

***Historic Preservation Commission
Agenda
July 15, 2019***

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

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes - May 20, 2019
5. Public Comments on Items Not on the Agenda
6. Discussion:
 - Demolition Processes
7. Discussion
 - Public Outreach
8. Items from Staff
 - Alteration/Demolition Updates
 - Upcoming Schedule
9. Updates from Commission Members
10. Discussion Items for future meetings
11. Adjourn

Historic Preservation Commission

Meeting Minutes

May 20, 2019

City Hall, Council Chambers

749 Main Street

6:30 PM

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

Roll Call was taken and the following members were present:

Commission Members Present: Chair Lynda Haley
Caleb Dickinson
Michael Ulm
Hannah Parris
Gary Dunlap

Commission Members Absent: Andrea Klemme
Chuck Thomas

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

APPROVAL OF AGENDA

Dickinson made a motion to approve the May 20, 2019 agenda. Ulm seconded. Agenda approved by voice vote.

APPROVAL OF MEETING MINUTES

Ulm made a motion to approve the April 29, 2019 minutes. Dickinson seconded. The minutes were approved as written by voice vote.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

DISCUSSION/DIRECTION

Probable Cause Determination for 823 Garfield Avenue

Request for conflicts of interest. None disclosed.

Selvoski presented the request. 823 Garfield was built in 1910 and represents the Edwardian Vernacular style, with a full-width front porch and two bay windows. There are two families associated with the structure, the Weavers and the Berrys. The Weavers owned the home from 1910 to 1946 and the Berrys owned it from 1946 to

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1972. Both families were active in the community, keeping substantial gardens on the property and serving on City Council, for example. The structure retains its overall form and appearance from the street and exhibits a high level of physical integrity.

Staff finds that it meets the criteria for architectural and social significance and maintains physical integrity. For the Historic Structure Assessment grant amount, staff recommends approving a grant in the amount equal to what City Council approves tomorrow night since the Historic Preservation Fund is currently undergoing changes.

Ron Knutson, applicant for 823 Garfield Avenue, stated that he had lived in the home for a long time and put a lot of work into it to preserve it. He offered to answer any questions from the Commission.

Dickinson asked what Knutson was trying to accomplish with the property over the next year.

Knutson replied that he believed in protecting the home for the neighborhood and that the financial incentive would help with future preservation work.

Dunlap asked what interesting discoveries Knutson had made in his work on the property.

Knutson replied that the house had been heated by coal until around the 1970s and there was a pile of coal still in the basement. He had uncovered relics while working on the foundation and the rear porch. A member of the Weaver family had requested that Knutson and his family keep the Weaver family bible and a set of old photographs as a sort of time capsule with the property.

Dickinson noted that the structure had not changed much since the 1948 assessor's photo. He thought it was well-preserved and an unusually grand home to have been built in Louisville in 1910.

Dunlap made a motion to find probable cause for 823 Garfield and to use the grant amount for the Historic Structure Assessment approved by City Council. Roll call vote. All in favor. Motion passed unanimously.

Probable Cause Determination for 701 Grant Avenue

Selvoski presented the request to find probable cause for the church at 701 Grant. The earliest photo of the structure shows it in the early 1900s, not long after it was built. The church was built in 1901 and is a great example of an early 20th century wood-frame church, with a tall front gable roof and a tower on the southwest corner. The door and window placement appear to be in their original location, as well. The City has the original bell in its collection. The church was built by the Baptist Church and served as a place of worship and a community space for social events. The front part of the church built in 1901 maintains its integrity. A deck was added but staff finds that it does not

impact the original structure. The additions off the back, while technically historic, maintain less integrity than the front portion of the structure.

Staff finds that the structure exemplifies architectural and social significance and maintains physical integrity. Staff recommends approving a grant in the amount equal to what City Council approves tomorrow night for Historic Preservation Assessment grants since the Historic Preservation Fund is currently undergoing changes.

Request for conflicts of interest. None disclosed.

Dunlap asked about the fact that the property was for sale.

Selvoski replied that the applicant has the structure under contract and the owner has signed off on the application, as well.

Dunlap asked if the south side of the structure would be preserved.

Applicant Michael Kalicak, Principal at Novy Partners, 24055 High Meadow Drive in Golden, stated that both street-facing facades would be preserved in order to be landmarked. He was still figuring out if the cinderblock additions would stay or go.

Ulm stated that this was his number one project to try to get landmarked and he was happy with the application.

Parris noted that it was a visible landmark that had not been in great shape so she was excited the applicant was bringing it forward.

Dickinson stated that he had been through the property a few times. It was one of the properties that was going to take a lot of personal investment and he hoped that this would be an opportunity for a partnership between the owners and the City to preserve cool old buildings like this one and make them usable.

Kalicak explained that the intent was to preserve the front structure and potentially add on living space in the rear to convert it to a single-family living space.

Ulm moved to find probable cause for 701 Grant and to use the grant amount for the Historic Structure Assessment approved by City Council. Dickinson seconded. Roll call. All in favor. Motion passed unanimously.

ITEMS FROM STAFF

Alteration Certificate/Demolition Review Updates

Staff and a subcommittee of the Commission granted an alteration certificate for 1116 LaFarge based on the findings that the roofing materials are a reasonably good match to the current materials and will not alter the general appearance of the project and that replacing the roof will help to preserve the landmark.

Upcoming Schedule

May

21st City Council, Council Chambers, 7 pm

June

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

17th – Historic Preservation Commission, Council Chambers, 6:30 pm

July

15th – Historic Preservation Commission, Council Chambers, 6:30 pm

August

19th – Historic Preservation Commission, Council Chambers, 6:30 pm

UPDATES FROM COMMISSION

Ulm started a discussion on plans for the landmark coasters. The Commission agreed to reprinting the designs from last year and possibly making them of higher quality.

Parris asked if anyone else had interest in doing a booth at the drive-in. Haley replied that she might.

The Commission discussed having a booth at Art Walk events. Selvoski offered to send out a scheduling email.

Selvoski stated that there had been a nice turnout at the Landmarking Ceremony on Saturday for 1021 Main and the owners were willing to discuss the process with other homeowners.

DISCUSSION ITEMS FOR NEXT MEETINGS

Haley observed that the Commission needed to discuss outreach activities for the updated Historic Preservation Fund.

Zuccaro replied that after the resolution was approved by City Council, staff and the Commission could talk about how to disseminate the information. He suggested doing a direct mailing to residents of Old Town in addition to the standard governmental communications.

Adjourn:

Dickinson moved to adjourn. Parris seconded. The meeting was adjourned at 7:02 PM.

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: Demolition Review Process
Date: July 15th, 2019

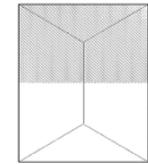
BACKGROUND:

A subcommittee of the HPC recently reviewed a demolition where the scope of the project changed without notification from the applicant. The subcommittee requested a discussion on the topic of demolitions and the review process.

DEMOLITION DEFINITION:

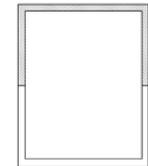
Demolition or *demolish*: Any act or process which removes one or more of the following:

- (a) Fifty percent or more of the roof area as measured from directly above across a horizontal plane (see diagram). The shaded area illustrates the maximum amount that may be removed without constituting demolition as defined by this provision.



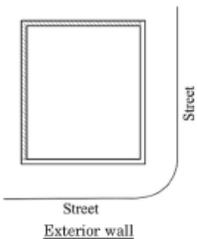
Measured from directly above

- (b) Fifty percent or more of the exterior walls of a building as measured contiguously around the building (see diagram). The shaded area illustrates the maximum amount that may be removed without constituting demolition as defined by this provision.



Measured contiguously around the building

- (c) Any exterior wall facing a public street, but not an act or process which removes an exterior wall facing an alley (see diagram). The shaded area illustrates the maximum amount that may be removed without constituting demolition as defined by this provision.



Street
Exterior wall

A wall shall meet the following minimum standards to be considered a retained exterior wall:

- (1) The wall shall retain studs or other structural elements, the exterior wall finish, and the fully framed and sheathed roof above that portion of the remaining building to which such wall is attached;
- (2) The wall shall not be covered or otherwise concealed by a wall that is proposed to be placed in front of the retained wall; and
- (3) Each part of the retained exterior walls shall be connected contiguously and without interruption to every other part of the retained exterior walls.

CURRENT PROCESS:

The City's current process requires any modification to the street facing façade or removal of 50% of the exterior finishes on a building, which is 50 years or older, to submit a demolition permit to the Building Safety Division to begin the demolition review by the HPC.

The purpose of the review of permit applications for demolition, moving, and removal of buildings constructed in or before 1955 is to prevent the loss of buildings that may have historical or architectural significance.

Administrative Review:

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.
- 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.

HPC Review:

For all applications not eligible for administrative review, a subcommittee consisting of a staff member and two randomly selected commission members will review permit applications for demolition.

- If the subcommittee members unanimously determine that there would be no significant impact or potential detriment to the historic resources of the city, the planning department will sign off on the permit and forward it to the building division for review.
- If the subcommittee determines that there is probable cause to believe that the building may be eligible for designation as an individual landmark, the issuance of the demolition permit can be stayed for up to 60 days and the demolition review will be referred to the full HPC for a public hearing.
- If the full commission finds that the building to be demolished does not have historical significance, the city the planning department will sign off on the permit and forward it to the building division for review.
- If the commission finds that the building may have historical significance, a stay may be placed on the demolition for a period not to exceed 180 days from the date of application.

Demolition Review:

The building department issues the demolition permit for the structure(s) on the application. The demolition and any subsequent building activity is inspected by city building inspectors for compliance with the approved plans.

Enforcement and Penalties:

No person shall violate any of the provisions of the ordinances of the city. Except in cases where a different punishment is prescribed by any ordinance of the city, any person who violates any of the provisions of the ordinances of the city shall be punished by a fine of not more than \$2,650.00, as shall be adjusted for inflation on January 1, 2014 and on January 1 of each year thereafter, or by imprisonment not to exceed one year, or by both such fine and imprisonment. (LMC Sec. 1.28.010)

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: 2019 Public Outreach Update
Date: July 15th, 2019

Following the adoption of the updated resolution increasing the incentives for historic preservation, outreach to Louisville residents is more important than ever. Listed below are the outreach efforts we plan to utilize in 2019.

Prior Outreach:

- McCaslin Movie Night

Current Outreach:

- Press release
- City newsletter
- Direct mailing
- Outreach with Boulder Co. Realtors

Future Outreach Ideas:

- Coasters
- First Friday Art Walk (August 2nd, September 6th)
- Other?



MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: Staff Updates
Date: July 15th, 2019

Alteration Certificate Updates

536 LaFarge (6/28/2019)

- Rationale: The current front façade retained little architectural integrity and past changes may have impacted landmark eligibility.

1117 Jefferson (6/28/2019)

- Rationale: The replacement roofing and decking materials are a reasonably good match to the current materials and will not alter the appearance of the project.

1013 Jefferson (6/11/2019)

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

Demolition Updates

307 Eisenhower (6/25/2019)

- Rationale: The previously approved demolition expired, and the homeowner reapplied for a demolition permit in order to begin work. The original demolition permit approval was unanimous and reviewed at the December HPC meeting.

515 Jefferson (7/8/2019)

- Rationale: A permit was approved for the project, which included the retention of the front wall. During construction, the scope changed, and following the removal of the front wall, the applicants applied for a revised permit.

Upcoming Schedule

July

15th – Historic Preservation Commission, Council Chambers, 6:30 pm

August

19th – Open Government Training, Council Chambers, 5:30 pm

19th – Historic Preservation Commission, Council Chambers, 6:30 pm

September

16th – Historic Preservation Commission, Council Chambers, 6:30 pm

October

10-12th – PastForward: National Preservation Conference, Denver
21th – Historic Preservation Commission, Council Chambers, 6:30 pm