

***Historic Preservation Commission
Agenda
August 19, 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 - July 15, 2019
5. Public Comments on Items Not on the Agenda
6. **Public Hearing: Grant**
 - 620 Grant Avenue
7. Probable Cause Determination
 - 816 Lincoln
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

July 15, 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:

Board Members Present:	Chair Lynda Haley Andrea Klemme Caleb Dickinson Michael Ulm Hannah Parris Gary Dunlap Chuck Thomas
Board Members Absent:	None.
Staff Members Present:	Felicity Selvoski, Historic Preservation Planner Rob Zuccaro, Director of Planning & Building Safety Harry Brennan, Planner Elizabeth Schettler, Senior Administrative Assistant

APPROVAL OF AGENDA

Dickinson made a motion to approve the July 15, 2019 agenda. Klemme seconded. Agenda approved by voice vote.

APPROVAL OF MINUTES

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

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

DISCUSSION/DIRECTION

Demolition Process Discussion

Selvoski described a recent subcommittee demolition review that prompted a desire to have a review of the process by the full Commission. She explained that there are different definitions of a “demolition” under the Louisville Municipal Code:

- “Fifty percent or more of the roof area as measured from directly above across a horizontal plane.
- Fifty percent or more of the exterior walls of a building as measured contiguously around the building.
- Any exterior wall facing a public street, but not an act or process which removes an exterior wall facing an alley.
- A wall shall meet the following minimum standards to be considered a retained exterior wall:
 - 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;
 - 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
 - Each part of the retained exterior walls shall be connected contiguously and without interruption to every other part of the retained exterior walls.”

Selvoski explained that some demolition requests could be approved administratively:

- modifications to existing commercial signage put in place after 1955 which meet the applicable design standards;
- the replacement of doors and windows when 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; and
- the replacement of over 50% of the roof covering and/or sheathing, but excluding any structural members, where the existing roof covering and/or sheathing was replaced after 1955.

If a request does not fall under administrative review, the issue goes to a randomly selected subcommittee of two commissioners and a staff member. If the subcommittee does not agree unanimously to approve the request, it goes before the Commission as soon as possible within 60 days. At that point, the Commission can choose to place a stay of up to 180 days or approve the request. Planning staff does not visit the structure, but the building staff does.

Selvoski asked for the Commission to consider instances in which the language of the Code did not match the intention of the preservation program and if the Commission would like staff to conduct additional research to address those instances.

Ulm stated that he was comfortable with the review process. He explained that in the recent demolition case, the application had contained a request to demolish part, but not all, of a structure, yet the property owner demolished the entire structure without further review.

Selvoski further explained that the property owner had received a full demolition approval in 2017 or early 2018 that had expired before the most recent request. She noted that the owner had not received preservation funds for the demolished structure.

Ulm replied that nothing could be done about that particular structure at this time, but he was concerned about how the Commission could follow up with approved cases.

Haley asked if the property owner had been penalized.

Selvoski replied that usually the only way the City would learn about something like that is if the Building Department visited the site.

Klemme asked who had reported this situation.

Selvoski replied that it had been a citizen who saw the demolition. She added that there had been a stop-work order placed while staff and the property owner figured it out. Building staff changed the project requirements from remodel to new construction in response to the full demolition.

Dunlap asked for the property address.

Selvoski replied that it was 515 Jefferson.

Haley asked if anyone had questions about the process.

Ulm replied that it sounded like the City would have caught the issue eventually and reiterated their comfort with the process. He was still concerned with property owners not following their application requests.

Selvoski replied that it seemed like the property owner had gotten into the wall, realized the extent of the damage, and gone ahead and demolished it.

Dunlap observed that it was a violation regardless of the preservation concern.

Dickinson stated that he could see how a builder could encounter rotted material and want to get rid of it immediately rather than go through the long process of getting approval by the City. He thought it was important to do reviews quickly. He asked if the process for historic buildings with additions fell under the full review process if the property owner wanted to demolish the newer additions rather than the historic portion.

Haley replied that the 50% amount was not a limitation, it was just what triggered a process as a demolition.

Klemme stated that she understood how someone would need to take down a material while the construction crew and tools on-site. She asked if there was something the Building Department required property owners to sign acknowledging that they understood that they needed to come back in if they made any changes to their plans.

Selvoski replied that the City approved specific plans, which the property owner then had to sign.

Haley added that landmarked properties had a more thorough review process and this particular situation seemed like an anomaly.

Selvoski asked the Commission about the language that identified the “wall” and if the language should be more inclusive.

Haley asked if porches would be included in this language.

Selvoski responded that it was not explicit.

Thomas suggested adding “wall and its attachments or apertures.”

Selvoski asked if the intent was to preserve those as well.

Thomas replied that it was the intent since they faced the street and affected the overall architectural importance of the structure.

Dickinson added that the intent was to preserve the visual exterior wall so that someone could walk by and not be able to tell that anything had changed.

Ulm suggested “attached architectural elements.”

Dunlap suggested “exterior wall, including extensions and attachments.”

Thomas agree that the demolition process was clear in every other aspect.

Dunlap asked if there was much difference between the demolition and addition processes.

Selvoski responded that staff tried to keep those conversations with property owners as open as possible and always tried to have the conversation about the benefits of landmarking when property owners wanted to build additions.

Dunlap asked if there were ever stays placed on additions.

Selvoski replied that the only way the Commission could place a stay was in cases involving demolition.

Dunlap observed that some of his neighbors had been concerned that their whole project would fall apart if the Commission decided to place a stay on their work.

Selvoski replied that staff tried to highlight the positive in the program, but sometimes property owners knew exactly what they wanted to do and did not want to do preservation. She stated that the program was meant to be an incentive and the point of a stay and talking to staff and the Commission was to provide information.

Haley noted that the Commission had received review requests for porches in the past.

Selvoski replied that staff had interpreted the language as referring to porches, but it was not explicit.

Haley and Parris agreed that there should be additional language for porches and the like.

Thomas added that porches could be the most interesting aspects of the architecture.

Zuccaro stated that the Commission would have to amend the Code to make those changes and Selvoski could bring forward additional language changes before the Commission considered a code amendment.

Public Outreach Discussion

Selvoski informed the Commission that Commissioners Klemme and Parris had worked a booth at the McCaslin Movie Night.

Klemme stated that she thought citizens learned a lot from the City-related booths at the movie and that there was good turnout.

Parris agreed and thought that the free ice cream coupons were a smart idea. The preservation booth had origami houses and thought that stringing them up at the next booth might be a good idea with all the extra display houses. The quality of questions from community members was great, including questions about specific buildings and the program itself. She suggested that the Commission use a similar combination of hands-on and discussion activities in the future.

Selvoski updated the Commission on some of the outreach staff and commissioners were working on in the near future:

1. Press Release
2. City Newsletter
3. Direct Mailing
4. Boulder Area Realtor Association (September 4th)
5. Coasters
6. First Friday Art Walk (August 2nd and September 6th)

Selvoski asked for other suggestions.

Klemme asked about Labor Day events.

Dickinson replied that there were booths set up at Memory Square Park.

Parris suggested connecting with the library and the museum to do a scavenger hunt or an architecture walk.

Selvoski thanked the commissioners for their ideas and encouraged them to send emails with further suggestions.

ITEMS FROM STAFF

Alteration/Demolition Updates

Selvoski informed the Commission that staff and a subcommittee granted an alteration certificate for 1116 LaFarge and several re-roofs. 307 Eisenhower was reviewed for demolition in December and the permit had been re-released and 515 Jefferson was also reviewed for demolition.

Upcoming Schedule

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

21st – Historic Preservation Commission, Council Chambers, 6:30 PM

Selvoski stated that if there were any commissioners interested in the PastForward conference the City might be able to find funds for them to attend. She also introduced the new planner, Harry Brennan.

UPDATES FROM COMMISSION

Dunlap asked if the new dollar values could apply to the last landmarking case, but he realized he might be wrong about the timing.

Selvoski replied that the new values were in effect and the only ones that the new amounts would not apply to would be previously landmarked properties.

Dickinson informed the Commission that the interior of his home, the Old Louisville Hospital, was almost complete. There was a lot of exterior work still to be done.

DISCUSSION ITEMS FOR NEXT MEETINGS

Haley stated that there would be ongoing amendments as needed and there would be ongoing outreach efforts, as well.

Adjourn:

Thomas moved to adjourn. Dickinson seconded. The meeting was adjourned at 7:11 PM.

ITEM: 620 Grant Avenue (Harney House) Historic Preservation Fund Grant Request

APPLICANT: Rich and Nicole Schwalm
620 Grant Avenue
Louisville, Colorado 80027

OWNER: Rich and Nicole Schwalm
620 Grant Avenue
Louisville, Colorado 80027

PROJECT INFORMATION:

ADDRESS: 620 Grant Avenue
LEGAL DESCRIPTION: Lots 4-5 Block 12 Pleasant Hill
DATE OF CONSTRUCTION: circa 1905

REQUEST: A request for a Historic Preservation Fund grant for the Harney House located at 620 Grant Avenue.



SUMMARY:

The applicant requests approval of a grant in the amount of \$5,315 from the Historic Preservation Fund for the Harney House located at 620 Grant Avenue. Under Resolution No. 2, Series 2012, for a period of 18 months from when a property is declared a landmark pursuant to Chapter 15.36 of the Louisville Municipal Code the owner of the residential property shall be eligible for an unmatching flexible grant from the Historic Preservation Fund in the amount of up to \$5,000 and a matching focused grant of up to \$15,000 for “*preserving, restoring, rehabilitating, or protecting landmarked property.*” (Res. 2, Series 2012)

BACKGROUND:

The Harney family from Slovakia owned this home for about 65 years. The home was located in a neighborhood with other Eastern European households. Across the street is the Mudrock House (613 Grant Avenue), also owned by a Slovak family. Together, John and Katherine Harney had at least eleven children, of whom eight lived to adulthood in 620 Grant Avenue. John Harney worked as a coal miner in the Louisville area. John Harney’s brother, Joseph Harney, owned the farm that is now the Harney-Lastoka Open Space.



Boulder County Assessor records, 1948



620 Grant Avenue, southwest view (front facade) – Current Photo

GRANT REQUEST ANALYSIS

The applicants are requesting approval of a Preservation and Restoration Grant for rehabilitation work on the landmarked structure at 620 Grant Avenue. The total grant request is \$5,315. The requested rehabilitation work includes adding insulation to the walls and attic of the house.

The Harney House previously received a \$900 grant for a Historic Structure Assessment and a \$1,000 Landmark Grant. The historic structure assessment was completed in 2017 by DAJ Design and paid for by the Historic Preservation Fund. The assessment (document attached) makes several recommendations, including adding insulation to the house.

The applicant received a quote for the proposed work from Eco Handyman. The cost of the proposed work is in line with insulation work done on similar projects.

Work proposed with total cost:

- Insulation: \$5,315
 - *Exterior metal siding work (removal and reinstallation)*
 - *Wall insulation*
 - *Attic airsealing and insulation*

GRANT AMOUNT REQUESTED: \$5,315

Flexible Grant

Under Resolution No. 2, Series 2012, the proposed work is eligible for funding as a flexible grant but is limited to a maximum grant amount of \$5,000. The proposed insulation work falls under the category of rehabilitation work: “*Sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make the property functional is appropriate within a rehabilitation project.*”

FLEXIBLE GRANT: \$5,000 (MAXIMUM)

Focused Grant

The proposed insulation work is also eligible for funding through the focused grant category. “*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.*” (Res. No. 2, Series 2012) Focused grants require a 100% match from the applicant.

FOCUSED GRANT: \$157.50 (WITH REQUIRED \$157.50 MATCH FROM APPLICANT)

FISCAL IMPACT:

Approval of the grant request allows for a grant of up to \$5,157.50 from the Historic Preservation Fund: a \$5,000 flexible grant (unmatched), and a \$157.50 focused grant (matching).

The fiscal impact to the HPF is an expenditure \$5,157.50. The current balance of the Historic Preservation Fund as of 07/31/2019 is approximately \$2,312,787. Budgeted expenditures from the HPF for 2019 are estimated to be \$549,270.

STAFF RECOMMENDATION:

The grant request meets the requirements specified under Resolution No. 2, Series 2012, and addresses the recommendations in the Historic Structure Assessment. Staff recommends approval of Resolution No. 01, Series 2019, approving a grant for \$5,157.50 for the Harney House.

ATTACHMENTS:

1. Resolution No. 01, Series 2019
2. Historic Preservation Application
3. Historic Structure Assessment

**RESOLUTION NO. 01
SERIES 2019**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A
PRESERVATION AND RESTORATION GRANT FOR THE HARNEY HOUSE LOCATED
AT 620 GRANT AVENUE**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration grant for the Harney House, a historic residential structure located at 620 Grant Avenue, on property legally described as Lot 4-5, Block 12, Pleasant Hill, Town of Louisville, City of Louisville, State of Colorado; and

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

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

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

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

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

1. The Historic Preservation Commission recommends the City Council approve the proposed Preservation and Restoration Grant application for the Harney House, in the amount of **\$5,157.50**.

PASSED AND ADOPTED this _____ day of _____, 2019.

Lynda Haley, Chairperson

HISTORIC PRESERVATION APPLICATION

CASE NO. HIP-0233-2019

PROPERTY INFORMATION

Address: 620 Grant Ave.

Date of construction (if known): 1905-1906

Legal Description: Lot 4-5 Blk 12

Subdivision Pleasant Hill Addition

If Applicable: Landmark Name/Resolution

Harney House

Res. No. _____ Year _____

TYPE (S) OF APPLICATION

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

APPLICANT INFORMATION

Name: Rich + Nicole Schwalm

Company: _____

Address: 620 Grant Ave

Telephone: 3-359-3465

Email: rich_nicole_pc@yahoo.com

PROJECT INFORMATION

(Attach additional pages if necessary)

Summary: Insulation

OWNER INFORMATION (if not applicant)

Name: _____

Company: _____

Address: _____

Telephone: _____

Email: _____

SIGNATURES & DATE

Applicant Name (please print):

Nicole Schwalm

Applicant Signature:

Nicole Schwalm

Owner Name (please print):

Owner Signature:



Print

Download

ESTIMATE

Rich Schwalm
620 Grant Ave Louisville, CO 80027
(303) 359-3754

Eco Handyman

4845 Pearl East Circle Suite 101
Boulder, CO 80301

Phone: (303) 444-2181

Email: nate@ecohandyman.com

Web: ecohandyman.com

Estimate #

004655

Date

06/20/2019

Description	Rate	Total
<p>1) Electrical Wiring in Walls Check:</p> <p>Have a qualified electrician check the electrical in the walls that it is ok to insulate around. There could still be a little knob and tub wiring. Especially check the North outlet in the front living room, it does not appear to be attached to the wall at all, just to the cover plate. Just need to keep everything safe, and smart to check before insulation process. Not included in our work. Perhaps your Son and the electrical company he works for could do this for you.</p>	\$0.00	\$0.00
<p>2) Exterior Metal Siding work:</p> <p>Price for us to remove metal siding before the insulation install and re-install after. Some pieces may get a little bent because metal siding does not come out easily, and it is painted into place. This means that if we are putting it back, you will be able to tell which rows were removed because they will be a little damaged.</p> <p>*We could also do just the removal for FREE if you were going to replace it with a more "historical" siding to match the historical plaque on your home, because we could pull it out without having to be as careful, and would not have the tedious job of replacing it. Let me know what you think on this. -Nate</p>	\$545.00	\$545.00
<p>3) Wall Dense-pack Insulation from the Exterior:</p> <p>After the siding is removed (listed above), we will cut 2.5" holes in the wall in each stud bay and dense-pack the wall with insulation. This is a time consuming and technical process that requires the insulation blower to be calibrated correctly, the pressure to be set accurately, and a large quantity of material to be used so that the air movement in the cavity is limited and to prevent the insulation from settling. Includes plugging each hole with a foam plug before replacing the siding. Includes all labor and materials.</p>	\$2,975.00	\$2,975.00
<p>4) Attic Airsealing and Insulation:</p> <ul style="list-style-type: none"> -Air seal larger accessible attic penetrations for wiring, vent pipes and larger holes into the attic. -Seal furnace vent penetration with special heat-resistant caulk and surround it with a metal collar per code. -Add baffles to existing soffit vents to improve attic ventilation to reduce heat in attic in summer, reduce attic moisture in winter and reduce "wind washing" of insulation. -Build a tall reflectix wall around BOTH the attic hatches to allow full insulation depth up to the hatch while still allowing someone to easily get into the attic at a later time. If your roof is very low, we will install a modified barrier allow you to still 	\$1,795.00	\$1,795.00

get into the attic.

-Seal attic hatch with weather stripping and caulk the hatch trim as needed for a tighter seal.

-Attic hatch Insulated with up to 6 inches of rigid foam board to match R-value of the attic.

-Add R-35 advanced blown cellulose that is formaldehyde-free and about 80% recycled content to bring total amount to R-50, which is recommended by EnergyStar, exceeds building code requirements, and is recommended for comfort and energy savings.

-Includes all labor and materials for all steps of project.

Anything else we can help with?

\$0.00

Not for any program which require other work to be done. If you don't see something that you would like on the proposal, please call or email us so that we can add it on. If it is not on the proposal, then it is not within the scope of work, and should be added so that you get everything that you want done at the same time.

We are a Boulder based licensed general contractor that uses only our employees and trusted sub-contractors to get your quality job done in a timely manner. All workers are experts in their respective areas, so you get a positive experience throughout the project and a great finished product. We will work to deliver on the trust you put in us to make your home more comfortable, beautiful, and energy efficient. Let us know how we can help!

Subtotal	\$5
Total	\$5

Due to rising materials costs and the changing specification requirements of various local efficiency program proposals are valid for 60 days from date of issue.

Terms: For contracts under \$15,000, 50% due when scheduling project and balance due upon completion of Please send a check payable to "Eco Handyman" to the address at the top of this Estimate. Credit Cards accepted to \$2,500, unless you would like to split the 3% fee beyond that amount. Thank you!

Rich Schwalm

Nicole Schwalm

From: nicole s <rich_nicole_pc@yahoo.com>
Sent: Friday, July 5, 2019 1:08 PM
To: Nicole Schwalm
Subject: Fw: Your Estimate #4655 from Eco Handyman

Sent from Yahoo Mail on Android

----- Forwarded Message -----

From: "Nate Burger" <nate@ecohandyman.com>
To: "rich_nicole_pc@yahoo.com" <rich_nicole_pc@yahoo.com>
Sent: Fri, Jul 5, 2019 at 12:18 PM
Subject: Re: Your Estimate #4655 from Eco Handyman
Terrific, thanks Rich.

Best,
Nate

On Fri, Jul 5, 2019 at 12:07 PM nicole s <rich_nicole_pc@yahoo.com> wrote:
Thanks. Will schedule an inspection for the wiring and get back with you to schedule the insulation

Sent from Yahoo Mail on Android

On Fri, Jul 5, 2019 at 11:29 AM, Nate Burger
<delivery@email.joistapp.com> wrote:



**Estimate
#4655
from Eco
Handyman**

Attn: Rich Schwalm

Hello Rich,

It was nice to meet you the other day. Please find your proposal attached, and feel free to email me with any questions or to schedule

the work. My personal cell if you have any questions about the siding options: 303.827.4747

We are excited about working with you to make your home more comfortable and quiet!

Best,
Nate

Nathaniel Burger, Owner
Eco Handyman
W: 303.444.2181
www.ecohandyman.com
4845 Pearl East Circle Suite 101
Boulder, CO 80301

Remodels, insulation, ventilation, radon mitigation and more!

Please click the button below to view your Estimate on a secure webpage.

[View Estimate](#)

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Nathaniel Burger, Owner

Eco Handyman

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COMFORT, HEALTH AND EFFICIENCY!

Insulation, Radon Systems, Whole House Fans, Ventilation,
Crawlspace Moisture Control + Much More.

**HISTORIC STRUCTURAL ASSESSMENT
620 GRANT AVE, LOUISVILLE, COLORADO**

12/7/2017

This Project was paid for by the Louisville Preservation Fund grant.



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WWW.DAJDESIGN.COM

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INTRODUCTION

A Historic Structural Assessment was conducted for the primary structure at 620 Grant Ave, Louisville, Colorado, for purposes of determining its viability as a candidate for a historic landmark designation under the Historic Preservation program with the City of Louisville. The primary structure is a single family residence. The City of Louisville Historic Preservation Commission found probable cause to believe the building may be eligible for landmarking under criteria in section 15.36.050 of the Louisville Municipal Code, and the Commission approved the Historic Structural Assessment be paid for by the Louisville Preservation Fund grant. There are two additional accessory structures on the property, but both additional structures were not deemed suitable for landmarking and were not approved to be included in the assessment.



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A site visit to 620 Grant Ave was conducted to study the building and collect data. The visit by DAJ Design completed the Existing Condition Assessment and allowed time to photograph the structure.

LIST OF CONSULTANTS

ARCHITECT

Andy Johnson, AIA
DAJ Design
922A Main Street
Louisville, CO 80027
303-527-1100
andy@dajdesign.com

WEATHER CONDITIONS

Site Visit #1: good conditions, sunny, low wind, cool temperature.

SOURCES

“Louisville Historic Preservation Commission Staff Report,” September 18, 2017.
“620 Grant Avenue History,” September 2017, Louisville Historic Museum
“HSA Packet,” City of Louisville Planning Department.

BUILDING LOCATION AND SITE PLAN

Legal Description: Lots 4 & 5, Blk 12 Pleasant Hill Addition



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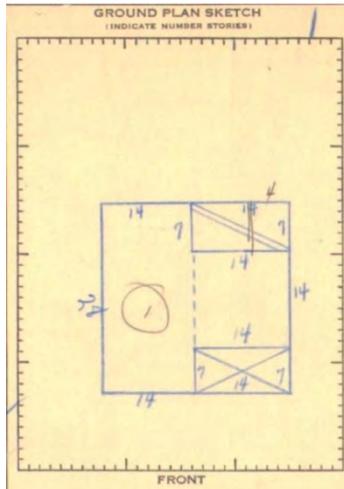


HISTORY AND USE

The gable-roofed, t-shaped structure has maintained its form and visual presence on Grant Avenue. The structure has a hipped, partial-width, front porch supported by turned wood spindles typical of the Folk Victorian style. The structure is clad in siding with a similar exposure to the original wood siding. After 1948, the roof wood shingle roofing was replaced by asphalt shingles. Based on the 1948 photo, there were minimal changes to the window openings and decorative features, if any. The original windows were double or single-hung with decorative wood trim surrounds. There were two doors leading into the house from the front porch, and the west facing door was covered up post-1948.



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Circa 1980 the rear porch was enclosed or replaced to include a bathroom and closet maintaining the existing low-pitched roof. Circa 1990's, a one-story, gable-roofed addition was constructed on the rear of the house. The addition is not easily visible from Lafarge Avenue because the addition is setback and screened by mature landscaping. The addition has minimal impact on the structure's architectural integrity.

The property also has a non-historic garage and shed along the alley.

A detailed social history and timeline of the house at 620 Grant was provided by the Louisville Historical Museum.



*Top image:
1948 Boulder
County
Assessor's
Ground Plan
Sketch.*

*Bottom image:
1948 Assessor's
photo of west
(street)
elevation.*

The house has been dated by the Louisville Historic Museum as “circa 1905.” The structure appears to have been used as a single-family residence for its entire history. Overall, the structure has maintained a reasonably high level of architectural integrity despite an addition to the rear of the structure and the addition of steel siding. The house is not currently listed on the National, State, or Local Register for historic structures.

HISTORIC PRESERVATION PRIORITIES

Based on our assessment, we recommend the house for landmarking. The highest priority historic preservation items for the house are as follows and in order:

1. Remove all steel siding and restore original wood siding.
2. Repair and restore windows to their best working condition including air sealing and the possible addition of custom built wood storm windows consistent with the historic character of the house. Fascia and soffits should be restored or replaced to original condition.
3. Consider re-installing the second front porch door as shown in the 1948 photo.
4. Repair and restore exterior window and door trim to decorative trim as shown in 1948 photo.
5. Tuck-point brick foundation wall.
6. Clean up landscaping and regrade around front of the house to the north to create positive drainage away from the foundation.
7. Insulate attic, crawlspace, and insulate walls, if necessary and possible.

Other items are outlined in the Rapid Visual Screening spreadsheet and in the summary below.

ANALYSIS AND COMPLIANCE

Due to the age of the house, the finish coatings may contain lead-based paint, asbestos may be present in the plaster top coat. A professional evaluation should be conducted to determine the presence of any hazardous materials.



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STRUCTURE CONDITION ASSESSMENT

A detailed condition evaluation of the different building elements is summarized in the attached Rapid Visual Screening matrix. The existing condition and integrity of each element, feature, or space is evaluated as Good, Fair, or Poor Condition, and a recommendation is provided. Focus for this summary will be on the original house structure. Please see the Rapid Visual Screening for details on the newer addition structure.



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Foundation/Crawlspace

The original foundation consists of ~12" wide stacked sandstone rubble that runs approximately 12" below grade, except at dug out portion of the crawlspace toward the rear of the original house where it runs full depth. Select areas of the original rubble foundation are under-pinned with a concrete foundation wall to create a deeper basement. Brick foundation was constructed on a slope with a cut brick top to level the foundation for the floor framing. The portions of the original foundation wall that are visibly accessible from the exterior are either coated with a cement stucco or a concrete skirt wall. In the crawlspace, there are multiple mid-span and transverse supports supported on the same brick bases or on dirt. Entry to the original crawlspace is through floor hatch in an exterior rear deck with mortared sandstone and concrete walls that run full depth of crawlspace height.

Existing brick foundation is in relatively good shape, however shows indications of weak mortar in various locations. The foundation walls are not insulated, there is no vapor barrier covering the dirt crawlspace area, and there is no basement ventilation. There is also minimal to no water infiltration visibly evident in the crawlspace or basement.

Recommendations include: Tuck-point the mortar on the rubble foundation wall. Install a vapor barrier over the dirt crawlspace. Insulate the foundation walls or floor framing. If feasible and appropriate, repair or redo cement stucco parge coat and concrete skirting in combination with any other work being conducted to the house (i.e. grading). See rapid visual screening report for details on newer constructed areas of the house.

Floor Construction

The original floor construction consists of 2X6 rough-sawn & dimensional lumber at 24" O.C. with 1x3 tongue & groove Douglas fir subfloor. Floor joists seem to be in relatively good shape. Floor joists bear on a rough sawn 2x6 plate laid flat on the existing stone foundation. There is a collection of beams, columns (various types). Floor framing is not insulated.

Recommendations include: Insulate floors, if foundation walls are not to be insulated.

Roof Construction

The original roof construction consists of 2x4 rough-sawn rafters at 24" O.C. with 1x "skip sheathing." Attic insulation is a loose fill mineral slag material.

There are vertical 1x struts running from the ridge to the ceiling rafters at irregular intervals. Attic insulation is minimal and inadequate.

Recommendations include: Remove 1x struts and install collar ties per instructions from a licensed structural engineer. Install additional insulation to equal a minimum of R-49 or an optimal R-60.

Roofing

Roofing is asphalt composite shingles. Low pitched roof is EPDM membrane roof at the portion along the circa 1990's addition.

Recommendations include: Replace asphalt roof.

Exterior Walls

The original exterior wall construction consists 2x4 rough-sawn studs at 16" O.C. (insulation unknown) with steel siding + 1/2" EPS insulation over original 1x6 painted wood shiplap siding.

Wall framing seems to be in acceptable shape. 2x4 wall framing was only visible in the attic, and seem to be in decent shape. Wall insulation was not visible. Existing wood shiplap siding was not visible. Outer steel siding appears to be in decent shape.

Recommendations include: Remove steel siding and restore original shiplap siding. Strip paint and repair original siding where appropriate. Prep, seal and repaint with a proper primer to maintain longevity. Consult an insulation company regarding the existing 2x4 walls, and insulate if uninsulated (no cost associated).

Exterior Windows

Wood windows of various operation types. Aluminum storm windows are installed over original windows. New windows are mostly double-pane, and in good shape.

Recommendations include: Install weather stripping or install new wood storm windows to fit historic character of existing windows.

Roof Openings

Circa 1980's addition skylight shows signs of moisture damage from interior effects of bathroom vapors. Exterior flashing shows signs of damage.



Recommendations include: May need to replace skylight.

Porches

The front porch consists of covered porch with ornate wood columns resting on a concrete slab. Concrete slab and wood columns seems to be in relatively decent shape. Concrete slab at porch shows signs of settlement, but acceptable for age of house.

Recommendations include: None.

Exterior Trim/Ornamentation

Ornamentation: Front porch columns are the only original ornamentation that is visible. Columns are in good shape. The bottoms of the columns may need to be addressed to fix or prevent water damage.

Recommendations include: Repaint columns and seal bottoms.

Soffit & fascia: Painted 1x wood fascia with an ogee profile on the bottom edge. Wood fascia in various locations show signs of water damage. Soffits are a painted 3/8" plywood board, and show signs of water damage. Front porch soffit/ceiling is a painted wood bead board.

Recommendations include: Replace or restore fascia. Replace or restore soffits at eaves.

Window & door trim: Various types of wood trim and molding. Window and door trim original to the house may need to be replaced or restored, but not visible during house visit.

Recommendations include: Replace or restore trim after removing the steel siding.

Site Drainage

Gutters & Downspouts: Standard 4" K-style metal gutters, painted. Gutters appear to be in decent shape. Standard 2x3 downspouts, painted. Downspouts appear to be in decent shape. Front downspout is missing an extension. Most gutter locations are full of debris and need to be cleaned.

Recommendations include: Clean gutters to avoid further damage. Install a gutter guard in all areas of the house product to protect the gutters from filling up with debris from surrounding trees.

Site grading: Entire property is landscaped using a low-water planting strategy. There is no lawn. Slope of property runs from the high side at Grant and slopes down to the east alley property line. The natural grade of the property slopes down mostly east but



also slightly to the south. Front yard drains to the front of the house. North side drains to the east, but does not drain away from the house. Leaves and natural debris have built up along all sides of the house.

Recommendations include: Clean debris away from the house on all sides of the house. Re-grade front area so the ground slopes from the house in all locations 6" in the first 5' from the edge of the house.

Mechanical, Electrical, Plumbing

Mechanical: Baseboard radiant heating system with gas-fired boiler.

Recommendations include: No recommendations at this time.

Electrical: Electrical service is 200 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.

Recommendations include: No recommendations at this time.

Plumbing: Existing waste line is PVC and exits the crawlspace through the newer crawlspace on the east side of the house. Sanitary line from house to alley is unknown.

Recommendations include: None.



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LOUISVILLE, CO 80027
T (303) 527-1100
INFO@DAJDESIGN.COM
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West elevation from street.



North elevation – historic structure.



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South elevation – historic structure

South elevation – 1990's Addition.



East elevation



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North elevation – 1996 Addition.



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Detail of soffit and fascia.



Detail of original column support at wall.



Detail of window showing storm window.



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Grading at front of house looking north from south property line.



Grading and debris build up at side of house.



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Roof structure at circa 1990's addition showing skylight.



Asphalt roofing repairs and patches.



Asphalt roofing showing extreme wear.



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Original brick foundation wall with sloping bottom.



Wood post support.



Wood support on brick base.



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Attic showing roof rafters, 1x struts, and insulation.



Attic showing roof rafters, 1x struts, and insulation.



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Interior view from living room to kitchen showing original wood interior paneling.



Interior view of remodeled kitchen.

ITEM: 816 Lincoln Ave. Probable Cause Determination

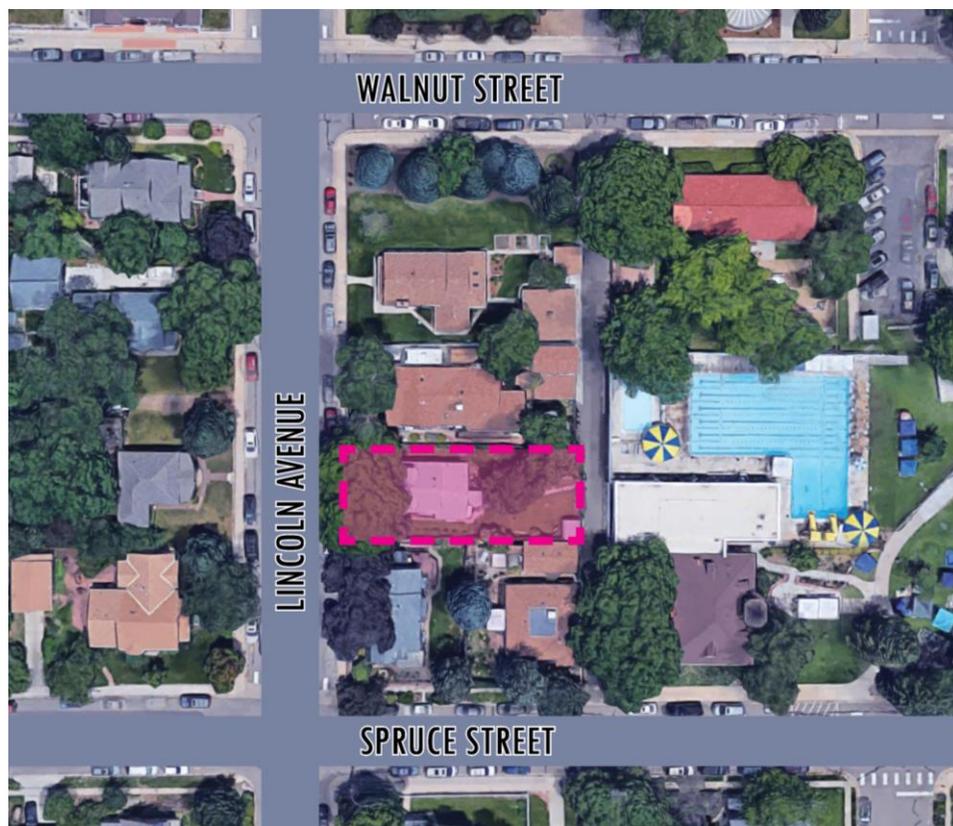
APPLICANT: Troy and Jen Miller
2366 Sandpiper
Lafayette, Colorado 80026

OWNER: Patricia Wilson
816 Lincoln Avenue
Louisville, Colorado 80027

PROJECT INFORMATION:

ADDRESS: 816 Lincoln Ave.
LEGAL DESCRIPTION: Lots 15-16 Block 5 Pleasant Hill
DATE OF CONSTRUCTION: circa 1909

REQUEST: A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 816 Lincoln Avenue.



SUMMARY:

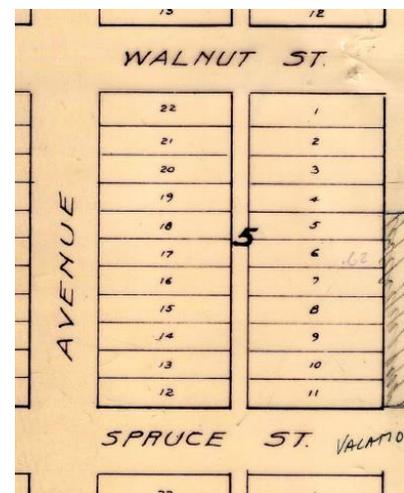
The applicant requests a finding of probable cause for landmark designation to allow for funding of a historic structure assessment for 816 Lincoln Avenue. Under Resolution No. 2, Series 2014, a property may be eligible for reimbursement for a historic structure assessment (HSA) from the Historic Preservation Fund (HPF) if the Historic Preservation Commission finds “probable cause to believe the building may be eligible for landmarking under the criteria in section 15.36.050 of the Louisville Municipal Code.” Further, “a finding of probable cause under this Section is solely for the purposes of action on the pre-landmarking building assessment grant request, and such finding shall not be binding upon the HPC, City Council or other party to a landmarking hearing.”

HISTORICAL BACKGROUND:

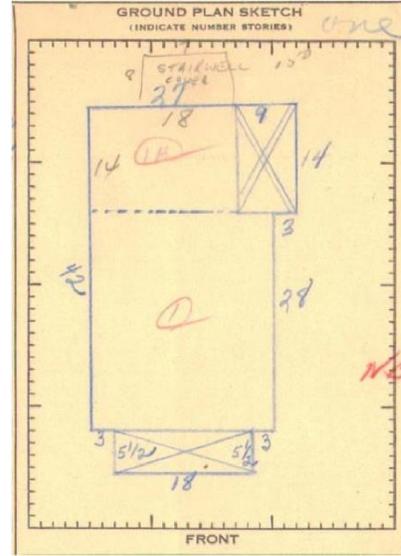
Information from Bridget Bacon, Museum Coordinator

The lots where 816 Lincoln is located in the Pleasant Hill subdivision were first platted in 1894. The Louis Wattlelet family purchased the lots in 1903 and in 1909 (Drumm’s Map) or 1910 (Boulder County Assessor) and built the house currently located at 816 Lincoln. The Wattlelets were from immigrated to Louisville from France in 1892 and worked in the local coal mines. The Wattlelets owned the property until 1917. The house changed hands numerous times over the following century.

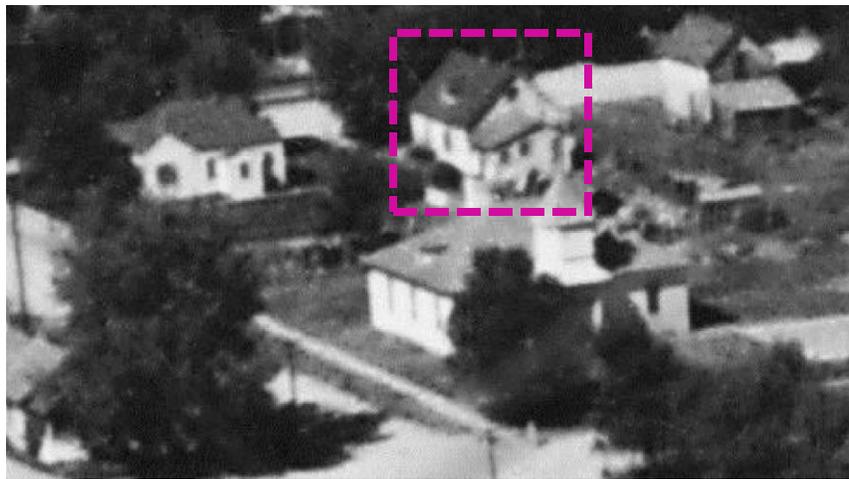
- The Wattlelets sold 816 Lincoln Avenue to William and Maria Thomas in 1917. They owned the property until 1919.
- In 1919, the Husband family (Richard and Ellen, children Evelyn, Nettie, and James) purchased the house. Richard worked as a coal mine superintendent. They lived at 816 Lincoln Ave. until 1921 at which time it was purchased by the Hutchinson family.
- John and Elizabeth Hutchinson lived there with their five children: Priscilla, John, William, Thomas, and Ella. John Hutchinson was a mine superintendent at the Rex Mine. Following the death of Elizabeth, the Hutchinsons sold the house to the Miller family in 1927.
- George and Elizabeth Miller (son Matthew) lived in the house until 1943 when it was sold to Mary Kranker.
- Mary Kranker and her husband Anton lived in the house with their four children (Mary Ann, Tony, John, Charles). In 1947, the Kranker family moved to Utah and rented the house. Upon their return to Louisville in 1956, the Krankers moved back into the house at 816 Lincoln. Mary Kranker continued to live in the house until her death in 1996.
- Patricia Wilson owned the house from 1996 to 2019.



Pleasant Hill Subdivision



Boulder County Assessor records, 1948



Aerial photo of Louisville, 1940s



816 Lincoln Avenue, west view (front facade) – Current Photo



816 Lincoln Avenue, north view – Current Photo



816 Lincoln Avenue, south view – Current Photo



816 Lincoln Avenue, east view (rear) – Current Photo

ARCHITECTURAL INTEGRITY:

The historic structure located at 816 Lincoln Avenue was constructed circa 1909. It is an early twentieth century wood frame vernacular house with a high front gable roof. The primary façade faces west to Lincoln Avenue. Two small gable roof dormers are located on the north and south pitches of the roof. The original structure has a rectangular plan with a wide front porch along the front façade. The windows and doors are in the original location however they do not appear to be original; the windows on the south side of the house were replaced with larger windows, and the window awnings were added at a later time.

Primary changes occurred over time:

- Rear porch enclosed (post-1948);
- Window awnings added (post-1948);
- Stone veneer added to front façade (timing unknown);
- Roof and siding replaced (timing unknown);
- Window replacement (timing unknown).

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

Under Resolution No. 17, Series 2019, a property may be eligible for reimbursement for a historic structure assessment (HSA) from the Historic Preservation Fund (HPF) if the Historic Preservation Commission finds “probable cause to believe the building may be eligible for landmarking under the criteria in [Louisville Municipal Code 15.36.050](#).” Further, “a finding of probable cause under this Section is solely for the purposes of action on the pre-landmarking building assessment grant request, and such finding shall not be binding upon the HPC, City Council or other party to a landmarking hearing.”

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

<i>CRITERIA</i>	<i>FINDINGS</i>
<i>Landmarks must be at least 50 years old</i>	The principal structure at 816 Lincoln was constructed circa 1909, is 110 years old and meets this criteria.
<i>Landmarks must meet one or more of the criteria for architectural, social or geographic/environmental significance</i>	Architectural Significance - <i>Exemplifies specific elements of an architectural style or period.</i> <ul style="list-style-type: none">• The structure at 816 Lincoln is an early twentieth century wood frame residential structure. It has a rectangular footprint and features a tall front gable roof and a full-width porch along the front façade. The door and window placement appears to be original. Staff finds the style and integrity of the structure has probable cause to

	<p>meet the criteria for architectural significance.</p> <p>Social Significance - <i>Exemplifies cultural, political, economic or social heritage of the community.</i></p> <ul style="list-style-type: none"> • The structure at 816 Lincoln Avenue has changed hands numerous times since being built. Many of those owners were associated with the different ethnic groups that have historically called Louisville home (French, English, and Central European). • Multiple families (Wattelet, Husband, Hutchinson, Kranker) who owned the property had ties to the local mining industry. <p>Staff finds that the structure exemplifies the cultural and social heritage of the community and there is probable cause to meet the criterion for social significance.</p>
<p><i>Landmarks should meet one or more criteria for physical integrity</i></p>	<p>The structure adds character and value to Old Town Louisville. 816 Lincoln Avenue is in its original location and the modifications to the original structure do not impact the overall physical integrity of the structure. The structure retains its overall form and appearance from the street and exhibits a moderate level of physical integrity.</p> <p>Overall staff finds probable cause that the structure meets the criteria for physical integrity.</p>

FISCAL IMPACT:

The finding of probable cause allows for a grant of up to \$4,000 for a Historic Structure Assessment from the Historic Preservation Fund.

The current balance of the Historic Preservation Fund as of 07/31/2019 is approximately \$2,312,787. Budgeted expenditures from the HPF for 2019 are estimated to be \$549,270.

RECOMMENDATION:

Staff recommends that the HPC finds there is probable cause for landmarking 816 Lincoln Avenue under the criteria in section 15.36.050 of the LMC, making the properties eligible for the cost of a historic structure assessment. The current maximum

amount available for an HSA is \$4,000. Staff recommends the HPC approve a grant not to exceed \$4,000 to reimburse the costs of a historic structure assessment for 816 Lincoln Avenue.

ATTACHMENTS:

- 816 Lincoln Avenue Social History Report
- 816 Lincoln Avenue Historic Preservation Application

HISTORIC PRESERVATION APPLICATION

CASE NO. **HIP-0226-2019**

PROPERTY INFORMATION
Address: 816 Lincoln Ave Louisville, CO 80027
Date of construction (if known): _____
Legal Description: Lot 15-16 Blk 5
Subdivision Pleasant Hill
(attach separate sheet if necessary)
Landmarked Name and Resolution (if applicable): _____

TYPE (S) OF APPLICATION

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

APPLICANT INFORMATION
Name: Troy & Jen Miller
Company: _____
Address: 2366 Sandpiper Dr. Lafayette CO 80026
Telephone: 414.595.7789
Email: troy@millertroyer.com

PROJECT INFORMATION
Summary: _____

OWNER INFORMATION (if not applicant)
Name: Patricia Wilson
Company: _____
Address: 816 Lincoln Ave Louisville, CO 80027
Telephone: 303-875-4330
Email: patty.wilson24@gmail.com

SIGNATURES & DATE
Applicant Name (please print): Troy Miller
Applicant Signature: [Signature]
Owner Name (please print): Patricia Wilson
Owner Signature: [Signature]





816 Lincoln Avenue History

Legal Description: Lots 15 & 16, Block 5, Pleasant Hill Addition, Louisville, Colorado

Year of Construction: circa 1909

Summary: This home, constructed by 1909, was owned by French, English, and Central European families from the early 1900s until the 1990s.

Development of the Pleasant Hill Addition; Date of Construction

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

The 1948 Boulder County Assessor card for this property and the Boulder County Assessor's Office website both give 1910 as the date of construction of this house. Boulder County is sometimes in error with respect to the date of construction of Louisville buildings, so other evidence is looked to. In this case, we can see from the 1909 Drumm's Wall Map of Louisville, located at the Louisville Historical Museum, that the map shows a house located on these lots, so it is believed to have been constructed by that year. No other relevant information that might shed light on the construction date could be found. For these reasons, the date of construction is assumed to be "circa 1909." It is possible that it was constructed before 1909.

Wattelet Family Ownership, 1903-1917; Thomas Owners, 1917-1919

Smith Wilson purchased these lots and other lots in the Pleasant Hill Addition in 1903. The same year, he sold Lots 15 & 16 to Louis Wattelet. From the Boulder County property records, it's not clear whether this was Louis Wattelet, Sr. (1851-1916), or Louis Wattelet, Jr. (1878-1923).

The Wattelet family was one of Louisville's French families who had emigrated from coal mining areas in northern France in the late 1800s and early 1900s. Members of the Wattelet family first appear in records for Louisville by the year 1892. The male members of the family worked in local coal mines.

In 1907, Louis Wattlelet transferred ownership of the parcel to Leonard Wattlelet (1886-1965). Depending on which Louis Wattlelet this was, this was either his son or his brother. Leonard Wattlelet married Julia LeComte (1890-1973), who was also from one of the area's French families, and they had three children: Herman, born 1909; Wilbert, born 1911; and Elmer, born 1917.

It is not clear from the 1910 federal census records whether the listing for Leonard Wattlelet and his family in Louisville places them as specifically living in the house at 816 Lincoln at the time of that census, since addresses were not given, but it is possible that they were living there. Residential directories were not created for most of the years that overlap with the period of the Wattlelet family's ownership, which makes it difficult to ascertain whether and when Wattlelet family members lived in the house.

In 1917, Leonard Wattlelet sold the property at 816 Lincoln to William Thomas. The 1918 directory for Louisville shows William M. Thomas and his wife, Maria, as very likely living at the 816 Lincoln location, based on the old Louisville address system. In 1919, William Thomas sold the house to Ellen Husband.

Husband Family Ownership, 1919-1921

Ellen Buchanan Husband purchased the property at 816 Lincoln in 1919. The 1920 census lists the Husband family to be living in what is strongly believed to be this house at 816 Lincoln (which is, however, not listed by address). They do appear on the list near neighbors known to have been living nearby to 816 Lincoln. At the time, the family consisted of Ellen Buchanan Husband (1878-1931); her husband, Richard Husband (1877-1936); and their children Evelyn (age 15), Nettie (age 9), James (age 6), and Helen (age 8 months). Richard worked as a coal mine superintendent. They next moved to Lafayette after selling this house in 1921.

These photos are identified as showing Ellen and Richard Husband at the time of their marriage in 1902. The photos are from a public family tree on Ancestry.com.



Hutchinson Family Ownership, 1921-1927

In 1921, Ellen Husband sold 816 Lincoln to John Hutchinson (1848-1931) and Elizabeth Hutchinson (1848-1926). They were among the English families who came to Louisville to work in the early coal mine industry. John Hutchinson worked as a coal mine superintendent at the Rex Mine and likely at other area mines. Records indicate that they came to the U.S. from Yorkshire, England with their first child in about 1871. John worked in coal mines in Pennsylvania, Illinois, and Kansas before the family arrived in Louisville by 1890. In Louisville, they were among the founders of the Methodist Church at 741

Jefferson in 1891 (with that church building being constructed the following year). They had five children who lived to adulthood: Priscilla (Clarkson), John, William, Thomas, and Ella (Sipe Brownlee).

The following three photos from the collection of the Louisville Historical Museum may show the Hutchinsons in front of their home at 816 Lincoln. For this to be true, the photos would need to have been taken between 1921 and 1926 (the year when Elizabeth died). However, it is difficult to tell whether this is the same house as the one shown in the 1948 Assessor photo farther below in this report. The longer hemlines on the dresses worn by the women in the photos could indicate that the photos were taken by the house where the Hutchinsons lived prior to 1921 and not by 816 Lincoln.



Elizabeth and John Hutchinson, possibly by 816 Lincoln



John and Elizabeth Hutchinson with their five children, possibly by 816 Lincoln



John and Elizabeth Hutchinson, possibly at 816 Lincoln, with their granddaughter, Amelia Clarkson Hancock, sitting on the left. Their great-grandson, John Hancock, who was born in 1918, perhaps was one of the children in the photo.

Elizabeth Hutchinson died in 1926. In 1927, John Hutchinson and his children (Elizabeth's heirs) sold 816 Lincoln to Elizabeth and Thomas Miller.

Miller Family Ownership, 1927-1943

In 1927, Elizabeth Miller (1866-1951) and her son, Thomas Miller (1892-1968), purchased 816 Lincoln. The 1930 census shows Elizabeth, husband George, and their son Matthew living in a house on Lincoln Ave. that is strongly believed to have been 816 Lincoln, particularly due to the nearby names on the census list who are known to have been their neighbors.

Elizabeth Miller and her husband, George, were from County Durham, England. Like the Hutchinson family, the Miller family was part of Louisville's English community.

Directories for 1930, 1935, 1940, and 1943 show the Millers to be living in the house at 816 Lincoln. Some family members moved to Wyoming, but it appears that Elizabeth Miller lived in the house off and on, and the house may have also been a rental for part of the time during the Miller ownership. Elizabeth Miller and Thomas Miller sold 816 Lincoln to Anton and Mary Kranker in 1943.

Kranker Family Ownership, 1943-1996

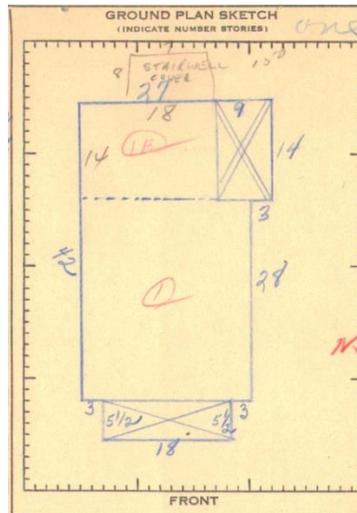
In 1943, Anton Kranker and Mary Markovic Kranker purchased 816 Lincoln. Records indicate that they had met and married in Kansas, with Anton (1896-1972) having come from Germany/Austria and Mary (1903-1996) believed to have come from what is today Slovenia. They married in Kansas and moved to Superior, Colorado in about 1930 with their children Mary Ann, Tony, and John. Son Charles was then born in Superior in 1936.

According to the Kranker family, Anton worked as a safety boss in coal mines. After Anton and Mary Kranker purchased 816 Lincoln in 1943, the family stayed and lived there until 1947, at which point they were drawn to work opportunities in Utah. They kept ownership of their house at 816 Lincoln and rented it out during their absence. According to *The Louisville Times*, the John Mudrock family was one of the families that rented it. Another renter was Richard Hansen, based on the 1952-53 directory.

The following is a photo of the house taken by the Boulder County Assessor in 1948, during the Kranker ownership of the house. The historic school building with its distinctive bell tower that is now the Louisville Arts Center building (located at 801 Grant) can be seen in the background.



The layout of the house from the 1948 County Assessor card for 816 Lincoln appears here:



The following photo shows a close-up of an aerial view of Louisville taken in the 1940s (exact year not known), with the rear of the house visible just beyond the bell tower of the current Louisville Arts Center building at 801 Grant. The view is looking northwest.



In 1956, the Kranker family returned to Louisville and moved back into 816 Lincoln, which they had still owned all the time when they were gone. When Anton died in 1972, Mary transferred ownership to herself and her children. She died in 1996 and her obituary noted that she had worked as a cook for Colacci's Restaurant in Louisville for 25 years. The same year that she died, the Kranker children sold the house to Patricia Wilson.

Later Owners

Patricia Wilson owned 816 Lincoln from 1996 until 2019. In 2019, Jennifer Miller purchased the house.

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

ITEM: 701 Grant Ave. Probable Cause Determination

APPLICANT: Cheryl and Paul Ehmen

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

PROJECT INFORMATION:

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

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



SUMMARY:

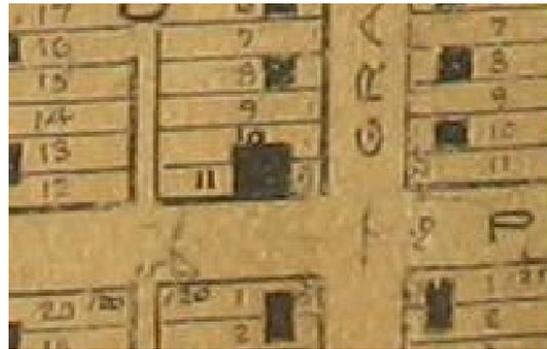
The applicant requests a finding of probable cause for landmark designation to allow for funding of a historic structure assessment for 701 Grant Avenue. Under Resolution No. 2, Series 2014, a property may be eligible for reimbursement for a historic structure assessment (HSA) from the Historic Preservation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

HISTORICAL BACKGROUND:

Information from Bridget Bacon, Museum Coordinator

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

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



Drumm's Map – 1909



701 Grant Avenue – early 1900s



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



701 Grant Avenue, east view – Current Photo



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



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



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



701 Grant Avenue, west view, additions – Current Photo



701 Grant Avenue, southwest view – Current Photo

ARCHITECTURAL INTEGRITY:

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

Primary changes occurred over time:

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

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

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

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

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

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

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

The finding of probable cause allows for a grant of up to \$4,000 for a Historic Structure Assessment from the Historic Preservation Fund.

The current balance of the Historic Preservation Fund as of 07/31/2019 is approximately \$2,312,787. Budgeted expenditures from the HPF for 2019 are estimated to be \$549,270.

RECOMMENDATION:

Staff recommends that the HPC finds there is probable cause for landmarking 701 Grant Avenue under the criteria in section 15.36.050 of the LMC, making the properties eligible for the cost of a historic structure assessment. The current maximum amount available for an HSA is \$4,000. Staff recommends the HPC approve a grant not to exceed \$4,000 to reimburse the costs of a historic structure assessment for 701 Grant Avenue.

ATTACHMENTS:

- 701 Grant Avenue History Report



701 Grant Avenue – Baptist Church Building

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

Year of Construction: 1901

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

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

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

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

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

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

2. Baptist Church Building History, 1901-1972

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

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

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



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

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

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

A. Early Photos

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



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





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



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



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



B. Pastor History and Parsonage History

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

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

C. Additions and Work on the Church Building

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

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

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

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



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

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



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



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

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

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

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

A. Reindl Ownership, 1971-1976

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

B. Michael Jenkins Ownership, 1976-1988

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

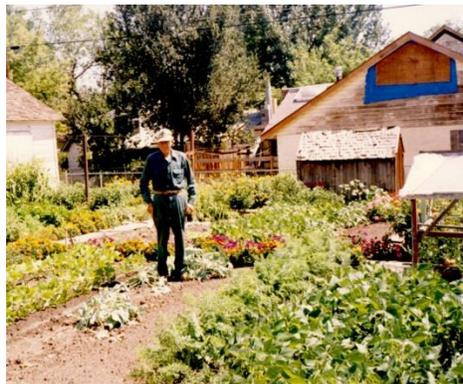
During Michael Jenkins' ownership, the first of two lawsuits against the City of Louisville concerning this property were filed. One was resolved against the City and the other was for the City. Michael Jenkins sued the City of Louisville for damages on the basis that the City caused repeated backups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

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

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

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

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



C. Arlin Lehman Ownership, 1988-1994

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

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

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

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

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

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

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

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

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

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

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

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



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



E. Alexander Allen Pritchard Ownership, 2010-current

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

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



4. Church Bell Saved by City of Louisville, 2014

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

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



5. 1982 Historic Survey of 701 Grant

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

“some weathering, but still structurally sound”

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

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

Construction Date: “1901”

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

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

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

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

List of Appendices

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

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

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

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

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

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

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

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

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

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

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

Appendix III – *Louisville Times* Article About 1946 Addition

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

By RUSS ARENSMAN

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: Staff Updates
Date: August 19th, 2019

Alteration Certificate Updates

Austin-Niehoff House, 717 Main Street (7/30/2019)

- Project: Roof replacement
- 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.

Center for the Arts, 801 Grant Ave. (8/5/2019)

- Project: Roof replacement
- 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

536 La Farge (6/25/2019)

- Rationale: The structure has been modified over time. Due to the limited architectural integrity, the property is likely not eligible for landmarking.

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