

***Historic Preservation Commission
Agenda***

September 19th, 2016

Council Chambers, 2nd 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 - August 15th
- V. Public Comments on Items Not on the Agenda
- VI. Probable Cause Determination – 1029 LaFarge Avenue
- VII. Pre-filing Conference – 625 Lincoln
- VIII. Discussion/Direction – Historic Structure Assessment Pending List
- IX. Discussion/Direction – Administrative Review Progress
- X. Discussion/Direction – Review 2016 Goals
- XI. Committee Reports –
- XII. Updates from Staff
 - Demolition Updates
 - Upcoming Schedule
- XIII. Updates from Commission Members
- XIV. Discussion Items for future meetings –
- XV. Adjourn

Historic Preservation Commission Meeting Minutes

**August 15, 2016
City Hall, Council Chambers
749 Main Street
6:30 PM**

Call to Order – Chair **Koertje** called the meeting to order at 6:31 pm.

Roll Call was taken and the following members were present:

Commission Members Present:	Mike Koertje, Vice Chair Peter Stewart Debbie Fahey Jessica Fasick Cyndi Thomas Chuck Thomas
Commission Members Absent:	Lynda Haley, Chair
Staff Members Present:	Rob Zuccaro, Dir. of Planning and Building Safety Lauren Trice, Planner I Susie Bye, Minutes Secretary

Approval of Agenda:

Chuck Thomas made a motion to approve the August 15, 2016 agenda, seconded by **Fahey**. Agenda approved by voice vote.

Approval of Meeting Minutes:

Fahey made a motion to approve the July 18, 2016 minutes, seconded by **Cyndi Thomas**. The minutes were approved as written by voice vote.

Approval of Meeting Minutes:

Chuck Thomas made a motion to approve the August 3, 2016 Joint HPC/Historical Commission minutes, seconded by **Stewart**. The minutes were approved as written by voice vote.

Public Comments: None

Probable Cause Determination: 625 Lincoln Avenue

A request to find probable cause for a landmark designation to allow for funding for a historic structure assessment for 625 Lincoln Avenue.

Conflict of Interest and Disclosure:

None.

City of Louisville

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

Staff Report of Facts and Issues:

Trice presents from Power Point.

LOCATION:

- House is set in from the corner of Lincoln Avenue and Pine Avenue
- Built circa 1902
- Bittner family lived in home in early 1900s
- Associated with the French community
- Lived in by people who worked in local mines: bookkeeper, fireman, miners

ARCHITECTURE:

- Hipped roof with projecting gables on east and south elevations
- Overhanging eaves
- Entry porch with circular wood shingles and classical columns
- Clad in clapboards
- Enclosed side porch clad in shiplap
- Windows replaced
- Bay window on front façade probably a replacement
- Ghost window and passageway on north elevation

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 20th Louisville.

Staff Recommendations:

Staff recommends finding there is probable cause to believe the building may be eligible for landmarking 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:

Peter Hamlington and **Barbara Hamlington**, owners, 625 Lincoln Avenue, Louisville, CO
Andrew Johnson, DAJ Design, 922-A Main Street, Louisville, CO

Johnson: We are getting familiar with this house. There are a number of floor plans that are similar that are dotted along Lincoln. This house is, by far, the most intact and very charming. It has a lot of architectural integrity and is in relatively good condition considering it has been through its own versions of remodeling. There are some notable differences from the old historic images. We have not talked about the period of significance yet. We want to dig into the structure and see what the bones are like. We want to study the siding and foundation more closely. We will probably bring in a structure engineer. Part of my role in working with the Hamingtons is to also look at an addition to the house. Future discussions may involve an alteration certificate, but we are very early in this stage.

Peter Hamlington, 625 Lincoln Avenue, Louisville, CO

The historic appearance of the house was one of the big draws for us to the house.

It also drew us to Louisville. We hope to do an addition on the back and possibly on the side, but we want to preserve the appearance of the front. It is important to us.

Commission Questions of Applicant:

Fahey asks if the bay window on the front is original. Did it used to have a bay window?

Johnson says there is a bay window very similar to it on the back. The back was probably added in the 1960s, possibly the 1950s. They are identical in dimension. Judging from the top photo, there is some symmetry with the original structure. There were probably two double hung, single windows.

Public Comment: None.

Closed Public Hearing and Discussion by Commission:

Stewart says I am convinced the house has a large amount of architectural integrity. I am impressed by the siding and the covered entry porch, and the shingles. The round columns are exemplary. You can't see the sister house from these photos, but I can shed some light on that connection. At one point in time, the property owner on the corner needed more bedrooms for his house and couldn't figure out a way to do an addition, so he bought the property to the south. He connected the houses with an enclosed connection between the two structures at one point. It was then removed and the houses were parceled back as separate buildings. I am in support of the application.

Koertje says I agree with Peter. This will definitely qualify as a landmark structure and it should qualify tonight. It has good social history with its connection with mining and French immigrants. The architectural integrity is fairly high despite some changes in the windows.

Chuck Thomas makes a motion to find probable cause to believe the structure at 625 Lincoln Avenue qualifies as a landmark based on architectural integrity and social history seconded by **Stewart**. Roll call vote.

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

Motion passes 6-0.

Probable Cause Determination/Direction: 1001 Main Street

A request for three \$6,000 grants to conduct Historic Structure Assessments of the Tomeo House, Jacoe Store, and Jordinelli House at 1001 Main Street.

Conflict of Interest and Disclosure: None.

Staff Report of Facts and Issues:

Trice presents from Power Point.

LOCATION:

- Corner of Main Street and South Street

- Jacoe Store constructed between 1905 and 1906.
- Tomeo House constructed in 1904
- Jordinelli House constructed in 1904, moved to Museum Campus in 2001

HISTORY:

- Jacoe Store is on the National Register of Historic Places in 1986
- All three buildings were individually landmarked in 2005
- No Historic Preservation Funds were received
- The Museum has been functioning in that location since the early 1980s

MUSEUM MASTER PLAN:

- The Museum is currently developing a Museum Master Plan
- There is an interest in examining the condition of all three landmark buildings
- Property is zoned Residential Medium Density (RM)
- There is public use of the buildings
- Applicant is requesting up to \$6,000 for each landmarked structure to conduct a Historic Structure Assessment



MUSEUM NEEDS ASSESSMENT CAMPUS PLAN, 2014

Staff Recommendations:

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.

Commission Questions of Staff:

Koertje says in this case, we are not making a probable cause determination because they have already been landmarked. **Trice** says it is more of a direction.

Koertje says only one of the structures has a commercial use. Is it Staff's interpretation that this fits in the scope of the grants for commercial buildings? **Trice** says yes.

Stewart says we do not have a copy of the Incentive Resolution approved by City Council in our packet that outlines the commercial use. Is this for property?

Trice says we have struggled with this in the past. In this case, they were individually landmarked and because they are individual, it is Staff's interpretation that they are each

entitled to their own Historic Structure Assessment. Were it more of an outbuilding to a landmark structure, it might be different.

Cyndi Thomas asks if they are separate parcels. **Trice** says the buildings are all on one parcel.

Chuck Thomas asks if this is an historic size parcel or put together.

Trice says I believe it is the assembly of three or four parcels.

Stewart asks how the applicant arrived at the \$18,000 figure.

Trice says it is the combination of up to \$6,000 for commercial landmarks. They received a cost estimate for the HSA for each of the buildings.

Stewart asks if they received different estimates.

Trice says it was one consultant. The project to do historic structure assessments did go through a State Historic Fund Grant and was denied. We had cost estimates as part of that process.

Stewart asks why the grant was denied. Very rarely are HSAs denied by the State.

Trice says it did not meet the urgency they were looking for. The buildings seemed to be in good shape.

Cyndi Thomas asks when the properties were originally landmarked, was a HSA done at that time. **Trice** says no.

Koertje says these buildings were prior to the adoption of the Historic Preservation Fund. At that time, we did not the structure assessment specific grants.

Stewart says for comparison, the State Historic Fund Grants are typically up to \$10,000 and sometimes \$15,000. For that amount of money, the reports are extensive and range from 150 to 200 pages for each building.

Fahey says the Jacoe Store is the only structure that was commercial. The other two buildings were residential.

Stewart says they serve a public use currently. They classify as a museum.

Koertje asks what was the amount of the estimate. **Beth Barrett** says \$18,000.

Cyndi Thomas says I assume we are within our rights to provide funds for historic assessment to a project that is already landmarked.

Trice says it is before the HPC is because of the amount question.

Applicant Presentation: None.

Commission Questions of Applicant: None.

Public Comment: None.

Closed Public Hearing and Discussion by Commission:

Stewart says I am supportive of the application and further studies for the stewardship of the buildings. These are valuable resources to the City.

Fahey says is it correct that they could use up to \$6,000 per structure. **Trice** says yes.

Chuck Thomas makes a motion to approve a request for three \$6,000 grants to conduct Historic Structure Assessments of the Tomeo House, Jacoe Store, and Jordinelli House at 1001 Main Street, seconded by **Fahey**. **Stewart** says as a friendly amendment, the applicants and consultants provide a detailed scope of work associated with the cost, and have Planning Staff review it and approve it prior to moving forward with the consultant. Roll call vote.

Name	Vote
Lynda Haley	n/a
Debbie Fahey	Yes

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

Motion passes 6-0.

Probable Cause Determination: 700 Spruce Street

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

Conflict of Interest and Disclosure: None.

Staff Report of Facts and Issues:

Trice presents from Power Point.

LOCATION:

- 700 Spruce Street is a half lot and does not extend all the way to the alley along the corner of Jefferson Avenue and Spruce Street.
- Entrance is off of Spruce Street and was moved.

HISTORY:

- Constructed circa 1898 as part of the Jefferson Place Subdivision
- Families who live here was the Kerr, Rosenbaum, and Rockley families
- David Kerr was a coal mine superintendent, inspector for the U.S. Bituminous Coal Commission, and member of the Louisville School Board
- Melvin Rockley founded THE Rockley Music Company in Lakewood

ARCHITECTURE:

- Two rectangular volumes
- Gable roofs and gable ends with five different white wood shingles
- Exterior brick chimney
- Main entrance from Spruce Street
- Porch/entrance on west elevation removed after 1948
- Some historic wood windows remain
- Enclosed rear porch
- Clad in asbestos siding between 1948-1976
- Substantial repairs in 1976

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 20th century residences in Louisville.

Staff Recommendations:

Staff recommends finding there is probable cause to believe the building may be eligible for landmarking 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: Not present.

Public Comment:

Andrew Johnson, DAJ Design, 922-A Main Street, Louisville, CO

After reading the report, I can't speak to any of the social history on the property, but after reading through the architectural inventory form, I found it interesting that social history was the only thing that came up on that form. There was nothing of architectural significance noted. It is a peculiar house and anybody who has lived in Old Town long enough has probably had curiosity about its form. It is different and intriguing. It has a lot of characteristics to the 625 Lincoln Avenue property as well, particularly in the shingle detailing and some of the curved details. It is also interesting to see that in the last 60-70 years, it has not changed much. However, it must have changed in the first 50 years quite a bit. To me, that alone really speaks to it being a very good candidate for an HSA. It may be one of the more interesting ones.

Closed Public Hearing and Discussion by Commission:

Stewart says I appreciate Andy's comments. I had the same reaction when I looked over the survey that it really only had the social significance and not the architectural. We all know the concept of integrity of eligibility for landmarking is social history and architectural. It needs to have a little bit of each of those. The lack of integrity in terms of materials and compromise is by the siding, and that the porch has been changed. There is a level of curiosity about the building which would be interesting to uncover through the assessment. I think there is probably enough there to say there is potential for eligibility of landmarking.

Fahey says it depends on which side of the house you are looking at. The side with the bay window really does look like it used to. The siding is different, but the windows are all the same, and the setback and the back are the same. The gable over the window is the same. From that side, it still looks close.

Chuck Thomas says that side has significant resemblance to the structure in the 1948 photo. It is questionable how much change had taken place at that point already to the original structure. I am less convinced about the architectural integrity although there are aspects that are integral to the original structure. I am inclined to go along with probable cause and the recommendation from Staff, and see what this brings forward.

Fahey says it could be that 1948 is the date of significance.

Fasick says I am torn on this one. With the front door missing, it doesn't read as historically as it would have read. It doesn't bother me so much that there is now an entrance on the side. The siding has obviously changed. I think I can be convinced.

Stewart makes a motion to find probable cause to believe the structure at 700 Spruce Street qualifies as a landmark based on architectural integrity and social history, seconded by **Cyndi Thomas**. Roll call vote.

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

Motion passes 6-0.

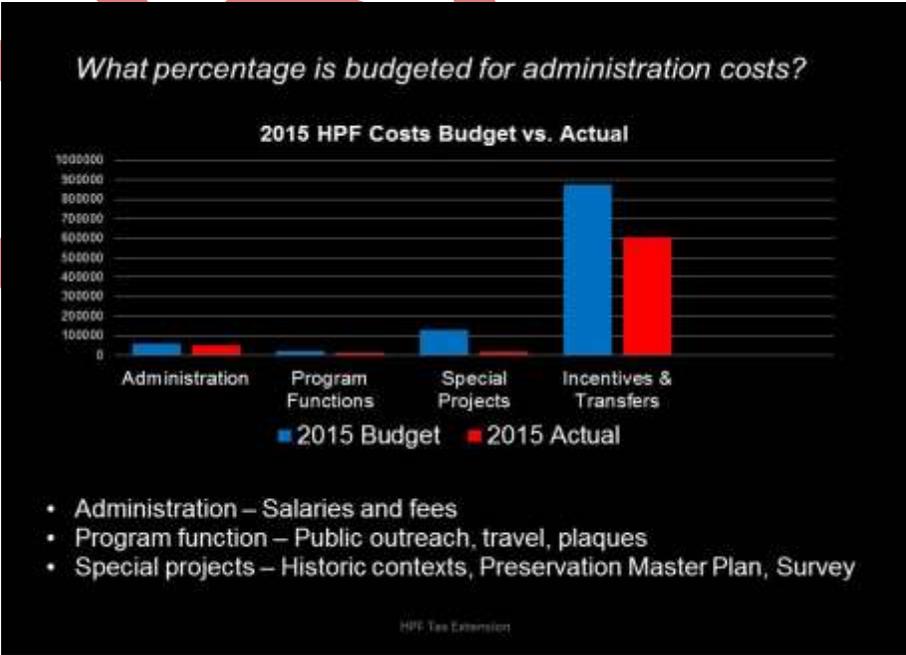
Presentation: Balfour/Hecla Mine Survey

Trice says the applicant wants the HPC to have the information. They are not present this evening. Staff is still working on the language for the interpretative signs for the hoist.

Discussion/Direction: Historic Preservation Fund Tax Extension

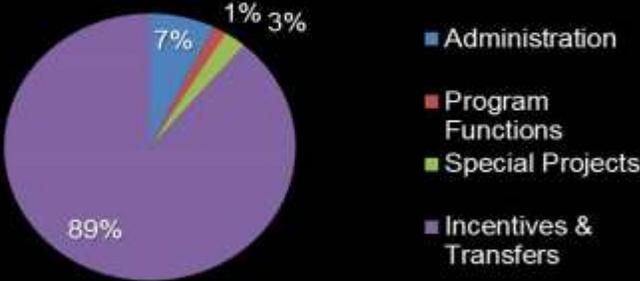
Trice presents from Power Point:

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?*



What is actually spent on administrative costs? What are the top administrative expenditures?

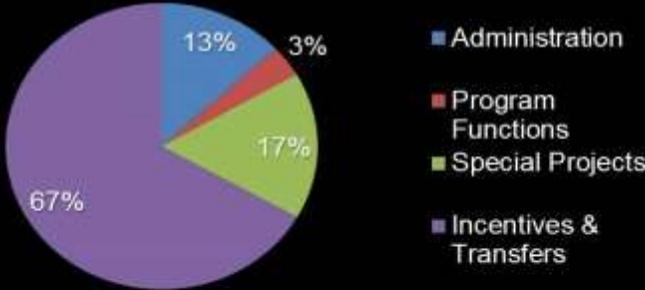
HPF 2015 Actual Costs



HPF Tax Extension

What is actually spent on administrative costs? What are the top administrative expenditures?

HPF 2016 Estimate



HPF Tax Extension

What is actually spent on administrative costs? What are the top administrative expenditures?

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

HPF Tax Extension

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

2019 - \$525,000 available for incentives

- 1 commercial grant with new construction
- 1 commercial grant without new construction
- 4 residential grants

Koertje says the administrative percentage goes from 7% in 2015 to 13% in 2016. It says it is due to implementation of cost sharing in the new budget process. Can you explain that?

Rob Zuccaro says the City is implementing a new budget system with a version of more cost accounting to account for all administrative costs that go towards into certain programs. We are trying to account for the full cost that goes toward implementing certain programs. This is across the board, not just the HPF but all funds of the City that don't have any other type of restriction on how the monies are used. This one qualifies for those administrative funds. Some of the Staff salary costs that go toward supporting this program were not included in previous years and are included this year. You have a breakdown of that in your packet. Because some of the funds went toward the tax auditor services in past years, this year we are rolling in additional percentages of salaries from the City Manager's office, IT support, and Building Maintenance. There are small percentages being taken out that go to support the program. It is trying to recognize full cost of the full range of support. This is why it is going from 7% to 13%; it is the adjustment and how we are doing budgeting and accounting throughout the whole City. We are being consistent with this fund as well.

Koertje says as a follow up, there are some restrictions to the use of the HPF and admin costs are a part of that. Any costs are supposed to be related to the programs of the HPF specifically, not necessarily HPF generally. Some of these salary allocations are hard for me to tie to the HPF. I think this is the first time we have seen this much detail.

Zuccaro says I can speak generally how these were all derived. It was different depending on where it's coming from. The Staff worked with each of these departments to try and derive these

percentages and amount of time needed to support the functions of the program. There is a small contribution from all of these services to the work of the HPF.

Cyndi Thomas says 2% of the City Manager Executive Assistant time is allocated to the HPF. Is the other 98% identified somewhere?

Zuccaro says my understanding is that the accounting staff that put this together took the percentage of funds and estimated approximate time.

Cyndi Thomas says when you say funds, is that their salary and HR burden? Does it equal 100% or is it something greater?

Zuccaro says City funds they are managing; 2% of the City funds for programs.

Chuck Thomas says what you are describing is a percentage approach based upon program funds available to the City for administering.

Zuccaro says I don't know the exact formula they used. I asked some general questions of accounting staff working on implementing the new budgeting project. In general, they made the best educated guess on the percentage of time for that salary allocation.

Chuck Thomas says there are two different general approaches. The first is program funds as a total, then determine a fund is a percentage of it, and then percentage drives the allocation. The other approach is more consultant-based with a project and staff associated with it. They estimate the percentage of their time actually spent on a project.

Zuccaro says the different departments track their time differently and track their resources differently. My understanding is they left each department to come up with their numbers. Each department may not be based on an analysis of actual time.

Stewart says to clarify, the Planning Staff does not keep timesheets or records of how much time they spend on HPC projects. That is not part of the new accounting system.

Zuccaro says this is not currently done in the Planning department.

Fahey says this is also anticipating having a full Planning Staff in the future. Currently, it is allocating 10% of someone's salary not employed.

Zuccaro says if there is no one in that position, it does not come out of the budget. The budget and the actual numbers can be different at the end of the year.

Stewart says admin costs were always vague in the past, so I appreciate breaking out the program functions, special projects, and staff costs. Regarding the comment about the jump between 2015 and 2016, can't that be attributed to the fact that 2015 was an anomaly year due to the Grain Elevator acquisition costs?

Trice says there is a skew in the Incentives and Transfers because of the \$250,000.

Stewart says under Incentives, we have pre-landmark assessments, property acquisitions, and structural improvements.

Trice says structural improvements were originally put in place for the Grain Elevator, such as things to be done when we originally purchased it. It is being used for City properties. How do we treat "ourselves"? As we move forward, do we treat it as a CIP and then a grant? It is likely that line item may not exist in the future.

Stewart asks what are grants and contributions? **Trice** says that is actual grants.

Stewart says I would support removing building facilities and structural improvements because I want all landmarked properties to be treated equally. It doesn't seem proper for the City to be the only landmarked owner to get money for building improvements.

Trice says we have been discussing how we treat our landmarks the same.

Koertje says is it correct that HPF has not been paying for those costs.

Trice says the only thing paid for is the survey of the Museum, which was a line item as part of the approved budget last year. Any future work on the Museum will go through a grant process with CIP matching funds if this is a requirement. The current HPF balance of just under \$900,000 is not included in these calculations.

Cyndi Thomas asks if there are funds available to be drawn down for the Grain Elevator.

Trice says there is about \$100,000 left but once the sale of the property goes through, they give the \$200,000 back into the HPF.

Fahey says for clarification, currently, is there any structure in the City with O&M bring funded with HPF funds. **Trice** says I am not aware of any.

Koertje says regarding the first question we are asked to consider tonight, should there be an extension of the sales tax put on the ballot and if so, should it be 2017 or 2018? From the study joint session discussion, it seemed there was a preference for the 2017 ballot.

Trice says this will be a recommendation to City Council.

Stewart says 2017 makes sense. **Fahey** agrees. **Chuck Thomas** is in agreement. **Koertje** agrees.

Koertje makes a motion to send a recommendation to City Council for the sales tax extension to be put on the 2017 ballot, seconded by **Chuck Thomas**. Passed by unanimous voice vote.

Koertje says the second question is to consider a portion of the HPF from 2019 forward to be used for O&M expenses for the Louisville Museum. They hope to build a new storage facility and make improvements on the Campus which will necessitate greater Staff time and other costs. The formula is not clear, whether it is a ceiling dollar amount per year.

Trice says the HPC does not need to decide on an amount or percentage. After the joint meeting, the Historical Commission will go back and work on what amount they will require. There will be a second joint meeting to discuss a percentage or figure.

Chuck Thomas says the joint meeting discussion mentioned \$100,000 to \$200,000 on an annual basis. The general discussion was between \$100,000 and \$150,000. Already, a certain amount of funds are used for admin costs. Will this be a program or an increase in admin costs?

Stewart says the purpose of the fund morphs over time and different needs arise. Resources are shifted to where they are most appropriate.

Trice says the ballot language says "until the City be permitted to collect, retain, or expend all revenues derived from such tax for such purposes and for City Staff time to administer the programs funded by such tax as a voter approved revenue change and an exemption to limits which would otherwise apply under Article X, Section 20 of the Colorado Constitution or any other law."

Stewart and **Chuck Thomas** discuss the program. Is it incentives or fostering special programs, surveys, assessments, and projects?

Chuck Thomas says how much of the activity is strictly bricks and mortar and how much of the actual activity is planning and proactivity that promotes the bricks and mortar is a conundrum. If we add the Museum as a program activity and will not exceed a certain percentage of the funds used as program funds, we are on safe ground, recognizing that the program is the operation of the Museum, not the preservation of the structures on the Museum Campus.

Fahey says we don't have to come up with exact language or the numbers, but we do have to come up with a recommendation to Council, who needs to come up with very specific language and amounts, either percentages or caps.

Stewart says I would consider some use of the HPF be used for the Museum so long as it does not impact our incentive funds, which I think are more than 60%. We may not be able to do special projects because the Museum program amount would impact them.

Fahey says we can increase the 17% for special projects or program functions to make it large enough to cover some percentage of the Museum costs, but not so much that the 67% would fall below 60%.

Chuck Thomas says I recommend including the Museum as part of special project funding which would increase, but it would not increase to the point that it became the majority use of that activity fund.

Stewart says the money spent on special projects is that they foster historic preservation. On the other hand, is writing the historic context more beneficial to fostering historic preservation or would the Museum activities more greatly impact the fostering of historic preservation?

Chuck Thomas says the Museum without question helps foster preservation in the minds of the populace. It has a physical presence just as the Grain Elevator will be a visual symbol of preservation.

Cyndi Thomas asks with what the Museum does today with education, record keeping, social histories, can their role be expanded? If we are utilizing the HPF for the operation of the Museum, can the Museum play more of an advocacy role which we are not permitted to play on this Commission? Can that be a part of this discussion?

Thomas says I can see the Museum fostering a tremendous interest in promoting designations.

Fahey says HPC currently pays 22.5% of Bridget's salary out of the HPF because she does historic assessments.

Koertje says at the joint meeting and tonight, it appears the HPC is supportive of the idea of expanding use of the HPF to fund the Museum in the new initiative. I am not sure how we structure the recommendation at this point. Should we be more specific tonight or more specific after the next joint meeting with HC when we know what funds they are seeking?

Thomas says we can make a recommendation that the HPC is in support of including the Museum in the new ballot initiative. Our over-riding concern at this point is that sufficient funds are preserved for the activities of the HPC.

Koertje says that recommendation is fine. A more specific recommendation can be made after the next joint meeting.

Trice says no date has been set for the next joint meeting with Historical Commission.

Koertje makes a motion to send a recommendation to City Council the the HPC is in support of including the Museum with the stipulation that there are sufficient funds for historic preservation fund incentives and reserve the right to discuss more specific funding, seconded by **Chuck Thomas**. Passed by unanimous voice vote.

Committee Reports:

- MURP Capstone Project
 - Information included in packet. No presentation.
- Farmer's Market
 - Saturday, August 20, will be manned by **Haley** and **Cyndi Thomas**.
- Review period of significance implementation
 - 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.
- Demolition Updates
 - **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.
- Upcoming Schedule
 - **August**
 - 20th – Farmer’s Market Booth (Fahey, Cyndi Thomas)
 - **September**
 - TBD – Joint HPC/Historical Commission meeting, 6:30pm, Library
 - 19th – Historic Preservation Commission Meeting, 6:30pm, Council Chambers
 - 27th – EnerGov “Go Live” for Planning & Building Safety Department
 - 29th – APA Colorado Awards Ceremony, 5:30-7:30pm, Antlers Hotel, Colorado Springs
 - **October**
 - 17th – Historic Preservation Commission Meeting, 6:30pm, Council Chambers
 - **November**
 - 21st (Thanksgiving Week) – *Historic Preservation Commission Meeting, 6:30pm, Council Chambers*

Updates/Committees from Commission Members:

Fahey asks if any HPC members are term limited in December.

Trice says **Fasick** and **Chuck Thomas** and possibly **Haley**.

Stewart asks when applications go out.

Trice says applications are due in November.

Koertje discusses the NAPC Forum, Mobile, Alabama which he, **Haley**, **Fahey**, and **Trice** attended.

Discussion Items for Next Meeting:

- Future of HPF
- Discussion of joint meeting
- Administrative reviews of applications

Discussion Items for Future Meetings: Review 2016 Goals

Adjourn – **Stewart** makes motion to adjourn meeting, seconded by **Fahey**. The meeting was adjourned at 8:18 pm.

LOUISVILLE HISTORIC PRESERVATION COMMISSION

STAFF REPORT

September 19, 2016

ITEM: Landmark eligibility probable cause determination for 1029 LaFarge Avenue

APPLICANT: Mireya VanAmees
1029 LaFarge Avenue
Louisville, CO 80027

OWNER: Same

PROJECT INFORMATION:
ADDRESS: 1029 LaFarge Avenue
LEGAL DESCRIPTION: N 9 FT LOT 7 & ALL LOT 8 BLK 4 BARCLAY PLACE
DATE OF CONSTRUCTION: ca. 1906

REQUEST: A request to find probable cause for a landmark designation to allow for funding for a historic structure assessment for 1029 LaFarge 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.”



1000 Block of LaFarge Avenue



1029 LaFarge Avenue Southeast Corner – Current Photo



1029 LaFarge Avenue East Elevation – Current Photo



1029 LaFarge Avenue Southwest Corner – Current Photo

HISTORICAL BACKGROUND:

Information from Bridget Bacon

1029 LaFarge Avenue was the home of the Beretta family from the late 1920s until the early 1960s. The intriguing earlier history of this house is intertwined with the histories of other houses that E.J. Di Francia bought in the early 1900s. The family story is that he acquired houses to be his daughters' dowries and for them to live in, and the story is supported by the historical evidence. However, the evidence also suggests that only one married daughter lived in any of the houses before he passed away in 1918 and his wife, Maria, had to sell the houses.

The house, and this block in general, is strongly tied to Louisville's Italian residents. From when Di Francia purchased the lots by 1905 until 1983, there was continuous ownership of 1029 La Farge by people of Italian heritage, and in most cases, they had actually been born in Italy.



1029 LaFarge Avenue – 1948 Assessor Photo

ARCHITECTURAL INTEGRITY:

The rectangular hipped roof structure has overhanging eaves with a projecting gable roofed bay and a partial-width front porch. The overhanging eave of the gable has decorative returns. The projecting bay holds a paired window. The side-entry porch has a solid low wall and square columns which support a hipped roof. It is a likely that the

porch was modified from a Victorian style, like the structures to the south, to the current Craftsman style. Molding is used to continue the line of the roof across the projecting bay. The structure is clad in stucco, the same material as shown in the 1948 photo. It is likely that the structure was originally constructed with wood siding similar to its neighbor to the south. The structure has paired and single double hung windows which were recently replaced. However, the window openings and wood surrounds appear to be original. A transom window is located above the front door. The structure has two brick chimneys which also appear in the 1948 photo.

Since 1948, a covered deck was added to the rear of the property, solar panels were added on the roof, the windows were replaced, the corbeled chimney caps were removed and a two-story garage was constructed along the alley. Many of these changes were made by the current owner. Overall, the structure has maintained a high level of architectural integrity. In addition, the two structures to the south and one structure to the north, all built by the DiFrancia family, have also maintained their architectural integrity.

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 strongly tied to Louisville's Italian residents, including the DiFrancia family and Beretta family, with continuous Italian ownership from 1905 until 1983.

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 and Craftsman style decorative features is representative of the built environment in early 20th Louisville. The structure is also one of three structures built with the same form and style on the 1000 block of LaFarge Avenue.

RECOMMENDATION:

The structure at 1029 LaFarge Avenue has maintained its architectural integrity. The structure has social significance because of its association with Louisville's Italian heritage.

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:

- 1029 LaFarge Avenue – Social History



1029 La Farge Ave. History

Legal Description: N 9 FT LOT 7 & ALL LOT 8 BLK 4 BARCLAY PLACE

Year of Construction: circa 1906

Summary: This was the home of the Beretta family from the late 1920s until the early 1960s. The intriguing earlier history of this house is intertwined with the histories of other houses that E.J. Di Francia bought in the early 1900s. The family story is that he acquired houses to be his daughters' dowries and for them to live in, and the story is supported by the historical evidence. However, the evidence also suggests that only one married daughter lived in any of the houses before he passed away in 1918 and his wife, Maria, had to sell the houses.

The house, and this block in general, is strongly tied to Louisville's Italian residents. From when Di Francia purchased the lots by 1905 until 1983, there was continuous ownership of 1029 La Farge by people of Italian heritage, and in most cases, they had actually been born in Italy.

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.

Di Francia Family Ownership, 1905-1921

Eusebio Giuseppe "Joe" Di Francia (often referred to as E.J. Di Francia) purchased a parcel consisting of Lots 5-8, Block 4, Barclay Place by a deed recorded in 1905.

The history of this particular house comes with a family story, which is that descendants of the Di Francia family, whose primary home in the early 1900s was the large brick house next door at 1045 La Farge, years ago told the current owners of 1045 La Farge that the three small

houses all in a row to the south, consisting of 1013, 1021, and 1029 La Farge, were built by E.J. Di Francia for three of his daughters.

Based on observation of the three houses today, they do bear a strong resemblance to one another, are of similar sizes, are set back from the street at similar distances, and appear to have been constructed at around the same time. The three small houses were built on the four lots (Lots 5-8). (By comparison, the houses at 1005 and 1009 La Farge to the south are each situated on two lots and the Di Francia house at 1045 La Farge sits on four lots.)

E.J. Di Francia appears to have been living in Louisville by 1891 and opened his first saloon on Front Street at around that time. (The Di Francia name has had such different spellings and usages as DiFrancia, deFrancia, De Francia, Di Franzia, Di Frangia, Di Frangio, DiFrenchy, Francia, and Franzia.) E.J. Di Francia was born in Italy in 1863; he is believed to have come from Carovilli di Castiglione, Isernia, in Italy. He came to the U.S. in 1883 and married Marie Di Domenico, who was a young widow, in 1890. She was born in Italy in 1869 and immigrated in about 1880. Eusebio and Maria Di Francia built their home at 1045 La Farge, just to the north of 1029 La Farge, in circa 1902-04 (though research has not been conducted to verify the accuracy of this estimated construction date). In circa 1904, E.J. Di Francia opened the saloon, Di Francia's, in the historic building that has the address of 740 Front in Louisville and is the current location of the restaurant called 740 Front.

E.J. and Marie Di Francia had seven children (one son and six daughters) who grew to adulthood. A photo of the family from the collection of the Louisville Historical Museum, is shown below and was taken in circa 1914. At the rear, left to right, are: Margaret, Nicholas, Rose, and Theresa; in the center is Philomena; and in the front are Caroline, mother Maria, father Eusebio, and Catherine.



For purposes of this report, the Museum sought to confirm the family story about the three houses having been built for three Di Francia daughters. The Museum staff contacted descendants of the son, Nicholas. They recalled the story and stated that the houses were intended as dowries for three of the daughters. The descendants also supplied the Museum with the married names for the Di Francia daughters. Through additional research by the Museum, evidence was found that backs up the family story. Additional research also appears to answer the question of why Di Francia apparently had houses built for only three of his six daughters. It was found that he also purchased other residential properties in Louisville, including 1034 La Farge across the street. Perhaps his goal was to acquire houses for all six of his daughters, not just three of them.

Research in Louisville directories and in census records shows that the only Di Francia daughter who married before the death of E.J. Di Francia in 1918 was the oldest, Margaret. She married Camillo Domenico. The 1916 directory for Louisville, which used an earlier address system, shows them to be living in one of the three houses to the south of 1045 La Farge. Based on an analysis of who lived in the other houses in 1916, it appears that Margaret and Camillo Domenico lived in the house at 1029 La Farge.

According to information from Nicholas's grandson, Nicholas and his wife, Mary Fenolia Di Francia, also lived in one of the houses. This would have been prior to Mary's death in 1916. The 1918 Louisville directory also happens to list Nicholas and his second wife, Angelina, as living at an address that would today be 1029 La Farge.

The available evidence suggests that Margaret and Nicholas were the only Di Francia siblings to live in any of the three houses, and that they both lived at 1029 La Farge at different times.

A look at census records and directories shows that the three houses were rented out to other families, sometimes for years at a time to one family, before Maria Di Francia sold them in the 1920s. The family has also confirmed that they were rented out. The houses would have brought in rental income before the plan could be in place for other Di Francia daughters to marry and live in them.

E.J. Di Francia passed away in January 1918. His children were between the ages of about 10 and 27 at the time of his death. His death in 1918 came soon after the beginning of Prohibition in Colorado in 1916. These events placed a financial burden on his widow and their children. Sadly, his widow had to sell all of the properties in Louisville that he had purchased. 1029 La Farge appears to have been the first, or one of the first, that Maria sold off.

Date of Construction

The 1948 Boulder County Assessor card for this property and the Boulder County Assessor's Office website both give 1935 as the date of construction of this house. Boulder County has sometimes been found to be in error with respect to the date of construction of Louisville buildings, so other evidence is looked to. In this case, the information from the Di Francia family that E.J. Di Francia had built these three houses for three of his daughters could not be true if the house was constructed in 1935, as he died in 1918. Also, he had already purchased Lots 5-8, on which the three houses were built, by 1905. Moreover, the footprint of the house at 1029 La Farge is shown, along with those of the houses at 1013 La Farge, 1021 La Farge, and 1045 La Farge, on the 1909 Drumm's Wall Map of Louisville.

Looking at the dates given by the County for the construction of the other two similar houses to the south, the County gives 1906 as the construction date of 1013 La Farge and 1920 as the construction date of 1021 La Farge. For the same reasons given for why 1935 is not a realistic construction date for 1029 La Farge, 1920 does not seem to be an accurate date of construction for 1021 La Farge. However, "1906" is a plausible construction date for not only 1013 La Farge, but also 1021 and 1029 La Farge.

For these reasons, and in the absence of other information, the estimated date of construction is presumed to be "circa 1906." It is worth noting that in 1906, there were already six daughters in the family and the oldest Di Francia daughter was already 13 years old. It is possibly that the 1935 construction date given by the County for 1029 La Farge refers to the date of an addition or remodel, which is what the County Assessor would have been concerned with in terms of ascertaining the correct tax assessment. It is also possible that the 1935 construction date represents the average between the actual or estimated construction date and a remodel/addition date, a system that county assessor offices in Colorado are believed to have at times followed.

Michela Family Ownership, 1921-1927

In 1921, Joseph (Giuseppe) Michela (1895-1986) purchased 1029 La Farge from Maria Di Francia. He was born in Aglie, Torino, Italy. Records indicate that he arrived in the U.S. in about 1920. He soon married Ernestina Zarini (1897-1986), who had grown up at 808 La Farge. Directories indicate that they may have lived with her family at 808 La Farge for a time. However, the 1926 directory for Louisville shows the Michela family to be living at 1029 La Farge. They would have had two sons during their stay in the house: William and Joseph Jr.

Beretta Family Ownership, 1927-1962

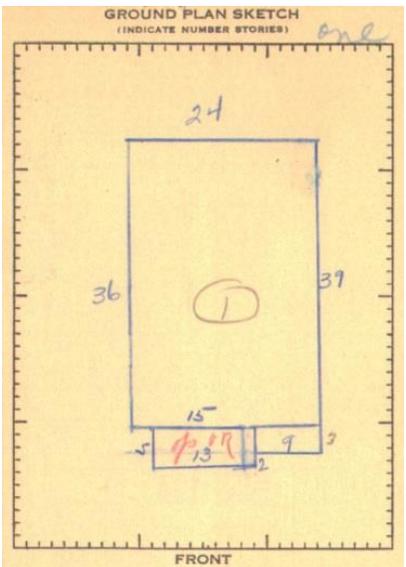
In 1927, Joseph Michela sold 1029 La Farge to Louis (Luigi) Beretta (also spelled Berretta, Barretta, and Baretta). Louis was born in Italy in 1878, while his wife, Enrichetta, was born in Italy in about 1877. Records indicate that they and their daughter, Libera, came to the U.S. in about 1909. Their son, Alve, was born in Louisville in 1910. Before purchasing 1029 La Farge, the family lived at 821 La Farge.

The Beretta family is shown in census records and directories as living at 1029 La Farge from when Louis purchased it in 1927 until their son, Alve, sold it in 1962 following Louis's death. Louis Beretta worked as a coal miner in the Louisville area.

In 1936, this particular block of Louisville suffered the loss of two of its residents in one day. The Monarch Mine Explosion on January 20, 1936 killed eight miners. Among the eight were Steve Davis, who lived at 1021 La Farge, and Tom Stevens, who lived at the family home of his wife, Josephine Biella Stevens, at 1016 La Farge. According to June Giorzelli Enrietto, who grew up on the block, the neighbors on the block took these losses hard.

The following images show the photo and ground layout from the Boulder County Assessor card that was completed in 1948 (with the red markings added to the ground layout in 1950):





Mossoni/Carnival Family Ownership, 1962-1983

In 1962, Marie and Lawrence Mossoni purchased 1029 La Farge. In 1968, they transferred ownership of the house to their daughter, Virginia Carnival. The Mossonis were prominent Louisville businesspeople, and Lawrence had been born in Italy. The Mossonis and Carnivals are known to have lived elsewhere in Louisville, and no records were found that would indicate that they lived at 1029 La Farge. They may have rented the house out during their ownership. Virginia Mossoni Carnival sold it in 1983.

Later Owners

In 1983, Charles Beall purchased the property. He sold it in 1986 to Douglas and Gretchen Heely. They sold it in 1988 to Jodi Grossman and Peter Ruthrauff. They, in turn, sold it in 1996 to Mireya VanAmeë, who is the current owner of record.

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 HISTORIC PRESERVATION COMMISSION

STAFF REPORT

September 19, 2016

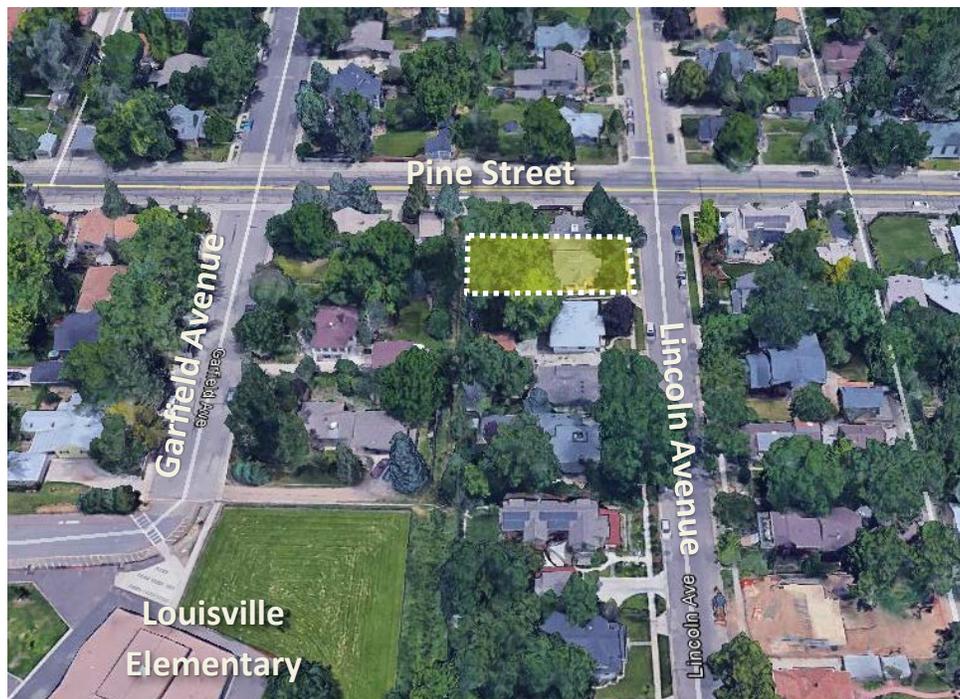
ITEM: 625 Lincoln Avenue – Pre-Filing Conference

APPLICANT: Andy Johnson
DAJ Design
922A Main Street
Louisville, CO 80027

OWNER: Barbara Hamlington
625 Lincoln Avenue
Louisville, CO 80027

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 pre-filing conference to discuss the findings of the Historic Structure Assessment.





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.

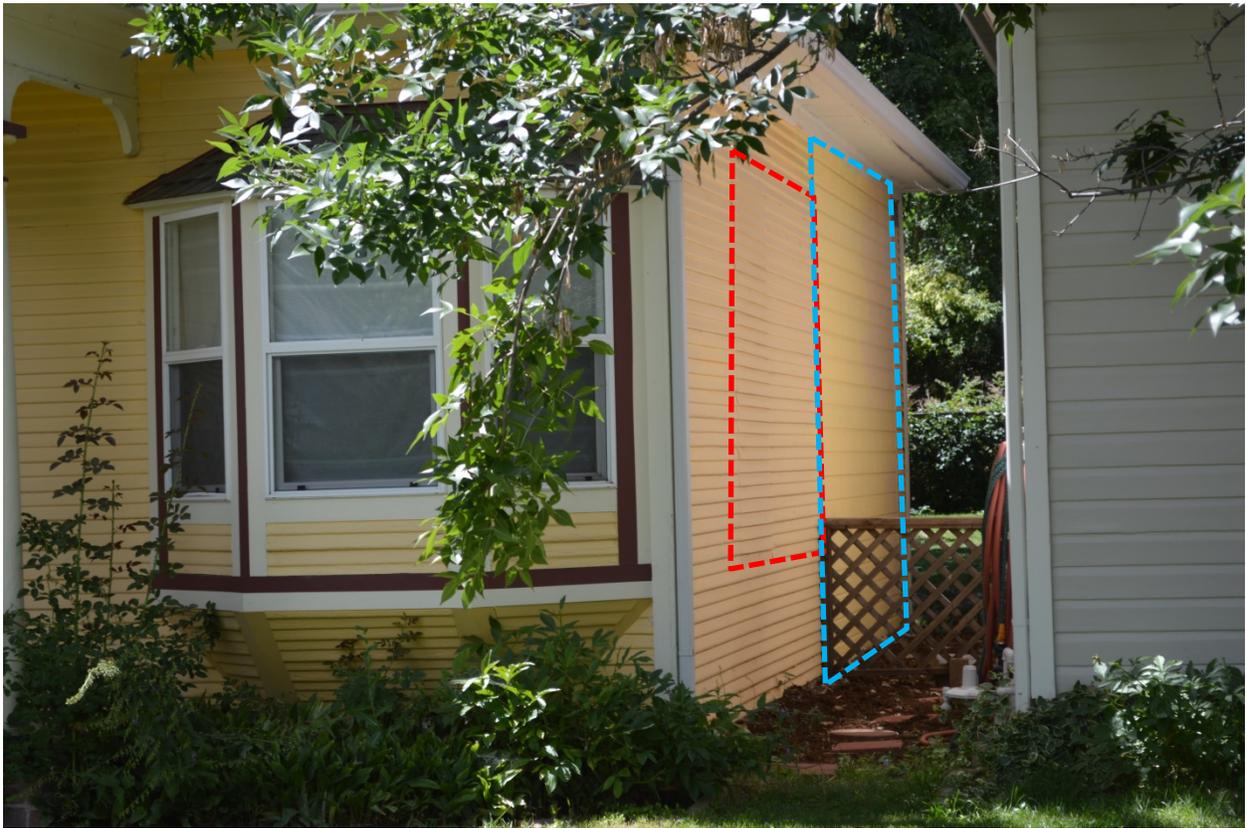


625 Lincoln Avenue – 1948 Assessor Photo

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

SUPPORTING DOCUMENTATION AND INFORMATION:

Attached for your review are the following documents:

- 625 Lincoln Avenue – Social History
- 625 Lincoln Avenue – HSA Spreadsheet

Rapid Visual Screening
Existing Condition Assessment

Address 625 LINCOLN AVE
Homeowner Barbara & Peter Hamlington

A - New
B - Good
C - Fair
D - Poor

Date: 8/25/16

Item	Building Component	Reviewer	Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)			Recommendations*	Approximate Cost*	
					A	B	C	D	Now	5-10	20-25	Code	Repair/Maint.	Other			
A SUBSTRUCTURE																	
A1	Foundations/ Basement																
	Original shallow foundation	DAJ	~12" wide stacked sandstone rubble foundation that runs approximately 12" below grade, except at entry to crawlspace. Foundation wall is uninsulated. The portions of foundation wall that is visibly accessible is either coated with a cement stucco parging or covered in a brick veneer. There is a mid-span support made of the same sandstone rubble running east-west to support the floor joists.	Foundation is in fair shape for the age of the building. Nominal, rough-sawn 2x6 bearing plate shows signs of deterioration in a few locations. Levelness of flooring shows signs of settlement in the foundation. Floor is well within the tolerances for unlevelness for age of house, and does not pose any structural concerns.				X					X			Repair 2x6 bearing plate, where possible. Tuck point stone foundation where accessible. If feasible and appropriate, repair or redo cement stucco parge coat in combination with any other work being conducted to the house (i.e. grading).	\$1000 or T.B.D.
	Crawlspace	DAJ	Entry to crawlspace is through floor hatch in side entry with mortared sandstone walls that run full depth of crawlspace height (74" from concrete slab to bottom of joist). Crawlspace has concrete block walls at "dug out" portion of space with slab-on-grade concrete floor.	Foundation is in good shape and does not require any repair.				X					X			Tuck point stone foundation where accessible. If feasible and appropriate, repair or redo cement stucco parge coat in combination with any other work being conducted to the house (i.e. grading).	\$500
	Circa 1950's foundation	DAJ	8" concrete foundation wall under kitchen and west bedroom.	Visibly inaccessible.				X					X			No recommendations.	\$0 or T.B.D.
A2	Floor Construction																
	Original floor framing	DAJ	2X8 wood joists at 24" O.C. with 1x4 Douglas fir tounge & groove subfloor.	60% of the original rough-sawn nominal 2x8 floor joists have been replaced by newer dimensional 2x8 wood joists. All floor joists appear to be in good shape. The floor is out of level by 1/2" running east-west, and out of level by 3/4" from north-south. The center of the house is ~1" lower running east-west. Change in elevation is due to settlement in foundation and poses no structural issues. Blocking is missing between floor joists at center support.				X					X			Provide blocking between floor joists at center support.	\$600
B SHELL																	
B1	Roof Construction																
	Original roof.	DAJ	2x4 wood rafters at 24" O.C. with 2x4 hip rafters and 2x4 wood framed flat section centered over original house footprint. There is OSB sheathing over the top of the 1x skip-sheathing at roof. Dormers are over-framed on top of the existing roof framing and skip sheathing.	All but one existin roof rafter is in good shape. One 2x4 roof rafter on the north side of the house has failed and was repaired by straightening out rafter and nailing a 1x to the side of the rafter. Diagonal 1x wood struts support the flat portion of the roof and bear on a center beam running in the original ceiling rafter framing. Ceiling rafters were not visible at time of inspection. The interior ceiling is a "false" ceiling framed below the original ceiling rafters by ~14". Existing ceiling is 100-101" from finished floor, and original ceiling is 114" from finished floor as measured through attic access.				X					X			Repair brocken roof rafter. Remove "false" interior ceiling provide access to existing roof framing. Replace 1x struts with 2x material, per a structural engineer's recommendations.	\$3000, possibly more once false ceiling is removed
B2	Roofing																
		DAJ	Roofing is a traditional sphalt composite shingles with shingled valleys. Shingles are one layer over OSB sheathing (see above). Flat roof section has a membrane roof.	Shingles seem adequate and realtively new circa 2007.				X					X			Asphalt shingles should be checked for hail damage and replaced, if appropriate.	\$0
B3	Exterior Walls																
	Main level walls	DAJ	2x4 wood framing, presumed to be mostly at 24" O.C. based on siding nail patterns. Walls are insulated. Exterior has mix of different wood and composite siding materials. The older siding is installed over rosin paper. Interior has one layer of 1/2" gypsum wall board.	Wall framing seems to be in acceptable shape. There are five different types of siding used on the house. The original siding is a 4" lap siding with a 2-1/2" exposure and is in need of repair in numerous locations. The wood shiplap siding is in need of repair in numerous locations. The composite sheet siding should be removed and replaced with the 4" lap siding to match the existing.				X	X	X				X		Replace composite siding on the north side with lap siding to match the original. Strip paint and repair original siding where appropriate. Prep, seal and repaint with a proper primer to maintain longevity.	\$8,000

Rapid Visual Screening
Existing Condition Assessment

Address 625 LINCOLN AVE
Homeowner Barbara & Peter Hamlington

A - New
B - Good
C - Fair
D - Poor

Date: 8/25/16

Item	Building Component	Reviewer	Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)			Recommendations*	Approximate Cost*
					A	B	C	D	Now	5-10	20-25	Code	Repair/Maint.	Other		
B4	Exterior Windows		Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)			Recommendations*	Approximate Cost*
	East	DAJ	One vinyl slider window on the south side of the east street facing elevation, and one vinyl 3-window bowed bay window on the north side. Both with insulated glass, and both functioning.	Windows are of different manufacturers and seem to have been installed at different times. Both windows are fully functioning. Both windows are different from the windows shown in the 1948 County Assessor's photo, which shows one 36" wide by 54" tall double hung window on either side of the front door. Indications of the existing windows are evident in the pattern left in the siding.		X					X			X	Replace two east windows to match 1948 County Assessor's photo. Scope of work would include framing, siding and trim reconstruction.	\$4,000
	South	DAJ	One vinyl single hung with insulated glass in original gable-end dormer pop-out; 2 sets of double single-hung wood windows with insulated glass; one aluminum frame single pane window.	Windows are from different manufacturers and installed at different times. The vinyl window is in good shape and relatively new. The two sets of wood windows and the aluminum frame window show many signs of deterioration and air leakage.			X	X	X					X	Replace vinyl window to match new east windows (see above). Replace wood windows and aluminum window.	\$6,000
	West	DAJ	One aluminum single hung window and one vinyl 3-window bowed bay window in the bedroom; and, one aluminum-clad wood single hung egress window and wood single-hung window in the bedroom. All functioning except the bathroom wood window.	Wood window in bathroom is presumed the oldest window in the building, however it is in poor shape and inoperable due to painting and deterioration. The aluminum window should be replaced immediately. The other windows should be replaced for consistency throughout the entire house.			X	X	X						Replace all windows for consistency with east window replacements (see above).	\$6,000
	North	DAJ	No north facing windows.	There is a phantom window from a previously installed window, presumably original, on the eastern portion of the north side. There was likely the same window opening on the western portion of the north side but no signs of it exist. By code no new windows may be installed due to code issues with the proximity to the neighboring house to the north.											Discuss the possibilities of re-installing north with windows with the City of Louisville CBO.	\$0
B5	Exterior Doors		Components (Description)	Observations (Unusual)	Condition				Expected Life			Category (Issues)			Recommendations*	Approximate Cost*
	Main Level	DAJ	Front door is a fiberglass door with decorative half-lite; south side door is a wood half-lite door with wood screen door; and, north-facing side door is a full-lite wood door. All doors operate.	None of the doors are original to the house or its additions. The front door suffers from a poor installation and has sizable gaps that allows air infiltration and pests. Siding around front door indicates that the original door was either taller or had a transome window above the door, which the 1948 County Assessors photo confirms.			X				X				Replace front door to match 1948 County Assessors photo. Replace other doors for consistency with historic character of house and window replacement.	\$6,500
	Trim	DAJ	1x4 painted wood trim	Door trim does not have the same ornate detailing as the windows, and is in moderate shape.			X				X				Trim should be replaced to match historic window trim represented at south facing window in original dormer pop-out.	\$600
B6	Roof Openings		Components (Description)	Observations (Unusual)	Condition				Expected Life			Category (Issues)			Recommendations*	Approximate Cost*
	(Skylights, Chimneys & Access Hatches)															
			There are no skylights, chimneys or access hatches.	There is no architectural ornamentation at the flat roof typical of similar roof styles (i.e. north neighbor)											Add short, decorative railing detail at top of flat roof.	\$1,200

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Homeowner Barbara & Peter Hamlington

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Item	Building Component	Reviewer	Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)			Recommendations*	Approximate Cost*
					A	B	C	D	Now	5-10	20-25	Code	Repair/Maint.	Other		
B7 Porches																
	Front Porch	DAJ	Slab-on-grade, mono-pour concrete front porch with brick veneer at face of concrete on 3-sides. Two tapered, round wood columns with decorative trim and square concrete base, painted. Ceiling is a painted 2" bead-board paneling. Gable-end roof covering has decorative shingled face and profiled trim.	Concrete porch shows signs of settlement, but acceptable for age of house. Gable end porch roof is supported by thin 2x wood band resting on the wood columns. The 2x wood band is mitered at the corners, and the connection to the column is supported by toe-nails.			X			X				X	Reinforce 2x wood band and its connection to the wood columns.	\$1,200
B8 Exterior Trim/Ornamentation																
	Corner trim	DAJ	1x4 painted wood corner trim with profiled, painted wood trim at top installed as crown moulding to look like a corner pilaster.	Trim shows signs of deterioration				X	X					X	Restore wood trim.	\$1,800
	Soffit & fascia	DAJ	1X4 painted wood fascia and painted plywood or hardboard soffit. In some areas the fascia is a double 1x4.	Soffit and fascia show signs of water damage around the entire house.				X	X					X	Restore or replace all fascia and soffit.	\$2,400
	Window trim	DAJ	The south window is the only window that appears to have the original window casing with profiled crown at the head trim. All other window are trimmed in brick mould trim. All trim is painted.	Trim has peeling paint and open gaps in numerous locations around entire house and needs to be repaired. The majority of the window trim around the house is inconsistent with the historic character of the house and should be replaced rather than repaired.				X	X					X	Replace all window trim at window replacement tim with historic wood window trim. Restore window trim at south gable end pop-out window.	\$3,500
C Site																
C1 Site Drainage																
	Gutters & Downspouts	DAJ	4" "K-style" aluminum gutters with 2x3 corrugated downspouts.	All edges of roofs have a gutter. There are 4 downspouts total. No downspouts has an extension, tip-ups, or any way to keep the water a minimum of 5' away from the foundation. Gutters are full of debris due to the large cotton wood trees on the property and in neighboring properties.			X			X			X	X	Provide extensions to all downspouts, or direct bury and daylight away from the foundation where applicable. Provide gutter guards to prevent the build-up of debris inside gutters.	\$1,700
	Site grading	DAJ	Site slopes west to east from drainage ditch to Lincoln Avenue. Landscaping is mostly grassy areas following the natural contours of the site. There is no perimeter drain around the foundation.	The lawn off the southeast corner of the house has a depression that does not drain water. Also the curb cut at the street does not effectively drain water and water remains in both areas after a storm. The area between the house and the neighbor to the north slopes from west-east, but is flat in cross section. Rear yard patio has a swale to allow water around the house.			X		X	X					Re-grade southeast area to remove depression; provide swale along north side of house.	\$1,000
D Mechanical, Electrical, Plumbing																
D1 Mechanical																
	Mechanical	DAJ	Forced air system with air conditioning. Bathroom is vented with a ceiling mounted exhaust fan.	Furnace and AC condensing unit are both relatively new, circa 2007, and seem adequate. Mechanical system is mostly using older ductwork from a previous system. Ductwork is not sealed, and is unsupported in various locations.			X			X			X	X	Seal all accessible duct work with liquid applied mastic, per building code. Support ductwork with metal strapping, where necessary.	\$250
	Electrical	DAJ	Electrical service is 125 amps. Wiring throughout the house is Romex with updated receptacles and switches.	Electrical service was upgraded circa 2007, and wiring has been replaced throughout the house. There is still space available in the service panel.		X				X					No recommendations at this time. A service upgrade may be necessary in the future depending on additions or installation of solar PV.	\$0
	Plumbing	DAJ	Water heater is a standard gas-fired water heater circa 2007. Sewer line is "Orangeburg" clay piping.	Water heater seems to be in decent shape. Sewer line is showing signs of blockage and possible failure and has been recommended to be replaced.		X		X		X				X	Replace sewer line and tie into existing line at the curb. Upon investigation, the sewer line may need to be replace to the City tap.	\$8,000

*Notes:
 - Estimated costs assume no lead or asbestos present.
 - Lead testing is noted for every area that includes a potential source of lead paint. A series of 3 tests, one for each of the sources of old paint (windows, doors, siding), would likely provide all the testing needed for the entire project.

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: Historic Structure Assessment Update
Date: **September 19, 2016**

At the previous meeting, there was a request to discuss the progress on Historic Structure Assessment grant approvals. In 2014, Resolution No. 2, Series 2014 passed allowing HSA grants to be approved prior to landmarking. Below is a summary of those approvals:

- 31 HSA grants approved prior to landmarking
 - 13 completed and reimbursed (5 under approved grant amount)
 - 3 pending drafts
 - 15 incomplete
 - 4 HSAs resulted in landmarking
 - 0 HSAs resulted in demolition
- 6 HSAs conducted after landmarking (most landmarked prior to 2014)

The complete spreadsheet of Historic Structure Assessment grant approvals since January 2014 and Resolution No. 2, Series 2014 are attached.

Historic Structure Assessments (1/2014 to 9/2016)					
Before Landmarking	Amount Approved	Amount Used	Date Approved	Professional/Firm	Landmarked?
1245 Grant	\$ 900.00	\$ 900.00	07/21/2014	DAJ Design	Landmarked 2015
816 Main	\$ 6,000.00	\$ 6,000.00	08/18/2014	Real Estate Development Services	
925 Jefferson	\$ 900.00	No invoice	08/18/2014		
1140 Lincoln	\$ 900.00	\$ 500.00	09/25/2014	Barlow Preservation Services	
725 Lincoln	\$ 900.00	\$ 500.00	10/20/2014	Barlow Preservation Services	Landmarked 2016
1006 Pine	\$ 6,000.00	No invoice	12/15/2014		
1024 Jefferson	\$ 900.00	No invoice	12/15/2014		
721 Grant	\$ 900.00	\$500.00	03/16/2015	Barlow Preservation Services	
613 Grant	\$ 900.00	\$ 900.00	04/27/2015	May Yin Architecture	Landmarked 2016
833 Jefferson	\$ 900.00	\$ 900.00	04/27/2015	Scott Coburn & Associates	
945 Front	\$ 6,000.00	\$ 6,000.00	04/27/2015	DAJ Design	Landmarked 2015
821 LaFarge	\$ 900.00	\$ 900.00	05/18/2015	May Yin Architecture	
940 Main	\$ 6,000.00	\$ 6,000.00	06/15/2015	Karl Whitten	
1021 Main	\$ 900.00	Draft	07/20/2015	Stewart Architecture	
509 LaFarge	\$ 900.00	\$ 900.00	07/20/2015	May Yin Architecture	
630 Front	\$ 6,000.00	No invoice	08/17/2015	Scott Coburn & Associates	
1240 Grant	\$ 900.00	No invoice	09/23/2015		
801 LaFarge	\$ 900.00	\$ 700.00	10/13/2015	Heritage Window Restoration	
805 LaFarge	\$ 900.00	\$ 700.00	10/13/2015	Heritage Window Restoration	
741 Lincoln	\$ 900.00	No invoice	10/13/2015		
809 LaFarge	\$ 900.00	No invoice	12/14/2015		
737 West	\$ 900.00	No invoice	03/21/2016		
944 Grant	\$ 900.00	Draft	03/21/2016		
1109 Spruce	\$ 900.00	No invoice	03/21/2016		
1124 Main	\$ 900.00	No invoice	03/21/2016		
421 County	\$ 900.00	No invoice	04/18/2016		
1008 Grant	\$ 900.00	No invoice	05/16/2016		
1129 Jefferson	\$ 900.00	No invoice	07/18/2016		
920 Lincoln	\$ 900.00	No invoice	07/18/2016		
625 Lincoln	\$ 900.00	Draft	08/15/2016	DAJ Design	
700 Spruce	\$ 900.00	No invoice	08/15/2016		

<i>After Landmarking</i>	<i>Amount Approved</i>	<i>Amount Used</i>	<i>Date Approved</i>	<i>Professional/Firm</i>	
801 Grant (Center for the Arts)	\$ 6,000.00	Draft	05/16/2016	Logan Simpson	Landmarked 2005
1001 Main (Museum Properties)	\$ 18,000.00	No invoice	08/15/2016		Landmarked 2005
1101 Grant (Atkin House)	\$ 900.00	\$ 900.00	n/a	Scott Coburn & Associates	Landmarked 2015
925 LaFarge (Porta House)	\$ 900.00	\$ 900.00	n/a	DAJ Design	Landmarked 2013
1145 Main	\$900.00	\$900.00	n/a	May Yin Architecture	Landmarked 2011
927 Main	\$ 6,000.00	\$ 6,000.00	n/a	Scott Coburn & Associates	Landmarked 2014

**RESOLUTION NO. 2
SERIES 2014**

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

WHEREAS, historic properties and buildings of character in the City of Louisville (the "City") are major contributors to the character and quality of life of our City; and

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

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

WHEREAS, at the November 4, 2008 election, the voters approved Ballot Issue 2A to levy a one-eighth of one percent (1/8%) sales tax for purposes of historic preservation purposes within Historic Old Town Louisville; and

WHEREAS, City Council by Ordinance No. 1544, Series 2008, imposed the tax approved by the voters and established the Historic Preservation Fund (HPF); and

WHEREAS, the City Council by Resolution No. 20, Series 2009, Resolution No. 20, Series 2010, and Resolution No. 2, Series 2012, adopted provisions related to the administration and uses of HPF, and established grant programs and incentives to assist property owners in the rehabilitation and restoration of historic properties and new buildings of character; and

WHEREAS, a core value of the City in the 2013 Comprehensive Plan promotes: *"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"* and enhancing the allowed historic preservation incentives strengthens the City's connection to its heritage; and

WHEREAS, a second core value of the City in the 2013 Comprehensive Plan promotes: *"Unique Commercial Areas and Distinctive Neighborhoods . . . where the City is committed to recognizing the diversity of Louisville's commercial areas and neighborhoods by establishing customized policies and tools to ensure that each maintains its individual character, economic vitality, and livable structure"* and expanding the allowed historic preservations incentives will promote and strengthen the unique individual character of Downtown and Old Town Louisville; and

WHEREAS, the City Council by this Resolution desires to amend Resolution No. 2, Series 2012 to authorize grants for building assessments conducted prior to landmarking and the application of certain in-kind work as a credit against grant matching requirements, each in specified circumstances;

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

Section 1. Section 2 of Resolution No. 2, Series 2012 is hereby amended to revise subsection 2.c and add a new subsection 2.e, reading as follows (words added are underlined):

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

- a. Any structure that is declared a landmark pursuant to Chapter 15.36 of the Louisville Municipal Code, or which is declared a Structure of Merit by the Historic Preservation Commission, shall undergo a building assessment to develop a preservation plan to establish priorities for the maintenance of the property.
- b. For a period of 18 months from when a property is declared a landmark pursuant to Chapter 15.36 of the Louisville Municipal Code, or declared a Structure of Merit by the Historic Preservation Commission, the owner of the property shall be eligible for a grant from the Historic Preservation Fund in the amount of up to \$900 for residential properties or up to \$6,000 for commercial properties. Such grants shall be used solely to offset a portion or all of the cost of conducting a building assessment as described in this Section.
- c. The assessment shall be conducted by a qualified consultant under contract with the City, or by a qualified consultant of the owner's choosing. The City shall be provided a copy of any assessment for which grant funds are awarded, irrespective of whether the structure subject to the assessment is landmarked or declared a Structure of Merit.
- d. An exception to the requirement for a building assessment may be granted by the Historic Preservation Commission for good cause.
- e. Upon application of the owner of the property, grant funding for a building assessment as described in this Section may be awarded prior to landmarking in accordance with this Subsection e. Prior to receiving such a grant, the property owner must request a building history be completed. At a regular meeting of the Commission, the HPC shall review the building history, application, and any other relevant information to determine whether there is probable cause to believe the building may be eligible for landmarking under

the criteria in section 15.36.050 of the Louisville Municipal Code. If probable cause is not found by the HPC, a pre-landmarking building assessment grant will not be issued. If probable cause is found by the HPC, the owner of the property shall be eligible for a pre-landmarking building assessment grant in an amount up to the limits set forth in this Section. Such grant shall be used solely to offset a portion or all of the cost of conducting the building assessment, and the amount awarded shall be deducted from the overall grant amount available at the time of or as a result of landmarking. A finding of probable cause under this Section is solely for 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. The HPC shall report to the City Council its action taken on each pre-landmarking building assessment grant request.

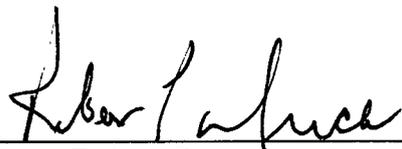
Section 2. Section 5 of Resolution No. 2, Series 2012 is hereby amended to add a new subsection 5.e, reading as follows (words added are underlined):

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

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

- e. An applicant may request that the value of stabilization, restoration or preservation work completed on the structure prior to landmarking be considered as a credit against the matching requirement of this Section. Credit for such previously completed work is at the discretion of the City Council and may only be considered under the following circumstances:
- i. The work previously performed was for stabilization, restoration or preservation of the historic structure. No landscaping or site work may be considered for potential credit against the matching requirement.
 - ii. No interior work, except for structural work, sensitive upgrading of mechanical, electrical, and plumbing systems, and other code-required work to make the property functional, may be considered for potential credit against the matching requirement.
 - iii. Only work completed within five years prior to the effective date of landmarking may be considered for potential credit against the matching requirement.
 - iv. Consideration for credit against the matching requirement may only be given to costs of previously completed work which is documented by paid receipts or invoices. The applicant shall provide the City with complete copies of all such receipts or invoices together with proof of payment, and shall also provide any available supporting documentation upon City request. The request for consideration of previously completed work shall also be accompanied by applicant's written certification that the work for which credit is requested was completed and the costs thereof were incurred and paid, and that the information in such request is true and accurate to the best of applicant's knowledge and belief. The value of in-kind services completed by the applicant shall not be considered.
 - v. The amount of credit given for any previously completed work shall be determined by the City Council with input from the HPC, considering such factors as the nature, extent and useful life of the work, the time it was completed, the appreciated or depreciated value of the work, and such other factors as determined relevant.

PASSED AND ADOPTED this 17th day of January, 2014.



Robert P. Muckle, Mayor



Nancy Varra
Nancy Varra, City Clerk

MEMORANDUM

To: Historic Preservation Commission Members

From: Department of Planning and Building Safety

Subject: Administrative Review Update

Date: **September 19, 2016**

At the previous meeting, there was a request to discuss the Administrative Review procedure for Historic Preservation Demolition Permits. In December 2015, Ordinance 1709, Series 2015 creating an administrative review process for certain demolition permits. Below is the language from the Louisville Municipal Code Section 15.36.200(D):

1. *The following building permit applications are eligible for administrative review:*
 - a. *Modifications to existing commercial signage put in place after 1955 which meet the applicable design standards found in the Downtown Sign Manual, Commercial Development Design Standards and Guidelines, Industrial Development Design Standards and Guidelines and/or the Louisville Municipal Code.*
 - b. *The replacement of doors and windows where there is no change in the size of the existing opening and where there is documentation showing the existing doors and windows were replaced after 1955.*
 - c. *The replacement of over fifty-percent of the roof covering and/or sheathing, but excluding any structural members, where the existing roof covering and/or sheathing was replaced after 1955. Applicants proposing to change the shape or structure of the roof are not eligible for administrative review.*

Since December 2015, 41% of demolition permits went through the administrative process and 64% of demolitions permits were released in 3 days or less. The following a breakdown of the 2016 demolition permits:

Process	# of Reviews	Avg # of Days Until Release
Administrative	14	1
Subcommittee	18	10
Hearing	2	n/a

Attached is a complete list of the 2016 demolition permits including the type of project.

Historic Preservation Demolition Reviews (1/1/16 - 9/13/16)

Address	Date received	Process	Days to Release	Request
1005 1/2 LaFarge	03/28/2016	Admin	0	Reroof
421 East	04/27/2016	Admin	1	Reroof
555 East	04/27/2016	Admin	1	Reroof
551 East	04/27/2016	Admin	1	Reroof
563 East	04/27/2016	Admin	1	Reroof
565 East	04/27/2016	Admin	1	Reroof
559 East	04/27/2016	Admin	1	Reroof
1133 Harper	06/03/2016	Admin	0	Reroof
737 LaFarge	06/13/2016	Admin	0	Reroof
1442 Main	06/29/2016	Admin	0	Reroof
925 Lincoln	07/08/2016	Admin	0	Window replacement
741 Lincoln	07/08/2016	Admin	0	Reroof
728 Mead	07/20/2016	Admin	2	Reroof
817 Spruce	08/08/2016	Admin	0	Reroof
Subcommittee				
721 Mead	01/08/2016	Subcommittee	3	Reroof
1140 Lincoln	01/08/2016	Subcommittee	3	Partial demo
1100 Main	02/09/2016	Subcommittee*	30	Full Demo
836 Rex	03/07/2016	Subcommittee	3	Demo Sunroom
1013 Front	03/23/2016	Subcommittee	6	Window replacement, porch remodel
1121 Grant	03/31/2016	Subcommittee	11	Window replacement
1100 Pine	04/11/2016	Subcommittee	2	Reroof
1040 LaFarge	05/04/2016	Subcommittee	13	Reroof
914 LaFarge	05/16/2016	Subcommittee	12	Reroof
500 Spruce	06/13/2016	Subcommittee	32	Remove rear porch
637 Johnson	07/10/2016	Subcommittee	3	Reroof
1121 Grant	07/14/2016	Subcommittee	19	Residing
940 Caledonia	07/20/2016	Subcommittee*	30	Rear addition (50% of roof)
1116 Main	08/02/2016	Subcommittee	3	Demo shed
931 Main	08/16/2016	Subcommittee	6	Signs
1520 Main	08/18/2016	Subcommittee	6	Window replacement
932 Grant	08/31/2016	Subcommittee	2	Rear addition (60% of roof)
1201 Lincoln	09/01/2016	Subcommittee	1	Window removal
Hearing				
1201 Lincoln	12/18/2015	Hearing*	94	Full Demo, Updated to partial demo
1800 Plaza	03/04/2016	Hearing*	>180	Full demo

*Social History

Process	# of Reviews	Avg # of Days
Administrative	14	1
Subcommittee	18	10
Hearing	2	n/a

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: 2016 Goals/Preservation Master Plan Implementation
Date: **September 19, 2016**

The Historic Preservation Commission set goals for 2016 in February. The Commission requested to touch base on these goals and the progress on the Preservation Master Plan implementation.

2016 Goals:

- Update handouts to provide talks to interested Realtors, Contractors and Architects.
 - Commissioner Haley and Commissioner Cyndi Thomas are working on this item
- Create list of interested Realtors, Contractors and Architects
 - Realtors – Stauffer, ReMAX, Louisville Realty Associates
- Farmer's Market Booth - Completed
 - 3 Saturdays, involved 4 HPC members, and generated interest in landmarking
- Preservation Month - Completed
 - Ribbon Cutting
 - Recognize former commission members - Invited to Ribbon Cutting

Attached is an update on the Preservation Master Plan implementation.

	Time Frame	Action Item	Consulting Parties	Implementation Status	Complete
Immediate		Evaluate and improve demolition permit process	Staff, HPC, Residents	Code change to add administrative review (January 2016)	
		Improve and increase written and digital materials*	Staff, HPC	Evaluating current forms with upgrade to new software system. Developing brochure for realtors.	
		Implement revolving loan program*	Staff, HPC, Loan administrator	Loan program implemented (May 2016) with Funding Partners. No applications as of September 2016.	✓
		Engage in community conversations regarding the 2018 sunset of the HPF tax	Staff, HPC, City Council, Residents	Working with Historical Commission to include Museum O&M in tax. Recommendation to take to ballot in 2017. Session approved for CPI Saving Places Conference (2017)	
		Modify ordinance to generate administrative rule-making procedures and notification processes	Staff, HPC, City Council		
		Align public hearing notices with Planning Commission/City Council	Staff, HPC	Ordinance changed (January 2016)	✓
		Provide orientation and training materials for HPC*	Staff, SHPO, Consultant	Created binder for new members (January 2016), HPC Attended CPI (February 2016), 3 members and staff attended NAPC (July 2016)	
		Create self-guided landmark walking tour	Staff, HPC, Museum	Draft of Story Map for review September 2016.	
		Create interpretive plan and signs for key historic sites	Staff, HPC, Museum, Historical Commission, OSAB	Interpretive signs through private development included with Hutchinson Corner (Acme Mine), Balfour (Hecla Mine), Rex Theater, Rand/Showalter/Hoyle Farm; CIP Request for 4 City owned signs in 2017	
		Research and document Louisville's history*	Consultant	Received five proposals for Historic Context reports (September 2016).	
		Analyze factors leading to demolitions	Staff, HPC, Development Professionals, Residents, LSAB	UCP MURP Capstone Project (Spring 2016)	
		Evaluate and revise Historic Structure Assessment requirements/process	Staff, HPC, Local architects, Previous HSA applicants	Finalized Historic Structure Assessment requirements (January 2016)	✓
		Assess and improve landmark alteration certificate criteria	Staff		
		Modify ordinance to define 1955 as the end date of Louisville's period of significance	Staff, HPC, City Council	Ordinance changed for demolition review (January 2016)	✓
	Develop preservation forum for local building professionals*	Staff, HPC			
Near-Term		Evaluate expanding Planned Unit Development (PUD) waiver allowances to include preservation	Staff, HPC, City Council, Residents		
		Conduct Architectural Survey (paired with research and document history of Louisville)*	Consultant		
		Establish guidelines for relocating historic structures	Staff, HPC, Residents, City Council		
		Evaluate use of HPC Subcommittee for initial review of complex projects	Staff, HPC		
		Conduct customer satisfaction surveys and prioritize needed improvements*	Staff		
		Consider preservation strategies as a part of Neighborhood Plans	Staff		
		Create preservation resource center	Staff, HPC, Library, Historical Commission		
		Enhance City inter-department communication*	Staff		
		Explore expansion of "Junior Preservationist" program*	Staff, HPC, LSAB, BVSD, SHPO		
		Network with preservation partners (including City Boards and Commissions)*	Staff, HPC	APA Colorado Award for Community Engagement (2016)	
		Share information on tax credits and publicize success stories*	Staff		
		Develop creative public outreach*	Staff, HPC, Cultural Council, Louisville Arts District	Landmarking Ceremony (May 2016). Farmer's Market Booth (Summer 2016). Develop curriculum for 4th grade debates in Spring 2017.	
		Explore modification of ordinance to ensure designation of historic districts is voluntary	Staff, HPC, City Council		
	Long-Term		Review Structures of Merit authorization	Staff, HPC	
		Draft and promote maintenance best practices for older buildings*	Staff, HPC, Residents		
		Host periodic Open Houses for property owners*	Staff, HPC		
		Create a reference file of Preservation Program accomplishments*	Staff, HPC, Museum	Preservation program accomplishments folder is located in G Drive.	
		Create and deliver standard presentation on preservation to community organizations*	Staff, HPC		
		Improve availability of Louisville Historical Museum Oral History Program records*	Museum, Historical Commission		
		Explore resident-generated history collection formats*	Staff, HPC, Museum, Residents		
		Promote historic preservation through regional tourism organizations*	Economic Development, Louisville Chamber, DBA		
		Study issues related to sustainability and historic buildings	Staff, HPC, LSAB	Preservation Planner serving on Partners in Energy Louisville Working Group (Fall 2016).	
		Document historic landscapes	Consultant		
		Re-evaluate participation in Main Street program including grant eligibility	Staff, HPC, City Council, Residents, DBA		
		Explore strategies for establishing an emergency preservation fund	Staff, HPC		

(*ongoing)

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: Demolition Update – 1201 Lincoln Avenue
Date: **September 19, 2016**

On September 2, 2016, Planning Staff and two subcommittee members of the HPC reviewed a request to remove windows on the eastern side of the south elevation. The owners are planning to restore the structure without the addition reviewed by the Historic Preservation Commission earlier this year.



1201 Lincoln Avenue

After deliberation, the HPC subcommittee decided to release the permit because the demolition will 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 – 940 Caledonia
Date: **September 19, 2016**

On August 25, 2016, Planning Staff and two subcommittee members of the HPC reviewed a request to replace a window at 1520 Main Street.



1520 Main Street

After deliberation, the HPC subcommittee decided to release the permit because the demolition will have a minimal impact on the overall architectural integrity and the existing window does not appear to be original.

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: Demolition Update – 932 Main Street
Date: **September 19, 2016**

On August 25, 2016, Planning Staff and two subcommittee members of the HPC reviewed a install sigs at 931 Main Street.



Single sided, non illuminated 1/4" thick DiBond panel with applied digital print. Flush mounted to fascia.

931 Main Street

After deliberation, the HPC subcommittee decided to release the permit because the demolition will 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 – 940 Caledonia
Date: **September 19, 2016**

On September 2, 2016, Planning Staff and two subcommittee members of the HPC reviewed a request to demolish over 60% of the roof at 932 Grant Avenue in order to construct a rear addition.



932 Grant Avenue

After deliberation, the HPC subcommittee decided to release the permit because the demolition will 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 – 940 Caledonia
Date: **September 19, 2016**

On August 5, 2016, Planning Staff and two subcommittee members of the HPC reviewed a request to demolish over 50% of the roof in order to construct a rear addition.



940 Caledonia

After deliberation, the HPC subcommittee decided to release the permit because the demolition will have a minimal impact on the overall architectural integrity.

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: Upcoming Schedule
Date: **September 19, 2016**

September

27th – EnerGov “Go Live” for Planning & Building Safety Department
28th – Joint HPC/Historical Commission meeting, 6:30pm, Spruce Room
~~29th – APA Colorado Awards Ceremony, 5:30-7:30pm, Antlers Hotel, Colorado
—— Springs~~
30th – Historic Context Proposal Interviews, 3-5pm, Spruce Room

October

17th – Historic Preservation Commission Meeting, 6:30pm, Council Chambers
25th – APA Colorado Awards Ceremony, 5:30-7:30pm, Cheyenne Mountain
Resort, Colorado Springs

November

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