rehab request for these old houses.

**Trice** says I do not think the HPC has had a specific request, but I have talked with people about it in the past, but no specific request.

**Clabots** says what are the odds that two Louisville City Councilmen actually living in an old historic house.

**Solek** says I think it would be good to bring the social history of the house up to date, because there two councilmen who live there is significant. I was on a lot of commissions myself. We are building history going forward. The social history should reflect it.

Public Comment: None.

Closed Public Hearing and Discussion by Commission:

**Koertje** says about the name of the landmark, Martin Black or Martin and Lizzie Black, or the Black Family House, it is usually in the resolution.

**Haley** asks if the HPC likes the name Black Family House? Can we agree on that or are there any other recommendations?

**Stewart** says it seems more descriptive than the Black House. They might paint it a different color.

**Haley** asks the applicants if they are in favor of the Black Family House.

**Clabots** says yes, we like the Black Family House.

**Fahey** says after these comments, could it be the Black-Clabots Family House.

**Clabots** says maybe in about 40 years.

**Solek** says we have lived in the house over 20 years.

**Haley** asks how do we want to proceed? Do we break it up?

**Trice** says we will need clarification on the grant resolution, and clarify if it is sewer or electric.

**Stewart** says regarding the alteration certificate, there is the aluminum siding on the house. I was surprised that the HSA did not talk much about the siding or recommendations for work in the future. If there are any alterations done on the house, what is the fate of the aluminum siding? Is the aluminum siding part of the period of significance of the house? I would suggest that it is probably not. I would look back on the assessor's card photo which shows the shingles

and the gable and the trim around the window and wood siding. In terms of a future grant, I think a priority item for the house might be removing the aluminum siding and restoring the siding underneath. Is there wood siding underneath it?

**Solek** says I am sure it is there. I understand these houses got aluminum siding is because the wood was in bad condition. They just covered it. That would be a very big project. I really like the aluminum siding because of the maintenance. All I have to paint is the trim on the windows. I can appreciate it is nice to see a house with original wood siding, but I am not sure it would be worth it. The architectural significance is still there, but it is a different material.

**Stewart** says from a technical reading of our guidelines, they would probably suggest removing the siding back to its period of significance. It leans into the alteration certificate that additions should have a material that is distinguishable from the original. Given the nature that there are two original sidings on the house, I'm not sure what the recommendation for the new would be, to match the aluminum or make it wood. These are things I am thinking about in terms of reviewing this application. In terms of the grant, it is totally appropriate in this first grant round. In terms of landmark criteria, certainly it has the form and shape and existing window openings and proportion of the openings. I think it has architectural significance with the exception of the siding.

**Koertje** says not only does the structure meet the architectural criteria, it obviously has a social history with Mr. Black's significant involvement with early Louisville. It is also noted that two councilmen live there. I think landmarking is an easy call. I have no problems with the proposed alteration. I think the grant for the sewer is a very appropriate use of the funds under the circumstances.

**Trice** says I think we need direction on the materials as Peter brought up. Will it be approved as the applicant is suggesting with aluminum siding or will it not be approved?

**Haley** says generally, the Secretary of the Interior Standards for Rehabilitation says any additions should be separate where it is obvious, this is not the original building. There needs to be some differentiation from the original structure, a clear distinction between old and new. The aluminum ideally would be going back to the original siding, but what would be a material appropriate for the applicant taste and distinction.

**Clabots** says our neighbors two doors to the north used a cement board which is solid and sturdy. They did this in the last 6-7 years. I would envision something like that, something solid and sturdy and with character to blend in with the rest of the house. There is another house two doors to the south that has just the wood. It looks in bad shape. They just got some sort of a grant at that house. In reference to pulling the siding, I think it would be a major undertaking.

**Haley** asks if there would be enough of a distinction between the cement board and the aluminum.

**Stewart** says I think it would be an appropriate thing to add in the alteration certificate to call out that it is fibrous cement siding. In terms of the aluminum siding on the existing house, they are not proposing to remove or alter it. If they come back for removal or alteration of the existing siding, then it would become an issue for the board. Given all the other criteria for landmarking, I would be in favor of landmarking in spite of the aluminum siding.

**Solek** asks when at some point does aluminum siding becomes historic?

**Haley** asks when was it installed.

**Clabots** says they did a lot of that type of siding in the 1960s. I don't think it was done in the 1970s.

**Haley** says we look at periods of significance, so the period of significance for this house probably wouldn't be the 1960s.

**Fasick** asks about siding on the proposed edition. Not only would cement board differentiate it from the existing aluminum, but could we get a different width? If, at some point, the aluminum siding does get pulled, you wouldn't want it to be different from the original.

**Haley** says won't they see the original wood when they start the work on the back?

**Stewart** says the fibrous cement siding is so distinguishable from the aluminum that even if it is the same width, it will be easily rendered as a new different material.

**Solek** says the garage is still wood, built in the 1940s. We may be able to be consistent with the garage.

**Stewart** makes a motion to approve **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, with two conditions:

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

seconded by **Fasick**. Roll call vote.

Name	Vote
Lynda Haley	Yes
Debbie Fahey	Yes
Peter Stewart	Yes
Mike Koertje	Yes
Jessica Fasick	Yes
Cyndi Thomas	Yes
Chuck Thomas	n/a
Motion passed/failed:	Pass

Motion passes 6-0.

**Koertje** makes a motion to approve **Resolution No. 05, Series 2016**. A resolution making findings and recommendations regarding the preservation and restoration grant for the Black Family House located at 725 Lincoln Avenue, with one condition:

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

seconded by **Cyndi Thomas**. Roll call vote.

Name	Vote
Lynda Haley	Yes
Debbie Fahey	Yes
Peter Stewart	Yes
Mike Koertje	Yes
Jessica Fasick	Yes
Cyndi Thomas	Yes
Chuck Thomas	n/a
Motion passed/failed:	Pass

Motion passes 6-0.

**Fahey** makes a motion to approve **Resolution No. 06, Series 2016**. A resolution approving an alternation certificate for the Black Family House at 725 Lincoln Avenue for exterior alterations and a rear addition, with two conditions:

1. The window on the front façade, adjacent to the front door will be preserved.
2. The proposed rear addition will be clad in fiber cement shiplap siding in a similar width to the aluminum siding on the existing structure.

seconded by **Stewart**. Roll call vote.

Name	Vote
Lynda Haley	Yes

Debbie Fahey	Yes
Peter Stewart	Yes
Mike Koertje	Yes
Jessica Fasick	Yes
Cyndi Thomas	Yes
Chuck Thomas	n/a
Motion passed/failed:	Pass

Motion passes 6-0.

**Koertje** leaves from 7:13 until 7:20 pm.

**Probable Cause Determination:** 1129 Jefferson Avenue

A request to find probable cause for a landmark designation to allow for funding for a historic structure assessment for 1129 Jefferson Avenue.

Conflict of Interest and Disclosure:

**Stewart** recuses himself at 7:14 pm because I provided services to the applicant, and they live across the street from me.

Staff Report of Facts and Issues:

**LOCATION**

- 1129 Jefferson Avenue located between Caledonia Street and Short Street
- Constructed circa 1904
- Desirable location by historic standards because it is located on top of a hill
- Ellsberry family home for 35 years

**ARCHITECTURE**

- Victorian style elements
- Hipped roof, wood siding
- Full front porch, replaced
- Gable dormer, original window, fish scales
- Enclosed side porch
- Windows replaced

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

The structure was the home of the Ellsberry 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 20th century residences in Louisville.

Staff Recommendations:

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.

Commission Questions of Staff:

**Cyndi Thomas** asks about probable case. Would just the original structure be landmarked?

**Trice** says we have not clarified it with the applicant. It could be done in lots of ways.

Applicant Presentation: Not present.

Discussion by Commission:

**Fasick** says I will probably say no, based on the huge addition that is very visible as well as the window changes and the changes to the porch. The family history, to me, is not strong enough to overcome its architectural problems.

**Fahey** asks if the applicant had applied for landmarking before the addition structure was added, would it have met the lot coverage and height requirements for something that could be added to a landmarked building.

**Trice** says I have not run the numbers for its compliance with the Old Town Overlay. It did meet the code at the time because I have reviewed the permit history.

**Koertje** says landmarking allows greater lot coverage. It doesn't mean we would have necessarily approved this addition.

**Fahey** says the HPC can't approve or disapprove an addition. All we can do is say, if you landmark the house, then you can go with the other requirements from the City Code. I am wondering if we had landmarked it before the addition was put on, could they have put on that size of an addition?

**Trice** says it would have had to get an alteration certificate.

**Haley** says the original building is separated. The materials are pretty similar, but it is easy to tell what the original house was. The front windows and the porch are definitely a big change.

**Trice** says it is my understanding that the applicant is interested in window change.

**Koertje** asks how different is the front porch?

**Trice** says instead of the turn supports with bracketing, it has chamfered wood supports. The roof shape went from a hipped roof to a shed roof. According to the applicant, the porch had been replaced in the 1960s.

**Haley** asks if the applicant is interested in restoration of the porch.

**Trice** says the applicant replaced pickets on the fence to look like an old photograph. The applicants have a lot of interest in the landmarking process.

**Cyndi Thomas** says this is a determination about whether or not there is probable cause for a landmark. Understanding what they plan to do or perhaps alter going forward should not guide our decision-making on a probable cause determination. I think they are two different things. In my opinion, it would be worth exploring whether the probable cause is there and furthering the conversation. The addition is big but is clearly different and it doesn't cloud my judgement on the original structure.

**Koertje** says I understand Jessica's concerns and the addition is definitely not the greatest we've seen as far as being hidden or not obscuring the original house. I am not sure that makes the existing historic structure unavailable for landmarking. The windows have been altered and to some extent, the porch. We have landmarked others with the same defects. For the purposes of today's hearing, I would probably be in favor for finding this for probable cause and this structure could be landmarked.

**Fahey** says there have been a lot of changes that have happened. There are three different windows, the porch cover is different, and the posts on the porch are different. We don't know if the original will be brought back. We can make our decision on what is there right now.

**Haley** asks if the roof line has changed.

**Trice** says, aside from the addition on the back, the roof line has not changed. If the roof line looks different, it can be looked into during a historic structure assessment.

**Haley** says I am leaning towards finding probable cause.

**Koertje** makes a motion to find probable cause to believe the structure at 1129 Jefferson Avenue qualifies as a landmark based on architectural integrity and social history, seconded by **Cyndi Thomas**. Roll call vote.

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

Motion passes 5-0.

**Discussion/Direction:** Historic Context RFP

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.

**Fahey** asks if the HPC requests that all three things be done.

**Trice** says yes.

**Koertje** asks about the amount.

**Trice** says in the Preservation Master Plan, there is an amount. We did not put a defined budget in the RFP because we want to see what people will come up with.

**Stewart** asks what Staff expects from the context.

**Trice** says there is a National Park Service Report on developing historic context. In the end, we will have three documents with each theme focused on and recommendations for survey.

There is some discussion of property type. There will be discussion of Louisville's unique properties. The next step is to move on to more detailed survey work related to each context.

**Stewart** says this amount is for that one context, not the others.

**Trice** says we would do all three contexts at once. \$20,000 to \$28,000 is for each context.

**Fahey** says it would be \$60,000 to \$84,000.

**Cyndi Thomas** says this would not necessarily get into the specific property by property. That would be in the survey.

**Trice** says this has become a trend in historic preservation to focus more on the stories and get them established first, so when you are surveying, you can relate them back to the historic context.

**Fahey** says we did at one point approve it in the Preservation Master Plan but we did not assign an exact budget amount to it. How long do you anticipate this taking?

**Trice** says I am unclear about it. Part of the proposal is to recommend a timeline.

**Fahey** says the estimates seem a little steep to me.

**Haley** says the estimates were in our Master Plan.

**Trice** says there is money in the budget for it this year.

**Fahey** asks if this comes under the Education.

**Trice** says it comes under Preservation Consulting Services related to survey work.

**Fasick** asks if we would be applying for any grants.

**Trice** says we did, but did not get it.

**Fasick** asks if we will apply again.

**Trice** says the timeline does not work out if we want to get started with these. We could apply when we get to the survey portion.

**Stewart** says in looking at the RFP, they are to provide all three contexts. It does make sense that the same person would do all three contexts. In discussing the boiler plate contract, in my opinion, the professional liability insurance is a little steep for a lot of people. If you had a proposal with less than that, then hopefully, they can still be considered.

**Trice** says typically, we see with smaller firms, they partner with their professional liability insurance with a larger firm.

**Stewart** says it doesn't seem warranted on a project like this.

**Trice** asks if any commissioners are interested in reviewing the submitted proposals.

**Cyndi Thomas** says she will. **Koertje** says he will too.

**Discussion:** HPF Budget Questions

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 addition 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.

**Committee Reports:**

**Updates from Staff:**

**Demolition Updates**

**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.

**Upcoming Schedule**

**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

29<sup>th</sup> – APA State Conference, award ceremony, Colorado Springs

**Balfour:** On July 14, 2016 Planning Commission meeting, the Balfour project was denied.

**Grain Elevator:** Presentation at City Council will happen on Tuesday, July 19, 2016.

**Updates from Commission Members:**

**Fahey** asks if the Grain Elevator will be nominated for an endangered place again. If we put forward a good application, they might get funds instead of the HPF.

**Trice** says I am not sure they are as endangered as they once were.

**Fahey** wants to congratulate **Lauren** on the APA Award for the Preservation Master Plan.

**Trice** says anyone is welcome to the award ceremony on September 29, 2016 and we can get you a ticket. It is in Colorado Springs at the APA State Conference.

**Discussion Items for future meetings:** Balfour Archaeological Survey, MURP Capstone

**Adjourn:**

**Koertje** made a motion to adjourn, seconded by **Stewart**. The meeting was adjourned at 7:51 pm.

DRAFT

DRAFT

***Historical Commission and  
Historic Preservation Commission  
Meeting Minutes  
August 3, 2016  
Library Meeting Room  
951 Spruce Street  
6:30 PM***

**Call to Order** – Chairperson **Dan Mellish** called the meeting to order at 6:32 pm.

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

Hist. Comm. Members Present:	Dan Mellish Paula Elrod Gordon Madonna Betty Scarpella Julie VanLaanen
Hist. Pres. Comm. Members Present:	Mike Koertje Peter Stewart Debbie Fahey Jessica Fasick Chuck Thomas
City Council Members Present:	Robert Muckle, Mayor Jay Keany, Ward I
City Employees Present:	Heather Balsler, Deputy City Manager Bridget Bacon, Museum Coordinator Beth Barrett, Dir. of Library & Museum Svcs
Staff Members Present:	Lauren Trice, Planner I Susie Bye, Minutes Secretary
Public:	Nancy Potter

**Approval of Agenda:**

**Chuck Thomas** made a motion to approve the August 3, 2016 agenda, seconded by **Debbie Fahey**. Agenda approved by voice vote.

**Public Comments:** None

**DISCUSSION OF MUSEUM MASTER PLAN:**

**Mellish** says that the Museum Master Plan was just approved 30 minutes ago by the Historic Commission (HC). There were a few minor changes. The Strategic Initiatives were added to the summary. **Bridget** highlighted the areas with relevance to the Historic Preservation Commission (HPC).

**Bacon** has no comments to add.

---

---

**City of Louisville**

**Thomas** asks if the approved plan was similar if not the same as what was published on the website and what is attached to the agenda.

**Barrett** says it is the same.

**Mellish** says this master plan is a framework. This is a framework, some consulting work with outside sources, and some opportunities. Feedback was compiled from that. There are ideas of how to go forward such as what we want to do in terms of activities around the library, increased programming, resources, time, money, and space. We are waiting on the Historic Preservation Tax and whether the tax is re-approved in 2018.

**Stewart** asks if there is a list of priorities in the plan.

**Mellish** says they were highlighted in the executive summary, but not ranked in priority. We don't have a timeline.

**Koertje** asks if there are current cost estimates.

**Mellish** says yes, there are some improvements and areas of renovation to the existing campus.

**Barrett** says the whole project was done as part of the Needs Assessment 2014. The total cost with renovations to the existing structure including landscape changes and a new building was \$3.4 million. \$1.9 million is projected for the new building.

**Balser** says those are 2014 numbers.

**Trice** says those numbers include the building but not operations.

**Barrett** says that is correct. That is capital costs.

**Stewart** asks about the advantages of archives being stored on-site versus off-site.

**Barrett** says accessibility. We have explored off-site storage facilities regarding options. Once archives have been moved off-site, we and the public can't get to them. Donors become concerned that their donations are held off-site. We can't use it for displays or check it for research. We investigated places which also had a "per visit" cost. Finally, if you know where everything is in the museum and you move it to a new location, you need to create another organizational system so it can fit into someplace new. Some places cannot guarantee that all archives will be stored together, but might be scattered. It vastly complicates what staff and the public are able to do.

**Bacon** says Metcalfe Architecture, the firm who did the Needs Assessment, strongly recommends storage on-site. The collection is small enough so the new building will have enough space to house archives in the basement.

**Koertje** says in the plan, I see little change to existing buildings. Is that accurate?

**Bacon** says not to the exterior. In the Jordinelli House, in order to make it more accessible, the plan is to remove some interior walls. The collection will be removed from rooms so this can happen.

**Keany** says the storage area in the new building will be climate controlled. Humidity is a real issue since it is underground.

**Bacon** says nothing of risk is stored in the basement of the Jacoe Store.

**Keany** says the Jordinelli house could be used for exhibits. There is an application in for Historic Preservation Funds (HPF) to fund some of the campus improvements since these are historic buildings. That is in process and we cannot talk about that tonight.

**Trice** says that is a historic structure assessment. There is no current application for HPF funds.

**Barrett** says a way to envision the campus is the Jacoe Store would tell the commercial history, the Tomeo House would tell the domestic history, and the Jordinelli House would tell the social history. Because the space is so limited, we don't have the ability to tell a coherent history of Louisville. In addition to a Visitor's Center, some community meeting space, the archives, ADA compliant restrooms and access, we think we will be able to improve our ability to tell the history of Louisville.

**Mellish** says it is not ideal to have storage being kept where exhibits should be.

**Keany** says currently, any programs the Museum may have occur at the library and not at the campus. The only programming other than visitors is school tours. Staff has to close the museum when programs or exhibits happen at the library.

**Barrett** says it can get confusing if it is a Museum program happening at the Library.

**Fahey** asks if HPF funds are being requested for the new building construction or improving the campus or for Operation and Maintenance (O&M) funds.

**Elrod** asks **Fahey** if she is talking about the extension of the tax. **Fahey** says yes. **Elrod** says we are not talking about that right now. Our understanding is that extension of the tax will be used for O&M, not funds to build the new building. For the new building, we envision grants, fundraising, and hopefully money from the City.

**Fahey** says so you don't want preservation funds as a grant toward construction of the new building.

**Balser** says regarding extension of the tax, should a portion of it go to O&M. Would the Museum seek additional funding from the HPF? I don't think that conversation has occurred yet.

**Stewart** says it fits nicely into a grant category for new construction.

**Trice** says this is similar to the Steinbaugh house at 945 Front which is a new construction grant given for the addition.

**Stewart** says that was limited to \$75,000.

**Keany** says it makes sense that the HPF would help with the new building and making it look historic with the other buildings. We believe there is a need for repairs, improvements, and structural needs of the existing historic buildings. Getting those funded in the future would certainly help alleviate the need for the amount of fundraising to be done for the new building.

**Stewart** says that is a different grant and a different category.

**Keany** says the Museum Master Plan identifies the Museum campus as a Welcome Center and it will become an asset for the community. It will take community support to find money along with money from City Council. It is a challenge for Council to find money in the budget.

**Mellish** says if **Fahey's** comments are an offer or suggestion, I think we would be open to it.

**Fahey** says I would be more inclined to support an effort for a one time grant for construction than I would for an ongoing O&M draw from the fund. It would have to be very precise in what the funds can be used for and what percentage. I don't want it to end up like the Open Space Tax where it's not going towards purchasing open space but towards O&M.

**Keany** says the HC is speaking in very specific terms and a fixed percentage. If this goes forward to Council who approves it for ballot language, it would be a set percentage and not a floating amount.

**Thomas** says it could be an annual fixed percentage not to exceed a certain limit. It could be adjusted based on the cost of living index.

**Keany** says it ought to be a fixed percentage and I think Council would be supportive of that, especially with support from HC and HPC. There is public sentiment and thought that the HPF already does support the campus in some way.

**Thomas** says the resolution can be clearer.

**Keany** says as the Council liaison, a fixed percentage is completely acceptable going forward. If there is a Museum expansion and new building and extended hours, there is no room in the current City budget to fund additional support.

**Koertje** asks if this will be a bond issue for the Museum Campus.

**Keany** says I am not contemplating a bond issue. Between fundraising and City funds, we can find some support. We will be looking everywhere from State and Federal grants, nonprofit donations, corporation donations, local fundraising efforts, and public donations. My discussion with the HC is in order to get Council to commit, if we raise X, will you commit to Y for the campus, not O&M. The understanding should be that the City contribution should not be

reduced if the portion of the HPF going to O&M increases due to additional revenue from the HPF. It would be for additional O&M, not reduction from current general fund spending.

**Koertje** asks if there is an estimate of the additional O&M money.

**Balsler** says there is some attempt to do an estimate in the Needs Assessment 2014.

**Thomas** asks if the estimate is around \$200,000-\$250,000.

**Keany** says in the current fund, it's about \$150,000.

**Balsler** says there is the possibility of revenue generation with additional programming.

**Koertje** asks how much the current HPF is bringing in annually.

**Trice** says HPF brings in just under \$600,000.

**Fahey** says \$200,000 would be about one-third of the fund.

**DISCUSSION OF HISTORIC PRESERVATION TAX EXTENSION:**

**Stewart** says it was mentioned that there are members of the community who think the HPF is already helping the museum. The people I talk to say they voted for the tax to fund buildings and the character of Old Town Louisville, not to fund the Museum.

**Elrod** says we hear the opposite.

**Stewart** says I looked at survey results and there looked to be less support for funding both.

There was 35% to keep the HPF as it is and 25% support to include the Museum in the fund.

There is some rationale that the two go together and I can see support for it. The concern from

supporters of the tax is there is a certain amount of dollars for preservation. If the Museum is

tacked on, it will reduce funds for preservation. How do we keep the funds available for

preservation activities? Currently, the HPC is the only commission not funded out of the General

Fund. About 40% funds go to Staff and administrative activities which is about \$250,000. If Staff

could be paid from the General Fund, it would allow more for the HPF.

**Trice** asks **Balsler** to explain the public process. Going forward, it will be a long discussion with numbers and details.

**Balsler** says any time something goes on the ballot, you want to have the discussion at least

one year in advance; what is the framework, getting more details and more specifics. What is

the best year to put this on the ballot; 2017 or 2018? There are two boards involved in this

issue. The goal tonight is to get the conversation started about the process.

**Keany** says if I understand Peter's statement about funding, you'd feel better about HPF

funding if Council could find some funds for administrative costs.

**Stewart** says the HPC is the only commission where administrative funds come out of the HPF.

**Balsler** says the HPC has a designated tax.

**Keany** says administration comes out of the Open Space fund. Golf course administration

comes out of the Enterprise fund. I understand your statement but I don't agree with it.

**Trice** says whether or not the Museum is included, there are things about the existing tax and

the way it works that need to be evaluated.

**Mellish** says the agenda tonight is to hear what your thoughts are about the tax and the tax

time frame. Are you happy with its production? Have you as a group discussed a timeline of

2017 or 2018?

**Trice** says we have not discussed it.

**Koertje** asks if Council is interested in putting the tax extension on the 2017 or 2018 ballot.

**Keany** says 2017 is an off year for an election. 2018 will get a better voter turnout. Council will

be looking for direction from the HPC.

**Fahey** asks if this is a discussion that the HPC should have; whether to go in 2017 or 2018; and

whether the Museum should be included. Should that be the first two-part discussion for the

HPC and then make recommendations to Council?

**Trice** says it could be. This meeting is happening because we were unsure how to move

forward.

**Keany** says Council will be looking for input and direction from HC and HPC.

**Elrod** says Council is looking for the two commissions to work collaboratively.

**Keany** says Council would like to see a proposal that both commissions support. For example, a percentage of the HPF would go towards O&M of the Museum campus, and the language would be supported to go on the ballot by both commissions.

**Trice** asks if the decision of what year needs to be decided before actual percentages.

**Keany** says the HPC decision to use or not use HPF funds needs to be determined. The agreed percentage of funds should be a collaboration of the two commissions. Once the language for a ballot issue is determined and read at Council, the City steps back and an issues committee is formed.

**Balser** says the first reading of the ordinance to put it on the November ballot is typically the second meeting in July.

**Stewart** says in terms of 2017 or 2018, if higher voter turnout helps for approval, in my opinion, 2018 would be better for HPC. If it doesn't pass, we serve out the year with money in the bank.

**Balser** says tax expires in December 2018. It would be a tax increase in 2019.

**Trice** asks about voter turnout in even or odd years.

**Balser** says even years are higher turnout, and a presidential year like 2016 is significantly higher.

**Madonna** says if governments rely on even years to raise or pass their extensions, wouldn't 2018 be better?

**Keany** says mailed ballots are typically used in odd years. Mailed ballots show different voter turnout because they are convenient to fill out and mail.

**Thomas** says as an HPC member, I would have no problem with a 2017 ballot issue or a percentage of the funds supporting the museum. We need to meet in individual sessions and then a joint session to iron out the details.

**Fahey** asks why not have a completely separate bond for the Museum like the Rec Center? It's only \$3.5 million which would be around \$10 a year. The Museum can be built. We would do another sales tax for the O&M on the Museum. The Rec Center has separated out \$575,000 for O&M. A bond and a sales tax like what is being done for the Rec Center.

**Madonna** says it have a better chance to have them together.

**Balser** says the Museum bond would be under \$5 million. These amounts are not typically in a bond. The Rec Center is \$28.6 million. There has been discussion about the Library bond that will be paid off in two years, and then do an extension from the Library to the Rec Center.

**Mellish** asks is there a concern about the overall availability of HPF funds going forward?

**Koertje** says we are using \$250,000 per year for administration. Incomes could remain stagnant. If we add \$200,000 for the Museum for O&M, that is \$450,000. There is \$150,000 for preservation projects. Two grants for new construction could be \$150,000. A commercial grant is up to \$165,000. I am supportive of the concept for use of the HPF funds for the Museum.

**Fahey** asks can we extend the Library bond for one year. The Museum is part of the Library services. It makes sense for the Museum to be covered by the Library bond.

**Balser** says I'm not a bond attorney so I don't know how it would work.

**Keany** says there is some marketing value to passing the Rec Center bond.

**Koertje** says the bonds only go for capital construction.

**Thomas** says part of the consternation on the HPC level is approximately 40% of the fund is used for administrative. That leaves 60% of the HPF fund. Do we bring on more operating funds for the Museum? What is an appropriate amount of administrative funds to be used? We need to ask Council if there is a mechanism to use 50% for restoration and preservation and not 50% of the fund for operating costs.

**Koertje** says this assumes it is \$200,000 O&M a year.

**Balser** says \$200,000 O&M seems high to me. In the past, it was closer to \$120,000. Even if the Museum O&M is \$200,000, I'm not sure HPF fund should supply the full amount.

**Thomas** says even if the number is \$150,000, it is a high percentage of the fund on top of admin costs. The HPF conceptually should be targeted for restoration, not administrative.

**Mellish** says \$900,000 is not designated to a specific project. We need to further articulate as best we can what the project O&M will be? Also, what will the run rate be on projects on the HPF in the future?

**Trice** says as commissions, how do we move forward? Do we form a subcommittee or do we talk as commissions separately?

**Madonna** says maybe the HC can come up with an approximate O&M number for the Museum. The HPC can then decide if they want to support or not. Once we have some figures, we can meet and discuss. We can move forward together.

**Muckle** says 2017 is a good year for it to be on the ballot.

**Trice** asks if there should be two groups or separate commissions.

**Stewart** says the issues are clear enough that each commission can discuss and decide.

**Fahey** says the HPC can discuss whether to support and at what percentage. The HC can decide what amount of funds is needed. Then the commissions discuss and negotiate.

**Mellish** says the strategy may warrant a subcommittee to work on 2017 ballot. The next HC meeting is September 7.

**Balser** says the HC has a meeting on September 13 with Council to talk about the Museum Master Plan.

**Trice** says the HPC can discuss this issue at their August 15 meeting.

**Keany** says it sounds like the two commissions are leaning toward 2017. The big question is whether HPC is willing to support some percentage of HPF funds for the Museum campus.

**Trice** asks Heather to explain the difference a subcommittee versus a Council Task Force.

**Balser** says a subcommittee is one or two persons from different commissions. A task force is people appointed by Council. Usually, Council does a resolution, people apply, and Council appoints people.

**Muckle** says we don't have a Recreation Board so we needed a Task Force. In this case, the two commissions should work together, and if details need to be finalized, then a subcommittee could be formed.

**Keany** says a meeting with two members from each committee will need to be noticed.

**Muckle** says if 2017 is the year, there is urgency to this issue. A decision needs to be made by the commissions, agreed on by the Council, and then education for the community on the issue. A year is not that long to get ready.

**Balser** says the Rec Center Task Force presented before every commission and board in order to educate the public. Once the ballot title is set, you can't do that.

**Stewart** asks when would this be read before Council.

**Balser** says the second Council meeting in July.

**Trice** says my understanding is that the HC will come up with the number amount. The HPC will meet on August 15 to discuss.

**Balser** asks if there are the things the HPC wants changed in the tax language.

**Trice** says the HPC has had no conversation about what is working and what is not.

**Madonna** says we are meeting on September 7. The HPC is meeting on August 15.

**Thomas** asks can we set a tentative joint commissions meeting date.

**Trice** says **Bridget** and I can discuss dates because it depends on meeting rooms.

**Mellish** thanks all for their collaboration.

**Adjourn:**

**Mellish** makes motion to adjourn the meeting, **Koertje** seconds. Adjourned at 7:55 pm.

# LOUISVILLE HISTORIC PRESERVATION COMMISSION

## STAFF REPORT

August 15, 2016

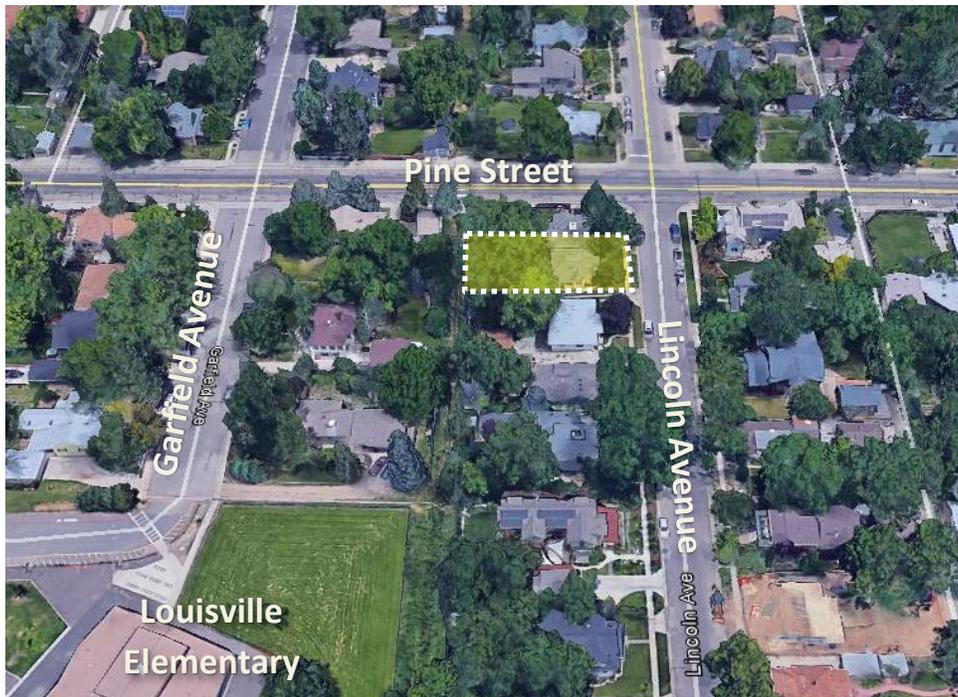
**ITEM:** Landmark eligibility probable cause determination for 625 Lincoln Avenue

**APPLICANT:** Barbara Hamlington  
625 Lincoln Avenue  
Louisville, CO 80027

**OWNER:** Same

**PROJECT INFORMATION:**  
**ADDRESS:** 625 Lincoln Avenue  
**LEGAL DESCRIPTION:** Lot 2, Schmidt Subdivision (originally Lots 3-4, Block 10 Pleasant Hill Addition)  
**DATE OF CONSTRUCTION:** ca. 1902

**REQUEST:** A request to find probable cause for a landmark designation to allow for funding for a historic structure assessment for 625 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.”



*625 Lincoln Avenue Southwest Corner – Current Photo*



*625 Lincoln Avenue Northwest Corner – Current Photo*

**HISTORICAL BACKGROUND:**

*Information from Jefferson Place Survey*

625 Lincoln was the home of the Bittner family in the early 1900s. For about 20 years in the mid-1900s, it was associated with members of Louisville's French community. For a period of about four years from 2003 to 2007, it was physically connected with a passageway to the historic house next door to it at 637 Lincoln.

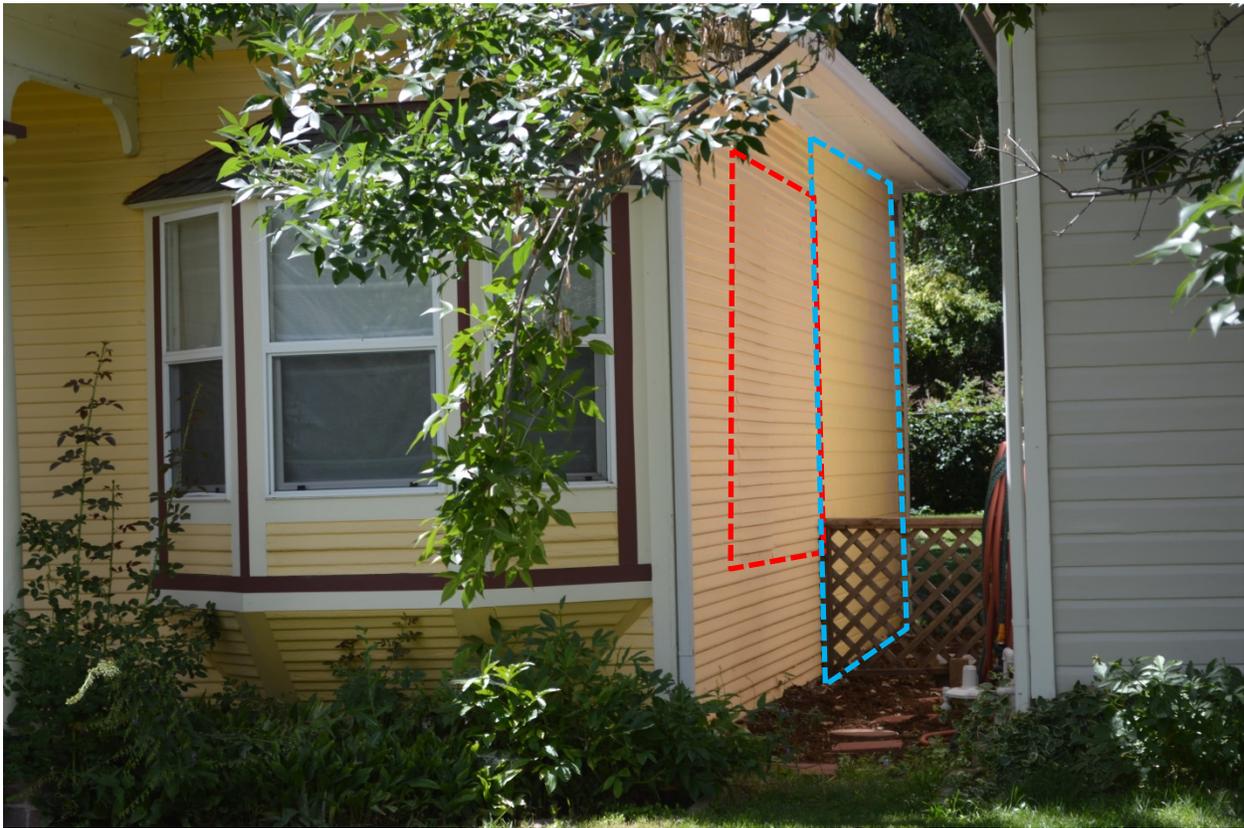


*625 Lincoln Avenue – 1948 Assessor Photo*

#### **ARCHITECTURAL INTEGRITY:**

Supported by a brick foundation, the rectangular hipped roof structure has overhanging eaves and two projecting gable roofs with turned eaves. One gable forms an entry porch and the other a wing on the south elevation. The gable end of the entry porch is filled with circular wood shingles and supported with classical columns. The gable on the south side covers a single bay wing with a double hung window and is connected to an enclosed side porch. The side porch has another entry and paired casement windows. A canted bay window with a hipped roof is located in the northernmost bay on the east elevation. The southernmost bay on the east elevation holds a picture window. Both of these windows were likely put in place after 1948. A single bay garage is located in the southwest corner of the property and appears in the 1948 photo. The original structure is clad in wood clapboard siding with a small exposure. The enclosed side porch is clad in wood shiplap siding.

Since 1948, the side porch was enclosed, a one-story addition was added on the rear, the windows were replaced, and window openings were changed. This includes the removal of an opening on the north elevation, visible now through a seam in the siding. There is a panel of shiplap siding on the north elevation where a passageway was located from 2003-2007 to connect 625 Lincoln to 637 Lincoln. Overall, the structure has maintained a high level of architectural integrity.



*625 Lincoln Avenue – Ghost Window and Passageway on North Elevation*

### **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.*

This house is associated with several families who worked in the Louisville area mines including a bookkeeper, a fireman, and a miner.

*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 decorative features is representative of the built environment in early 20<sup>th</sup> Louisville.

**RECOMMENDATION:**

The structure at 625 Lincoln Avenue has maintained its architectural integrity. The structure has social significance because of its association with various Louisville families.

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:

- 625 Lincoln Avenue – Social History



## **625 Lincoln Avenue History**

**Legal Description:** Originally: Lots 3-4, Block 10 Pleasant Hill Addition  
Now: Lot 2, Schmidt Subdivision

**Year of Construction:** circa 1902

**Summary:** 625 Lincoln was the home of the Bittner family in the early 1900s. For about 20 years in the mid-1900s, it was associated with members of Louisville's French community. For a period of about four years from 2003 to 2007, it was physically connected with a passageway to the historic house next door to it at 637 Lincoln.

### **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 Boulder County Assessor's website and the 1948 Boulder County Assessor card both give 1902 as the date of construction of this house. Boulder County has sometimes been in error with respect to the dates 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"). The house is shown in the 1909 Drumm's Wall Map of Louisville, confirming that it was standing by 1909. There is a lack of evidence on which to base a specific conclusion that the house was built in a different year. Also, deeds in the early 1900s were sometimes recorded months or years after they were dated. For these reasons, "circa 1902" will be used as an estimated date of construction.

### **Charles F. Wolfer Ownership, to c. 1905**

By deeds recorded in the year 1904, but which may have been drawn up earlier, Charles F. Wolfer acquired these lots in two transactions. Wolfer was the town doctor who also engaged in many real estate transactions in Louisville.

### **Andre/Bittner Family Ownership, c. 1905-1922**

By a deed recorded in 1905, John O. Andre (1874-1938) purchased the lots making up 625 Lincoln. His ownership came at a time when there are no available directories or census records showing whether or not he and his wife and children lived at 625 Lincoln. His wife was Mary Ann Dixon, whose parents were among Louisville's first residents and who was herself born in Louisville in 1881, just a few years after Louisville was established in 1878.

In 1909, John Andre transferred ownership of the house to his cousin, Anna Jane Kelsey Bittner (1873-1944). She and her husband, Alexander Milton Bittner (1879-1963) then lived at 625 Lincoln with their children, who were: Anna, born 1910; Jean, born 1913; and John, born 1914. The federal census records for 1910 and 1920 show the Bittner family to be living in this location. Alexander Milton Bittner worked as a bookkeeper for a coal mine.

### **Eads and Johnson Ownership, 1922-1931**

In 1922, the house was sold to Milton K. Eads. The following year, he sold it to Frank W. Johnson (b. 1890) and Gale Williams Johnson (b. 1893). Gale Williams Johnson had grown up in Louisville. The 1923 and 1926 directories show them living at 625 Lincoln. Frank Johnson worked as a fireman, which may have been a job specifically relating to coal mining. Their children at the time would have been Gladys Pearl (b. 1917) and Laura (b. 1922). By the time of the 1930 census, the family had moved in Denver.

### **Brown Ownership, 1931-1936**

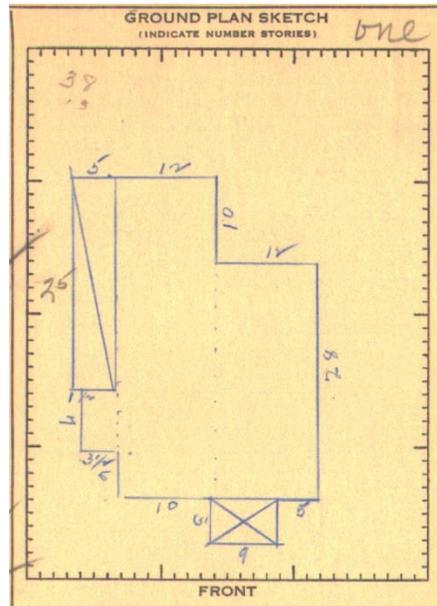
By a deed recorded in 1931, Margaret Burch Brown (1885-1951) became the owner of 625 Lincoln. Louisville directories indicate that she was the widow of William Brown and that she lived in the house. The 1930 census records show that she and her son, who was 26 and also named William, were living on Lincoln Ave. at that time, and it may have been in this house.

### **Gorce Family Ownership, 1936-1957**

Ralph Gorce (1893-1963) and Leah LeComte Gorce (1898-1953) purchased 625 Lincoln in 1936. Both had been born in Colorado to parents who had emigrated from France. These families were some of the French families that made up Louisville's significant French population in the late 1800s and early 1900s.

Ralph Gorce served in the Army in World War I and worked as a miner in Louisville. The 1940 federal census records show Ralph and Leah Gorce to be living at 625 Lincoln.

The following photo and layout of the house are from the 1948 Boulder County Assessor card. At the time, the house consisted of 816 square feet.



After Leah Gorce passed away in 1953, Ralph Gorce remarried to another member of Louisville's French community. Mary Hioco (1900-1980) was born in France and came to the U.S. in 1922 with her first husband, Henri Vanderstraten, and their young daughter, Julienne. Henri Vanderstraten passed away in 1949.

Ralph Gorce transferred ownership of the house from just himself to himself and his second wife, Mary, in 1954. They owned the house and lived there until selling it in 1957.

### **Ownership by various families from 1957 to 2001**

The house was owned by several people after the Gorges sold it: W.E. and Mattie McMurtrey from 1957 to 1961; Remo Antonio & Guillermina D'Onofrio from 1961 to 1967; John W. and Florence I. Prange from 1967 to 1974; Kenneth and Rebecca Koentop (Vitullo) and Ronald Vitullo from 1974 to 1977; Richard and Marilyn Hershey from 1977 to 1992; and James and Laurie Boyer from 1992 to 2001.

### **Schmidt and Arenales Ownership, 2001-2007, and the creation of the Schmidt Subdivision**

In 2001, Bennett Schmidt and Stephanie Arenales purchased 625 Lincoln. They had already purchased the corner house to the north, 637 Lincoln, in 1994. In 2003, they created a covenant agreement to consolidate the four lots (Lots 1-4, Block 10, Pleasant Hill Addition) represented by 625 Lincoln and 637 Lincoln into a single ownership so that they could connect the two houses into one adjoining living space. According to the Improvement Location Survey provided by the applicant at the time of application to the City of Louisville, 637 Lincoln is located approximately 12 inches from the property line with 625 Lincoln, and 625 Lincoln is located approximately 3.4 feet from the shared property line. The applicants did join the homes together by building an enclosed passageway between the buildings that some current residents still remember, and they lived in the joined houses.

In 2007, owners Schmidt and Arenales applied to the City of Louisville for a request for a minor subdivision plat to divide the one parcel into two parcels again. This was approved and the passageway between the houses was removed. 637 Lincoln then had the legal description of Lot 1, Schmidt Subdivision, and 625 Lincoln had the legal description of Lot 2, Schmidt Subdivision.

In 2007, Schmidt and Arenales sold 625 Lincoln to Hofstrom, LLC. (They also sold 637 Lincoln in 2007.)

### **Hofstrom LLC Ownership and Ross Ownership, 2007-2016**

After purchasing the property in 2007, Hofstrom LLC sold 625 Lincoln in 2008 to Dino A. Ross. He lived in the house. He sold the property in 2016.

### **Current Owners, as of 2016**

Peter and Barbara Hamlington purchased 625 Lincoln in 2016.

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**

**August 15, 2016**

**ITEM:** Landmark eligibility probable cause determination for 700 Spruce Street

**APPLICANT:** Tom Dietz  
700 Spruce Street  
Louisville, CO 80027

**OWNER:** Same

**PROJECT INFORMATION:**

**ADDRESS:** 700 Spruce Street  
**LEGAL DESCRIPTION:** Lots 13 & 14, Block 6, Jefferson Place Addition  
**DATE OF CONSTRUCTION:** ca. 1898

**REQUEST:** A request to find probable cause for a landmark designation to allow for funding for a historic structure assessment for 700 Spruce Street



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.”



*700 Spruce Street Southwest Corner - Current Photo*



*700 Spruce Street Northwest Corner - Current Photo*



*700 Spruce Street Northeast Corner - Current Photo*

## **HISTORICAL BACKGROUND:**

### *Information from Jefferson Place Survey*

The property is associated with the locally prominent Kerr, Rosenbaum and Rockley families. David Kerr was a coal mine superintendent, an inspector of the U.S. Bituminous Coal Commission for several states, a member of the Louisville School Board, the town board, and served the community in other capacities. Newt Rockley was a coal miner and local magistrate; his son Melvin, who grew up in the house, founded the [Rockley Music Co.](#) in Lakewood.



*700 Spruce Street – 1948 Assessor Photo*

## **ARCHITECTURAL INTEGRITY:**

700 Pine is a one-story, wood framed residence of irregularly-shaped plan. The house basically consists of two rectangular volumes connected at the southeast corner. Both of these volumes have side-gabled roofs with boxed eaves. The west-facing gable is clipped and the gable siding is flared at the base. The west and east gable siding both feature a decorative pattern of 5 different styles of white wood shingles. A third wing on the eastern end of the building has a flat roof and appears to be an enclosure of a former porch. The south side has a projecting 3-sided bay window with a gable roof with sloped gable siding of square wood shingles. There is a tall red brick chimney exterior to the south side of the building. The main entrance faces east and is approached from Spruce Street via a concrete walk and two concrete steps up to a concrete stoop. The entrance is covered with a non-historic fiberglass awning on one metal post. The door is wood with a large glass light and an aluminum storm/screen door. Windows on the house are historic white-painted wood sash 1/1 single hung with non-historic clear aluminum storm/screen sash. Windows have simple wood trim and

simple wooden projecting sills. Windows on the west side also have exterior window planter boxes. The furthest east bay of the house is an enclosed porch with a flat roof. This area has paired historic wood 6-light windows, a wood panel door with a single light and an obscure glass transom above. The door leads to a concrete stoop and three concrete steps down to the concrete driveway.

The house was likely constructed in 1897 or 1898. Wood siding was replaced with asbestos siding after 1948 and likely before 1976. A porch on the west side, shown on the Boulder County 1948 Assessor Card plan drawing, was removed at an unknown date after 1948. This porch was probably the historic front entrance, as the house was previously addressed on Jefferson. In 1976, several repairs were made under the auspices of the Louisville Urban Renewal Authority (LURA). Repairs included garage roofing and siding, replacement of house basement windows, repair fascia on bay window, replace gutters, anchor chimney to structure, and interior repairs including electrical, plumbing, heating, sheetrock, closet doors and cellar stairs. 2 windows were replaced in 2000.

There is a non-historic 2-car garage at the east end of the property, with a concrete drive to Spruce Street. A small wing with a work shop extends east from the garage. The garage has white-painted wood horizontal drop siding with corner trim. It has a front gable roof with a pent over the garage doors. The roofing consists of gray asphalt shingles. There are two metal panel overhead garage doors opening north to Spruce Street.

#### **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.*

This house is associated with the historic development of Louisville as one of the early homes in Louisville's first residential subdivision, Jefferson Place. It is significant for its association with locally prominent Kerr, Rosenbaum and Rockley families.

*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 decorative features is typical of the modest architecture style in early 20<sup>th</sup> century residences in Louisville.

**RECOMMENDATION:**

The structure at 700 Spruce Street has maintained its architectural integrity despite design modifications. The structure has social significance because of its association with the prominent Louisville families and its location in Louisville's first residential subdivision.

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:

- 700 Spruce Street – Jefferson Place Survey

Resource Number: 5BL 11318  
Temporary Resource Number: 157508426004

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_  
\_\_\_\_ Determined Eligible- NR  
\_\_\_\_ Determined Not Eligible- NR  
\_\_\_\_ Determined Eligible- SR  
\_\_\_\_ Determined Not Eligible- SR  
\_\_\_\_ Need Data  
\_\_\_\_ Contributes to eligible NR District  
\_\_\_\_ Noncontributing to eligible NR District

### I. IDENTIFICATION

1. Resource number: 5BL 11318
2. Temporary resource number: 157508426004
3. County: Boulder
4. City: Louisville
5. Historic building name: Kerr House, Rosenbaum House
6. Current building name: Vickery House
7. Building address: 700 Spruce Street, Louisville, CO 80027. Previous addresses: 255 Jefferson, 436 Spruce, and 740 Jefferson. Louisville addresses were changed in the 1930s.
8. Owner name and address: Kerry Vickery, 4540 Comanche Dr Boulder, CO 80303



### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W  
NW ¼ of SE ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference NAD 83  
Zone 13 ; 488536 mE 4425278 mN
11. USGS quad name: Louisville, Colorado  
Year: 1965 revised 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 13, 14 Block: 6  
Addition: Jefferson Place Year of Addition: 1880
13. Boundary Description and Justification: The surveyed property is bounded by Spruce Street on the north, Jefferson Avenue on the west, and property lines on the east and south.

### III. Architectural Description

14. Building plan (footprint, shape): Irregular plan
15. Dimensions in feet: Length 60 x Width 34
16. Number of stories: One
17. Primary external wall material(s): Asbestos
18. Roof configuration: Side gable
19. Primary external roof material: Asphalt

Resource Number: 5BL 11318

Temporary Resource Number: 157508426004

20. Special features: Chimney, porch, garage, fence, decorative shingles
21. General architectural description: 700 Pine is a one-story, wood framed residence of irregularly-shaped plan. The house basically consists of two rectangular volumes connected at the southeast corner. Both of these volumes have side-gabled roofs with light gray/green asphalt shingles and boxed eaves. The west-facing gable is clipped and the gable siding is flared at the base. The west and east gable siding both feature a decorative pattern of 5 different styles of white wood shingles. A third wing on the eastern end of the building has a flat roof and appears to be an enclosure of a former porch. The south side has a projecting 3-sided bay window with a gable roof with sloped gable siding of square wood shingles. There is a tall red brick chimney exterior to the south side of the building. The main entrance faces east and is approached from Spruce Street via a concrete walk and two concrete steps up to a concrete stoop. The entrance is covered with a non-historic fiberglass awning on one metal post. The door is wood with a large glass light and an aluminum storm/screen door. Windows on the house are historic white-painted wood sash 1/1 single hung with non-historic clear aluminum storm/screen sash. Windows have simple wood trim and simple wooden projecting sills. Windows on the west side also have exterior window planter boxes. The furthest east bay of the house is an enclosed porch with a flat roof. This area has paired historic wood 6-light windows, a wood panel door with a single light and an obscure glass transom above. The door leads to a concrete stoop and three concrete steps down to the concrete driveway.
22. Architectural style/building type: No style
23. Landscaping or special setting features: Jefferson Place Subdivision is a historic residential neighborhood adjacent to downtown Louisville. The subdivision is laid out on a standard urban grid of narrow, deep lots with rear alleys. Houses are built to a fairly consistent setback line along the streets with small front lawns, deep rear yards and mature landscaping. Small, carefully maintained single-family residences predominate. Most of the houses are wood framed, one or one and one-half stories in height, featuring white or light-colored horizontal wood or steel siding, gabled or hipped asphalt shingled roofs and front porches. While many of the houses have been modified over the years, most of the historic character-defining features have been preserved. 700 Spruce Street is consistent with these patterns and blends well with the scale and character of the neighborhood. Located on a corner, double lot, the property is somewhat larger than others in the neighborhood. It is one of very few residences located on the mostly commercial Spruce Street in Jefferson Place. The north and west frontages are unfenced and open to the City sidewalks. Both front yards have lawns. The north front yard is very narrow and has shrubs and a tree. There is a small fenced back yard south of the building with a lawn and a very large tree.
24. Associated buildings, features, or objects: There is a non-historic 2-car garage at the east end of the property, with a concrete drive to Spruce Street. A small wing with a work shop extends east from the garage. The garage has white-painted wood horizontal drop siding with corner trim. It has a front gable roof with a pent over the garage doors. The roofing consists of gray asphalt shingles. There are two metal panel overhead garage doors opening north to Spruce Street.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1898 Actual: \_\_\_\_\_  
Source of information: Louisville directory and Declaration of Homestead
26. Architect: Unknown  
Source of information: NA
27. Builder/Contractor: Unknown  
Source of Information: NA
28. Original owner: Mary Ann Kerr  
Source of information: Boulder County property records
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
The house was likely constructed in 1897 or 1898. Wood siding was replaced with asbestos siding after 1948 and likely before 1976. A porch on the west side, shown on the Boulder County 1948 Assessor Card plan

Resource Number: 5BL 11318

Temporary Resource Number: 157508426004

drawing, was removed at an unknown date after 1948. This porch was probably the historic front entrance, as the house was previously addressed on Jefferson. In 1976, several repairs were made under the auspices of the Louisville Urban Renewal Authority (LURA). Repairs included garage roofing and siding, replacement of house basement windows, repair fascia on bay window, replace gutters, anchor chimney to structure, and interior repairs including electrical, plumbing, heating, sheetrock, closet doors and cellar stairs. 2 windows were replaced in 2000.

30. Original location X Moved \_\_\_\_ Date of move(s):

#### V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic, Single Dwelling

32. Intermediate use(s): N/A

33. Current use(s): Domestic, Single Dwelling

34. Site type(s): Urban residence

35. Historical background:

This building is part of Jefferson Place, the first residential subdivision in Louisville.

This property at 700 Spruce was associated with two pioneer families of the Louisville and Boulder County area, the Kerrs and the Rosenbaums, as well as other long time area families. It was in the unique position of being located on a corner in a residential area in Louisville on which the other corners held not residences but rather a church (the Methodist Church at 741 Jefferson 5BL924), the Louisville grade school (no longer extant, on the northwest corner) and a business, William Austin's candy store (no longer extant, on the northeast corner). In addition, it has a connected history with the property at what is now 712 Spruce (5BL926).

The first owner of the property (after Jefferson Place developer Charles Welch) was Mary Ann Kerr, by a deed recorded in 1893. Historical records indicate that this was Mary Ann Rosenbaum, who grew up in Boulder County as the daughter of the Anton and Mary Rosenbaum family, a farming family who then moved to Louisville. She was born in 1864 or 1865. She married Thomas Kerr, who was the son of David Kerr, on whose farm coal was first discovered in the Louisville area in 1877. It was on this farm that the Welch Mine, Louisville's first mine, was established that year. David Kerr had come to Colorado in about 1860 and soon after began to homestead on Coal Creek on property still owned by descendants of the family, the Mayhoffers.

The County gives 1900 as an estimated date of construction for this house, but it may have been constructed earlier. Boulder County has sometimes been found to be in error with respect to historic buildings in Louisville. In 1897, Mary Ann Kerr recorded a Declaration of Homestead with respect to this property, which may be an indication of the year of construction. Also, Thomas, Mary, and their son David Kerr in 1898 were residing in Louisville, likely at this house.

Somewhat cryptically, the 1960 obituary of David Kerr, the son of Mary Ann and Thomas Kerr, stated, "The Kerrs moved to Victor during the height of the Cripple Creek boom but returned to Louisville two years later. After 1890 or 1891 the family to town [sic] and lived in a house at the corner of Spruce and Jefferson."

It can be concluded, based on these pieces of evidence, that the house at 700 Spruce was likely constructed in the 1890s and not 1900.

The property in question is outside of the boundaries of the Sanborn Maps that were done for Louisville in 1893, 1900, and 1908 (they focused on the downtown business district and La Farge Avenue only).

The house at 700 Spruce does appear in the correct location on the 1909 Drumm's Wall Map of Louisville and on the Methodist Church Map of Louisville that was made in circa 1923-25. Early on, another house was built on the property and it is now 712 Spruce.

According to the 1900 census, the Thomas and Mary Ann Kerr family was living at 700 Spruce, based on known Jefferson Place neighbors being listed near them. Thomas Kerr was the superintendent of a coal mine. Their children were David, John William ("Willie"), and Thelma ("Thelmie").

Resource Number: 5BL 11318

Temporary Resource Number: 157508426004

Thomas Kerr died by 1904 of unknown causes. By the time of the 1904 directory for Louisville, May Kerr (assumed to be Mary Ann) was listed as having been widowed and living at the corner of Jefferson and Spruce, which is an accurate description of 700 Spruce. Their son, David Kerr, was also old enough to be listed as living there.

Mary Ann Kerr remarried in 1906 to John Unger. He had been born in 1865 in Austria Hungary or Germany and worked as a carpenter. His wife, Mary, had died. He had a daughter, Artie, who was the same age as Mary Ann's daughter, Thelma Kerr.

The 1910 census shows that John Unger and Mary Ann Kerr Unger lived at what strongly appears to be 700 Spruce with their daughters, Thelma and Artie. However, they moved to Huerfano County not long after this, and certainly by 1916.

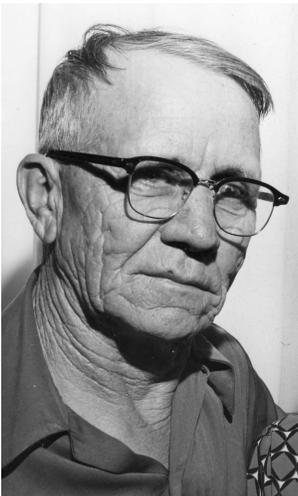
Property records indicate that Mary Ann Kerr Unger continued to own 700 Spruce and also 712 Spruce. Her son, David Kerr (the grandson of the pioneer David Kerr) stayed in Louisville, married Myrtle Tobey, and had a family. They lived on Grant. The houses at 700 and 712 Spruce are believed to have been rented out at this time.

It was at this time that John Stoiber Jr. is believed to have rented 700 Spruce for his family. He grew up at 733 Jefferson (5BL11301), almost across the street, as the son of John and Mary Stoiber. His parents and brother continued to live at 733 Jefferson at the time that he is believed to have rented 700 Spruce. His address in the directories for 1918, 1921, and 1923 was 255 Jefferson, which would describe 700 Spruce under Louisville's old address system. He and his wife, Mabel Carlton Stoiber, had two children.

David Kerr, who grew up in the house at 700 Spruce, became a prominent citizen of Louisville in his own right. When he died in 1960 at the age of 85, his obituary stated that "Kerr was engaged in the mining business. He was foreman at Rex No. 1 and the Hecla and later served as superintendent at the Acme, the Grant at Frederick and the Columbine at Lafayette. For eight years he was at the Industrial mine at Superior. In 1943 he was appointed as inspector of the U.S. Bituminous Coal Commission, covering several western states . . . Kerr was a member of the Louisville School Board, the town board and served the community in other capacities."

Mary Ann Kerr Unger died in Huerfano County in 1928. Following her death, her heirs, who were her husband, John Unger, and children David Kerr, John William Kerr, and Thelma Kerr Furphy, in 1931 transferred their interests in 700 Spruce and 712 Spruce to David Kerr. He then sold the two parcels with their two houses to Newton Rockley.

Newton Rockley was the brother of Emma Rockley Clark, who lived at 708 Pine (5BL11314) in Jefferson Place, and he owned and lived at 716 Pine (5BL11315) in Jefferson Place from 1918 to 1931. Newton Rockley was born in Kansas in 1887; his parents were from England and, interestingly, married in 1864 in Constantinople, Turkey. Newton married Minnie Baessler in 1912. Minnie Baessler was born in New York in 1891; she came with her parents to Louisville in 1907. Following her death in 1946, Newton married Martha Davis. He died in 1969. The following undated photo from the collection of the Louisville Historical Museum shows Newt Rockley:



Resource Number: 5BL 11318

Temporary Resource Number: 157508426004

Newton and Minnie Rockley had four children: Lester (1913-2005), Melvin (1917-1990, who was the founder of the Rockley Music Co. in Lakewood, CO); Carol (VanDenBos); and Jack (1920-1935).

Louisville directories show that 700 Spruce was the home of Newton and Minnie Rockley and their children from 1931 to 1943. He worked as a miner during most of the 1930s, but in 1943, his occupation was listed as police magistrate while listed as living at 700 Spruce. At the time, the Rockleys are believed to have been lessors who rented out 712 Spruce that was also on their property. They sold 712 Spruce to Angelo and Rachel Ferrari in 1939.

Directories show that Angelo Ferrari was a town marshal and constable, similar to Newton Rockley, who continued to reside next door at 700 Spruce until 1943. For a number of years, these two men in local law enforcement lived next to each other and very close to the town hall, which was located nearby on the west side of the 700 block of Main Street.

In 1943, Newton Rockley sold 700 Spruce to John Kenneth "Kenneth" Gardner (1903-1972) and Julia Smith Gardner (1905-1961). Louisville directories confirm that the Gardners resided at 700 Spruce from not later than 1945 until the early 1950s. They also owned 810 Spruce (5BL8026) in Jefferson Place starting in 1951, and that property is still owned by a family member. Kenneth Gardner worked as a carpenter and was originally from South Dakota, although he was in Louisville by the time of the 1930 census. Julia was born in Louisville as the daughter of Louisville pioneers George and Grace Smith, who came from England.

The Smith family of Louisville had a significant presence in the vicinity of Spruce in the Jefferson Place subdivision. In addition to Julia Smith Gardner owning and residing at 700 Spruce, and being an owner of 810 Spruce, her brother Ed Smith lived at 801 La Farge (5BL852) and had a store, Ed Smith's, at 805 La Farge (5BL7984). The 1946 directory for Louisville shows that Julia Gardner worked at Ed Smith's store while she was living at 700 Spruce (located very close by). Also, their cousin, Margaret Smith, was part of the Harris family that owned and resided at 801 Spruce (5BL11320).

In 1955, the Gardners sold 700 Spruce to George and Beatrice Kupfner. The Louisville directory for 1956 shows them both to be living at 700 Spruce. In 1958, George Kupfner died at the age of 82. He was described as having come to Superior in 1904 with his parents. He became a miner. He married Beatrice Abercrombie in 1916 and together they lived in the Superior area until moving to 700 Spruce in Louisville in 1956. George Kupfner's obituary indicated that five children survived him. Beatrice Kupfner continued to live at 700 Spruce, as indicated by her listing in the 1966 Louisville directory.

Beatrice Kupfner died in 1971 and 700 Spruce left the ownership of the Kupfner family that year. It was purchased by Evelyn Trumble. It is currently owned by Kerry Vickery.

Other addresses found for 700 Spruce, under Louisville's old address system, were 255 Jefferson (believed) and 436 Spruce. Under Louisville's new address system, the address for a time was 740 Jefferson.

36. Sources of information:

Boulder County "Real Estate Appraisal Card – Urban Master," on file at the Carnegie Branch Library for Local History in Boulder, Colorado.

Boulder County Clerk & Recorder's Office and Assessor's Office public records, accessed through <http://recorder.bouldercounty.org>.

Directories of Louisville residents and businesses on file at the Louisville Historical Museum.

Census records and other records accessed through [www.ancestry.com](http://www.ancestry.com)

Drumm's Wall Map of Louisville, Colorado, 1909.

Methodist Church Parish Map of Louisville, Colorado, circa 1923-25.

Sanborn Insurance Maps for Louisville, Colorado, 1893, 1900, and 1908.

Louisville, Colorado cemetery records, accessed at <http://files.usgwarchives.org/co/boulder/cemeteries/louisville.txt>

Archival materials on file at the Louisville Historical Museum.

**VI. SIGNIFICANCE**

37. Local landmark designation: Yes \_\_\_ No X Date of designation: NA

Designating authority: NA

37A. Applicable Local Landmark Criteria for Historic Landmarks:

    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.

  X   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.

    Does not meet any of the above local criteria.

Local Field Eligibility Assessment: Eligible. The property is eligible for nomination as a Louisville Landmark for its association with the locally prominent Kerr, Rosenbaum and Rockley families. David Kerr was a coal mine superintendent, an inspector of the U.S. Bituminous Coal Commission for several states, a member of the Louisville School Board, the town board, and served the community in other capacities. Newt Rockley was a coal miner and local magistrate; his son Melvin, who grew up in the house, founded the Rockley Music Co. in Lakewood.

37B. Applicable State Register of Historic Properties Criteria:

    A. The property is associated with events that have made a significant contribution to history.

    B. The property is connected with persons significant in history.

    C. The property has distinctive characteristics of a type, period, method of construction or artisan.

    D. The property has geographic importance.

    E. The property contains the possibility of important discoveries related to prehistory or history.

  X   Does not meet any of the above State Register criteria.

Resource Number: 5BL 11318  
Temporary Resource Number: 157508426004

State Register Field Eligibility Assessment: Not eligible.

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual)
- Does not meet any of the above National Register criteria

39. Area(s) of significance (National Register): NA

40. Period of significance: NA

41. Level of significance: NA National  State  Local

42. Statement of significance: This house is associated with the historic development of Louisville as one of the early homes in Louisville's first residential subdivision, Jefferson Place. It is significant for its association with locally prominent Kerr, Rosenbaum and Rockley families.

43. Assessment of historic physical integrity related to significance: The property has integrity of location, setting, workmanship, feeling, and association. Integrity of materials is compromised by replacement siding. Integrity of design is compromised by the removed porch facing Jefferson. No photographs have been found showing this porch, but it is drawn in plan on the 1948 Boulder County Assessor's card. Since this house was previously addressed on Jefferson, the removed porch was likely the historic main entrance. Modifications took place at an unknown date, probably 1976, within the period of significance of a State Register or local historic district, but "Needs Data" for a National Register historic district.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible  Not Eligible  Need Data

45. Is there National Register district potential? Yes  No

Historic District Potential: Jefferson Place is eligible as a State Register and local historic district. There is potential for a National Register historic district. Due to unverified dates of modifications, the property is classified as contributing to a State Register or local historic district, and "Needs Data" for a National Register historic district.

Discuss: This building is being recorded as part of a 2010-2011 intensive-level historical and architectural survey of Jefferson Place, Louisville's first residential subdivision, platted in 1880. The purpose of the survey is to determine if there is potential for National Register, State Register or local historic districts. Jefferson Place is eligible as a State Register historic district under Criterion A, Ethnic Heritage, European, for its association with European immigrants who first lived here and whose descendants continued to live here for over fifty years. The period of significance for the State Register historic district is 1881 – 1980. Jefferson Place is potentially eligible as a National Register historic district under Criterion A, Ethnic Heritage, European. However it needs data to determine dates of some modifications, and to more definitely establish the significant impacts of various European ethnic groups on the local culture of Louisville. The period of significance of a National Register district is 1881 – 1963. Jefferson Place is eligible as a local Louisville historic district under local Criterion B, Social, as it exemplifies the cultural and social heritage of the community.

Resource Number: 5BL 11318  
Temporary Resource Number: 157508426004

European immigrant families flocked to Colorado coal mining communities, including Louisville, in the late nineteenth and early twentieth centuries in search of economic opportunities they could not find in their own countries. Louisville's Welch Coal Mine, along with other mines in the area, recruited skilled workers from western Europe. In the early years before 1900, most of the miners who lived in Jefferson Place came from English-speaking countries.

Immigrants from England brought a strong tradition and expertise in coal mining. The English are widely credited with developing the techniques of coal mining that were used locally, and they taught these techniques to other miners. The British mining culture was instilled in the early Colorado coal mines. English immigrants also brought expertise in other necessary skills such as blacksmithing and chain forging.

Later Jefferson Place residents arrived from Italy, France, Austria, Germany, Hungary, Slovakia, and Slovenia, among other places. The Italians eventually became the largest single ethnic group in Jefferson Place and in Louisville as a whole. About one-third of the houses in Jefferson Place were owned and occupied by Italian immigrants. Italian immigrants left their mark on Louisville in the food and beverage industries. To the present day, downtown Louisville is known throughout the Front Range for its tradition of Italian restaurants. The impacts of the heritage and customs of the other European ethnic groups could be significant, but are not well documented and need further investigation.

- If there is National Register district potential, is this building: Needs Data  Contributing\_\_ Noncontributing \_\_
46. If the building is in existing National Register district, is it: Contributing \_\_\_\_ Noncontributing \_\_\_\_\_
- The property is not within an existing National Register district.

#### **VIII. RECORDING INFORMATION**

47. Photograph numbers: 5BL11318\_700Spruce\_01 through 5BL11318\_700Spruce\_04.  
Digital images filed at: City of Louisville, Planning Department
48. Report title: Historical and Architectural Survey of Jefferson Place Subdivision, Louisville, Colorado
49. Date(s): 2013
50. Recorder(s): Kathy and Leonard Lingo, Avenue L Architects, and Bridget Bacon, City of Louisville
51. Organization: Avenue L Architects
52. Address: 3457 Ringsby Court Suite 317, Denver, CO 80216
53. Phone number(s): (303) 290-9930

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

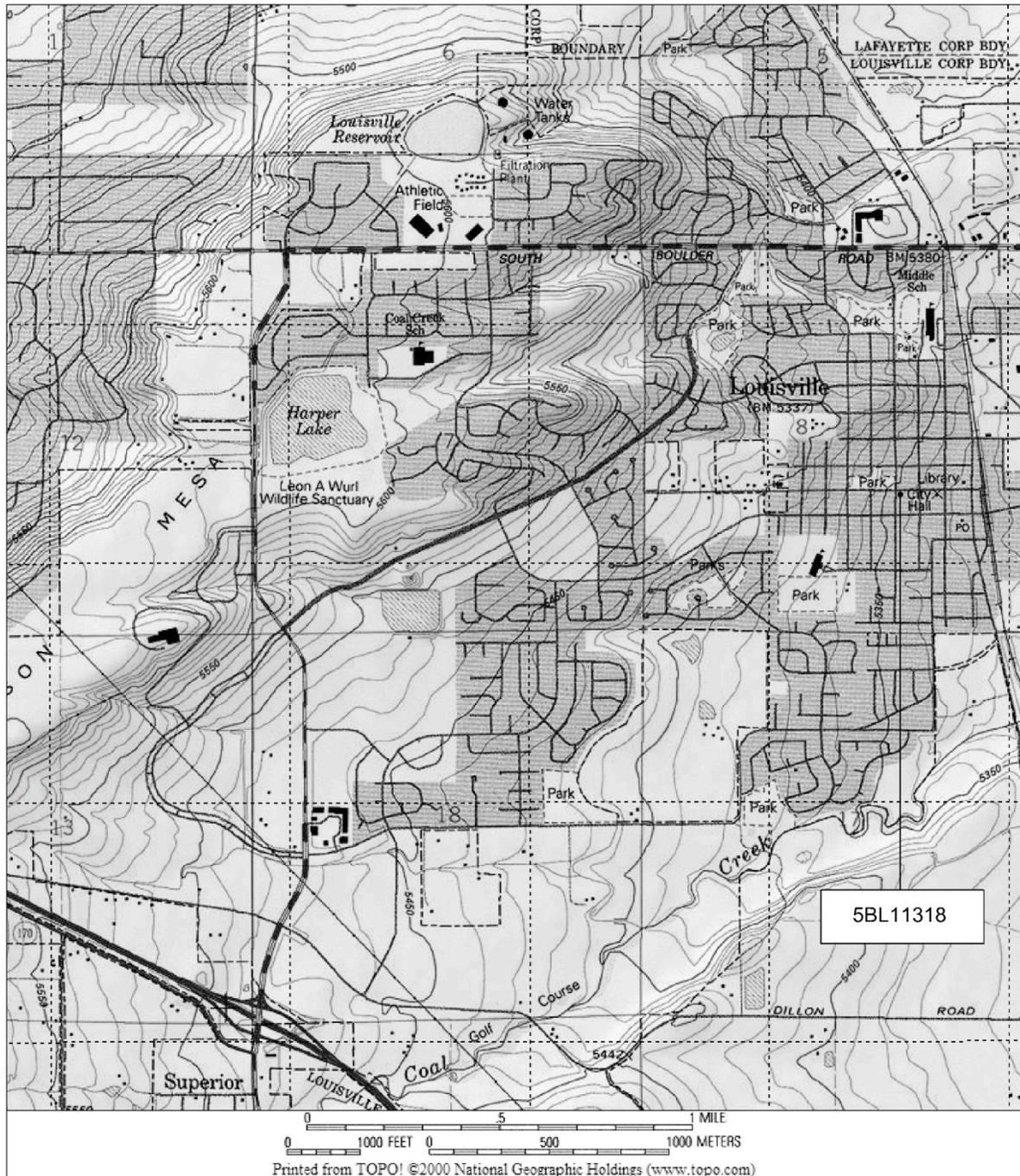
Colorado Historical Society - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5BL 11318  
Temporary Resource Number: 157508426004

Resource Number: 5BL 11318  
Temporary Resource Number: 157508426004

Resource Number: 5BL11318

Architectural Inventory Form  
USGS Location Map



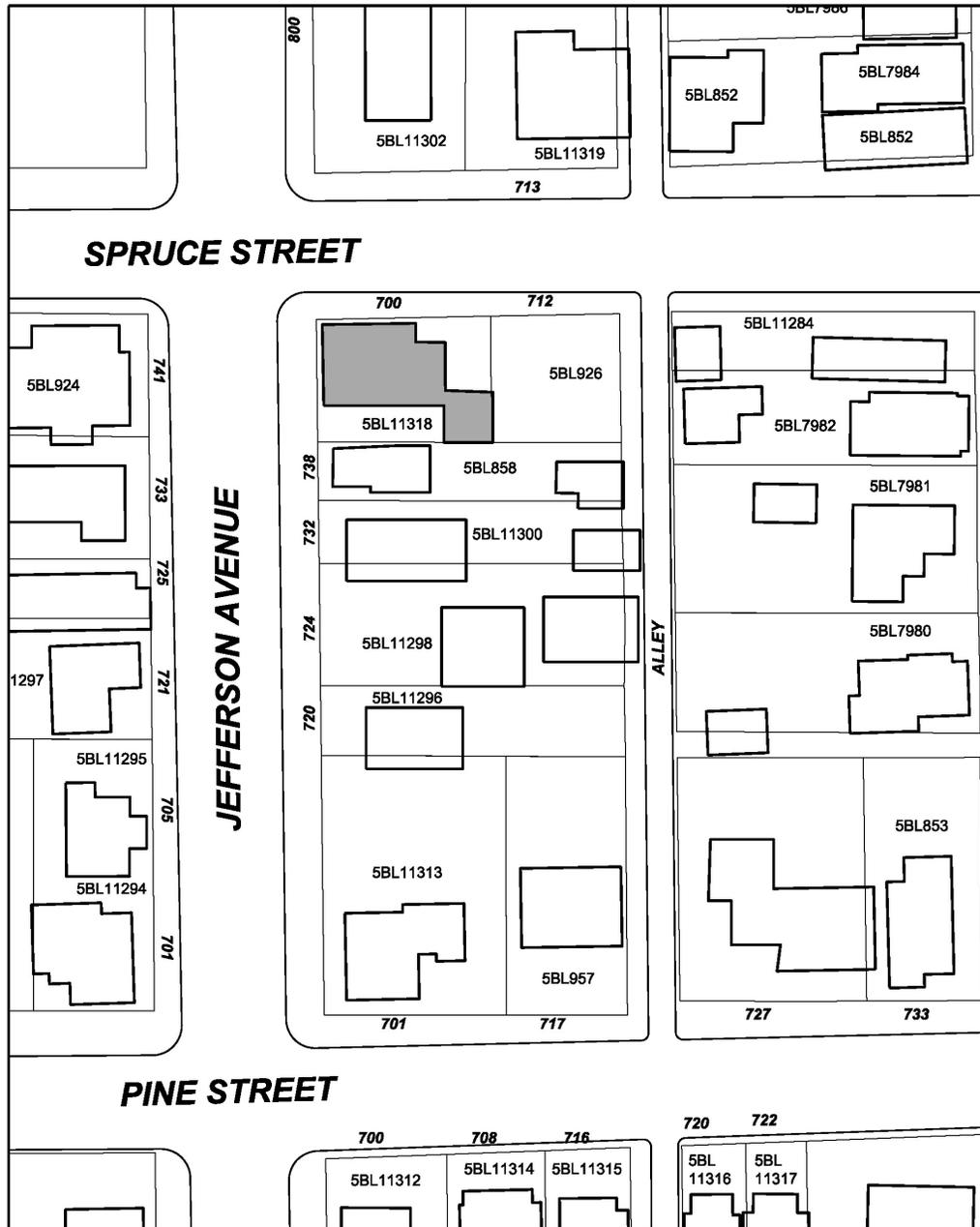
700 Spruce Street, Louisville, Colorado

SOURCE: Extract of Louisville, Colorado  
USGS map, 1994.



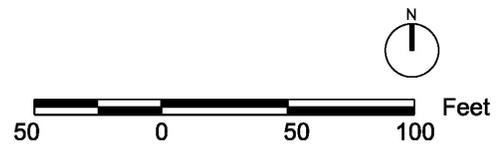
Resource Number: 5BL11318

Architectural Inventory Form  
Site Location Map



700 Spruce Street, Louisville, Colorado

SOURCE: City of Louisville, Colorado  
GIS Files.



Resource Number: 5BL 11318  
Temporary Resource Number: 157508426004



5BL11318\_700Spruce\_01 north



5BL11318\_700Spruce\_02 west

Resource Number: 5BL 11318  
Temporary Resource Number: 157508426004



5BL11318\_700Spruce\_03 southwest



5BL11318\_700Spruce\_04 northeast

Resource Number: 5BL 11318  
Temporary Resource Number: 157508426004



700 Spruce. Boulder County Real Estate Appraisal card, 1948.

# LOUISVILLE HISTORIC PRESERVATION COMMISSION

## STAFF REPORT

August 15, 2016

**ITEM:** Historic Structure Assessment Grant Request for Louisville Historical Museum

**APPLICANT:** Bridget Bacon, Museum Coordinator  
City of Louisville

**OWNER:** City of Louisville

**PROJECT INFORMATION:**

**ADDRESS:** 1001 Lincoln Avenue

**LEGAL DESCRIPTION:** Lots 1-4, Block 1, Barclay Place.

**DATE OF CONSTRUCTION:** circa 1904-1906

**REQUEST:** A request for three 6,000 grants to conduct a Historic Structure Assessments of the Tomeo House, Jacoe Store, and Jordinelli House.



## **SUMMARY:**

The Department of Library & Museum Services staff, Louisville Historical Commission, Louisville History Foundation, and others are planning for the Museum and its historical structures. Some of the overarching objectives guiding the planning process are:

- Preserve Louisville's history
- Share Louisville's history by attracting more visitors
- Engage in more programming and outreach

Metcalf Architecture & Design, visited the Museum in 2014 and prepared a Needs Assessment Report, recommending that the City, as the owner, apply for funding for a Historic Structure Assessment to be completed on the three landmarked structures on the campus: the Tomeo House, the Jacoe Store, and the Jordinelli House. It will be important to preserve the historical integrity of these Main Street buildings so that Museum visitors may continue to enjoy them for many years into the future. The buildings are also where Louisville's historic photos, archives, and artifacts are preserved, and are workplaces for City staff members and volunteers.

Community members prepared the Tomeo House and the Jacoe Store in the 1980s for opening to the public, with the Tomeo House opening in 1986. The Jacoe Store was listed on the National Register of Historic Places in 1986. All three historic structures, which originally were two houses and a store, were designated individually as Louisville Landmarks in 2005.



*Jacoe Store Southeast Corner - Current Photo*



*Tomeo House Southeast Corner – Current Photo*



*Jordinelli House Southeast Corner – Current Photo*

**REQUEST:**

As a part of the Museum Master Plan, the applicant would like to examine the condition of the landmark structures on the Museum campus. There has not been a Historic Structure Assessment conducted with respect to these structures before. For these reasons, the City of Louisville Department of Library & Museum Services is requesting funding for three Historic Structure Assessments.

Under Resolution No. 2, Series 2012, a landmarked property is eligible for reimbursement for a Historic Structure Assessment (HSA). The property is zoned Residential Medium Density (RM). Residential properties are typically given an HSA grant of up to \$900. Due to the civic use of these structures, the City is requesting up to \$6000 for each landmark from the Historic Preservation Fund, a total of up to \$18,000, to conduct Historic Structure Assessments on the Tomeo House, Jordinelli House, and Jacoe Store.

**RECOMMENDATION:**

Staff recommends approval of a grant of up to \$18,000 for the cost of three historic structure assessments. HPC may, by motion, approve or deny.

**SUPPORTING DOCUMENTATION AND INFORMATION:**

Attached for your review are the following documents:

- Social History – Tomeo House, Jacoe Store, Jordinelli House
- Museum Needs Assessment



## **History Report on the Three Buildings of the Louisville Historical Museum: Tomeo House, Jacoe Store, and Jordinelli House**



**Legal Description:** Lots 1-4, Block 1, Barclay Place. Today, all three buildings share the physical address of 1001 Main.

**Year of Construction:** Tomeo House, circa 1904; Jacoe Store, circa 1905-06; Jordinelli House, circa 1904

**Summary:** The Louisville Historical Museum at 1001 Main St. is made up primarily of three historic wood frame buildings: the Jacoe Store, Tomeo House, and Jordinelli House. All three buildings were strongly associated with Italian families, and the Jacoe Store was a grocery store that catered to Louisville's Italian residents. The Jacoe Store was listed on the National Register of Historic Places in 1986, and all three buildings were designated as Louisville Landmarks in 2005. (A small historic summer kitchen and an authentic outhouse both moved to the site, round out the list of structures.)

Due to these now being the buildings of the Louisville Historical Museum that are used to help tell the story of Louisville, the Museum has made a special effort to gather information about them. Descendants of the Tomeo, Pellillo, Rossi, Jacoe, and Jordinelli families have all visited the Museum to share facts and stories about the buildings. This report is an overview, with more information available through the Museum.

### **Development of Barclay Place**

The Colorado Mortgage and Investment Co., Limited, a corporation organized under the laws of Great Britain and doing business in Colorado, in 1897 platted the Barclay Place subdivision in which these buildings are located.

## Tomeo House



Felix (Felice) Tomeo, by all accounts, built the building that we today call the Tomeo House with the help of his older brothers, Nick (Nicola) and Mike (Michele). The house long had the address of 520 Second St. under Louisville's old address system that changed in about 1939. It was then known as 1013 (or sometimes 1011 or 1009) Main Street.

Felix had been born in Italy in 1872. According to research by the Tomeo family, the parents of Felix, Nick, and Mike were Clemente Tomeo and Catarina Staffieri Tomeo of Montaquila, Isernia, Molise, Italy. Felix came to the U.S. in the late 1800s. In 1902, he married Michelina Bartimoccio of Louisville. She had been born in Italy in 1886 and came to the U.S. as a young child in about 1890. She lived on S. Jefferson Ave. in Louisville. The following photo from the Museum shows Felix:



The three Tomeo brothers, at least initially, all worked as coal miners. Records indicate that Mike Tomeo and Nick Tomeo and their families left Louisville not long after 1910.

Felix Tomeo appears to have acquired Lots 1-4 over a period of a few years. He first obtained Lots 3 through 6 in 1903 and sold off Lots 5 and 6 soon after. Meanwhile, his sister-in-law, Lucy Tomeo (who was married to Felix's brother, Mike), had purchased Lots 1 and 2 by a deed recorded in 1902. She had purchased them from John B. Clark of Louisville. (Clark had acquired the lots from the developer – Lot 1 by a deed recorded in 1898 and Lot 2 by a deed recorded in 1899.) Lucy Tomeo granted Felix Tomeo a deed of trust, recorded in 1902, to secure the

transaction. This transaction indicates that Felix loaned her the mortgage funds to purchase Lots 1 and 2.

Property documents that were recorded during the period of 1907-09 indicate that Felix Tomeo ended up with Lots 1 and 2 through a sheriff's certificate of purchase and a public trustee's certificate of purchase. The involvement of the Boulder County Sheriff and the filing of these legal documents would seem to indicate that Lucy Tomeo may have defaulted on the loan by Felix Tomeo to secure the property. The J. D. Best Mercantile Company was also a party to some of these transactions, but its specific ownership interest in the property could not be determined.

Boulder County gives the date of construction as 1908, but is sometimes in error with respect to the dates of construction of Louisville buildings, so other evidence is looked to. Also, the 1985 architectural survey of the Tomeo House gave the estimated year of construction as 1910. The house does appear on the 1909 Drumm's Wall Map of Louisville, so it was constructed by then. Also, according to the Tomeo family, Felix and Michelina Tomeo's first child, Dominica Emelia, was born in the Tomeo House on June 12, 1904, and Felix Tomeo is listed in a 1904 Louisville directory as living in the Barclay Place subdivision. Last, Tomeo family descendants have indicated that the house was built in 1904. For these reasons, the date of construction is believed to be "circa 1904."

This building is typical of coal miners' houses built in Louisville at the turn of the last century. Early wood frame houses were generally one story with two or three rooms and simple exterior detailing. The house has never had running water or a bathroom. (It was being used for storage and not as a residence in the 1950s when Louisville built a sewage system and for this reason was not required to have a bathroom added, it is believed.)

The Tomeo family built additional buildings on what is now the Museum campus. Family members built a two-story building in the area just south of the Tomeo House, and, in circa 1905-06, they built what we now call the Jacoe Store just south of the two-story building. Between 1904 and 1916, Felix and Michelina had eight children. The second floor of the two-story building became the home to the growing family of Felix and Michelina Tomeo. Felix died in 1918, leaving Michelina with eight children and three buildings. In 1930, Michelina remarried to Joe Biella, a widower whose house was across the alley to the west from the Tomeo House. Michelina died in 1966.

In 1937, Michelina conveyed her ownership of Lots 1-4 to her seven surviving children. In 1945, four of them transferred their interests to their siblings Gene, Dominic, and Joe. Joe passed

away in 1950 and Gene died in 1965. Dominic Tomeo was then the sole owner of the lots until his death in 1983.

The following photo shows members of the Tomeo family gathered together in the early 1940s:



One of the sons of Felix and Michelina Tomeo, John Tomeo, was killed in World War II in the 1945 Battle of Cologne.

It is said that when the Tomeo family moved into the two-story building in an unknown year, they initially rented the original Tomeo house to May LaSalle. In 1924, the Rossi family (consisting of Grace DiGiacomo Rossi and her six children) moved into the Tomeo house and continued to rent the house from the Tomeo family until 1941.

Grace (Grazia) DiGiacomo (1879-1959) was born in Castiglione di Carovillo, Campobasso, Italy and came to the U.S. in 1906. Her brother already lived in the area. In 1908, she married Mike (Michele) Rossi, who had been born in 1867 and had come to the U.S. from Italy in about 1889. He worked as a coal miner in the area in mines such as the Sunnyside and the Monarch, and died in 1924 of what is believed to have been black lung disease. The family was living in a house on Front Street in Louisville when he died. It was at that point that Grace and her six children, who ranged in age from about 3 to 14 at the time, moved into the Tomeo House.

Their rent was \$7 per month, according to son John Rossi and confirmed by the 1930 census. The family members met their financial obligations by engaging in many different types of work in order to get by. For example, one of the sons, Frank, began to work in the Jacoe Store at the age of 10. His brothers also worked in the store at different times. Their mother took in laundry.

Their large vegetable garden and chickens they raised helped supply food. The following 1930s photo shows Grace Rossi outside the kitchen door with two of her children, John and Mary.

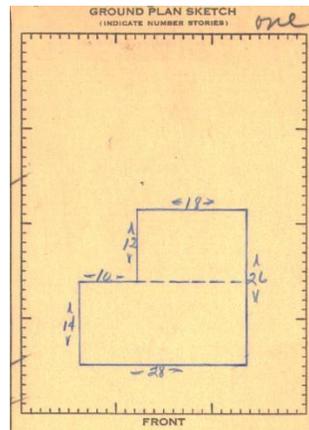


In 1941, the last members of the Rossi family still living in the Tomeo House moved to Denver. Guy Rossi and Rose Tomeo married each other in about 1930, cementing the relationship between these two families that are both so closely identified with the Tomeo House.

Dominic Tomeo, son of Felix and Michelina, lived briefly in the Tomeo House after the Rossi family moved to Denver in 1941. The Kuretich family moved into the house after Dominic moved into a house on La Farge Avenue with his mother. According to the Kuretich family, Frank and Rose Kuretich rented the house with their two children until 1943. Dominic Tomeo or his brother, Joe, may have used the Tomeo House off and on for some residential purposes later in the 1940s or 1950s, but the Kuretich family is believed to have been the last family to reside in the Tomeo House.

Dominic Tomeo then used the building for storage space until his death in 1983, when the City of Louisville purchased Lots 1-4, including the Tomeo House and Jacoe Store, for the purpose of housing a local history museum. The Tomeo House (then known as the Miner's House) opened as a museum on September 1, 1986. During renovation in the 1980s, electrical outlets, heating, and entrance steps and railings were added to the house.

The following photo of the house and a ground layout sketch are from the Boulder County Assessor card that is dated 1948:



Today, the Tomeo House is interpreted as a mining family's house. The house was featured in Patricia Werner's 2010 book *The Walls Talk: Historic House Museums of Colorado*. Louisville elementary students tour it during their field trips to the Museum and the Museum staff gives tours of it to other Museum visitors.

### Jacoe Store



The Tomeo family was responsible for the construction of what we now call the Jacoe Store in circa 1905-06. It now has the address of 1001 Main, but before addresses changed in Louisville in about 1939, the address was 510 Second Street. An architectural survey dated 2000 noted that the building has the date of 1903 painted on it, but "[t]he original source of this date is unknown." The 2000 survey itself used the date of circa 1908, based on the date indicated in

County records. The County has sometimes been in error with respect to the dates of construction of Louisville buildings, and so other evidence is looked to, particularly in a case like this in which the date of 1903 was painted on the building. There is a lack of evidence that would establish the year of construction as either 1903 or 1908, though the building is shown as standing by the date of the 1909 Drumm's Wall Map of Louisville. The evidence points to "circa 1905-06" as being the estimated time when the store was constructed.

Today, the information known about its history is mainly from its use as the Jacoe Store from 1923 until 1958. However, before that, it was the location of the businesses of two Italian shoe cobblers. Achille Filacchione (1885-1945) is believed to have first appeared in Louisville records in a 1909 directory in which he was identified as being a shoemaker. The following year, the 1910 census records show him and his brother Alfonso Filacchione (1890-1972) living right next to the Tomeo family, which most likely would be at what is now the Jacoe Store. Achille was identified as being a shoemaker, while Alfonso was a coal miner.

According to a family history written by Ada Pellillo Bottinelli, her father, John (Giovanni) Pellillo (1884-1971) was encouraged to come to Louisville in 1914 by his cousin, Archie Gabriele, and his friends, Joseph and Florina Perrella, who were from his town of Bagnoli del Trigno, Isernia, Molise, Italy and who were all already in Louisville. (The Perrellas were also the aunt and uncle of Achille and Alfonso Filacchione, according to a separate Filacchione family history.) Her family history stated, "Since he was a skilled shoe maker (taught by his stepfather), he decided to open a shoe repair shop at [a site] occupied later by Jacoe's grocery store and [that] is currently being used ... as a museum. He and two friends, Archie (Carbone) Gabriele and Alfonso Filacchione, shared a room rented from Michelina Tomeo who lived next door and who also furnished their board. Mrs. Tomeo was widowed, and, as was customary in those days, took in boarders to support her large family." Ada Pellillo Bottinelli also told the Museum staff that her father had his shoe shop in the Jacoe Store. Pellillo later had his store on the first floor of the two-story building next to the Jacoe Store, as shown in the following photo, then in the 800 block of Main Street.



The Louisville directories for 1916, 1918, and 1921, confirm that John Pellillo rented the building at 510 Second Street (which was the previous address for 1001 Main) for his shoe repair shop and that it was also his residence. These were in the years before his wife and children came from Italy to join him.

The 1920 census records further confirm the association of these men with the store. The census records listed the following as living right next to the Tomeo family: John Pellillo, who was a shoemaker who had his “own store”; Archie Gabriele, a miner; and Alfonso Filacchione, a miner.

The following undated photos show the store and the two-story building that is now gone; the Tomeo House is not visible in the first photo.



In 1923, Eliseo Jacoe opened a grocery store in the building. Before Prohibition began in Colorado in 1916, he and his brothers operated a saloon on Front Street. When Prohibition began, they had a pool hall. Next, they seem to have each pursued different business interests, with Eliseo opening this store. It was one of Louisville’s small neighborhood grocery stores where people regularly shopped or to which they called in delivery orders. A number of its former delivery boys still live in the Louisville area.

Eliseo Jacoe was born in Grimaldi, province of Cosenza, region of Calabria, Italy in 1881 and came to the U.S. in about 1901. At least two brothers and a sister also came to Louisville. He married Ann Jordinelli in 1913. The following photo is their wedding photo.



Ann Jordinelli had been born in 1891 in the Louisville area to Italian-born parents. (She grew up in the Jordinelli House that is now one of the buildings on the Museum campus when it was located at 1100 La Farge Ave.) She and Eliseo had one child, Pasqual. For about eight years, the store was known as being operated by “Jacoe & Son.” However, Pasqual left the grocery business. Eliseo and Ann Jacoe made their home at 1101 Main, just one block from the Jacoe Store.

Eliseo Jacoe was also a talented musician who played in brass bands in the Denver-Louisville-Boulder area. According to the news item about his retirement, he had performed for period of a few years at the Tabor Grand Opera House and for the Denver city band. He was known as “the Professor.” Parents paid him to teach such instruments as the trumpet, trombone, saxophone, and accordion to their children. Richard La Salle, who later went on to have a career as the leader of an orchestra during WWII and in Hollywood as the composer of scores for movies and TV shows, took musical instrument lessons from Eliseo Jacoe in the late 1920s and early 1930s.

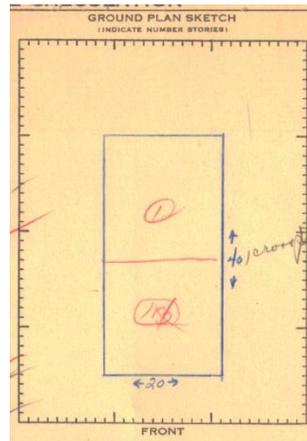
Older Louisville residents remember the Jacoes selling Italian foods that Eliseo likely obtained in Denver, though the store also sold a more general selection of groceries that would have also appealed to non-Italians. Noboru Takemoto (1928-2013) grew up on a farm north of Louisville (and graduated from Louisville High School in 1946) and recalled that he would deliver flats of tomatoes to the Jacoe Store. Noboru’s parents were Japanese-born and rented their farm at 287 & Isabelle Rd. He remembered each flat as weighing 18 lbs. and that the store bough flats for about 80 or 90 cents a flat. He would bring tomatoes to the Jacoe Store about twice a week

during the growing season. These tomatoes would be re-sold to Louisville housewives making Italian tomato sauce.

Like other store owners in Louisville, the Jacoes extended credit to their customers. This was especially important in a town like Louisville, where mining was seasonal and men were out of work during the summers. The accounts from the Jacoe Store were found in the Jacoe basement when the building was being prepared to be a museum building.

Ann Jordinelli Jacoe passed away in 1954. In 1958, Eliseo Jacoe announced his retirement for health reasons after 35 years of operating the store, and passed away not long after.

The following photo of the house and a ground layout sketch are from the Boulder County Assessor card that is dated 1948. An outhouse can be seen on the left.



The Jacoes had rented the store from the Tomeo Family. It is believed that when Eliseo Jacoe stopped operating the store in 1958, Dominic Tomeo then used it for storage and not for active business operations.

Today, the Jacoe Store is the main building of the Museum. It is where the Museum staff members primarily work and where they and volunteers greet visitors. It opened as a museum

building in 1990, after the Tomeo House had opened in 1986. It is also the location of some collection storage, janitorial storage, supply storage, and the only bathroom, which is not an ADA bathroom, located on the Museum campus.

### **Jordinelli House**



This building was a residence originally located at 1100 La Farge. Its legal description was Lots 21-24, Block 2, Barclay Place. It was moved to the Museum campus in 2001.

Frank Jordinelli (1870-1964) was born in Potenza, province of Potenza, region of Basilicata, in Italy. His surname appears in some documents with the spelling “Giordinelli” or similar spellings. He came to the U.S. in about 1885. Rose LaSalle (1872-1941) was born in Italy, came to the U.S, in about 1889, and married Frank Jordinelli in 1889. Frank and Rose raised three daughters in their house, plus a son who died in 1920 at the age of 15. Their daughter Ann (1891-1954) married Eliseo Jacoe in 1913; their daughter Katherine (1890-1973) married Eliseo’s brother, Frank, in the early 1920s; and their daughter Minnie (1904-1997) married Louis DeRose. Minnie DeRose became a longtime resident of the house starting in 1940 with her children, Virginia and Dick, after Louis died. Minnie’s daughter, Virginia DeRose Caranci, is a past member of the Louisville Historical Commission and was instrumental in advocating for the Jordinelli House to be moved to the Museum campus when it was threatened with demolition.

Herman H. Fischer of Louisville purchased the lots at 1100 La Farge in an unknown year. He is credited with having constructed a number of buildings in Louisville and may have also constructed this one, though this is unknown for certain. He sold the lots to Frank and Rose “Jordinelle” by a deed recorded in 1914. The Boulder County Assessor card in 1948 lacks specificity with respect to the date of construction, indicating indirectly that it was likely built between 1900 and 1908. According to the Jordinelli family, however, including Minnie Jordinelli DeRose, the house was built in 1904 and the Jordinellis moved into it that year. (They may have rented at first, or the deed by which they took ownership could have been recorded much later than when it was effective, which was a somewhat common occurrence.) For this reason, the date of construction is estimated to be “circa 1904.” Virginia Caranci wrote in *The Louisville Historian* in Spring 2002 that “Frank Jordinelli was a coal miner who started working in the

mines in Marshall, Colorado at the age of twelve.” She noted that he “continued to work in the mines at Marshall, even after marriage, walking to work every day. He later went to work at the Monarch mine in the early 1920s, walking to work there too, and retired in 1942.”

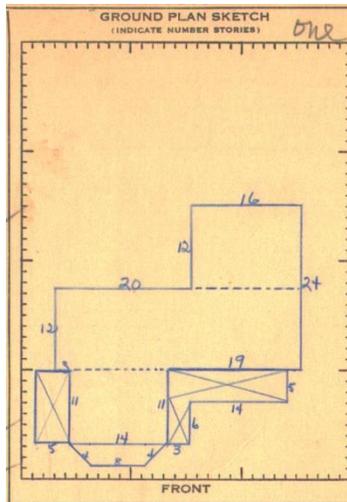
Virginia Caranci went on to write that the Jordinelli House, when it was located at La Farge and Short, was on four lots, “leaving much of the land for a huge garden, chicken coops, rabbit bins, coal shed, outdoor privy, and a summer kitchen, called the Shanty.” (The summer kitchen was also moved to the Museum campus.) The house had a dirt cellar in its original location. When Louisville added a sewage system in the 1950s, the Jordinelli family used part of the porch to create a bathroom. Following the move to the Museum campus, this small area was made into general interior space and was no longer a bathroom.

The following undated photo shows the Jordinelli House in its original location on La Farge:



The following photo of the house and a ground layout sketch are from the Boulder County Assessor card that is dated 1948:





The following undated photo also shows the Jordinelli House in its original location:



In 1998, following the death of Minnie Jordinelli DeRose in 1997, Walden Miller and Catherine Abel purchased the property at 1100 La Farge. They were interested in removing or demolishing the buildings so that they could construct a new house. The owners donated the Jordinelli House and Summer Kitchen to the City of Louisville, which paid to have the buildings moved to the Museum site. The Historical Commission advocated for the move and planned for the Jordinelli House to be used to exhibit the replica of original downtown Louisville made by Dick DePizzo. Starting in 2014, the replica has been on exhibit to the public in the Jordinelli House. The Museum uses other rooms of the building, and the Summer Kitchen (for items not needing climate control), for collection storage.

The following photo shows the Jordinelli House being moved to the Museum campus in 2001:



### **History of the Empty Lot (Former Location of two-story building called The Big House”) and the Grounds**

In order to provide additional context, the background of the empty lot between the Jacoe Store and the Tomeo House is also given here. From the early 1900s until approximately the late 1940s, this was the site of a large, two-story frame building that, with the Jacoe Store, made up the northern part of the downtown business district on Main Street. It contained a business on the first floor and a residence on the second floor. (In fact, this was the home of the Tomeo family after its members moved out of the Tomeo House). Its old address, until the address system changed in about 1939, was 514 Second Street, then 1005 Main. According to Richard Shephard, a grandson of the Tomeo family, who was born in 1922 and who remembered the building well, it was called “the Big House.” Photos of the two-story building appear earlier in this report.

After the Big House was demolished, a metal shop operated by Joe and Dominic Tomeo, and then Dominic alone, was constructed on the empty site. The following photo from the circa early 1950s show the Jacoe Store, metal shop, and Tomeo House:



This metal shop was then moved to the City services property on Empire Road in the 1980s. This now-empty lot is the area that has been identified as the possible location for a new

building that could help address the City's needs with respect to collections storage, office space, ADA restrooms, and a Visitor Center.

Historically, the yards behind the Jacoe Store, the "Big House," and the Tomeo House contained vegetable gardens, chicken coops, outhouses, and shed structures.

When the City purchased the property and the Museum was established in the 1980s, the City provided a small parking lot on the campus. In 2001, this was the location to which the City relocated the Jordinelli House and Summer Kitchen.

When the Museum opened in 1986, the Baha'is of Louisville, Colorado donated rose bushes and established an official Baha'i Peace Garden to the south of the Tomeo House. To this day, it is maintained on a volunteer basis by members of the Baha'is of Louisville.

### **Architectural Surveys of the Buildings & The Buildings Becoming Museum Buildings**

The City purchased these four lots in 1983 following the death of Dominic Tomeo. Some of the buildings have been surveyed before to varying degrees. (Information from these surveys regarding the construction dates of the buildings is included in the discussions of each building, above.) The Jacoe Store was listed on the National Register of Historic Places in 1986, and all three of the main buildings were added to the list of Louisville landmarks in 2005 along with the other City-owned historic buildings of 801 Grant and 717 Main.

The Tomeo House was first surveyed in 1985. The statement of significance from the 1985 survey record is as follows: "This structure has a great deal of physical and locational integrity. It is one of a number of wood frame vernacular structures in Louisville and is not the best example since the front porch is missing. It does however address the following RP3 concerns: provides information on rail town physical form – growth of town west of tracks." (It should be noted that there does not appear to be evidence that there was ever a front porch per se.)

The Tomeo House was also surveyed in 2000. The survey record contains a detailed architectural description and notes that the kitchen might have been an addition or might have been part of the original construction. It also contains a historical background, but due to more information being available now with respect to the Tomeo and Rossi families, the history contained in this report should be relied upon instead of the information in the 2000 survey.

The Jacoe Store was first surveyed as part of a 1982 architectural survey, when the building likely looked similar to its appearance in this 1979 photo:



That survey noted that the building was boarded up at that time and stated that “this structure has retained its original fabric and integrity to the extent that adaptive reuse without extensive exterior modification would provide the preservation of a valuable commercial building.” The special features noted were the “unadorned broad false front; shingled gable roof; transom above slightly recessed entrance; ‘Coca-Cola’ signs on north and south sides historically significant; scrolled metal door handle.” In terms of the building’s significance, the survey states as follows: “This structure provides an excellent unaltered example of basic false front commercial architecture on a vernacular order. Although situated on the extreme northern edge of the old commercial district, its orientation is clearly to that tradition. The ‘Coca-Cola’ advertising on its northern and southern sides is also historically significant in itself. Adaptive reuse would be highly recommended in this case to preserve the structure from weathering and neglect.” The following photo shows the Jacoe Store and Tomeo House in 1987.



The Jacoe Store was also surveyed in 2000. The survey record included an extensive, detailed architectural description and a mention of a reproduction Coca-Cola sign on the south wall in the same location where an older Coca-Cola advertisement had been. (This reproduction sign was painted in association with the Coca-Cola Company, then repainted by Louisville sign painter Ed Helmstead. More information about the history of the Coca-Cola sign and other soft drink signs on the Jacoe Store is available at the Museum.)

The 2000 survey record also gave the following assessment: “This building displays a relatively high degree of historical integrity. There have been no additions within the past fifty years, the door and window placements on the façade have been preserved, and the historic false front façade is still in place. The building is in good condition, and is being well maintained.”

The Jordinelli House was also surveyed in 2000 while it was in its original location. The survey record contains an extensive and detailed architectural description.

Volunteers worked long hours to prepare the Tomeo House and Jacoe Store for opening. With respect to the exteriors of buildings, it is believed that only a few exterior alterations were made when they were converted to museum usage. All three buildings were given new roofs and all have been painted on the interiors and exteriors. (The City now keeps up with regular maintenance needs.)

The Tomeo House has received the fewest interior or exterior alterations and is its most original state. In the 1980s, the kitchen ceiling was raised where it had been sagging, and a furnace, air conditioning, and electrical outlets were added. Wooden steps were added to the front where there used to be crude steps believed to have been fashioned from stones or railroad ties. Also, the City added a small porch and a ramp (for ADA access) to the side door. The side door has been replaced and the entrance to the cellar was reconfigured, with a new entrance door added. The interior original rough floors of the Tomeo House have never been replaced.

In the Jacoe Store in the 1980s, floors were replaced and wainscoting and picture rail moulding were added to the walls. The dirt cellar walls were shored up. New plumbing fixtures were installed. Electrical wiring was redone and new light fixtures were installed. The back door was replaced. Awnings resembling those that used to be on the front were added to the front windows. Also, air conditioning and a new furnace were added.

The Jordinelli House had alterations in the 2000s, after it had been relocated, that consisted of replacing the floors, removing the bathroom, replacing some of the windows, and adding picture rail moulding. Also, two porches were replaced, a wooden deck was added, and at least one door was replaced. This photo shows the buildings in 2014 from the rear of the property:



The City added a fire protection system and security system to the buildings in 2011.

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



## Louisville Visitor Center & Historical Museum

---

CAMPUS PLANNING • DECEMBER 2014  
Metcalfe Architecture & Design





# Creating a new Campus for the Louisville Visitor Center and Historical Museum

CAMPUS PLANNING • DECEMBER 2014  
Metcalf Architecture & Design



## Introduction

On September 29, 2014, the Louisville Historical Museum began a project to assess its long-term facility needs. During the course of this study, Beth Barrett, Director of Library and Museum Services and Bridget Bacon, Museum Coordinator, worked with Metcalfe Architecture & Design to quantify those needs and reimagine its campus of five buildings. This process included two public input meetings held at the Library on September 30, 2014.

The goals of the study were to create a plan that satisfies the visitor experience and operational challenges the Museum currently faces.

The plan laid out in this document is the result of our work and activates **the Museum campus as the northern anchor for downtown Louisville.** The Museum occupies the intersection between residential and commercial Louisville. With the planned new gateway, welcoming visitors from the sports fields east of the city, the Museum campus will announce the city's history as core to its identity today and into the future, for everyone who lives in and visits Louisville.

To reflect this enhanced role, we propose renaming the Museum to the **Louisville Visitor Center and Historical Museum.**

## The Big Idea: "We're Listening"

The most important characteristic of this Museum is *listening*. It is an attitude about public history that places authority and importance on the content that walks in the door every day; first-time visitors and loyal members. It is an assertion that the value of history is in the telling of stories by the people who experienced it directly or as descendants whose lives were shaped by that history.

What we share across a kitchen table in our families' homes is modeled at the table currently occupying the center of the Jacoe Store, where Museum staff and volunteers engage visitors, listening to their stories and sharing stories related to their lives.



We plan to continue and expand this primary interpretive strategy employed by the Museum-- **listening to visitors.** This will be accomplished by placing a table, like the one currently in the Jacoe Store, into the Jordinelli and Tomeo Houses and the new building. A staff member or volunteer will do her or his work conducting research, cataloging collections, etc. at these tables, but their primary job

will be to engage visitors entering the buildings. Our intention is to express the value of visitor-focused interpretation everywhere on the campus.



We determined that **the Community Table** is the appropriate metaphor for understanding and shaping our plans for the Louisville Visitor Center and Historical Museum. This means that the entire campus and the new building designed to meet operational needs would be conceived as reflecting that idea; they would together serve as a place to gather, share stories, to listen and to be heard.



## The Alley

Louisville is blessed with a system of alleys running between the main streets, creating an informal extension of the private property lining both sides of the alleys. Children played in these alleys more safely than the streets. Family events spilled from the back yards into these alleys. Across fences and standing here, neighbors shared news and concerns ranging from international events to family stories.



We propose to reorient the entire campus to celebrate Louisville's alleys, creating a new Alley running north-south through the center of the campus, between the Jacoe Store and Jordinelli House and behind the Tomeo House, ending at the north property line. **This new Alley**

**will become the heart of the campus.** It will be large enough to host events of significant size, becoming the north anchor for downtown events, as well as events specific to the Museum. While the street presence along Main Street will remain strong, the main entrance to the campus will be a broad, welcoming opening to the site on South Street.



## Community House

We have planned a new building for the campus to occupy the now vacant foundation on the north side of the Jacoe Store. The building is scaled to fit comfortably on the campus, staying the same height of the residential and commercial building that formerly occupied the site. The building will host:

### First floor

- An open community space for sharing stories, talking together;
- This room could handle groups of up to 30 for Museum or community events; and,
- Exhibit display space along walls. The Rex Theatre curtain can be exhibited in this building.

### Second floor

- Office space;
- Small research/reading room; and,
- ADA-compliant restrooms.



### Basement

- Collections storage, including "compactor" storage to maximize the space;
- Storage space for the future; and,
- Collections processing.



## Jacoe Store

The focus of the interpretation in the Jacoe Store will be *Commercial Life* in Louisville. Minimal changes are planned for the store, but there will be new casework for artifacts and archival material. Minor interior changes will allow expansion of the area available for display. The administrative office currently occupying the rear of the building will be relocated to the second floor of the *Community House*. The table that inspired our work will remain at the center of the Store, and will continue to welcome visitors to share their stories.



## Jordinelli House

This building will be devoted to interpreting *Civic Life* in Louisville. Our intention is to renovate the interior of the building to create as much open space as possible, to allow accessible display of the newly completed model of the town. Displays around the perimeter of the room will use the existing collection of artifacts and archival material to explore the experience of the people who shaped Louisville from its founding to today.



There will be an accessible restroom built at the rear of the building interior, currently occupied by a partial kitchen. We do not intend to make any changes to the exterior of the building.

## Tomeo House

The Tomeo House will continue to serve as the Museum's center to interpret *Domestic Life* in Louisville. The focus will remain on the families who occupied the house and their relationship with the mining and agricultural history of the city. The current plan calls for structural and cosmetic repairs to the building and a small amount of casework to safely display the existing collection appropriate to the home. We intend to replace the front steps to the building to present a more historically appropriate face to Main Street. No other changes are planned for the building.



## Summer Kitchen

We intend to relocate the Summer Kitchen to align it with the east side and approximately 25 feet to the north of the Jordinelli House. This new location will help create a more usable, open gathering space between all the buildings on the site and a new, north-south axis to the campus. The kitchen will be activated to serve as a focus for outdoor activities and events on the site, possibly restoring its past life as a center for summertime meals.

## Outhouse

The Outhouse will remain in its current location. It will constitute an outdoor point of interpretation of life in the Tomeo House.



## What's Next

The list of tasks articulated in this plan will serve as the basis for the next phase of the project. Design for the Community House will begin in earnest, a site survey will be required to allow the Alley and other site features to be developed. A team of designers will need to be assembled.

Equally as important will be a number of tasks critical to operational success of the project. We suggest a consultant be identified and brought on board to create a business plan for the newly expanded museum. This plan should address staffing requirements for the new facility, earned revenue opportunities to help create a financially sustainable institution, and a realistic projection of the anticipated audience, who will come as individuals, families, and school groups.

Structural analyses of the Jacoe Store and Tomeo House should be conducted to identify necessary repairs that will either be included in a comprehensive project budget, or accounted for with separate funding sources.



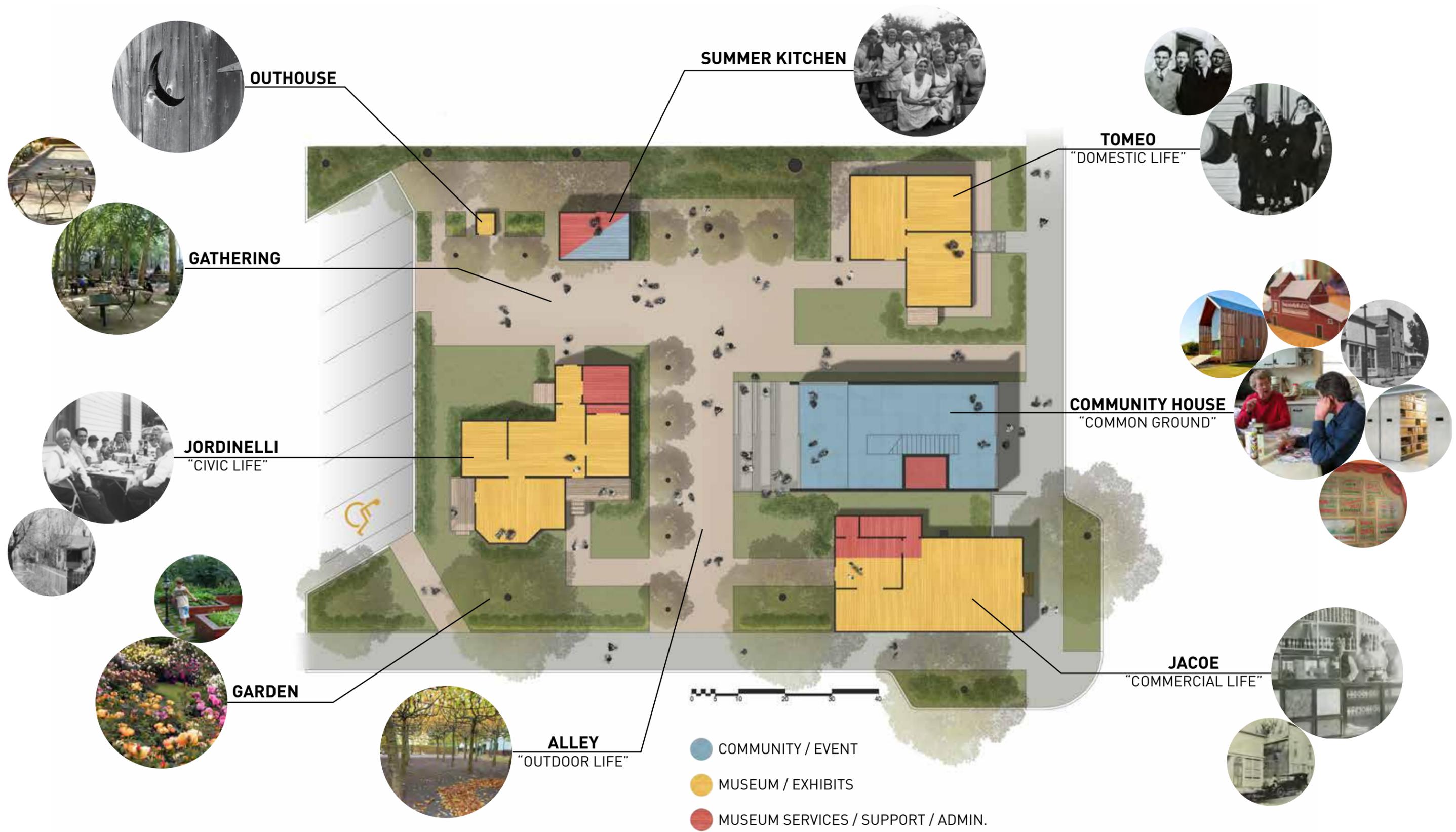


- MUSEUM / EXHIBITS
- MUSEUM SERVICES / SUPPORT / ADMIN.

Campus Planning : Existing Conditions

LOUISVILLE VISITOR CENTER & HISTORICAL MUSEUM • DECEMBER 2014

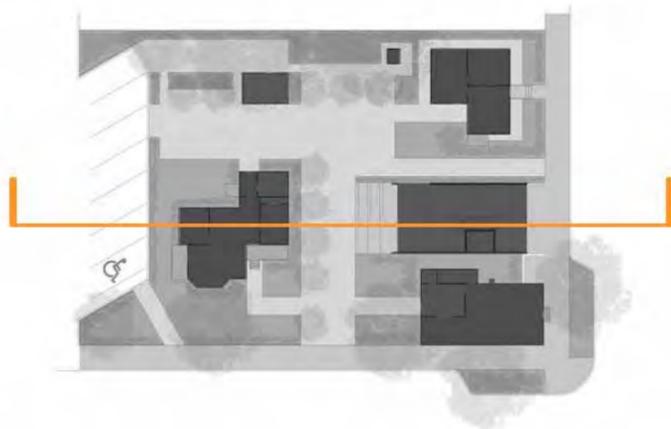
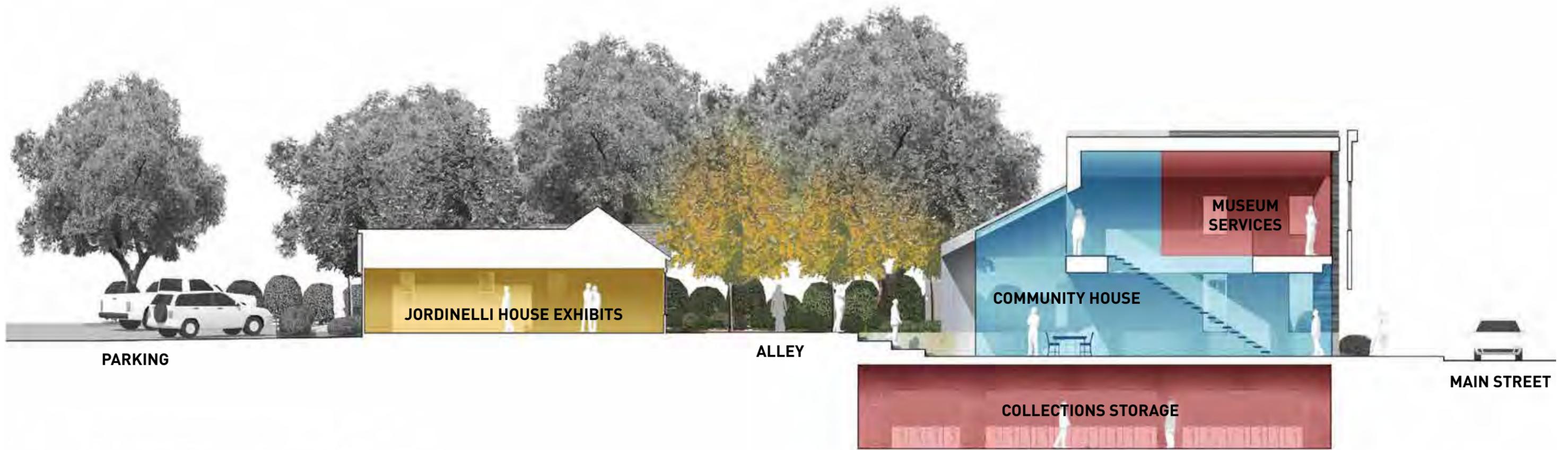




Campus Planning : Proposed

LOUISVILLE VISITOR CENTER & HISTORICAL MUSEUM • DECEMBER 2014





Campus Planning : Proposed Site Section

LOUISVILLE VISITOR CENTER & HISTORICAL MUSEUM • DECEMBER 2014





Campus Planning : Proposed Site Perspective

LOUISVILLE VISITOR CENTER & HISTORICAL MUSEUM • DECEMBER 2014





## Campus Planning : Proposed Overhead Campus Perspective

LOUISVILLE VISITOR CENTER & HISTORICAL MUSEUM • DECEMBER 2014





Campus Planning : Proposed Overhead Campus Perspective

LOUISVILLE VISITOR CENTER & HISTORICAL MUSEUM • DECEMBER 2014





Campus Planning : Proposed Overhead Campus Perspective

LOUISVILLE VISITOR CENTER & HISTORICAL MUSEUM • DECEMBER 2014





## Campus Planning : Proposed Site Perspective

LOUISVILLE VISITOR CENTER & HISTORICAL MUSEUM • DECEMBER 2014





Campus Planning : Proposed Site Perspective

LOUISVILLE VISITOR CENTER & HISTORICAL MUSEUM • DECEMBER 2014





Campus Planning : Proposed Site Perspective

LOUISVILLE VISITOR CENTER & HISTORICAL MUSEUM • DECEMBER 2014





Campus Planning : Proposed Site Perspective

LOUISVILLE VISITOR CENTER & HISTORICAL MUSEUM • DECEMBER 2014





Campus Planning : Proposed Site Perspective

LOUISVILLE VISITOR CENTER & HISTORICAL MUSEUM • DECEMBER 2014





Campus Planning : Proposed Site Perspective

LOUISVILLE VISITOR CENTER & HISTORICAL MUSEUM • DECEMBER 2014



## Project Cost Estimate

Following is a cost estimate for the project to create a new campus for the Louisville Visitor Center and Historical Museum. The estimate includes soft and hard costs for design and construction of the Community House, a range of renovations to the Jordinelli and Tomeo Houses and the Jacoe Store. It includes exhibit fabrication and installation, and the relocation of the Summer Kitchen and Outhouse. Altering the site to accommodate the new "Alley" and access to all the buildings is also included in this estimate.

These costs should all be regarded as conceptual. The design phases ahead will articulate the actual costs by determining building systems, materials and finishes selected by the client and design team. Many variables will be weighed to gain the maximum value for the project. Factors including phasing of the project, scope definition, site conditions, LEED certification, in-kind donations of goods and services, among many others, will all play a role in bringing the cost higher or lower.

We anticipate that there will be significant opportunities to raise capital outside of the Louisville General Fund for important pieces of the project. Some sources may focus exclusively on museum exhibition projects. Others may support only collections care and storage. Still others fund historic preservation. We intend to research a wide range of options, including the following:

- The Historic Preservation Commission
- Department of Local Affairs (DOLA) (a state agency)
- Colorado State Historical Fund (SHF)
- The Institute for Museum and Library Services (a Federal agency)
- The National Endowment for the Humanities (a Federal agency)

The Louisville History Foundation will conduct a capital campaign, seeking individual and corporate donors to help support the project.

**Project:** Louisville Historical Museum  
**Number:** 14137E1  
**Client:** Metcalfe Architecture & Design  
**Date:** December 1, 2014  
**Phase:** Feasibility

**BECKER & FRONDORF**  
 Construction Cost Consulting • Project Management

### ESTIMATE SUMMARY

CODE	DESCRIPTION	5,175	SF		COST
<b>New Construction</b>					
A	New Construction - Community House	3,250	SF	\$606	\$1,970,000
<b>Total - New Construction</b>					<b>\$1,970,000</b>
<b>Renovation</b>					
		<i>Renovation Area</i>			
B	Jordinelli House - 870 SF	600	SF	\$380	\$228,000
C	Jacoe Building - 1,320 SF	1,200	SF	\$460	\$552,000
D	Tomeo House - 750 SF	125	SF	\$448	\$56,000
E	Exterior Structures - Summer Kitchen/Outhouse				\$20,000
F	Sitework - General				\$229,000
<b>Total - New Construction</b>					<b>\$1,085,000</b>
<b>Total - Construction Hard Costs</b>				<b>\$590</b>	<b>\$3,055,000</b>
<b>Soft Costs/per Arch</b>					
	Architecture Fees	\$2,275,000	10%		\$227,500
	Exhibit Design Fees	\$780,000	25%		\$195,000
<b>Total - Soft Costs</b>					<b>\$422,500</b>
<b>Total - Project</b>					<b>\$3,477,500</b>
<b>Alternates:</b>					
	New Sprinklers (Preaction) - Jordinelli House w/ A	1,520	SF	Add	\$16,000
	New Sprinklers (Preaction) - Jacoe House w/ Attic	1,540	SF	Add	\$16,000
	New Sprinklers (Preaction) - Tomeo House/no Atti	750	SF	Add	\$8,000
	FP - Clean Agent/Premium @ all Houses/Allowanc	1	LS	Add	\$100,000
<b>Notes:</b>					
Hazardous material abatement & removal is not included.					
Rock Excavation is not Included unless noted.					
Permitting and fees are not included/per Arch					
Utility connections beyond standard costs are not included/per Arch					
The costs for sprinklers assume a fire line connection is available within 100'					
Stormwater retention system is not included/per Arch					
LEED certification is not included/per Arch					
Costs are current, for Fall 2014; escalation is not included.					

ESTIMATE

Proj: Louisville Historical Museum  
Date: December 1, 2014

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
<b>A</b>	New Construction - Community House	3,250	SF		
<b>A1</b>	Site Demolition & Earthwork	1	LS	-	w/ Site Development
<b>A2</b>	Building Earthwork - Basement/Cut & Haul	500	CY	20.00	10,000
<b>A3</b>	- Rock Excavation Allowance	1	LS	50,000.00	50,000
<b>A4</b>	- Shoring & Bracing @ South Elevation	400	SF	60.00	24,000
<b>A5</b>	Underpin @ Jacoe Building/Assume not Needed	1	LS	-	NIC
<b>A6</b>	Footings & Foundation Wall	160	LF	70.00	11,200
<b>A7</b>	- Columns Footing	12	EA	800.00	9,600
<b>A8</b>	Basement Retaining Walls - Conc/WP/Insul/Etc	1,600	SF	45.00	72,000
<b>A9</b>	Slab-on-grade - Assume 5"	1,340	SF	7.50	10,050
<b>A10</b>	Framing - Elevated Floors/Assume 12 LB/SF	10	TN	4,500.00	45,000
<b>A11</b>	- Roof/Assume 10 LB/SF	7	TN	4,500.00	31,500
<b>A12</b>	Decking - Elevated Floors/Composite	1,580	SF	10.00	15,800
<b>A13</b>	- Roof/Open	1,340	SF	4.00	5,360
<b>A14</b>	Stairs	38	R	1,000.00	38,000
<b>A15</b>	Roofing - Metal/Standing Seams Assembly	880	SF	35.00	30,800
<b>A16</b>	- Skylight/Assume 100 SF/Premium	100	SF	150.00	15,000
<b>A17</b>	- Structural Roof Above Basement/Premium	460	SF	50.00	23,000
<b>A18</b>	Exterior Wall - Veneer Allowance & Backup Sys/7l	2,210	SF	50.00	110,500
<b>A19</b>	- Glazing/30%	950	SF	90.00	85,500
<b>A20</b>	- Screen Wall/Premium	660	SF	100.00	66,000
<b>A21</b>	Exterior Doors/Hdw/Frames - Glass/Alum/Sliding	2	PR	5,000.00	10,000
<b>A22</b>	- Glass/Alum/Single/Assume 4	4	EA	2,500.00	10,000
<b>A23</b>	Ext Support Structures - Stairs/Platforms	460	SF	20.00	9,200
<b>A24</b>	Fitout - Partitions & Doors	3,250	SF	10.00	32,500
<b>A25</b>	Flooring - Assume 75% VCT/25 % Carpet	3,250	SF	5.00	16,250
<b>A26</b>	Walls - Painting Allowance/per Flr SF	3,250	SF	2.50	8,130
<b>A27</b>	Ceiling - Assume 75% ACT/25% DW	3,250	SF	6.25	20,310
<b>A28</b>	Millwork & Accessories Allowance	3,250	SF	5.00	16,250
<b>A29</b>	Specialties - Exhibit/Premium/per Arch	500	SF	400.00	200,000
<b>A30</b>	Equipment - Art Storage System Allowance	1	LS	100,000.00	100,000
<b>A31</b>	Sprinklers - Pre-action System Allowance	3,250	SF	6.00	19,500
<b>A32</b>	- Clean Agent/Premium	1	LS	50,000.00	50,000
<b>A33</b>	Plumbing - Assume 10 Fixtures	10	EA	5,000.00	50,000
<b>A34</b>	HVAC - System Allowance	3,250	SF	40.00	130,000
<b>A35</b>	Electrical - System Allowance	3,250	SF	35.00	113,750
<b>A36</b>	Utilities - New & Relocation Allowance	1	LS	50,000.00	50,000
<b>A37</b>					0
<b>A38</b>					0
<b>A39</b>					0
<b>A40</b>					0
<b>A41</b>					0
<b>A42</b>					0
<b>A43</b>					0
	<b>Subtotal</b>				<b>\$1,489,200</b>
	General Conditions / O. H. & P. / Bond		15.0%		\$223,800
	Contingency		15.0%		\$257,000
	<b>Total</b>			<b>\$606</b>	<b>\$1,970,000</b>

ESTIMATE

Proj: Louisville Historical Museum  
Date: December 1, 2014

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
<b>B</b>	Jordinelli House - 870 SF	600	SF		
<b>B1</b>	Structural & Exterior	1	LS	-	Assume No Work
<b>B2</b>	Demolition - Gutting @ Renovated Areas	250	SF	10.00	2,500
<b>B3</b>	Fitout - Partitions & Doors	250	SF	10.00	2,500
<b>B4</b>	Flooring - Assume 75% VCT/25 % Carpet	250	SF	5.00	1,250
<b>B5</b>	Walls - Painting Allowance/per Flr SF	250	SF	2.50	630
<b>B6</b>	Ceiling - Assume 75% ACT/25% DW	250	SF	6.25	1,560
<b>B7</b>	Millwork & Accessories Allowance	250	SF	5.00	1,250
<b>B8</b>	Specialties - Exhibit/Premium/per Arch	350	SF	400.00	140,000
<b>B9</b>	Equipment	1	LS	-	NIC
<b>B10</b>	Sprinklers - New	1	LS	-	See Alternate
<b>B11</b>	Plumbing - Assume 3 Fixtures	3	EA	3,500.00	10,500
<b>B12</b>	HVAC - Minor Adjustments/Toilet Exah/Etc	1	LS	2,500.00	2,500
<b>B13</b>	Electrical - Wiring/Receptacles/FA/Etc/Minor	250	SF	10.00	2,500
<b>B14</b>	- New Lighting @ Renovated Areas/Assume	250	SF	15.00	3,750
<b>B15</b>	Cut & Patch Allowance	870	SF	3.50	3,050
<b>B16</b>					0
	<b>Subtotal</b>				<b>\$171,990</b>
	General Conditions / O. H. & P. / Bond		15.0%		\$26,010
	Contingency		15.0%		\$30,000
	<b>Total</b>			<b>\$380</b>	<b>\$228,000</b>
<b>C</b>	Jacoe Building - 1,320 SF	1,200	SF		
<b>C1</b>	Structural	1	LS	-	Assume No Work
<b>C2</b>	Exterior - Screen Wall	300	SF	100.00	30,000
<b>C3</b>	Demolition - Gutting @ Renovated Areas	300	SF	10.00	3,000
<b>C4</b>	Fitout - Partitions & Doors	300	SF	10.00	3,000
<b>C5</b>	Flooring - Assume 75% VCT/25 % Carpet	300	SF	5.00	1,500
<b>C6</b>	Walls - Painting Allowance/per Flr SF	300	SF	2.50	750
<b>C7</b>	Ceiling - Assume 75% ACT/25% DW	300	SF	6.25	1,880
<b>C8</b>	Millwork & Accessories Allowance	300	SF	5.00	1,500
<b>C9</b>	Specialties - Exhibit/Premium/per Arch	900	SF	400.00	360,000
<b>C10</b>	Equipment	1	LS	-	NIC
<b>C11</b>	Sprinklers - Rework Existing Heads Only	1	LS	1,500.00	1,500
<b>C12</b>	Plumbing	1	LS	-	NIC
<b>C13</b>	HVAC - Minor Adjustments	1	LS	2,500.00	2,500
<b>C14</b>	Electrical - Wiring/Receptacles/FA/Etc/Minor	300	SF	10.00	3,000
<b>C15</b>	- New Lighting @ Renovated Areas/Assume	300	SF	15.00	4,500
<b>C16</b>	Cut & Patch Allowance	1,320	SF	3.50	4,620
<b>C17</b>					
<b>C18</b>					
	<b>Subtotal</b>				<b>\$417,750</b>
	General Conditions / O. H. & P. / Bond		15.0%		\$62,250
	Contingency		15.0%		\$72,000
	<b>Total</b>			<b>\$460</b>	<b>\$552,000</b>

ESTIMATE

Proj: Louisville Historical Museum  
Date: December 1, 2014

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
D	Tomeo House - 750 SF	125	SF		
D1	Structural & Exterior	1	LS	-	Assume No Work
D2	Demolition - Gutting @ Renovated Areas	50	SF	10.00	500
D3	Fitout & Finishes - Allowance	1	LS	5,000.00	5,000
D4	Accessories Allowance	50	SF	5.00	250
D5	Specialties - Exhibit/Premium/per Arch	75	SF	400.00	30,000
D6	Equipment	1	LS	-	NIC
D7	Sprinklers - Rework Existing Heads Only	1	LS	1,500.00	1,500
D8	Plumbing	1	LS	-	NIC
D9	HVAC - Minor Adjustments	1	LS	1,500.00	1,500
D10	Electrical - Wiring/Receptacles/FA/Etc/Minor	50	SF	10.00	500
D11	- New Lighting @ Renovated Areas/Assume	50	SF	15.00	750
D12	Cut & Patch Allowance	750	SF	3.50	2,630
D13					0
D14					0
D15					0
	<b>Subtotal</b>				<b>\$42,630</b>
	General Conditions / O. H. & P. / Bond		15.0%		\$6,370
	Contingency		15.0%		\$7,000
	<b>Total</b>			<b>\$448</b>	<b>\$56,000</b>
E	Exterior Structures - Summer Kitchen/Outhouse				
E1	Summer Kitchen - Relocation Allowance	1	LS	5,000.00	5,000
E2	- "Turn-down" Concrete Pad	150	SF	20.00	3,000
E3	- Utilities Connections	1	LS	5,000.00	5,000
E4	Outhouse - Relocation Allowance	1	LS	1,500.00	1,500
E5	- "Turn-down" Concrete Pad	20	SF	20.00	400
E6	- Utilities Connections	1	LS	-	NIC
E7					0
E8					0
E9					0
E10					0
E11					0
E12					0
E13					0
E14					0
E15					0
E16					0
E17					0
E18					0
E19					0
	<b>Subtotal</b>				<b>\$14,900</b>
	General Conditions / O. H. & P. / Bond		15.0%		\$2,100
	Contingency		15.0%		\$3,000
	<b>Total</b>			<b>\$20,000</b>	<b>\$20,000</b>

ESTIMATE

Proj: Louisville Historical Museum  
Date: December 1, 2014

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
F	Sitework - General				
F1	Site Clearing - General Allowance/Staging/Etc.	1	LS	3,500.00	3,500
F2	Site Demolition - Concrete Walkways	1,480	SF	2.50	3,700
F3	- Misc Removals Allowance	1	LS	2,500.00	2,500
F4	Temporary Protection - Chain Link Fence	300	LF	10.00	3,000
F5	- Trees/Etc	1	LS	500.00	500
F6	E&S Control - Stabilized Construction Entrance	1	EA	2,500.00	2,500
F7	- Misc Allowance/Silt Fence/Etc	1	LS	1,500.00	1,500
F8	Earthwork - Building Excavation & Backfill	1	LS	-	w/ Foundation
F9	- Misc Grading Allowance	1	LS	1,500.00	1,500
F10	Hardscape/Paving - Concrete Walkway/Misc Patcl	1	LS	2,500.00	2,500
F11	- Gravel	4,960	SF	2.00	9,920
F12	Landscape - Earthwork/Respread Topsoil	100	CY	40.00	4,000
F13	- Trees/Med Size	10	EA	1,000.00	10,000
F14	- Plantings Allowance	2,820	SF	10.00	28,200
F15	Stairs & Site Walls	1	LS	-	NIC
F16	Furnishings - Benches/Receptacles/Bick Racks/Et	1	LS	5,000.00	5,000
F17	Site Interpretation/Exhibit/per Arch	1	LS	50,000.00	50,000
F18	Storm Management	1	LS	-	TBD
F19	Site Lighting - Assume 10 Poles & Fixtures	10	EA	4,500.00	45,000
F20	Utilities	1	LS	-	Assume No Work
F21					0
F22					0
F23					0
F24					0
F25					0
F26					0
F27					0
F28					0
F29					0
F30					0
F31					0
F32					0
F33					0
F34					0
F35					0
F36					0
F37					0
F38					0
F39					0
F40					0
F41					0
F42					0
F43					0
	<b>Subtotal</b>				<b>\$173,320</b>
	General Conditions / O. H. & P. / Bond		15.0%		\$25,680
	Contingency		15.0%		\$30,000
	<b>Total</b>				<b>\$229,000</b>

## MEMORANDUM

**To:** Historic Preservation Commission Members

**From:** Department of Planning and Building Safety

**Subject:** Balfour Senior Living PUD/Plat Referral

**Date:** **August 15, 2016**

---

Balfour Senior Living is working through the development process for a project located at 1800 & 1870 Plaza Drive. The proposal includes a 54-unit assisted living community.

The applicant is proposing the preservation of the existing stone and concrete element remains, likely associated with hoisting coal cars, from the former Hecla mine. The structure would be preserved in a plaza area with an interpretive sign about Louisville's mining heritage.



*Hecla mine historic element located at entrance to 1800 Plaza*

The applicant worked with Eric Twitty from Mountain States Historical surveyed of the Hecla mine hoist, developed the attached notes on the history of the Hecla mine, and proposed language for the sign.

## **Hecla Mine History and Notes**

Eric Twitty, Mountain States Historical

### **General Location**

The Hecla Mine was located in the northeastern portion of Louisville, a coal town established in 1877. Louisville was in the southwestern portion of a large ovoid area featuring seams of sub-bituminous and lignite coal, known both as the Boulder-Weld and Northern Coalfield.

### **1890**

There were two coal seams: Hecla No.1 Main Seam 162' deep, and Hecla No.1 Middle Seam 192' deep. The main shaft was two-compartment and sunk 162' to No.1 Main Seam. (Vertical or inclined?). The main shaft was the mine's principal point of production, and hence hoisting conduit. Within the mine workings, north of the main shaft, was another inclined shaft sunk to reach No.1 Middle Seam. The Hecla appears to have been a relatively small mine, compared to others in Boulder-Weld.

### **1910**

Hecla Mine becomes the center for a violent labor strike beginning in 1910, lasting four years. The Rocky Mountain Fuel Company owned the mine by this time.

### **1920**

Hecla Mine closed. Jacob Williams, former Rocky Mountain Fuel Company superintendent, bought the Hecla site for farming.

### **Hecla Mine Product**

The Hecla and most other Louisville mines produced sub-bituminous coal, the most common and economical fuel. Bituminous was used mostly in boilers for railroad engines and stationary steam engines, which literally powered the nineteenth century. The lowest quality and hence least costly grades were sub-bituminous and lignite, soft fuels that burned with lower heat and numerous impurities. A combination of screens and low-wage laborers sorted the coal into lump size, shipped by rail to dealers and factories in towns throughout the Denver Metro area.

### **Overview of How a Coal Mine Operated**

In general, the Hecla and most other Louisville coal mines can be described in three basic portions. The most elementary was the shaft, or the main entry underground. Next were the underground workings themselves, extending horizontally outward from the shaft bottom. Last, a hoist house typically enclosed the hoisting system and boilers, the shops were often in their own dedicated buildings, and the tippie was its own complex structure consisting of a heavy timber frame with storage bins.

The hoisting system was an essential surface plant component, being the motive source that raised coal cars up the shaft in number. A hoisting system consisted of a steam hoist, boilers to run the hoist, a headframe or tippie standing over the shaft, and a hoisting vehicle that carried the coal cars to a landing at the shaft collar. The hoist was basically a powerful winch, winding a cable that passed over a large wheel, or sheave, atop the headframe, and then down the shaft. The cable was fastened to the hoisting vehicle, which made numerous trips from shaft bottom up to the collar underneath the headframe.

### Hecla Hoist Foundation

The foundation before you is the last remnant of the Hecla Mine's surface plant. Constructed of mortared, quarried sandstone blocks, the foundation anchored the mine's hoist. Based on the pattern of anchor bolts, and the foundation's footprint and size, the hoist was a single-drum, geared, duplex steam model approximately 6'x12' in plan. The elongated design was typical for the late 1880s and 1890s, when the Hecla was initially developed, but quickly phased out by more compact designs. The single-drum geared hoist was the workhorse of nineteenth century mining, universal from Colorado's coalfields to gold and silver operations in the mountains.

### **Proposed Language – Hoist Foundation of the Hecla No. 1 Mine**

*The Boulder-Weld Coalfield's low-grade sub-bituminous and lignite coal was mined between the late 1870s and early 1950s to supply Colorado industry and homes with fuel. Louisville and neighboring communities were the coal towns that came into being with the development of the 172 mines that would operate on this highly productive coalfield.*

*The masonry foundation before you is the last remnant of the Hecla No. 1 Mine's surface plant, and is constructed of quarried sandstone blocks to which the mine's hoist was anchored. The hoist was a powerful winch operating a hoisting vehicle that made numerous trips through the mine's shaft as it hauled coal as well as miners and materials.*

*Typical of Louisville's coal mines, the Hecla had three main sections. A cluster of buildings housing the hoist and headframe, carpentry and blacksmith shops, and structures for sorting and storing coal made up the surface plant. Below ground, a shaft was the main conduit for haulage in and out of the mine. The shaft led to a maze of tunnels, drifts, and rooms that made up the operation's workings where coal was extracted.*

*Developed in 1890, the Hecla No. 1 produced great tonnage from two seams 162 and 192 feet below ground. More dramatic than its productivity was a four-year violent labor strike that required state militia and federal troops to quell. When the Hecla No. 1 closed in 1920, the site was purchased for farming. Mining in the Boulder-Weld Coalfield eventually ceased in 1950 when demand for coal declined following World War II.*

## MEMORANDUM

**To:** Historic Preservation Commission Members  
**From:** Department of Planning and Building Safety  
**Subject:** Discussion/Direction – Historic Preservation Fund Tax Extension  
**Date:** **August 15, 2016**

---

At the Joint Historic Preservation Commission/Historical Commission meeting on August 3, 2016, the Historic Preservation Commission (HPC) requested that staff provide an analysis of revenue and expenditure projections for the Historic Preservation Fund (HPF). The HPC requested the information in order to make a recommendation to City Council on the following two items.

- 1. Should the ballot referendum go to the voters in 2017 or 2018?***
- 2. Should some portion of operating expenses for the Museum be included in the ballot referendum?***

The following is a summary of staff's analysis.

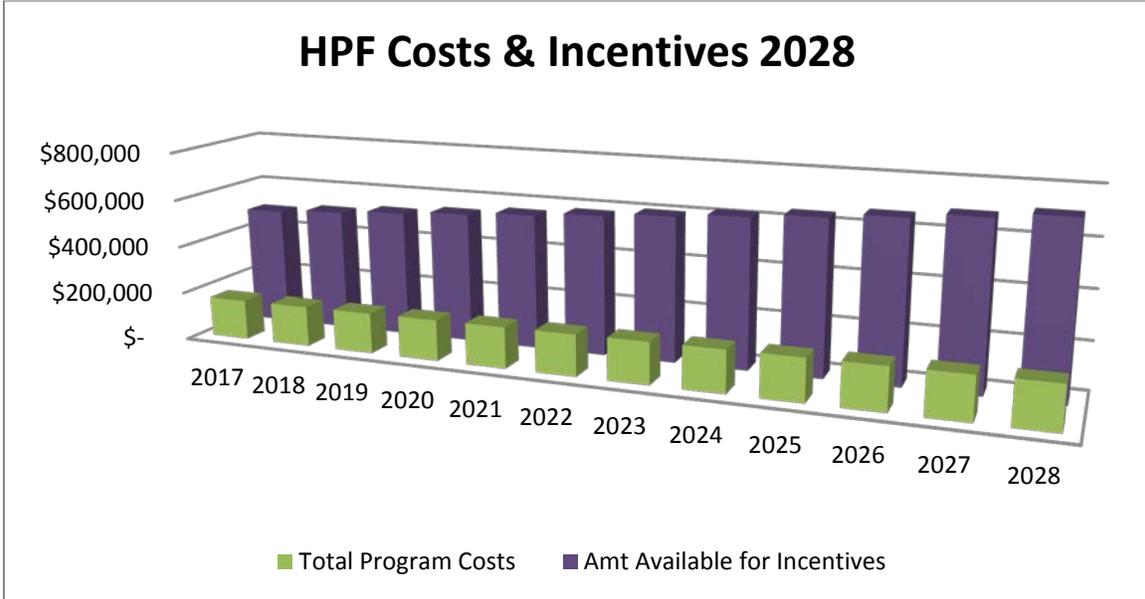
### **How has the tax revenue changed since inception of the fund in 2009?**

The initial two years (2009 and 2010) of the Historic Preservation Sales Tax, included only sales tax, not use tax. The sales tax revenue collected in 2009 was \$324,000, 2010 was \$315,000. Beginning in 2011, both sales and use tax was credited to the HPF. Since then, the City's sales tax and use tax have been the same rate. Sales and use tax revenue for 2011 was \$404,678.

### **How much revenue per year until 2028?**

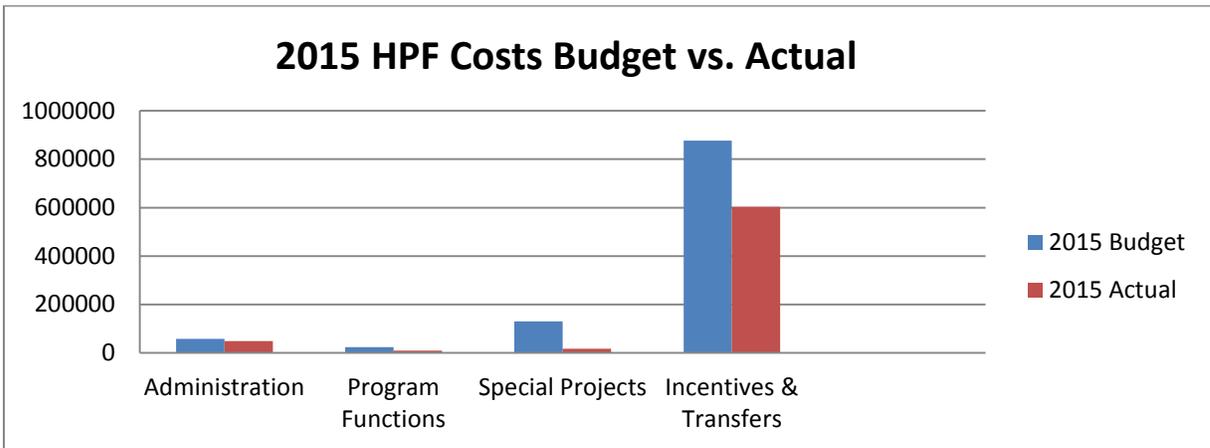
Total sales and use tax revenue is projected at \$635,300 for 2016. Sales tax revenue is projected to increase by approximately 3.5% per year for the next five years. Use tax is highly variable and is dependent upon growth, auto sales, etc.

The attached chart shows annual HPF revenue assuming a 3.5% increase per year in sales tax, a 1% increase per year in use tax, and a 1% increase per year in costs. Based on these assumptions, the HPF could generate \$893,704 in 2028 and \$708,648 would be available for incentives, not including any fund balance.



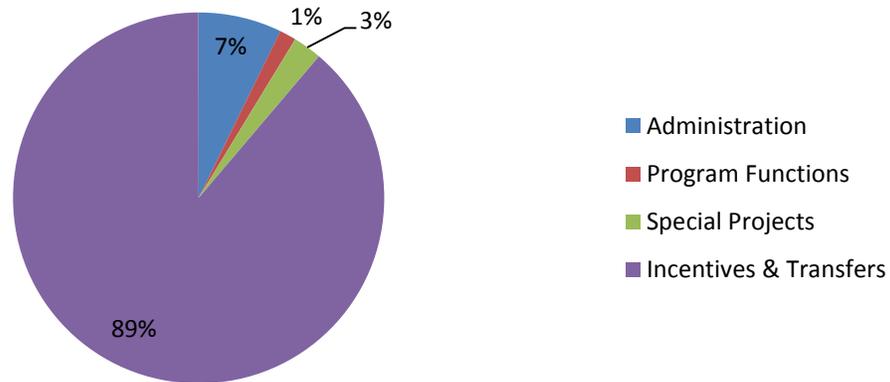
**What percentage is budgeted for administration costs? What is actually spent on administrative costs? What are the top administrative expenditures?**

In addition to incentives, the Historic Preservation Fund is used for administration (e.g., salaries and fees), program functions (e.g., travel, plaques and public outreach), and special projects (e.g. survey and preservation master plan). Due to the timing of the special projects, these costs can fluctuate from year to year. In addition, the budgeted numbers can appear higher than the actual costs depending on when the special projects occur. The breakdown of HPF costs is attached along with a list of positions funded by the Historic Preservation Fund.



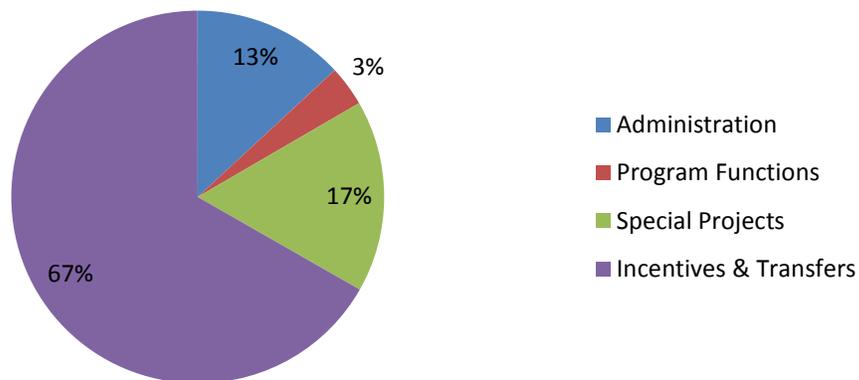
In 2015, 89% of the total expenditures were spent on incentives. This includes the \$250,000 final transfer to the general fund for the purchase of the Grain Elevator.

### HPF 2015 Actual Costs



In 2016, an estimated 67% of the total expenditures will be spent on incentives. The increase in administrative costs is due to the implementation of cost sharing in the new budget process. The increase in special projects is due to the historic context studies which will begin this fall.

### HPF 2016 Estimate



Historic Preservation Fund Expenditures				
	2015 Budget	2015 Actual	2016 Budget	2016 Estimate
<b>Administration</b>	58,310	49,250	62,180	98,969
<b>Program Functions</b>	23,280	9,853	25,900	26,400
<b>Special Projects</b>	130,100	16,946	125,690	125,690
<b>Incentives &amp; Transfers</b>	877,000	603,254	383,800	503,800
<b>Total Expenditures</b>	<b>1,088,690</b>	<b>679,303</b>	<b>597,570</b>	<b>754,859</b>

**What is left for grant/loan projects? How many could be covered?**

Landmarked residential properties are eligible for a maximum of \$21,900. Landmarked commercial properties are eligible for a maximum of \$181,000 for the existing structure and a maximum of \$75,000 for new construction. Property owners are also able to apply for loans through the Historic Preservation Fund which do not have a maximum amount. Residential loans under \$10,000 must be paid back within 7 years and residential loans over \$10,000 must be paid back within 20 years. Commercial loans must be paid back within 15 years.

Based on the projection model, the amount available for incentives in 2019 (first year with tax possible extension) would be \$525,220. This does not include the current fund balance or additional revenue and costs between now and 2019. As an example, the incentive amount for 2019 would cover one full commercial grant including new construction (\$256,000), one full commercial grant without new construction (\$181,000), and four full residential grants (\$87,600).

**Attachments:**

1. Historic Preservation Fund Revenue/Costs (2015-2016)
2. HPF Salary Allocation
3. Historic Preservation Fund Projected Revenue

## HISTORIC PRESERVATION FUND ANALYSIS 2015-2016

	2015 Budget	2015 Actual	2016 Budget	2016 YTD	2016 Est	2017 -2028 Est
<b>Revenue</b>						
Sales Tax	428,660	433,753	448,930	174,147	451,100	
Use Tax - Consumer	65,140	51,797	51,770	27,323	56,980	
Use Tax - Auto	45,900	49,007	51,460	18,519	47,780	
Use Tax - Building Materials	34,990	56,971	53,460	43,270	78,720	
Use Tax - Site Improvements	-	663	-	717	720	
Demolition Review Fees	-	-	-	445	500	
Interest Earnings	6,000	5,285	4,000	2,691	4,000	
Net Increase (Decrease) in Fair Value	-	(1,270)	-	-	-	
Sale of Assets	200,000	-	-	-	-	
<b>Total Revenue</b>	<b>780,690</b>	<b>596,207</b>	<b>609,620</b>	<b>267,112</b>	<b>639,800</b>	*see projection chart
Regular Salaries	40,740	38,496	43,130	18,706	66404	66404
Overtime Pay	-	9	-	79	248	248
FICA Expense	3,120	2,867	3,300	1,410	5047	5047
Retirement Contribution	2,240	2,117	2,370	1,033	4009	4009
Health Insurance	8,320	4,583	8,330	2,075	8161	8161
Workers Compensation	300	88	300	22	300	300
Office Supplies	300	-	300	-	300	300
Professional Services - Investment Fees	1,100	726	1,200	258	1,200	1,200
Professional Services - Bank Charges	250	203	250	38	250	250
Dues/Subscriptions/Books	1,940	45	3,000	-	3,000	3,000
Professional Services - Recording Fees	-	117	-	45	50	50
Professional Services - Loan Administration	-	-	-	10,000	10,000	500
<b>Total Administration</b>	<b>58,310</b>	<b>49,250</b>	<b>62,180</b>	<b>33,666</b>	<b>98,970</b>	<b>89,470</b>
Operating Supplies - Plaques	1,620	564	1,900	766	1,900	1,900
Education Expense	660	795	3,000	993	3,000	3,000
Advertising/Marketing	-	1,064	-	318	500	500
Travel	6,000	1,317	6,000	2,015	6,000	6,000
Public Outreach	15,000	6,113	15,000	1,438	15,000	15,000
<b>Total Program Functions</b>	<b>23,280</b>	<b>9,853</b>	<b>25,900</b>	<b>5,530</b>	<b>26,400</b>	<b>26,400</b>
Professional Services - Survey	75,000	-	75,000	-	75,000	
Professional Services - PresMaster Plan	19,410	16,946	15,000	-	15,000	
Professional Services - Downtown Assessment	35,690	-	35,690	-	35,690	
<b>Total Special Projects</b>	<b>130,100</b>	<b>16,946</b>	<b>125,690</b>	<b>-</b>	<b>125,690</b>	<b>50,000</b>
<b>Total Admin, Special, Program</b>	<b>211,690</b>	<b>76,049</b>	<b>213,770</b>	<b>39,196</b>	<b>251,060</b>	<b>165,870</b>
Grants & Contributions	307,800	169,366	307,800	51,559	307,800	
Property Acquisitions (Grain Elevator)	286,800	166,888	-	84,555	120,000	
Pre-Landmarking Assessments	17,400	17,000	21,000	7,400	21,000	
Structural Improvements - Bldgs & Facilities	15,000	-	55,000	-	55,000	
<b>Total Incentives</b>	<b>627,000</b>	<b>353,254</b>	<b>383,800</b>	<b>143,514</b>	<b>503,800</b>	*see projection chart
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>	not applicable
<b>Total Expenditures</b>	<b>1,088,690</b>	<b>679,303</b>	<b>597,570</b>	<b>182,710</b>	<b>754,860</b>	*see projection chart

**HPF SALARY ALLOCATIONS (AS OF 01/2016)**

<b>Position</b>	<b>% of Salary from HPF</b>
Museum Coordinator	22.50
Planning Director	10.00
Principal Planner	10.00
Planner II	10.00
Planner I - Preservation Planner	10.00
Sr. Administrative Assistant	5.00
Tax Manager	4.00
Tax Auditor II	4.00
Tax Auditor II	4.00
Finance Director	2.00
A/P & Collections Supr	2.00
Accountant Tech I	2.00
Accountant Tech I	2.00
City Manager	2.00
Deputy City Manager	2.00
City Manager Exec. Asst.	2.00
Senior Accountant	2.00
Senior Accountant	2.00
IT Director	1.40
Sr Systems Administrator	1.40
Jr Network Administrator	1.40
IT Support Specialist	1.40
Facilities Maintenance Manager	1.00
Maintenance Technician III	0.50
Building Maintenance Tech	0.50
Building Maintenance Tech	0.50
HR Director	0.30
Senior HR Analyst	0.30
HR Analyst	0.30
HR Tech	0.30
Temp HR Analyst	0.30

**HISTORIC PRESERVATION FUND PROJECTED REVENUE (2017-2018)**

	Year											
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Sales Tax	\$ 466,889	\$ 483,230	\$ 500,143	\$ 517,648	\$ 535,765	\$ 554,517	\$ 573,925	\$ 594,013	\$ 614,803	\$ 636,321	\$ 658,592	\$ 681,643
Use Tax	\$ 186,042	\$ 187,902	\$ 189,781	\$ 191,679	\$ 193,596	\$ 195,532	\$ 197,487	\$ 199,462	\$ 201,457	\$ 203,471	\$ 205,506	\$ 207,561
Demo Review Fees	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
Interest Earnings	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000
<b>Total Revenue</b>	<b>\$ 657,431</b>	<b>\$ 675,632</b>	<b>\$ 694,424</b>	<b>\$ 713,827</b>	<b>\$ 733,861</b>	<b>\$ 754,549</b>	<b>\$ 775,913</b>	<b>\$ 797,975</b>	<b>\$ 820,760</b>	<b>\$ 844,292</b>	<b>\$ 868,598</b>	<b>\$ 893,704</b>
<b>Total Program Costs</b>	<b>\$ 165,870</b>	<b>\$ 167,529</b>	<b>\$ 169,204</b>	<b>\$ 170,896</b>	<b>\$ 172,605</b>	<b>\$ 174,331</b>	<b>\$ 176,074</b>	<b>\$ 177,835</b>	<b>\$ 179,613</b>	<b>\$ 181,410</b>	<b>\$ 183,224</b>	<b>\$ 185,056</b>
<b>Amt Available for Incentives</b>	<b>\$ 491,561</b>	<b>\$ 508,103</b>	<b>\$ 525,220</b>	<b>\$ 542,931</b>	<b>\$ 561,256</b>	<b>\$ 580,218</b>	<b>\$ 599,838</b>	<b>\$ 620,140</b>	<b>\$ 641,146</b>	<b>\$ 662,883</b>	<b>\$ 685,375</b>	<b>\$ 708,648</b>

## **MEMORANDUM**

**To:** Historic Preservation Commission Members

**From:** Department of Planning and Building Safety

**Subject:** MURP Capstone Project

**Date:** **August 15, 2016**

---

As a part of implementing the Preservation Master Plan, staff partnered with a University of Colorado – Denver student to analyze factors leading to demolition in Louisville. During the spring semester, Felicity Selvoski, a dual degree candidate in Urban Planning and Historic Preservation, developed a report on historic building demolition in Louisville.

The final report of the capstone project is attached for HPC to review.

# City of Louisville: Demolition Study

---

Felicity Selvoski  
*University of Colorado Denver*

Client: City of Louisville  
Louisville, Colorado  
Submitted 11 May 2016

Capstone Project submitted in partial satisfaction of the requirements for the degree of Master of Urban and Regional Planning, College of Architecture and Planning, University of Colorado Denver

This page intentionally left blank.

# Contents

Executive Summary	1
Introduction	5
Methodology	7
Background Research	10
Louisville Preservation Efforts	12
Economic Benefits of Preservation Efforts	15
Further Benefits of Historic Preservation	17
Current Conditions	20
An Introduction to Louisville	20
Preservation Incentives	23
Designated Landmarks	26
Alteration and Demolition Processes	30
Recommendations and Alternatives	37
Demolition Stay	38
Significance	42
Public Outreach	43
Conclusion	44
Works Cited	46
Appendix A: Standards for Rehabilitation of Historic Buildings	47
Appendix B: Stakeholder Questionnaire	48
Appendix C: Selected Stakeholder Responses	50
Appendix D: Information for Prospective Old Town Property Owners	51

This page intentionally left blank.

# Executive Summary

Louisville is a city with historic roots and a bright future. The city has consistently ranked in the top 10 of the *Best Places to Live* list compiled by Money Magazine. While people are drawn to the historic downtown, the prospect of living in the small historic homes that make up much of Old Town is less appealing. Over the past several years, the demolition of historic buildings has become an issue in Louisville as those small structures are demolished to make way for new, larger homes more suitable to the wants and needs of today's families. The purpose of this project is to analyze the demolition of historic structures in the Old Town neighborhood of Louisville, and to provide an understanding of the the factors that may influence those demolitions and propose actions that may encourage their retention.

## **Current Preservation Initiatives**

In 2008 Louisville residents approved a sales tax to fund historic preservation efforts within the city. The resolution authorizing the Historic Preservation Fund specified three objectives for the fund: to provide financial incentives for the preservation of historic resources eligible for designation as local historic landmarks; to provide financial incentives for the preservation of historic resources ineligible for designation as local historic landmarks; and to provide financial incentives for construction and development within Old Town Louisville that prioritizes historic typology.

The Historic Preservation Fund allows for the acquisition and rehabilitation of historic properties to be sold with a conservation easement, along with grants or loans to be offered for historic property rehabilitation, and fee and property tax rebates for eligible historic properties.

Louisville offers two zoning incentives designed to promote preservation. In order to qualify for the zoning incentives, the structure in question must be at least 50 years old. The proposed project must allow for the retention of the full façade of the house as well as 10 feet or 25% of the depth of the original structure. To qualify for the landmark bonus, a structure must be designated as a local historic landmark. The landmark bonus allows an increase of 10% for square footage and floor area ratio. For homes that do not qualify for the landmark bonus, the preservation bonus can apply and allows an increase of 5% for square footage and floor area ratio.

### **Current Conditions**

The data reviewed in this study covers the time period between October 18, 2012, and January 8, 2016. The number of permits requested in Historic Old Town Louisville during this time period was 126. For this study, permits were broken down based on the impact of the action requested. Categories include: full demolition, where 50% or more of the original structure is removed; partial demolition, to include the removal of secondary structures such as sheds, garages, or signage; and rehabilitation work, including the replacement of windows or doors, as well the the repair or replacement of existing porches and roofs. Using these categories, Louisville saw the following permit requests:

<b>Year</b>	<b>Rehabilitation</b>	<b>Partial Demolition</b>	<b>Full Demolition</b>	<b>Total Requests</b>
2012	2	2	4	8
2013	19	2	11	32
2014	15	8	6	31
2015	33	6	7	46
2016	2	1	1	4

The data available indicates that eight demolition stays were issued between October 18, 2012, and January 8, 2016. Two were issued in 2012, two in 2013, three in 2014, and 1 in 2015. The outcome of those stays is listed in the chart below.

<b>Address</b>	<b>Request</b>	<b>Stay Length*</b>	<b>Outcome</b>
1041 Grant	Remodel/Expansion	105	Stay Expired
701 Walnut	Total Demolition	155	Stay Expired
844 Spruce	Total Demolition	125	Stay Expired
712 Lincoln	Total Demolition	119	Stay Expired
816 Main	Sign Demolition	77	Stay Expired
10101 Dillon	Total Demolition	131	Stay Expired
1001 Lincoln	Total Demolition	35	Stay Expired
1309 Jefferson	Total Demolition	129 (released on 28)	Released at Hearing

*\*From date of Historic Preservation Commission hearing*

## **Recommendations**

- Louisville has a strong foundation when it comes to historic preservation but must continue to be proactive regarding those issues. Specifically, the City of Louisville should evaluate their Demolition Delay Ordinance in order to ensure that its purpose is being met and that it has an impact on the preservation of historic buildings in Old Town.
- Conducting a community survey of Old Town Louisville as well as the mid-century developments that are or will soon be considered historic has the potential to ultimately lessen the major question asked during demolition review – does it qualify as a landmark? By identifying building with landmark potential prior to the submittal of a demolition request, the city can save staff time, increase the information available to business and homeowners regarding the options available to them prior to applying for a demolition permit or even purchasing the property, and lessen the likelihood of a historic

structure with landmark potential slipping through the cracks.

- Local real estate agents who do business in the Old Town area offer an untapped resource. By sharing with them information about the opportunities available to property owners in Old Town (preservation and landmark zoning incentives, design review), they have the ability to convey that information to potential buyers prior to any decisions being made regarding the use of the property.

# Introduction

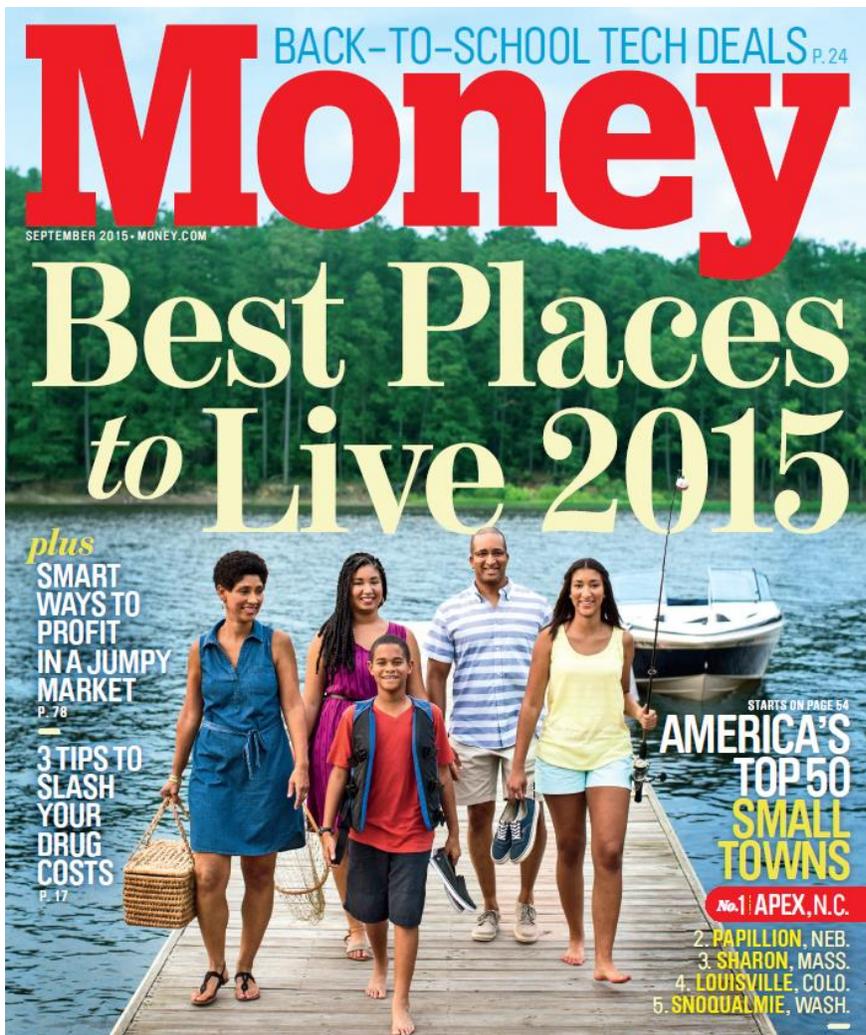
The City of Louisville, Colorado has repeatedly been selected as one of the best places to live in the United States.<sup>1</sup> The city has a thriving historic downtown which is home to numerous local businesses, galleries, studios, and restaurants. Potential residents are drawn to this picturesque location when house hunting but often feel limited by the size of the homes in the area. The majority of homes located in the Old Town neighborhood are historic homes that once belonged to area miners and as such are generally small. Over the past several years, the demolition of historic buildings has become an issue in Louisville as those small historic structures are lost to make way for new, larger homes more suitable to the wants and needs of today's families. The purpose of this project is to analyze the demolition of historic structures in the Old Town neighborhood of Louisville, to provide an understanding of the the factors that may influence those demolitions, and identify actions that may encourage the retention of those structures.

Louisville has already taken steps to address demolitions and other issues that relate to historic preservation in the area. The City has implemented progressive, voluntary historic preservation measures meant in part to address the issue of demolitions and encourage residents to consider other options when evaluating potential housing in Old Town. While some residents have chosen to take part in the preservation program, many have not. This project will seek to evaluate the effectiveness of Old Town preservation efforts as they exist today. This evaluation will be based on the frequency of use of the initiatives as well as feedback received from Louisville residents and key stakeholders. Additionally, this project will propose potential modifications or additions to further the effectiveness of the preservation program. Louisville will be able to incorporate the

---

<sup>1</sup> Richardson, Vanessa. (2015, August 13). *Best Places to Live 2015*. Money Magazine. Retrieved from <http://time.com/money>

information provided through this study when creating or improving policies and practices that balance the importance of historic buildings and the city's small-town character, image, and heritage with private property rights and the realities of the community's contemporary development climate. Because the City has a strong desire to maintain the voluntary nature of the historic preservation program, the focus of the suggestions made in this document will be on ways to encourage participation and provide further education opportunities for community members.



*Money Magazine has repeatedly identified Louisville, Colorado as one of the the best places to live in the U.S.*

# Methodology

In order to develop a deeper understanding of these issues, this project includes interviews with community stakeholders in order to identify the key factors leading to demolition, or factors that encouraged the preservation of historic structures. Interviews were conducted with a variety of community members in order to gather opinions from a wide range of sources. Identified stakeholder groups include the following: homeowners in Old Town Louisville who have taken the steps to register their homes as historic assets and/or taken advantage of preservation grants offered at any level (local, state, federal); Historic Preservation Commission members who have participated in design review as well as demolition delays; local real estate agents active in Old Town who are aware of the desires of current homebuyers; and architects, builders, and contractors involved in historic renovation projects in Old Town.

## Method 1: Literature Review and Plan Analysis

- Review applicable literature relating to historic preservation, specifically regarding the analysis and benefits of preservation
- Identify potential metrics used to measure the impact of preservation on the City of Louisville

## Method 2: Existing Conditions

- Complete a demographic analysis of Louisville including changes and trends using recent Census data

### Method 3: Stakeholder Interviews

- Interview key stakeholders in 20-45 minute interviews related to preservation in Louisville and their relationship to it
- Identify stakeholders include local business owners, residents, real estate agents, architects, developers, and contractors
- Gather community input regarding issues facing preservation in Louisville as well as opportunities for improvement in messaging and programming

### Method 4: Permit Review

- Review and classify building permits issued for the Old Town neighborhood focusing on full and partial demolition permits
- Review demolition stays issued in Old Town and the ultimate outcome for the property following the stay

### Method 5: GIS Mapping

- Shapefiles will be acquired from the City showing parcels, home ages, zoning, etc.
- Geolocate addresses from permit records identified as full or partial demolition sites
- Demolition permit records along with construction records covering Old Town will be compiled and mapped
- Create a map identifying historic homes registered on the local, state, or federal level in Louisville
- Create a map identifying demolished buildings in the historic core of Louisville
- Create a map identifying buildings in the historic core of Louisville that have been altered

### Method 6: Recommendations

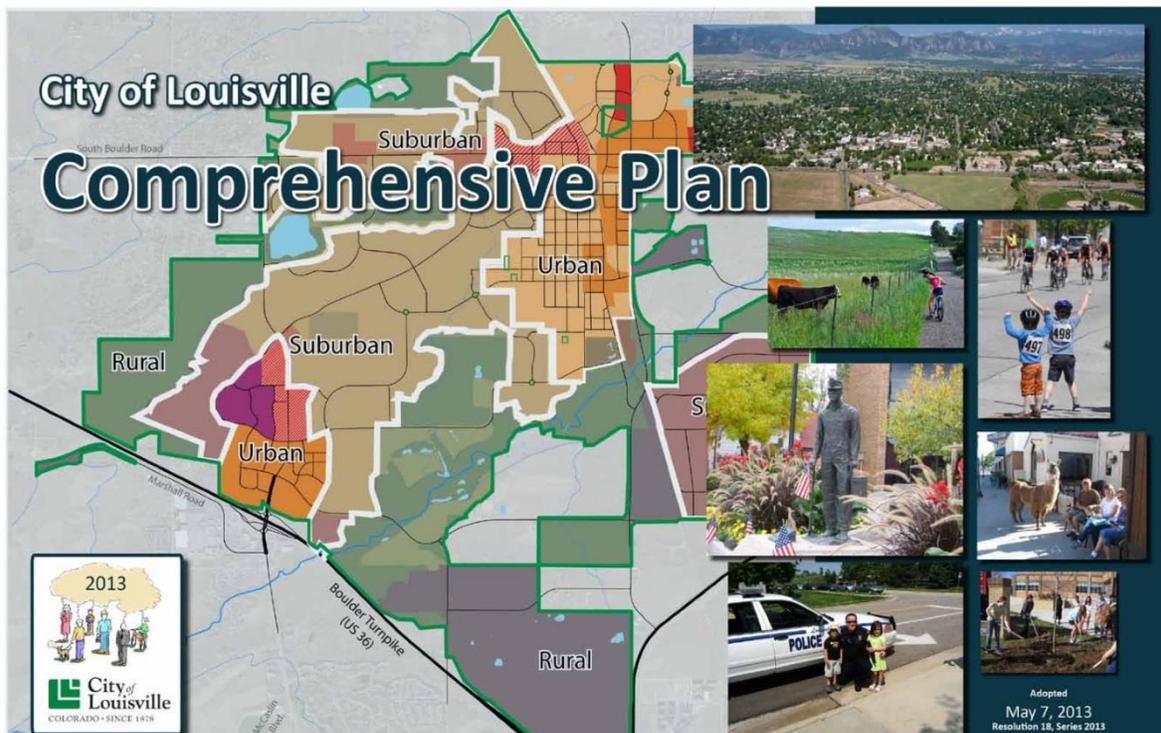
- Based on research, rate the impact of factors on historic building demolition and suggest methods of preventing demolition.
- Present the City of Louisville with a final report showing the location of lost buildings, the results of the stakeholder interviews, and results and recommendations based on the factors that lead to demolitions and potential ways of preventing that outcome based on best practices.

# Background Research:

## Impacts of Preservation on Housing, Economic Development, and Community Vibrancy

“Louisville began to achieve national recognition for being among the best places to live in the 2000’s. Money Magazine, in its biennial listings of the Best Places to Live in the United States for smaller towns and cities, listed Louisville, Colorado as #5 in 2005; #3 in 2007; and #1 in both 2009 and 2011.”

-Louisville Comprehensive Plan<sup>2</sup>



<sup>2</sup> City of Louisville Historic Preservation Commission. (2013). City of Louisville Comprehensive Plan.

“Historic preservation is a powerful tool that benefits not only the owners of landmark properties but also the community as a whole. Historic Preservation: Protects Louisville’s architecture, history, and small-town character; Creates a sense of place, differentiating Louisville from other nearby communities; Fosters community identity, inspiring pride in the places most closely linked to Louisville’s history; Cultivates tourism, encouraging visitors to experience Louisville’s unique environment, businesses, and historic places; Contributes to environmental sustainability; Leverages public dollars for private investment through Louisville’s Historic Preservation Fund.”

-Louisville Historic Preservation Master Plan<sup>3</sup>



---

<sup>3</sup> City of Louisville Planning and Building Safety Department. (2015). City of Louisville Preservation Master Plan.

Historic building stock is often identified as a resource that communities value and strive to maintain through a variety of historic preservation measures. The reasons for this are varied and often include the unique sense of place that it provides or the architectural and cultural history that it can preserve and promote. Historic preservation may also be linked to the economic development of a community, although there is less research directly supporting this connection. Regardless of the reasons, it is almost universally accepted that historic preservation is beneficial to the communities in which some type of preservation program is implemented. This literature review will seek to identify effective and implementable preservation methods applicable to Louisville, Colorado and discuss the importance of those methods to local communities and their economies as well as describe methods of measuring their impact.

### **Louisville Preservation Efforts**

The City of Louisville, Colorado was settled in 1878 as a small mining town and to this day retains much of the original building stock that housed and catered to its early residents. As the city's popularity has soared in recent years, Louisville recognized the strain that this was placing on its historic resources, specifically the small homes located in the Old Town neighborhood. The City also recognized the importance of proactively addressing the topic of historic preservation. The Louisville Comprehensive Plan Update, passed in 2013, called for the creation of a master plan specifically regarding the topic of historic preservation through the creation of implementable goals and strategies. Louisville recognized this as a priority when they crafted their Core Community Values. "We Value a Connection to the City's Heritage . . . where the

City recognizes, values, and encourages the promotion and preservation of our history and cultural heritage, particularly our mining and agricultural past.”<sup>4</sup>

The City of Louisville Preservation Master Plan was adopted in 2015. This document provides the city with a framework for implementing the City’s Historic Preservation Program as well as direction for preservation efforts over the next 20 years. In addition to providing an overview of the current preservation efforts, it also includes information gathered through public outreach events. The plan includes suggestions regarding policies and regulations that are currently in place and possible next-steps as the city moves forward. While the document does link preservation efforts to the topic of economic development at times, it does so superficially and without much discussion. It recognizes that “Louisville’s historic resources will continue to contribute to, and strengthen the City’s economic and fiscal health, identity, and sense of community,”<sup>5</sup> but does not provide additional information about how those benefits are realized or how to evaluate and measure them. Crafting a method of evaluation is vital in order to support and document the benefits of current and future preservation efforts.

The City of Louisville has implemented a voluntary preservation initiative in the community and offers incentives in order to encourage the retention of historic character of the city. Chapter 15.36 in the Louisville Municipal Code allows for the voluntary landmarking of historic buildings and properties. Properties that receive Landmark status have been evaluated by the Historic Preservation Commission, approved by City Council, and have the consent of the property owner. Once recognized as a landmark, changes to the property such as demolitions and renovations must receive an alteration certificate from the Louisville Historic Preservation

---

<sup>4</sup> City of Louisville Historic Preservation Commission. (2013). City of Louisville Comprehensive Plan.

<sup>5</sup> City of Louisville Planning and Building Safety Department. (2015). City of Louisville Preservation Master Plan.

Commission. By landmarking a building, owners are eligible for zoning bonuses related to lot coverage and floor area ratios. Non-landmarked buildings that are considered historic (more than 50 years old) are also eligible for those bonuses as long as the renovations retain a portion of the original structure. Additionally, through the implementation of a sales tax designated for the Historic Preservation Fund, the City has created a fund to promote preservation in Old Town and Downtown Louisville. Funds are available in the form of preservation and restoration grants contingent on the landmarking of the historic building or in exchange for a conservation easement.

While Old Town Louisville does allow for the creation of historic districts in the Municipal Code, it has not recognized any and has chosen instead to promote preservation through voluntary measures. While lacking an official historic district, the density of historic homes as well as the zoning overlay in the Old Town area allow it to function with many of the benefits found in a historic district. Currently, 29 properties in Louisville are designated Landmarks, and 12 properties are listed on the National Register of Historic Places. In “Historic Preservation and Residential Property Values: An Analysis of Texas Cities,” Robin M. Leichenko, N. Edward Coulson and David Listokin present their findings on the impact that preservation has on the value of historic properties located within and outside historic districts. According to their studies which looked at nine cities in Texas containing areas designated as historic, preservation seems to have a positive correlation with increased property values.<sup>6</sup> The property value increase in the historic districts ranged between 5 and 20% of the property value which is beneficial to

---

<sup>6</sup> Leichenko, R., Coulson, N. E., & Listokin, D. (2001). *Historic Preservation and Residential Property Values: An Analysis of Texas Cities*. *Urban Studies*, 38(11), 1973-1987.

both property owners as well as the cities who see an increase in their property tax revenue<sup>7</sup>. The study also found that the type of designation a property receives may affect its value; in some cities the impact of national and state designation was greater than that of local designation. This varied between cities and is likely due to the differences in criteria surrounding and requirements related to local designation<sup>8</sup>. It is likely that Louisville sees the same property value benefits from preservation as the communities with officially designated historic districts.

### **Economic Benefits of Preservation Efforts**

The economic impacts of the designation of historic districts are difficult to quantify. While it seems obvious that preservation must have an impact on a community's economy in some way, this is often assumed and without supporting evidence or direct study. In *Measuring Economic Impacts of Historic Preservation*, the authors sought to identify key indicators that could be applied broadly to evaluate the economic impact that historic preservation has over time in a way that can be applied broadly. Useful at the local, state, and national level, "it is recommended that there be the collection, evaluation, and dissemination of five categories of data: jobs, property values, heritage tourism, environmental measurements, and downtown revitalization/*Main Street*."<sup>9</sup> Additionally, the report evaluated the social impact of preservation was evaluated, along with the impact of state preservation efforts.

This study attempted to quantify the economic impact that historic preservation can have in a community by developing a set of indicators to measure that impact. Five indicators are

---

<sup>7</sup> Rypkema, Donovan, Caroline Cheong, and Randall Mason. *Measuring the Economic Impacts of Historic Preservation*. Washington DC: Advisory Council for Historic Preservation (November 2011).

<sup>8</sup> Rypkema, Donovan, Caroline Cheong, and Randall Mason. *Measuring the Economic Impacts of Historic Preservation*. Washington DC: Advisory Council for Historic Preservation (November 2011).

<sup>9</sup> Ibid.

proposed for study on an annual basis, each linking historic preservation to economics in a measurable way. Each indicator is listed below along with a description that relates the preservation activities to economic development.

#### Indicator 1: Jobs

- This indicator attempts to capture the number of jobs produced (directly, indirectly, and induced) through local, state, and federal historic preservation projects as well as the estimated household income for the employees holding those jobs.

#### Indicator 2: Property Values

- This indicator measures the impact that being located within a designated historic district has on property values. This would be calculated by comparing the year-over-year changes in per-square-foot values for homes located within historic districts to those located outside the historic district. On the national level, the collected data would be used to compare the impact of local historic districts to those districts listed on the National Register of Historic Places.

#### Indicator 3: Heritage Tourism

- This indicator attempts to measure the number of tourists who visit a location as primarily heritage tourists, and then measures the economic impact of those trips through daily and total expenditures.

#### Indicator 4: Environmental Measurements

- This indicator measures the impact that the preservation of historic structures has on the environment compared to the impact of new construction.

#### Indicator 5: Downtown Revitalization/Main Street

- For communities with downtowns that have promoted revitalization and historic preservation, this indicator would evaluate net new jobs, net new businesses, total investment, and the number of building rehabilitated.

By using these five indicators, it would be possible for individual communities such as Louisville to evaluate the economic impact that historic preservation has on their local economy while also providing data that can be compiled and used on the national level in promoting historic preservation. While new indicators may be proposed for inclusion on the list and existing indicators removed over time, the need for an accepted and widely-used list is apparent and this list provides a strong starting point.

### **Further Benefits of Preservation Efforts**

Historic preservation can benefit communities beyond the economic benefits outlined above; it can have a powerful impact on the cultural, environmental, and social fabric of a community. Preservation Green Lab with The National Trust for Historic Preservation researched that topic and published the findings in *Older, Smaller, Better: Measuring How the Character of Buildings and Blocks Influences Urban Vitality*.<sup>10</sup> This study did more than look at the historic structures located within its three study areas: San Francisco, Seattle, and Washington D.C.; it looked at all structures, regardless of age, located within the urban areas. By doing so, the authors were able to evaluate the effect that the diversity of building stock had on a city. Their ultimate findings supported the idea that diversity in building stock had a positive impact on the economic activity in a city as well as the cultural, environmental, and social activity as well.<sup>11</sup> Communities

---

<sup>10</sup> The National Trust for Historic Preservation. (2014). *Older, Smaller, Better: Measuring how the character of buildings and blocks influences urban vitality*. Washington DC: The National Trust for Historic Preservation.

<sup>11</sup> The National Trust for Historic Preservation. (2014). *Older, Smaller, Better: Measuring how the character of buildings and blocks influences urban vitality*. Washington DC: The National Trust for Historic Preservation.

benefited most from having buildings that had a range of sizes as well as ages and uses. Findings included an increased concentration of jobs in commercial areas comprised of “older, smaller and more age-diverse buildings,” an increase in the number of businesses owned by women and minorities, and an increase in the number of jobs created through small businesses.<sup>12</sup> Using the information gathered from the cities in the *Older, Smaller, Better* study, guiding principles were created for other locations to keep in mind as they balance historic preservation with modern development: realize the efficiencies of older buildings and blocks; fit new and old together at a human scale; support neighborhood evolution, not revolution; steward the streetcar legacy; make room for the new and local economy; make it easier to reuse small buildings.<sup>13</sup> These principles align with and reinforce the practices taken in Louisville to support the preservation of historic structures through voluntary measures; it is not necessary to preserve every historic structure in Old Town and in fact the city many benefit from seeing more diversity in the size and age of buildings available to residents as well as business owners.

Recognizing the impact that historic preservation can have on a community is important not just at the city level but also to the residents and workers in community. The studies and plans presented above evaluate historic preservation as it relates to economic development as well as to the social and cultural fabric of a community. A successful and sustainable historic preservation program will allow for the growth of each of area without prioritizing one over another.

Louisville benefits greatly from the Old Town neighborhood and striving to retain its historic character through voluntary means is a worthwhile and necessary goal.

---

<sup>12</sup> Ibid.

<sup>13</sup> Ibid.

Looking toward the future, the City of Louisville Historic Preservation Master Plan identified five goals to guide the City's preservation efforts over the next 20 years:

- Pursue increasingly effective, efficient, user-friendly, and voluntary based preservation practices;
- Promote public awareness of preservation and understanding of Louisville's cultural, social, and architectural history;
- Encourage voluntary preservation of significant archaeological, historical, and architectural resources;
- Foster preservation partnerships; and
- Continue leadership in preservation incentives and enhance customer service.<sup>14</sup>

---

<sup>14</sup> City of Louisville Planning and Building Safety Department. (2015). City of Louisville Preservation Master Plan.

# Current Conditions

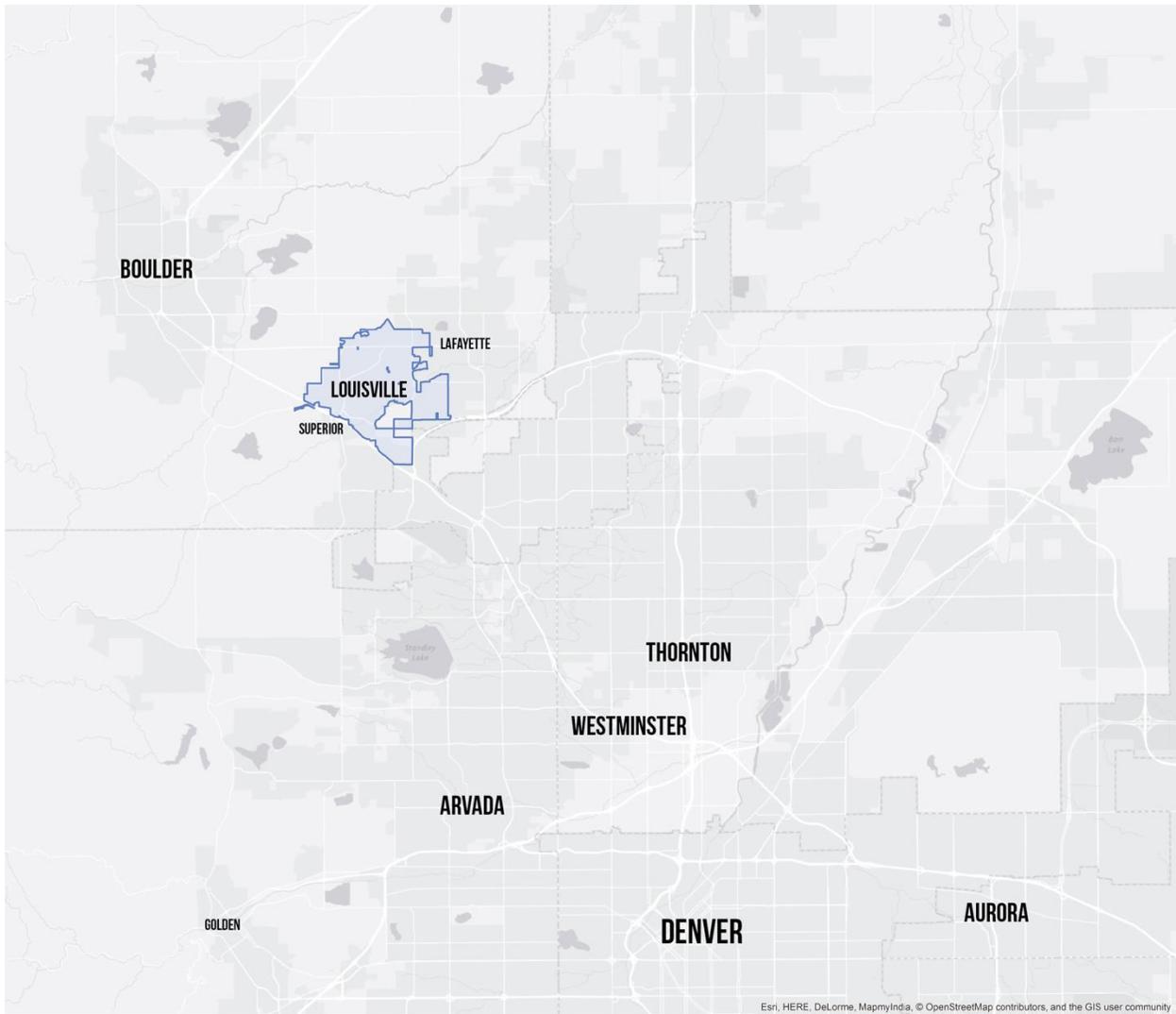
## **An Introduction to Louisville**

Louisville was founded as a mining town in 1878. Its growth was sporadic in the early years, based largely on the production of the coal mines in the area and the work available for miners. Louisville saw little growth in the first half of the 20<sup>th</sup> Century. Following the closure of the last coal mine in 1951, Louisville saw the construction of the Turnpike connecting Denver and Boulder as well as the Rocky Flats Nuclear Weapons Plant. Both allowed Louisville to transition from a struggling mining town into a town that was able to offer modern amenities to its residents. This new focus made Louisville a popular place for new residents and subsequent growth resulted. In 1962, Louisville's population broke the 2,500 mark.

Through the years, Louisville has remained an attractive location for residents. Today, the population of Louisville is 19,171.<sup>15</sup> The ability of the city to offer a high quality of life to its residents has not gone unnoticed; *Money Magazine* has repeatedly named Louisville one of America's Top 50 Small Towns. With ranking of #5 in 2005, #3 in 2007, #1 in 2009 and 2011, #2 in 2013, and #4 in 2015, Louisville is being recognized on the national stage. This growth along with the demand of the modern homeowner, has put great pressure on the Historic Old Town area of Louisville. Recognizing that, the city has made preservation a priority and strives to balance the rights of homeowners while promoting the goal of preservation.

---

<sup>15</sup> 2010-2014 American Community Survey 5-Year Estimate. U.S. Census Bureau. Retrieved from <http://factfinder2.census.gov>



## LOUISVILLE, COLORADO

Source: City of Louisville, Boulder Open Data Catalog, ESRI



## **Preservation in Louisville**

An important component of this project was a thorough assessment of the current preservation initiatives offered to property owners in Old Town Louisville. While historic properties exist in the city outside the Old Town Louisville area as well, currently incentives are only offered within the Old Town boundary. Historic Old Town Louisville contains a mixture of commercial and residential properties. The residential properties are in high demand, as indicated by 2014 Census data showing the housing vacancy rate in Louisville at 2.14%.<sup>16</sup> Knowing that, Louisville has taken proactive steps to help retain much of the historic building stock located in Historic Old Town.

The initiatives taken are described in detail below and include historic preservation incentives offered through the Historic Preservation Fund, zoning incentives for preservation and building landmarking, and design review and assistance.

### **The City of Louisville's Preservation Incentives**

- Historic Preservation Fund
  - In 2008, recognizing the importance of preserving its historic character, Louisville residents approved a sales tax to fund historic preservation efforts within the city. The one-eighth of one percent (0.125%) sales tax took effect on January 1, 2009, and will expire on December 31, 2018. The resolution authorizing the Historic Preservation Fund specified three objectives for the fund: to provide financial incentives for the preservation of historic resources including the identification and preservation of buildings eligible for designation as local historic landmarks;

---

<sup>16</sup> 2010-2014 American Community Survey 5-Year Estimate. U.S. Census Bureau. Retrieved from <http://factfinder2.census.gov>

to provide financial incentives for the preservation of historic resources ineligible for designation as local historic landmarks; and to provide financial incentives for construction and development within Old Town Louisville that prioritizes historic typology to include limiting mass, scale, and height, building setbacks, and the use of building materials compatible with the historic nature of the neighborhood. Buildings that qualify for and receive funding through the Historic Preservation Fund are then obligated to be listed on the Louisville Register of Historic Places as a locally designated landmark, if eligible. Eligibility requirements include an age of at least fifty years, significance in one of the following areas: architectural, social, geographic/environmental, and be evaluated for physical integrity. If ineligible for historic designation, a conservation easement will be placed on the property.

The Historic Preservation Fund also allows for the acquisition and rehabilitation of historic properties to be sold with a conservation easement, grants or loans to be offered for historic property rehabilitation, and fee and property tax rebates for eligible historic properties.

- Zoning Incentives
  - Preservation Bonus
    - The preservation bonus allows an increase of 5% for square footage and floor area ratio.
  - Landmark Bonus
    - To qualify for the landmark bonus, a structure must be designated as a local historic landmark prior to the applying for the bonus. The landmark

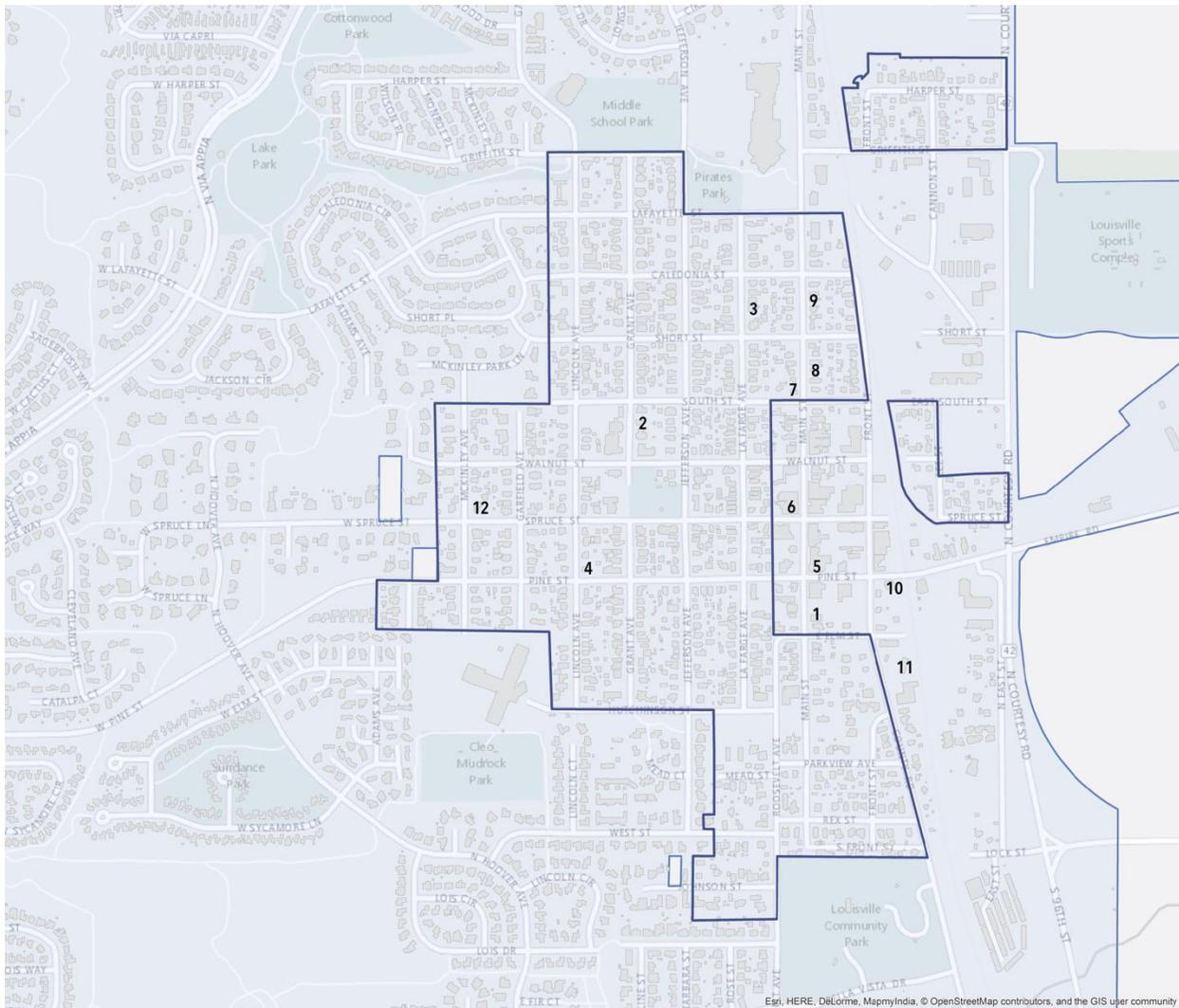
bonus allows an increase of 10% for square footage and floor area ratio.

- In order to qualify for either of the zoning incentives, the existing structure must be at least 50 years old. The proposed project must allow for the retention of the full façade of the house as well as 10 feet or 25% of the depth of the original structure. Historic features such as windows, doors, porches, and decorative moldings located in that front portion of the structure must be retained. The proposed addition cannot obscure the original structure being retained. If a second story addition is proposed, it must be set back at least 12 feet from the façade and the square footage of the addition cannot be more than 74% of the first story square footage.
- Other Incentives
  - Design Assistance
    - The Design Review Committee, part of the Louisville Historic Preservation Commission, is available to offer guidance, suggestions, and recommendations regarding proposed additions and alterations to structures within the Historic Old Town area. Homeowners are advised to take advantage of this assistance as early as possible in the design process so as to take full advantage of the opportunity offered by professionals knowledgeable in preservation.

### **The City of Louisville's Designated Landmarks**

Louisville contains a number of homes listed on either the National Register of Historic Places or as local historic landmarks on the Louisville Register of Historic Places.

- National Register
  - Louisville contains 12 structures listed on the National Register of Historic Places. The designated properties are listed below and shown on the accompanying map.



## NATIONAL REGISTER OF HISTORIC PLACES LISTINGS, LOUISVILLE, COLORADO

Source: City of Louisville, Boulder Open Data Catalog, ESRI

	<b>Address</b>	<b>Building</b>	<b>Year Built</b>
1.	616 Front Street	Stolns House	1893
2.	1024 Grant Avenue	Rhodes House	1906
3.	1116 LaFarge Avenue	Jannucci House	1910
4.	700 Lincoln Avenue	Thomas House	1904-1906
5.	700 Main Street	Louisville Bank Building	1907-1908
6.	801 Main Street	State Mercantile Building	1905
7.	1001 Main Street	Jacoe Store	1903
8.	1016 Main Street	Petrelli House	1893
9.	1124 Main Street	La Salla House	1896
10.	1006 Pine Street	Lackner's Tavern	1904
11.	540 Country Road	Louisville Milling & Elevator Co.	1905-1906
12.	301 Spruce Street	Thompson House	1908



	<b>Address</b>	<b>Building</b>	<b>Year Listed</b>
1.	801 Grant Avenue	Louisville Center for the Arts	2005
2.	717 Main Street	Austin-Niehoff House	2005
3.	1001 Main Street	Jacoe Store Tomeo House Jordinelli House	2005
4.	1116 Lafarge Avenue	Jannucci House	2008
5.	557 Jefferson Avenue	Fabrizio House	2010
6.	1117 Jefferson Avenue	Ball House	2010
7.	1131 Jefferson Avenue	Jacoe-Conarro House	2010
8.	1109 Lafarge Avenue	Zarini House	2010
9.	816 McKinley Avenue	Adkins House	2010
10.	501 South Street	Zarini-Ross House	2010
11.	817 Main Street	Rex Theater	2011
12.	700 Lincoln Avenue	Thomas House	2011
13.	1021 Jefferson Avenue	Sottelli House	2011
14.	1145 Main Street	Caranci House	2011
15.	612 Grant Avenue	Hibler House	2012
16.	1005 Lafarge Avenue	Allera House	2012
17.	733 Pine Street	Thomas-Decker House	2012
18.	1036 Walnut Street	Guenzi House	2012
19.	1013 Jefferson Avenue	Butcher-Jones House	2013
20.	1131 Spruce Street	Restas-Morgan House	2013
21.	700 Pine Street	James House	2013
22.	925 Lafarge Avenue	Porta House	2013
23.	740 Front Street	Di Francia Saloon	2014
24.	927 Main Street	Pearson Store	2014
25.	1245 Grant Avenue	D'Agostino House	2015
26.	1101 Grant Avenue	Atkin House	2015
27.	540 County Road	Louisville Grain Elevator	2015

## **Alteration and Demolition Processes**

In communities where preservation is a priority, it is common to implement some type of review process prior to the demolition of a structure deemed to be historic. A demolition review process simply puts into place a system that requires the evaluation of any structure for historical significance if it is older than a predetermined age. Variation exists as to what age a structure has to be in order to be considered historic, but 50 years old seems to be the most commonly cited age and is the age used in Louisville, CO.

### **Landmark Alterations**

This process is followed for structures designated on either the National Register of Historic Places or on the Louisville Register of Historic Places.

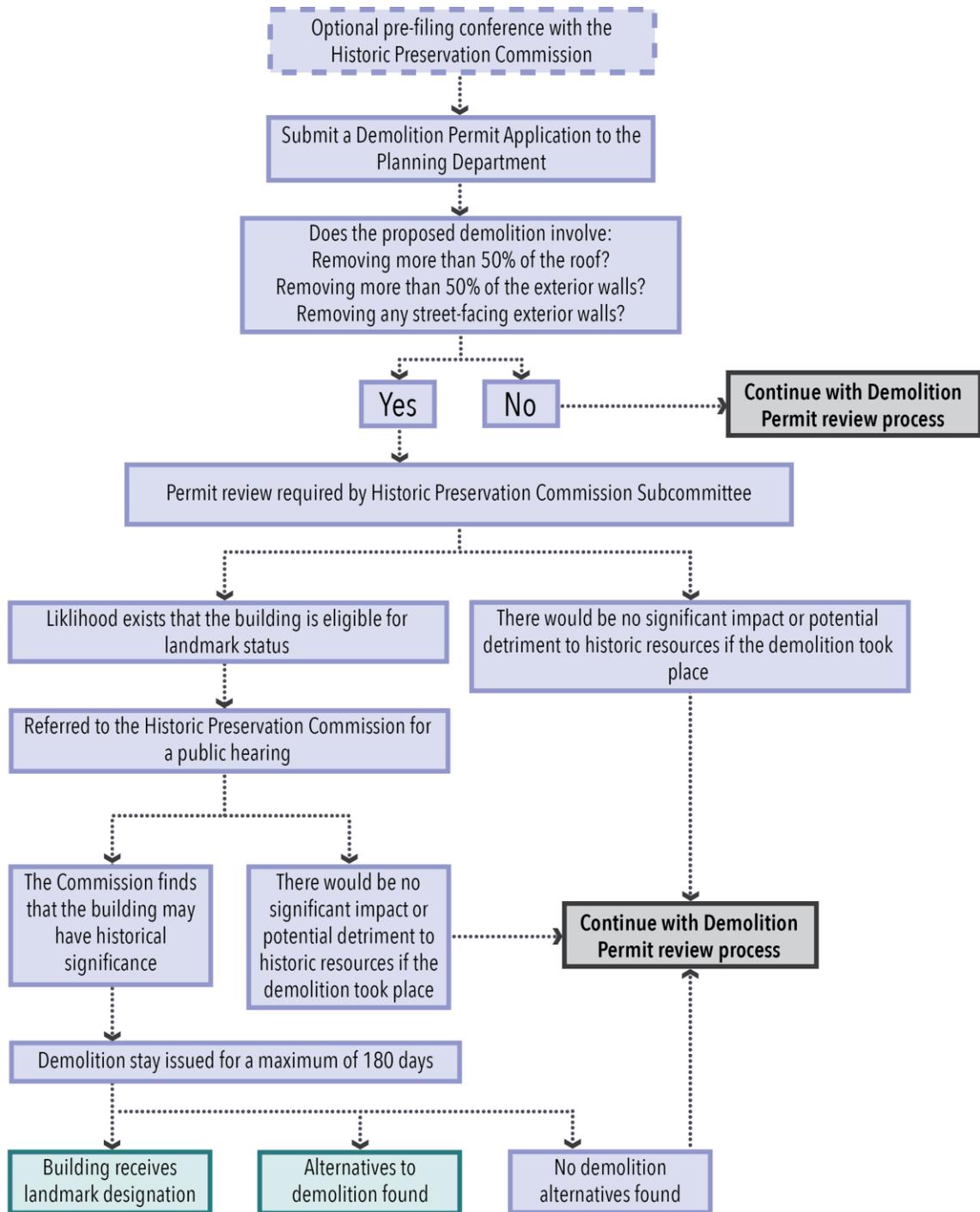
- The applicant submits an Alteration Certificate application. The application is processed by city planning staff. The application is reviewed by city planning staff and Historic Preservation Commission subcommittee made up of two commission members.

Following the application review, the subcommittee may find the alterations to have no significant impact and approve the alteration certificate. If they find that the alterations may impact the historic nature of the landmarked building, the application is referred to Historic Preservation Commission for a public meeting where the request may be either approved or denied. If denied, the findings may be appealed to City Council

## **Demolition Permitting**

Louisville defines a demolition as any of the following: 50% or more of the roof measured from directly the structure; 50% or more of the exterior walls of the structure (taken in one continuous measurement); the removal of any exterior wall facing a main street but not an alley.

- In order to receive approval for to demolish a building, the applicant submits a permit application for demolition. The application is processed by city planning staff and if the structure is older than 50 years it is referred to the Historic Preservation Commission. The application is reviewed by city planning staff and Historic Preservation Commission subcommittee made up of two commission members. If the subcommittee finds that the building is not eligible for landmark designation the demolition permit is issued. If the structure is eligible for landmark designation, the Historic Preservation Commission can issue a maximum 180-day demolition stay. During that time, the commission may seek to have the structure identified as a historic landmark. If it fails to do so, the demolition can commence following the expiration of the stay. Additionally, the commission may require photo documentation and the salvage of specific architectural features prior to demolition.



## DEMOLITION PROCESS: NONLANDMARKED BUILDINGS 50 YEARS OR OLDER

Louisville, Colorado

## **Old Town Louisville Permit Data**

The data reviewed in this study covers the time period between October 18, 2012, and January 8, 2016. While permitting data exists beyond this range, the details necessary to review the impact of the city's preservation efforts are not included. The number of permits requested in Historic Old Town Louisville during this time period was 126.

Partial data exists for 2012. The data available covers the months of October to December and shows there were eight permits requested during that time. Full data exists for the years of 2013-2015. Using that data, it shows there was a marked increase in permit requests from 2013 and 2014 to 2015, with the number of requests increasing from 33 and 31 to 48, respectively. At the time this data was received in January 2016 there had been four permit requests so far.

For this study, permits were broken down based on the impact of the action requested.

Categories include: full demolition, where 50% or more of the original structure is removed; partial demolition, to include the removal of secondary structures such as sheds, garages, or signage; and rehabilitation work, including the replacement of windows or doors, as well the the repair or replacement of existing porches and roofs. Using these categories, Louisville saw the following permit requests:

- **Full Demolition**

Four full demolition permits were issued in Old Town in 2012, using the partial data available. There were 11 full demolition permits issued in 2013, six full demolition permits issued in 2014, seven full demolition permits issued in 2015, and 1 full demolition permit issued thus far in 2016.

- **Partial Demolition**

Using the data available, two partial demolition permits were issued for Old Town Louisville in 2012. Two partial demolition permits were issued for 2013, eight partial demolition permits were issued in 2014, six partial demolition permits were issued in 2015, and one partial demolition permits has been issued thus far in 2016.

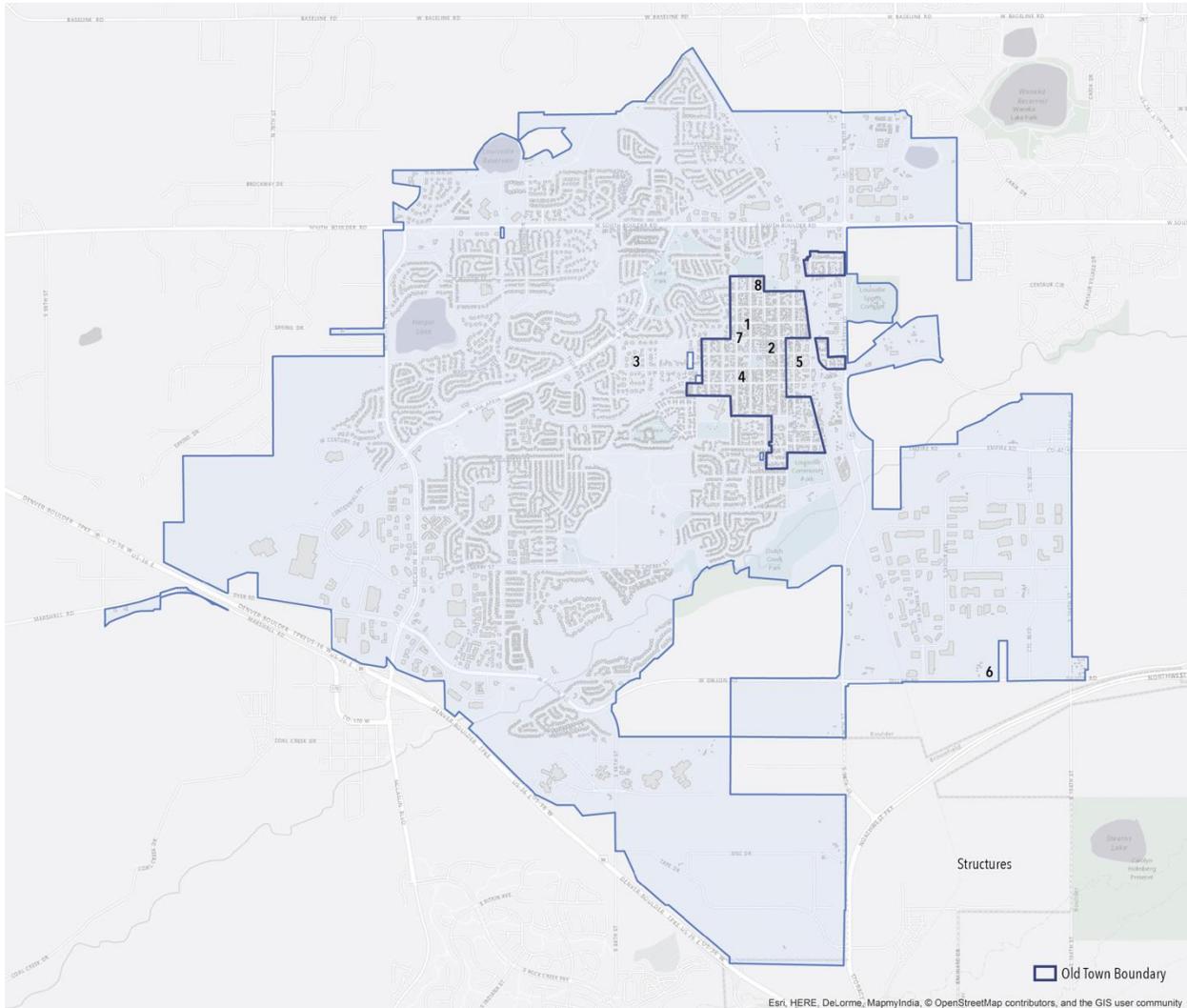
- **Rehabilitation**

Two permits for rehabilitation work in Old Town Louisville were issued in 2012, based on available data. In 2013, 19 permits were issued for rehabilitation work. In 2014, 15 permits were issued for rehabilitation work. In 2015, 33 permits were issued for rehabilitation work. Thus far in 2016, 2 permits were issued for rehabilitation work in Old Town.

<b>Year</b>	<b>Rehabilitation</b>	<b>Partial Demolition</b>	<b>Full Demolition</b>	<b>Total Requests</b>
2012	2	2	4	8
2013	19	2	11	32
2014	15	8	6	31
2015	33	6	7	46
2016	2	1	1	4

## Demolition Stays

The data available indicates that eight demolition stays were issued between October 18, 2012, and January 8, 2016. Two were issued in 2012, two in 2013, three in 2014, and 1 in 2015. The outcome of those stays is listed in the chart below.



## LOUISVILLE, COLORADO DEMOLITION STAYS, 2012-2016

Source: City of Louisville, Boulder Open Data Catalog, ESRI

	<b>Address</b>	<b>Request</b>	<b>Stay Length*</b>	<b>Outcome</b>
1.	1041 Grant	Remodel/Expansion	105	Stay Expired
2.	701 Walnut	Total Demolition	155	Stay Expired
3.	844 Spruce	Total Demolition	125	Stay Expired
4.	712 Lincoln	Total Demolition	119	Stay Expired
5.	816 Main	Sign Demolition	77	Stay Expired
6.	10101 Dillon	Total Demolition	131	Stay Expired
7.	1001 Lincoln	Total Demolition	35	Stay Expired
8.	1309 Jefferson	Total Demolition	129 (released on 28)	Released at Hearing

*\*From date of Historic Preservation Commission hearing*

# Recommendations and Alternatives

This section of the study will describe policies and alternative preservation incentives used throughout the country that may be applicable to preservation efforts in Louisville.

Louisville has a strong and thorough preservation program and is to be commended for that.

Preservation is not an area in which to become complacent in though, and there are additional measures that can be adopted that will strengthen and support the program already in existence in Louisville. Current preservation efforts and future changes will have the greatest impact on the following members of the community and should be kept in mind as recommendations and alternatives are evaluated: city planners and staff members; local businesses and homeowners; future residents; Louisville City Council members; Louisville Historic Commission members; and history and historic preservation buffs.

Although not specifically a preservation tool, demolition review processes are one of the tools commonly used when attempting to preserve historic buildings. The requirement to review demolition permits for structures more than 50 years old puts Louisville in line with the requirements of structures placed on the National Register of Historic Places.

## Demolition Stay

“Demolition review procedures have ... been adopted to protect buildings that may not meet the standards for designation but nonetheless embody distinguishing features that help to make a community an attractive place to live or work. For example, demolition review provisions are being used to address the proliferation of “teardowns” in many of our older neighborhoods. By delaying demolition for a period of time, concerned residents may be able to negotiate the preservation of character-defining houses on a case-by-case basis.”

- Protecting Potential Landmarks Through Demolition Review<sup>17</sup>

As described earlier, following the submittal of a demolition request, the Louisville Historic Preservation Commission has the ability to issue a maximum 180-day stay when faced with the demolition of a potentially historic building. That stay gives the preservation and planning staff time to research the structure and any qualifications it might have that would make it eligible for listing on either the National or Local Register of Historic Places. Preservation staff and commission members are also available to consult with the owners during this time, in hopes of finding a mutually agreeable solution.

Additionally, the time during the demolition stay could, in theory, be used to locate a party interested in buying or moving the existing historic structure. Unfortunately, moving a historic building will generally make it ineligible for listing on the National Register of Historic Places and for that reason is an alternative that should be carefully considered only after other alternatives have been ruled out. One of the factors weighed when evaluating a building for inclusion on the National Register is integrity, defined as “the ability of a property to convey its

---

<sup>17</sup> Miller, Julia H. (2006). *Protecting Potential Landmarks through Demolition Review*. Washington DC: The National Trust for Historic Preservation.

significance.”<sup>18</sup> The seven aspects of integrity recognized by the National Park Service include the following: location, design, setting, materials, workmanship, feeling, and association.<sup>19</sup> Ideally a property will retain all of those aspects, if applicable. A structure that is no longer located on the site where it was built does not retain that aspect of integrity, and no longer has a historic relationship to the property where it was originally constructed. For this reason, moving a structure should be seen as a last resort and not a method of preservation to be promoted.

The length of the demolition stay issued by a city may be seen as a hurdle that some building owners do not want to or have the resources to deal with, making it more likely that the building will be preserved. The length of the demolition stays in Louisville, 180 days, is longer than the delays available to planners in many other communities. Denver does not offer any demolition stays and the demolition of a historic building can be delayed or halted only through landmark designation. Fort Collins can delay the approval of a demolition application for up to 45 days, and Chicago can delay demolitions for up to 90. Like Louisville, Boulder has the ability delay a demolition for up to 180 days. New Castle County, Delaware has the ability to delay the demolition of any historic structure deemed significant by up to nine months for the express purpose of exploring alternatives to demolition.<sup>20</sup> Of the places with longer delays, the City of Phoenix is the longest. Phoenix has the option of delaying the demolition of a historic building that is not designated or landmarked by up to one year.<sup>21</sup> The option to lengthen the demolition

---

<sup>18</sup> National Park Service Cultural Resources. (2002). *How to Apply the National Register Criteria for Evaluation*. Washington DC: US Department of the Interior.

<sup>19</sup> Ibid.

<sup>20</sup> New Castle County, Delaware, Department of Land Use. (2015). Demolition Permits Requirement: Demolition of Structure.

<sup>21</sup> City of Phoenix, Arizona, Planning & Development Office. (2012). Demolition Application and Hearing Process.

stay is something to be considered, if it will provide an incentive for property owners to more seriously consider the alternatives to them.

<b>Location</b>	<b>Demolition Delay Length</b>
Denver, CO	N/A
Fort Collins, CO	45 days
Chicago, IL	90 days
Boulder, CO	180 days
<i>Louisville, CO</i>	<i>180 days</i>
New Castle County, DE	9 months
Phoenix, AZ	1 year

However, as discussed by Blair Kamin and Patrick T. Reardon in the 2003 *Chicago Tribune* article “Going? Going. Gone.,” demolition stays do little good without a clear set of priorities regarding building preservation as well as the legal means to enforce preservation measures and financial incentives to make preservation a more attractive option. Using Chicago’s demolition delay ordinance, in 2003 the city was able to issue demolition delays for 17 properties in order to further study them in the hopes of recommending them for landmark status. Unfortunately, only one of those properties met landmark criteria and was able to be saved through the process. The problem they identify is that many of the historic structures that residents want to save are not eligible for landmark status, and when the demolition delay expires the structures are torn down as originally proposed. As the authors put it, “Somewhere in the middle are thousands of everyday structures - three-flats, taverns, cottages, triangle-shaped commercial buildings. They give their neighborhoods character. But they're unlikely to become individual landmarks under

the city's strict criteria.”<sup>22</sup> Without either redefining what a landmark is, or addressing how we evaluate them, the demolition stays will continue to lack the impact that they could otherwise have on historic preservation efforts.

---

<sup>22</sup> Kamin, Blair, and Patrick Reardon. (2003, December 15). Going? Going. Gone. The Chicago Tribune. Retrieved from <http://articles.chicagotribune.com>

## **Building Survey and Significance Evaluation**

Prior to 1960, Louisville's population remained rather consistent and therefore saw little new development. Many of the developments surrounding Old Town Louisville were constructed in the 1960s and later, meaning that they either have recently or will soon be reaching the 50-year-old mark, making them eligible for consideration regarding landmark status as well as preservation grants. This has the opportunity to dramatically increase the number of demolition reviews required to be conducted by city planning and preservation staff.

Conducting a community survey of Old Town Louisville as well as the mid-century developments that are or will soon be considered historic based on the 50-year measure has the potential to ultimately lessen the major question asked during demolition review – does it qualify as a landmark? By identifying building with landmark potential prior to the submittal of a demolition request, the city can save staff time, increase the information available to business and homeowners regarding the options available to them prior to applying for a demolition permit or even purchasing the property, and lessen the likelihood of a historic structure with landmark potential slipping through the cracks. While staffing limitations may make it difficult to complete a thorough survey of so many buildings, an intern or community volunteers with appropriate knowledge of architecture and preservation may be of great assistance.

## **Public Outreach**

Based on the limited data available, it seems as though the demolition stay currently in place has little impact on the ultimate decision of homebuyers, although it does allow preservationists time to research and document the property at risk as well as potentially salvage architectural features prior to demolition. By the time property owners are applying for a demolition permit, they already have plans in place for the property and are both mentally and financially invested in what they are proposing. This puts residents in a situation that is frustrating, but does not ultimately change their plans to alter or demolish their historic structure. In order to make preservation a more attractive option, it needs to be presented at the earliest time possible to current and future owners, preferably before any plans for the property are in place.

Residents cite the rights of property owners as something that the current preservation efforts respect, and something that they value and wish to maintain. While this view may be common, it does limit the extent to which preservation efforts are able to impact what property owners do with historic structure they own. In order to have the desired impact, preservation efforts should target residents as early as possible in the planning process. Local real estate agents who do business in the Old Town area offer an untapped resource. By sharing with them the opportunities available to property owners in Old Town (preservation and landmark zoning incentives), they have the ability to convey that information to potential buyers prior to any decisions being made regarding the use of the property. Additionally, providing that information to the public may make the idea of preservation more appealing when they realize that it increases the size to which they can build when they take advantage of the preservation or landmark bonuses. An opportunity exists for Louisville to provide real estate agents active in Old Town with this documentation to be shared with their clients.

# Conclusion

The purpose of this study was to evaluate the current conditions and trends in Louisville, Colorado as they relate to historic preservation efforts and the demolition of historic structures within the city. Louisville has a comprehensive historic preservation program and has, thus far, been able to retain much of the original historic fabric of the Old Town area. The historic housing stock is particularly at risk as modern homeowners look for larger home with updated amenities. As Money Magazine noted in their August 2015 issue: “Smack in the middle of the job-rich corridor between Denver and Boulder, Louisville has great weather, good schools, and the Rockies right out the back door. But its popularity comes at a price: A nice three-bedroom home sells for \$500,000—if you can find one. ... Louisville is also expanding its downtown district, building a mix of affordable housing and -empty-nester condos while repurposing existing buildings. One highlight: the 110-year-old grain elevator at the heart of a new restaurant/retail center.”<sup>23</sup> Louisville is a popular and attractive place to live, and the historic character of the city is one of the things that draws people to it. For that reason, now more than ever historic preservation is important to Louisville.

As Louisville continues to attract new residents, it will remain necessary to continue and improve preservation methods and efforts within the community. Louisville has a strong foundation when it comes to historic preservation but must continue to be proactive when it come to preservation issues. Specifically, the City of Louisville should evaluate their Demolition Delay Ordinance in order to ensure that it’s purpose is being met and that it has an impact

---

<sup>23</sup> Richardson, Vanessa. (2015, August 13). *Best Places to Live 2015*. Money Magazine. Retrieved from <http://time.com/money>

preservation of historic buildings in Old Town. The small-town feeling and historic nature of the city are two of the factors that contribute to Louisville's popularity and its ranking as one of the best towns in America, both of which would be impacted negatively were Louisville to see a loss its historic building stock. Preservation is vital to keeping Louisville the popular and thriving place it is today.

# References Cited

- 2010-2014 American Community Survey 5-Year Estimate. U.S. Census Bureau. Retrieved from <http://factfinder2.census.gov>
- City of Louisville Historic Preservation Commission. (2013). City of Louisville Comprehensive Plan.
- City of Louisville Planning and Building Safety Department. (2015). City of Louisville Preservation Master Plan.
- City of Phoenix, Arizona, Planning & Development Office. (2012). Demolition Application and Hearing Process.
- Kamin, Blair, and Patrick Reardon. (2003, December 15). *Going? Going. Gone*. The Chicago Tribune. Retrieved from <http://articles.chicagotribune.com>
- Leichenko, R., Coulson, N. E., & Listokin, D. (2001). *Historic Preservation and Residential Property Values: An Analysis of Texas Cities*. *Urban Studies*, 38(11), 1973-1987.
- Miller, Julia H. (2006). *Protecting Potential Landmarks through Demolition Review*. Washington DC: The National Trust for Historic Preservation.
- National Park Service Cultural Resources. (2002). *How to Apply the National Register Criteria for Evaluation*. Washington DC: US Department of the Interior. Retrieved from <https://www.nps.gov/nr/publications/bulletins>
- New Castle County Department of Land Use. (2015). Demolition Permits Requirement: Demolition of Structure.
- Richardson, Vanessa. (2015, August 13). *Best Places to Live 2015*. Money Magazine. Retrieved from <http://time.com/money>
- The National Trust for Historic Preservation. (2014). *Older, Smaller, Better: Measuring how the character of buildings and blocks influences urban vitality*. Washington DC: The National Trust for Historic Preservation.
- Rypkema, Donovan, Caroline Cheong, and Randall Mason. (2011, November). *Measuring the Economic Impacts of Historic Preservation*. Washington DC: Advisory Council for Historic Preservation

# Appendix A:

## National Register of Historic Places: Criteria for Eligibility

Information is from the National Register Bulletin “How to Apply the National Register Criteria for Evaluation.”

### Criteria Considerations

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

1. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
2. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
3. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
4. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
5. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
6. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
7. A property achieving significance within the past 50 years if it is of exceptional importance.

# Appendix B:

## Stakeholder Questionnaire

1. What do you currently know about local preservation programming and preservation efforts in Louisville, if anything?
2. How well do you believe the City's Historic Preservation regulations provide adequate protection for preserving historic properties?
3. Which are the most critical issues or challenges facing historic preservation in Louisville?
  - a. Lack of support for historic preservation from local residents and property owners
  - b. Lack of support for historic preservation from community leaders
  - c. Lack of incentives or funds for preservation projects
  - d. Preservation being perceived as restrictive
  - e. A need for historic preservation education or training
  - f. High costs of historic building rehabilitation
  - g. Lack of technical assistance in preservation projects
  - h. Unplanned or poorly planned community development/growth
  - i. Poor local historic preservation or management planning
  - j. A need for survey and identification of local resource
  - k. Expanding population and increased tourism
  - l. A need for more organization, communication, and partnerships to participate in preservation activities
4. What are the most important preservation actions for Louisville?
  - a. Identification, assessment, and designation of historic resources
  - b. Developing public and private preservation partnerships
  - c. Strengthening the downtown historic commercial district
  - d. Promotion of historic preservation at the local level through planning and legislation
  - e. Facilitating greater participation from stakeholders in the site protection process
  - f. Increased access to historic resource information through local institutions and online sources
  - g. Continued education and interpretation for the public
  - h. Provide information on energy efficiency and alternative energy sources for historic buildings
5. To what extent do you believe the existing historic preservation regulations and policies in Louisville benefit the following? (*5 – very beneficial, 1 – not beneficial*)
  - a. Preservation of Historic Buildings
  - b. Ensures Compatible Neighborhood Development
  - c. Provides Economic Benefits
  - d. Increase in Tourism
  - e. Environmental Protection

6. How well do you believe Historic Preservation program incentives encourage preservation? (*5 – high impact, 1 – no impact*)
  - a. Tax benefits/credits
  - b. Revolving loans
  - c. Historic Preservation Fund grants
  - d. Zoning code modifications (lot coverage, FAR bonuses)
  
7. How well does the City use the following to inform and/or educate the public about preservation projects and programs?
  - a. Websites
  - b. Newsletters
  - c. Tours
  - d. Exhibits
  - e. Training
  - f. Plaques
  - g. Awards
  
8. Do you own a historic building in downtown Louisville?
  - a. If so, are you aware of the preservation incentives offered by the city? Which ones?
  - b. Have you taken advantage of any of the preservation incentives offered by the city? Why or why not?
  - c. If no, what would make you more likely to take advantage of the incentives offered by the city?
  - d. Are you aware of the Landmark program offered by the city?
  - e. Have you considered designating your property as a Landmark Site? Why or why not?
  - f. What could the city do to encourage people to take advantage of the Landmark program?

## Appendix C: Selected Stakeholder Comments

- “Old Town residents are supportive of historic preservation efforts. We appreciate the look and feel of where we live.”
- “People think they want to live down here until they see the condition of the homes, then they either look outside the area, or if they have the money they look at demolishing an existing home and building something new. It’s expensive, but money isn’t holding anyone back.”
- “My house isn’t on the [local landmark] list because I don’t want to lock future residents in to keeping it. It might limit my options if I decide to sell it.”
- “It’s important for people to be able to do what they want with their property, within reason.”
- “The Historic Preservation Commission makes me angry. If you’re outside Old Town you don’t qualify for incentives, but you might still have to wait out the six month stay. What’s the point?”
- “The demolition stay is an annoyance and it doesn’t change anyone’s mind.”
- “I think it would be better to pursue realtors on the front end and educate people prior to making an investment and submitting plans. There’s a relatively small pool of realtors doing the selling in Old Town - inform them about the facts and options.”
- “The Louisville Historic Society newsletter could be used to disseminate information or into the hometown weekly. Maybe showcase preservation efforts and examples of sensitive renovations.”
- “Is the value in the house or land? I think it’s the land, and that makes it difficult to convince people to keep the house.”
- “People want more square footage. The historic preservation funds may not be the way to go if people don’t need the money, and money doesn’t seem to be a problem here. Size is what people want, give people a garage, or an outbuilding. I think that would be appealing.”

# Appendix D:

## THINGS TO CONSIDER WHEN LOOKING AT HOMES IN OLD TOWN LOUISVILLE

If you're thinking about purchasing a building that is more than 50 years old in the Old Town Louisville area, the following opportunities may be available to you. For additional information, please contact the Planning Department at 303.335.4592 or [planning@ci.louisville.co.us](mailto:planning@ci.louisville.co.us).

### ZONING INCENTIVES



If you retain the street-facing facade of your home, preservation incentives offered by the City will increase the square footage in a rear or second story addition you add to the home. Two options are available to you: the **Preservation Bonus** allows 5% more square footage and floor area ratio; the **Landmark Bonus** allows 10% more square footage and floor area ratio. To qualify for the Landmark Bonus, homeowners must obtain local historical landmark status for the home. Additionally, there are stricter regulations regarding exterior alterations to the home.

### HISTORIC PRESERVATION FUND



Owners of historic properties that help to define Historic Old Town Louisville are eligible to apply to the Historic Preservation Fund for loans, grants, or rebates. In some cases, properties in Historic Old Town Louisville which will experience new construction may also be eligible for awards to preserve the character of Historic Old Town. Funds can be applied to eligible costs associated with the physical preservation efforts. To qualify for incentives through the Historic Preservation Fund, homeowners must apply for local historical landmark status for the home or agree to a conservation easement.

### DESIGN ASSISTANCE



The Historic Preservation Commission's Design Review Committee is available to offer limited assistance and recommendations on your Old Town home remodel project. Architects on the committee are available to give you advice on addition location, height and massing, and second story step-backs. Committee members are able to give you ideas that may help to maintain your home's character as you plan your addition. This assistance is best taken early in your planning process. Assistance becomes more limited once your design is complete.

City of Louisville  
Historic Preservation Commission  
749 Main Street  
Louisville, CO 80027



## **MEMORANDUM**

**To:** Historic Preservation Commission Members

**From:** Department of Planning and Building Safety

**Subject:** Review “Period of Significance” Implementation

**Date:** **August 15, 2016**

---

There has been confusion about recent changes to the preservation program. Earlier this year the Historic Preservation Ordinance was amended in accordance with the adopted Preservation Master Plan for administrative review, public notice procedures and demolition review. Any mention in the demolition regulations of buildings being “over 50 years old” was modified to read “buildings constructed in or before 1955”. Only demolition permits for buildings constructed in or before 1955 are now subject to HPC review. The amendment only modified the eligibility for demolition review, not voluntary landmarking. Any buildings 50 years old or older are still eligible for landmarking. City Council may also decide to landmark buildings which are less than 50 years old under special circumstances.

## MEMORANDUM

**To:** Historic Preservation Commission Members  
**From:** Department of Planning and Building Safety  
**Subject:** Demolition Update – 1116 Main Street  
**Date:** **August 15, 2016**

---

On August 5, 2016, Planning Staff and two subcommittee members of the HPC reviewed a request to demolish a shed at 1116 Main Street.



*1116 Main Street (from Alley)*

After deliberation, the HPC subcommittee decided to release the permit because the shed is not the primary structure and the demolition will have a minimal impact on the overall

## **MEMORANDUM**

**To:** Historic Preservation Commission Members  
**From:** Department of Planning and Building Safety  
**Subject:** Demolition Update – 1121 Grant Avenue  
**Date:** **August 15, 2016**

---

On August 2, 2016, Planning Staff and two subcommittee members of the HPC reviewed a request to replace the siding at 1121 Grant Avenue.



*1121 Grant Avenue*

After deliberation, the HPC subcommittee decided to release the permit because the replacement siding would have the same exposure as the existing siding and have a minimal impact on the overall architectural integrity.

## **MEMORANDUM**

**To:** Historic Preservation Commission Members

**From:** Department of Planning and Building Safety

**Subject:** Demolition Update – 637 Johnson

**Date:** **August 15, 2016**

---

On July 10, 2016, Planning Staff and two subcommittee members of the HPC reviewed a request to replace the roof at 637 Johnson 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.



*637 Johnson 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:** **August 15, 2016**

---

### **728 Mead Street**

On July 20, 2016, Planning Staff reviewed a request to replace the roof at 728 Mead 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.

### **817 Spruce Street**

On August 8, 2016, Planning Staff reviewed a request to replace the roof at 817 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.

## **MEMORANDUM**

**To:** Historic Preservation Commission Members  
**From:** Department of Planning and Building Safety  
**Subject:** Upcoming Schedule  
**Date:** **August 15, 2016**

---

### **August**

20<sup>th</sup> – Farmer’s Market Booth (Fahey, Cyndi Thomas)

### **September**

TBD – Joint HPC/Historical Commission meeting, 6:30pm, Library

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

27<sup>th</sup> – EnerGov “Go Live” for Planning & Building Safety Department

29<sup>th</sup> – APA Colorado Awards Ceremony, 5:30-7:30pm, Antlers Hotel, Colorado Springs

### **October**

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

### **November**

21<sup>st</sup> (*Thanksgiving Week*) – *Historic Preservation Commission Meeting, 6:30pm,  
Council Chambers*