

***Historic Preservation Commission  
Agenda  
November 18, 2019***

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

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes - October 21, 2019
- V. Public Comments on Items Not on the Agenda
- VI. **Public Hearing: Demolition Request**
  - 1000 Main Street
- VII. **Public Hearing: Grant Request**
  - 1117 Jefferson Avenue
- VIII. Probable Cause Determination
  - 917 La Farge Avenue
- IX. Items from Staff
  - Alteration/Demolition Updates
  - Ongoing Projects
  - Upcoming Schedule
- X. Updates from Commission Members
- XI. Discussion Items for future meetings
- XII. Adjourn

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

**October 21st, 2019  
City Hall, Council Chambers  
749 Main Street  
6:30 PM**

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

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

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

Commission Members Absent: Andrea Klemme

Staff Members Present: Felicity Selvoski, Historic Preservation Planner  
Robert Zuccaro, Dir. Of Planning & Building  
Amelia Brackett Hogstad, Planning Clerk

## **APPROVAL OF AGENDA**

Dickinson made a motion to approve the October 21, 2019 agenda. Parris seconded. Agenda approved by voice vote.

## **APPROVAL OF MINUTES**

Dickinson made a motion to approve the September 16, 2019 minutes. Dunlap seconded. Agenda approved by voice vote.

Commissioner Dunlap proposed tracking discussion items that the commissioners had requested.

Selvoski replied that it could be possible to add a section to the agenda for ongoing discussion items.

## **PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

None.

## **NEW BUSINESS – PUBLIC HEARNIG ITEMS**

**816 Lincoln Avenue: Landmark, Alteration Certificate, and Grant Request.  
(Resolutions 3, 4, and 5, Series 2019)**

***Landmark Request***

Selvoski reminded the commissioners that they had seen the house previously for a Historic Structure Assessment Grant and a pre-conference filing. She described the criteria for all the applications. Staff finds that the proposal meets the landmarking criteria for age, architectural significance, and physical integrity, though not for social significance.

The house is an early 20<sup>th</sup>-century wood frame residential structure with a rectangular footprint and features a tall front gable roof and a full-width front porch with dormers on the north and south roof pitches. Doors and windows appear to be original. Primary changes over time include window replacements and awnings, rear porch enclosure, and a stone veneer. Staff did not believe that the property met social significance since it had been owned by a number of different families from different ethnic backgrounds. She reminded the Commission that the criteria did not require structures to meet both architectural and social significance to be eligible for landmarking. Staff also finds that it meets criteria for physical integrity.

Staff recommends approval of the landmark request.

***Alteration Certificate***

Selvoski described the alteration certificate request, which included requests to:

- Remove the rear portion of the historic structure, retaining the front porch and front 10' of the historic structure.
- Construct a 1- and 2-story addition on east side of the existing house.
- Construct an addition of a modern single story garage at the northeast corner of the property.

Selvoski added that staff felt design standards were not met due to the retention of only 10 feet of the original building, which were inadequate to meet the requirement to preserve the form and integrity of the structure.

***Grant Request***

Selvoski showed the budget breakdown for the grant request. Staff finds that the work proposed falls into categories that can be approved. However, staff finds no extraordinary circumstances associated with the renovation and restoration of the structure and recommends the approval of a Preservation and Restoration Grant in the amount of \$40,000, the maximum allowed.

Staff recommends approval of Resolution 3, Series 2019 and recommends the name Wattle House.

Staff recommends approval of Resolution 4, Series 2019, recommending denial of the alteration certificate.

Staff recommends approval of Resolution 5, Series 2019, for the amount of \$40,000 in a matching grant.

Dunlap asked if the elevation views showed the dormers.

Selvoski responded that everything behind the line in the elevation was new construction.

Dunlap asked if the 10-foot line was the requirement for gaining a grant.

Selvoski replied that 10 feet was the minimum requirement and there was no language stating that 10 feet was all that was required. She thought that the bar for landmarking bar could be a bit higher.

Dunlap asked if preservation required retroactive code compliance.

Selvoski replied that code compliance was not required, but could be funded by the Historic Preservation Fund grant.

Dunlap asked about the extraordinary circumstances. He also asked about the reference to a crawlspace dugout in the staff packet.

Selvoski replied that staff did not find that the application met extraordinary circumstances.

Haley invited the applicant to speak.

Andy Johnson, DAJ Design 922A Main Street, responded to Commissioner Dunlap's question about the crawlspace dugout, which was meant to install a vapor barrier to help keep existing structural items from deteriorating.

Johnson stated that the owner, a general contractor, was not able to make it tonight, unfortunately, but that the owners were emotionally invested in landmarking. He responded to the questions about extraordinary circumstances, explaining that the grant amount was extraordinary only because the cost of construction was extraordinary.

Johnson described the structure and stated that application aimed to take the house back to its original character, even though it would be easy for the owner to take the structure down. The proposal requested a landmark for the first 10 feet only. He asked the Commission to keep in mind that the front porch had to be preserved bringing the total preserved length to the first 15 feet. He thought the Municipal Code was a bit fuzzy as far as landmarking was concerned, but from what he understood, the application complied with the Code since it met the 10-foot requirement and those were the most important feet since they were in the front and maintained the character of the neighborhood. The second-story portion of the addition was pushed back to the footprint

from the 1940s, which took the floor-area ratio and compress it into a much smaller area in the back of the house. This would allow the front of the house to maintain its original character in form and mass.

Johnson explained that the proposed bump-outs helped to alleviate the lack of space on the main level. He stated that the intention was to preserve as much of the roof as possible. He noted that the original house primarily remained intact. The plan was to add back to the house what it was originally and that it would remain a single-family structure, as it was historically. Everything was intended to be compatible but differentiated from the original structure and there was no intention to recreate parts of the house. He noted that it was very difficult to do these kinds of projects without destroying some historic elements. He had done 10 alteration certificates to various degrees and had found that the additions and the original structures would not be severed completely.

Ulm asked if the replacement dormers would be the same position and sizing as they were currently and if the plane of the roof was going to continue like it was but with new framing.

Johnson confirmed and added that they were planning to remove them with the framing intact and replacing them. The windows were salvageable.

Dickinson invited Mr. Johnson to explain why the application proposed demolition and reconstruction.

Johnson replied that shoring up the existing roof would not be feasible the way it was constructed now. Also, the way the shed roofs tie into the existing roof structure presents some problems in terms of insulation and construction. It would be easier to do it out of a truss that would allow more precision. They were also not sure what the roof could hold up. The plan went with the worst-case scenario of not being able to save the roof. He added that during the assessment process, he thought that the roof was not original to the house.

Haley asked for clarification that the plan was to keep the first 10-15 feet with the hopes of preserving the first 22 feet, pending findings during the exploratory construction stage. Johnson confirmed.

Dunlap asked staff about the finding that there was no differentiation between what was original and what was not.

Selvoski responded that what was in red was more than the proposed landmarked area of the first 10 feet, yet the horizontal siding did not distinguish between where the old and new construction begins.

Zuccaro read the criteria that explained best practices for distinguishing new and old construction. Typically the addition was disconnected if possible, even with a minor

connector. It may not be possible to do that here, but staff always aimed for best practice. From the north and south angles, the differentiation was not as much as best practice would be. He added that the 10 feet was not within alteration certificate criteria, it was to get the zoning bonus. Zuccaro noted that you could restore old construction if you could not preserve it, which he thought was what Mr. Johnson was trying to do here. Staff was more concerned about the new addition.

Dunlap noted that staff did not point to a concern about the massing and scale of the proposed addition.

Selvoski replied that staff was more concerned by how far forward the addition was. In general staff found that the addition itself met the criteria.

Haley asked for public comment. Seeing none, she opened commissioner comment.

Dickinson stated that the proposal was indicative of the struggles of what the Commission was trying to do. He was sensitive to the purpose of the tax, which was to prevent demolitions and full scrapes of historic homes. He saw preservation and demolition as a spectrum and to save this structure in any form would have some value to the community. He also stated that there was a difference between a restoration, where materials and structures were not safe to preserve, and an addition. He thought that if the applicant could keep the structure as-is with the addition, they would, but it did not seem possible. Dickinson described the middle section of the structure as a restoration. He thought there would be a moment in the future where he would be embarrassed to have said yes to this alteration certificate, when the applicant ripped off the back and left only 10 feet, but there would also be a later time when he would be proud to have said yes since part of the historic home would still be present. He also noted that while the threat isn't explicit, the Commission needed to understand that they did not want to say no to something that was okay but not great and end up with a demolition. If the applicant had come in for a demolition review instead of an alteration certificate, the Commission would place a stay on construction and try to convince the applicant to do something like this proposal.

Ulm agreed with Commissioner Dickinson's comments and observed that preservation in Louisville was going to live in a gray area. He appreciated the street presence of the home and the character of the neighborhood that Mr. Johnson had pointed out. He noted that there were projects they had seen that chose the demolition route without going through this process.

Haley thought that there would be a lot more lost in the building without the restoration elements in the middle, which would preserve more of the original shape of the home.

Dickinson replied that it was really important to distinguish the old and the new. In this case, there were still two parts of the house, the old and the new, so you're not adding onto the original home with similar material or a similar look.

Haley appreciated that the dormers were being kept and reused.

Parris stated that it was a thoughtful design but she was still conflicted. She noted that the different sides of the house had different standards for differentiation. From the front, she appreciated that the bulk of the construction was further back.

Dunlap appreciated the effort to come up with a design that maintained so much of the original building. He thought this would be precedent-setting for the Commission, to have a proposal for such a large house.

Dickinson stated that he thought the Commission had the information they needed but they needed to move forward.

Dickinson moved to approve Resolution 3, Series 2019. Parris seconded. Roll call vote. Motion passed unanimously.

Dickinson moved to amend the language of Resolution 4, Series 2019, changing the resolution from a recommendation to deny to a recommendation to approve the alteration certificate as proposed by the applicant. Ulm seconded.

Haley invited Mr. Johnson to make a closing statement.

Johnson appreciated the Commission taking on these important issues. He stated that the project could have been a demolition review. The intent of the proposal was to maintain the neighborhood while understanding that there were changes. It was not the Commission's decision to say whether the house was too large. He characterized the application as an honest effort to maintain the history of Louisville.

Dickinson noted that there had been demolition review for a LaFarge structure where the Commission had tried to work with the owners on preserving the front porch and the first 10 feet or so, and that house was now gone. He did not think the proposal was a perfect structure and he did not want to be on record saying that this type of project was the goal, but he thought the Commission owed it to the residents of the city to avoid demolition. He understood why the Commission was uncomfortable with this application, but he thought they as commissioners would be excited if every home went through this kind of effort to preserve part of a home. He noted that he did not think this was setting a precedent for future applications.

Return to motion to amend Resolution 4, Series 2019. Roll call vote. Motion passed unanimously.

Dickinson moved to approve Resolution 5, Series 2019 for a grant amount of \$40,000. Parris seconded. Roll call vote.

Haley asked for commissioner comment. Seeing none, she stated that since the landmarking was only the first 10 feet of the house there were no extraordinary circumstance.

Dickinson noted that it was important that the grant was matching, yet he was also more reluctant than usual to grant the amount since he wished there was more being preserved. He did not see an extraordinary circumstance.

Return to motion to approve Resolution 5, Series 2019. Roll call vote. Motion passed unanimously.

### **816 Main Street: Landmark and Grant Request. (Resolutions 6 and 7, Series 2019)**

Selvoski presented the landmark request. Staff finds that the proposal meets the criteria for age since the structures were constructed in the early 1900s and were renovated in 1955 (the sign was added in 1956.) Staff finds that the proposal meets the criteria for architectural significance based on the 1955-56 changes. The structure is associated with the Colacci family, a notable Louisville family, and thus the proposal meets social significance. Staff also finds that the structure and signage is culturally significant to the history of Louisville for its geographic and environmental significance as a presence on Main Street. Finally, staff finds that the structure meets the criteria for physical integrity, as has the neon sign.

Selvoski presented the grant request. She displayed the enumerated costs. She noted that the work had largely been completed, but the Commission was able to approve completed work if it had been done in the last 5 years. Staff finds that the kind of work was compatible with the preservation grant, as well. Staff recommends approval of a matching Preservation and Restoration Grant in the amount of \$48,667.39 in addition to a \$50,000 Landmark Incentive Grant.

Dunlap stated that he thought it was an appropriate use of funds.

Haley invited the applicant to speak.

Michael Salerno, Alex Thompson, and Jeff Osaka introduced themselves. Thompson asked for consideration of the other costs, including permits and cleanup. He explained that the owner decided to bring the restaurant up to snuff even while facing a personal health crisis. Given the overall breadth of what this program can offer, he asked for consideration for costs that correspond to work that is approved in this type of grant structure.

Dickinson asked who incurred the costs.

Thompson replied that one of the two owners remained and all the work that had been done was in the last 6 months. The ownership of the building remained the same.

Haley asked for public comment. Seeing none, she opened commissioner comment.

Haley thought the landmarking was straightforward and the City had wanted the building landmarked for a long time. She thought it met all the criteria, as well, and asked for any differing thoughts.

Thompson noted that the owners had put in another \$147,000 of out-of-pocket costs and their total investment was close to \$300,000 so far.

Salerno further explained that demolition made up the bulk of the expenses in the “other” category since the demolition had to be very specific to accommodate some of the other code-related work.

Dickinson stated that it was a historic building whether the Commission landmarked it or not.

Dickinson made a motion to approve Resolution 6, Series 2019. Dunlap seconded. Roll call vote. Motion passed unanimously.

Ulm agreed that demolition and cleanup work was associated with the preservation work, but he thought that supervision and permitting was not.

Dickinson noted that the Fund was meant to be an incentive program and it was a little odd to be paying for something retroactively, even though it was in the code to be approved within the last 5 years. He described the Fund as a partnership among citizens, property owners, and the City, so the fact that the applicants had done the work was kind of great, since they did the thing they wanted them to do without the incentive, though he struggled with it since it was meant to be an incentive program.

Thompson replied that they had been speaking with Planner Selvoski long before construction started and they knew it was a property of high interest to the Commission. The owners had just wanted to get things going.

Dunlap stated that the focus of these monies was for preservation, and he did not think replacing the kitchen floor or the wall coverings in the kitchen would not typically show up as preservation. He thought that what was being offered was a generous amount.

Selvoski noted that there were requirements in the code regarding commercial kitchens and planning staff had run those lines by building staff.

Dickinson asked staff to speak to the demolition being a necessary part of the preservation process.

Selvoski replied that when it comes to supervision, demolition, and cleanup, when they are associated with those other areas of work, they could reasonably be included.

Salerno and Thompson discussed the amounts.

Zuccaro added that it could have been in the hundreds or thousands, depending on whether you include the taxes, which usually account for about half of the total permitting amount.

Dickinson clarified that it seemed like it was in the low \$1000s based on the discussion.

Salerno noted that there was additional demolition and cleanup beyond the numbers they included in the grant proposal for other types of work.

Dickinson suggested that the applicant could go back and flesh out the numbers between staff and the applicant. Ulm and Haley discussed the need for more detail. The applicants agreed to provide additional documentation if the Commission requested. Parris thought that since it was taxpayer money the Commission was trying to be good stewards of those funds.

Zuccaro offered that the Commission move to approve the grant amount as proposed with the 'other' line not to exceed \$30,000, upon verification by staff before Council that the categories were qualifying expenses, minus permitting and inspection.

Thompson added that the owners would be happy with whatever the Commission was comfortable with since the permitting amount was under \$1000.

Dickinson made a motion to approve Resolution 7, Series 2019 in the amount of \$48,000 with an amendment as suggested by Director Zuccaro. Roll call vote. Motion passed unanimously.

### **1013 Jefferson Avenue: Grant Request. (Resolution 8, Series 2019)**

Selvoski explained that this application was operating under the previous grant program and was a request for a focused grant. The HSA recommendation did not mention insulation. The house is currently under-insulated, however. This is work that staff and the Commission often approve on other landmarked properties. The applicant received quotes and staff suggested going with the larger quote to allow the applicant to go with the person they wanted to hire. The grant request would be \$2,195 based on the higher estimate.

Staff recommends approval of Resolution 8, Series 2019, approving a \$2,195 grant for the Butcher-Jones House.

Dunlap asked about the references to windows and doors in the staff packet.

Selvoski replied that they were included originally, but the only thing remaining was the insulation work.

Haley invited the applicant to speak.

Derek Greene, 1013 Jefferson Avenue, thanked the Commission for its consideration of the proposal, which would help improve and add insulation.

Haley asked for public comment. Seeing none, she opened commissioner comment. General approval.

Ulm made a motion to approve Resolution 8, Series 2019. Parris seconded. Roll call vote. Motion passed unanimously.

### **Miners Cabins: Landmark Request. (Resolution 9, Series 2019)**

Selvoski presented the application, explaining that the Miners Cabins were constructed between 1935 and 1940. They were unique and represented a unique segment of the city's housing stock and therefore met the criteria for architectural significance. Most other similar buildings had been lost. The cabins had social significance since they were small structures used as rental properties to account for the lack of housing. The property was first built by the Trotts in the 1930s and sold them to Marjorie Downer in 1946. They became vacant at some point thereafter. The structure retained a high level of physical integrity in design, materials, and footprint since at least 1948 and they were typical of other small rental properties many Louisville residents lived in during the Depression era.

Staff recommends approval of Resolution 9, Series 2019, with the suggested name of the Downer Cabins.

Dunlap asked what the effect of landmarking would mean, since the City already owned them.

Selvoski replied that there were already funds allocated for this project, but having them landmarked helped to cement the preservation of the cabins and meant that changes to the structures would have to be approved.

Haley asked for public comment.

Jean Morgan, 1131 Spruce Street, stated that she lived three houses east of where the cabins were originally located. She shared her 15 years of research and advocacy for the cabins and stated that this was a huge culmination of a lot of years. She planned to give her research notebook to the Museum eventually. She had recently been in contact with Jim Trott, who was born in Cabin No. 2. He was also very excited about the landmarking. She felt very strongly that the cabins should be called the Trott-Downer cabins, because Emmitt Trott built the cabins. She noted that the double name solution had been used in other landmarks across Louisville, including her own home. Morgan thanked staff for their work on the project and Director Zuccaro in particular. She thought the cabins would not have been saved without him.

General discussion about naming options. Selvoski stated that she did not think the Museum would have a problem with a hyphenated name. Haley thought it made sense to name them the same thing, with the hyphen, so as not to confuse people. Morgan shared that Emmitt Trott was a well-known person citywide.

Parris moved to approve Resolution 9, Series 2019, with the amendment to be the Trott-Downer Cabins. Ulm seconded. Roll call vote. Motion approved unanimously.

### **ITEMS FROM STAFF**

#### **Alteration/Demolition Updates**

A subcommittee had approved a request for an alteration certificate for 1001 Main Street, since the windows would be replaced with high-quality wood windows and there would be no change in size and design. A subcommittee had also approved an alteration certificate for 1101 Grant, as the proposed solar panels on the roof of the landmarked shed were removable and did not affect the architectural integrity of the structure.

#### **Upcoming Schedule**

##### November

18<sup>th</sup> – Historic Preservation Commission, Council Chambers, 6:30 PM

##### December

16<sup>th</sup> – Historic Preservation Commission, Council Chambers, 6:30 PM

##### January

20<sup>th</sup> – Historic Preservation Commission, Council Chambers, 6:30 PM

29<sup>th</sup> through February 1<sup>st</sup> – Saving Places Conference, Denver

##### February

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

Dunlap ...

### **UPDATES FROM COMMISSION**

Haley shared that Commissioner Chuck Thomas passed away unexpectedly. He was with the Commission for three years and brought a lot of insight from his years of planning and a lot of humor. Dunlap added that he had been a woodworker, as well. General agreement that Commissioner Thomas would be missed.

### **DISCUSSION ITEMS FOR NEXT MEETINGS**

Haley reminded everyone about Commissioner Dunlap's suggestion to track commissioner-requested discussion items.

**Adjourn:**

Dickinson moved to adjourn. Parris seconded. The meeting was adjourned at 8:51 PM.

**ITEM:** 1000 Main Street Demolition Review

**APPLICANT:** Mary Smith  
9627 Bexley Drive  
Highlands Ranch, CO 80126

**OWNER:** Same

**PROJECT INFORMATION:**

**ADDRESS:** 1000 Main Street  
**LEGAL DESCRIPTION:** Lot 12, Block 17, Caledonia Place  
**DATE OF CONSTRUCTION:** 1892

**REQUEST:** The applicant requests to demolish the existing structures at 1000 Main Street. A subcommittee referred the request to the Historic Preservation Commission because they found probable cause to believe that the property may be eligible for designation as a landmark.



**HISTORICAL BACKGROUND:**

*Information from Bridget Bacon, Museum Coordinator*

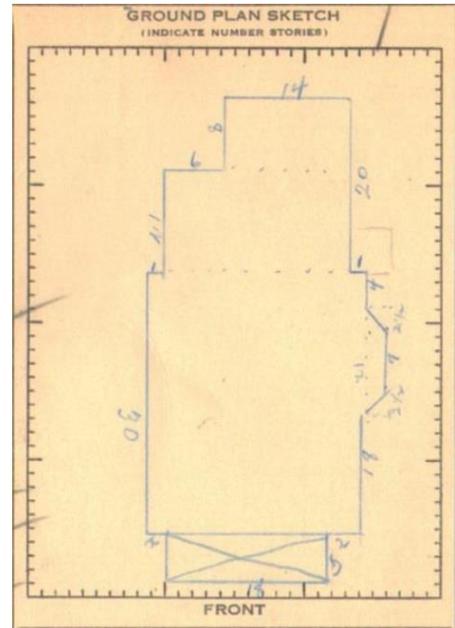
This home has been consecutively owned by three families: the Autrey family, the Wilson family, and (since 1926) the DelPizzo family. Due to the residency by the

DelPizzo family, the house (and this area of Main Street) is strongly tied to Louisville's Italian residents.

James Autrey and Emma Rosenbaum purchased the lot where 1000 Main Street is located in 1891. They lived there with their daughters along with Emma's sister. James was employed as a mine operator/owner, but the mine is unknown. The Autrey family relocated to Denver in 1905 and sold their house in Louisville.

Hannah Wilson purchased the property and lived there from 1905 through 1926. She lived there with her son, Robert Wilson, along with his wife Nettie and three of their children. Robert was employed by a local coal mine.

The DelPizzo family (Nicola and Laurina) purchased the property in 1926. Joseph DelPizzo, Nicola's brother, and his family purchased the property at 1133 Main Street. Both brothers worked in area coal mines. Nicola and Laurina raised their four children in the house and all four continued to reside in Louisville were active in the community. Following the death of Nicola and Laurina, the property passed to their son Albert and his wife Wanda. The property remained in the DelPizzo family until 2018.



1000 Main Street, Boulder County Assessor, 1956.



1000 Main Street, Boulder County Assessor, 1956.



*1000 Main Street, west view – Current Photo*



*1000 Main Street, south view – Current Photo*



*1000 Main Street, east view – Current Photo*



*1000 Main Street, north view – Current Photo*

**ARCHITECTURAL INTEGRITY:**

The house at 1000 Main Street was constructed in 1892 and is a late nineteenth century wood frame residential structure typical of other residential structures built in Louisville during that time frame. The residence has a rectangular plan with a clipped gable-front roof and appears to be supported by a concrete foundation. The home appears to show a high degree of architectural integrity. The stucco on the exterior is not original, but was applied to house prior to 1956. A partial window replacement was completed post-1956. Several windows along the south side of the house were expanded.

The following primary changes occurred over time:

- Stucco was added to the house (pre-1956)
- Partial window replacement/expansion (timing unknown)
- Attic vent added along front façade (timing unknown)

**CRITERIA FOR DEMOLITION REVIEW:**

The Historic Preservation Commission should review the demolition permit application based upon any of the following criteria in [Section 15.36.200\(H\) of the Louisville Municipal Code \(LMC\)](#):

CRITERIA	FINDINGS
<p>1. <i>The eligibility of the building for designation as an individual landmark consistent with the purposes and standards in this chapter;</i></p>	<p><u>Age</u> 1000 Main Street was constructed in 1892, making the structure 127 years old.</p> <p><u>Significance</u> <i>Social Significance - Exemplifies cultural, political, economic or social heritage of the community.</i></p> <ul style="list-style-type: none"><li>• Early owners of 1000 Main Street (1892-1926) were associated with and worked at Louisville area coal mines.</li><li>• 1000 Main Street was part of an Italian enclave in this part of Louisville during the late 19<sup>th</sup>/early 20<sup>th</sup> centuries. The house is located across from the Jacoe Store, an Italian grocery store serving the members of the Italian community. There is also a record of the DelPizzo family making wine in the cellar.</li></ul> <p><i>Architectural Significance - Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.</i></p> <ul style="list-style-type: none"><li>• The house at 1000 Main Street was constructed in 1892 and is a late nineteenth century wood frame residential structure typical of other residential structures built in Louisville during that time frame.</li></ul>

	<p><u><i>Integrity</i></u>  <i>Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</i></p> <ul style="list-style-type: none"> <li>• The subdivision in which 1000 Main is located is Caledonia Place. This subdivision was platted and recorded with Boulder County in 1890. This area was known for its density of Italian immigrants in the late nineteenth and early twentieth century.</li> </ul> <p><i>Retains original design features, materials and/or character.</i></p> <ul style="list-style-type: none"> <li>• The footprint of the house does not appear to have changed since 1956 based on the assessor's card. The stucco on the exterior of the property is not original, however it was added more than 50 years ago and has acquired historical significance.</li> </ul> <p><i>Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.</i></p> <ul style="list-style-type: none"> <li>• The structures at 1000 Main Street are found in their original location.</li> </ul> <p><b><i>Staff finds the property meets the criteria for age, significance, and integrity.</i></b></p>
<p>2. <i>The relationship of the building as a potential contributing structure to a potential historical district per the criteria set forth in this chapter;</i></p>	<p>The house is not located in any potential historic districts.</p> <p><b><i>Staff finds the property does not meet this criteria.</i></b></p>
<p>3. <i>The reasonable condition of the building*;</i> and</p>	<p>The applicant did not provide any documentation regarding the condition of the property. From the exterior, the structure appears to be in fair condition.</p> <p><b><i>Staff finds the property meets the criteria for reasonable building condition making it eligible for designation as an individual landmark.</i></b></p>

<p>4. <i>The reasonable projected cost of restoration or repair.*</i></p>	<p>The applicant did not provide any cost estimates for restoration or repair.</p> <p><b>Staff is unable to reach a finding on this criteria due to a lack of information.</b></p>
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*\* In considering the condition of the building and the projected cost of restoration or repair as set forth in subsections H.3 and H.4, above, the commission may not consider deterioration caused by unreasonable neglect.*

**RECOMMENDATION:**

LMC Sec. 15.36.200 notes that the purpose of demolition review is to:

1. Prevent loss of buildings that may have historic and architectural significance; and
2. Provide the time necessary to initiate designation as an individual landmark or to consider alternatives for the building.

Staff finds that the property could meet the criteria for architectural significance, integrity and could potentially qualify for landmarking. In addition, staff has met with the applicant on several occasions to provide information on the City’s historic preservation program and incentives for landmarking and preservation. Staff believes the applicant is aware of all opportunities available under the program and the necessary time needed to consider landmarking or alternatives have been provided. Therefore, staff does not recommend a full six month stay be placed on the property.

Based on evaluation of the criteria in LMC Sec. 15.36.200, the HPC may release the permit, or place a stay on the application for up to 180 days from the date of application, which was 10/03/2019. A 180 day stay would expire on 3/31/2020. Staff recommends the Historic Preservation Commission issue a 90 day stay, expiring on January 1, 2020. If the applicant has any interest in potentially retaining all or a portion of the historic structure, staff recommends that they apply for a Historic Structure Assessment.

**ATTACHMENTS:**

- Application
- 1000 Main Street History

**HISTORIC PRESERVATION APPLICATION**

CASE NO. HIP-0249-2019

**PROPERTY INFORMATION**  
 Address: 1000 Main Street  
 Date of construction (if known): 1890's  
 Legal Description: Lot \_\_\_\_\_ Blk \_\_\_\_\_  
 Subdivision \_\_\_\_\_  
 (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: Mary Smith  
 Company: \_\_\_\_\_  
 Address: 9627 Bexley Dr.  
Highlands Ranch CO 80126  
 Telephone: 303-408-0639  
 Email: mary@patandmary.com

**PROJECT INFORMATION**  
 Summary: Demolition of home, garage, shed to rebuild home, garage

**OWNER INFORMATION (if not applicant)**  
 Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Email: \_\_\_\_\_

**SIGNATURES & DATE**  
 Applicant Name (please print):  
Mary Smith  
 Applicant Signature:  
Mary Smith  
 Owner Name (please print):  
 \_\_\_\_\_  
 Owner Signature:  
 \_\_\_\_\_





## **1000 Main Street History**

**Legal Description:** Lot 12, Block 17, Caledonia Place Addition

**Date of Construction:** 1892

**Summary:** This home has been consecutively owned by three families: the Autrey family, the Wilson family, and (since 1926) the DelPizzo family. Due to the residency by the DelPizzo family, the house (as well as this area of Main Street in general) is strongly tied to Louisville's Italian residents. The family engaged in Italian cultural practices such as winemaking and extensive gardening on the property.

### **Development of Caledonia Place Addition**

The subdivision in which 1000 Main is located is Caledonia Place. This subdivision was platted and recorded with Boulder County in 1890 by James Cannon, Howard Morris, and Henry Brooks. It was the fourth addition to original Louisville, which had been platted in 1878.

### **Autrey Family Ownership, 1891-1905; Date of Construction**

In 1891, J.S. Autrey purchased lots 11 and 12 from the developers of the Caledonia Place Addition and soon sold off lot 11, which is now 1008 Main St., just to the north of this property at 1000 Main.

James S. Autrey (1867-1952) was born in Missouri. He married Emma Rosenbaum (1872-1946) of Louisville in 1891, the same year he purchased the property. During the 1890s, he had a market in Louisville that sold meat, game, and vegetables. The 1900 federal census records show them to be living in his house at 1000 Main, based on the names of the neighbors around them listed next to them on the census. James and Emma had their two daughters, Mary (1892-1973) and Garnet (1894-1991) living with them. Also living with them at 1000 Main in 1900 was Emma's sister, Nettie Rosenbaum, who was 18 at the time.

On the 1900 federal census, James S. Autrey's occupation was listed as mine operator. (Similarly, in 1910, after he and his family had moved to Denver, he was a "mine owner.") While evidence did not turn up exactly which local coal mine he was operating in 1900, it is known that in the 1890s, he was working to establish the town of Autreyville near the Enterprise Mine southwest of Louisville. The *Boulder Daily Camera* (July 30, 1895) stated that although he worked as a butcher, he was also the "prime mover in the new coal camp of Autreyville." The Enterprise Mine did operate, from 1895 to 1898, and Autrey his partners recorded a plat for the town of Autreyville with Boulder County in 1895, but for unknown reasons, the town of Autreyville did not take off. Instead, the town of Superior was founded in 1896, very close by to where Autreyville would have been. Superior was closely tied with the Industrial Mine, which was in operation for fifty years. Some of Autrey's relatives were involved in the development of the town of Superior. Drivers of cars on U.S. 36 now drive across where the town of Autreyville was to be located.

The Autrey family are also shown in the 1904 Louisville directory as living on the corner of South Street and Second Street (now called Main), which is the location of 1000 Main. Autrey was a mine superintendent at the time.

With respect to the date of construction of the house at 1000 Main, the 1948 Boulder County Assessor card for this property and the Boulder County Assessor's Office website both give 1892 as the date of construction. Boulder County has sometimes been found to be in error with respect to the date of construction of Louisville buildings, so it is important to look to other evidence of the construction year.

In this case, Autrey granted a deed of trust (like a loan secured by the property) to McAllister Lumber in 1892. Often, for Louisville properties, the recording of such a document indicated house construction or remodeling. The amount of money stated on this deed of trust was \$360, which was a significant amount for the time. (There is a local story suggesting that the house was moved in from somewhere else in 1892, but no evidence for this was located, and the evidence appears to point to the house having been constructed with materials from McAllister Lumber.)

For these reasons, the date of 1892 is believed to be the accurate date of construction.

In 1905, James and Emma Autrey sold the house at 1000 Main and the family moved to Denver.

### **Hannah Wilson Ownership, 1905-1926**

In 1905, Hannah Josephine O'Dwyer Wilson (1843-1930) purchased the house and property at 1000 Main. She had been born in Ireland and married Langford Wilson in Denver in 1863, when

Denver was only a few years old. They were early settlers of Colorado and of Boulder County. They had eight children who survived to adulthood. Hannah was widowed in 1898.

Although evidence could not be found that would indicate that Hannah herself lived at 1000 Main, there is evidence that her son, Robert Wilson (1866-1926), did live at 1000 Main with his family. He is listed as residing there in the 1918 Louisville directory. Also, at the time of the 1920 census, he was living in the house with his wife Nettie (1870-1948) and their youngest children Verna, Joseph, and Gladys. At the time, he worked as a pump man in a coal mine. (The residents of 1000 Main in 1910 could not be definitively identified.)

Robert Wilson died in 1926. The same year, his mother sold 1000 Main.

### **DelPizzo Family Ownership, 1926-2019**

In 1926, Nicola DelPizzo (sometimes spelled as Del Pizzo) (1895-1970) and Laurina Mancini DelPizzo (1895-1981) purchased 1000 Main. This was the same year when Nicola's brother and his wife, Joseph and Rose DelPizzo, purchased their home at 1133 Main. The two brothers came from the small village of Taranta Peligna, Chieti, Abruzzo, in Italy. They were among a group of people who emigrated from Taranta Peligna and came to Louisville in the late 1800s and early 1900s. Some of the surnames of those who came from that village to Louisville, besides DelPizzo, were Demarco, DiDonato, Lippis, Madonna, Merlino, Natale, and Santilli.

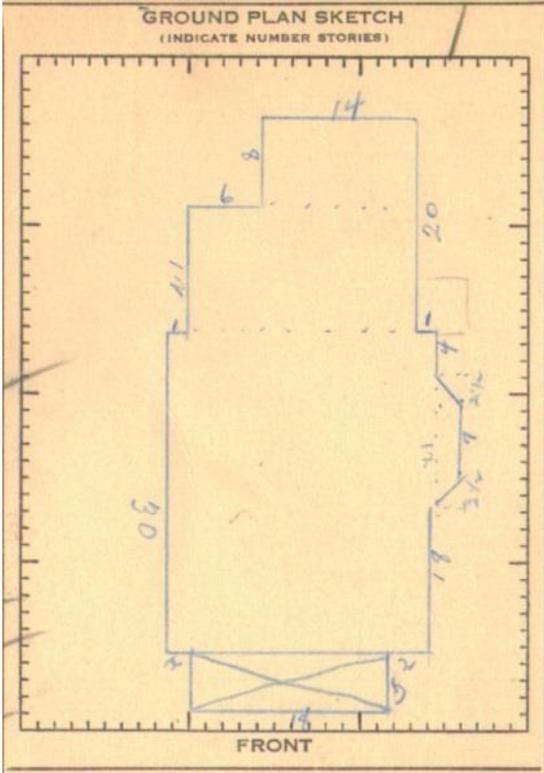
Nicola and Laurina married in Italy in 1919 and then had their first child, Anthony ("Tony") in 1920 while still in Italy. Less than a month after Tony's birth, Nicola emigrated to the United States and to Louisville to join Laurina's uncle. His brother Joseph followed him to Louisville in early 1922. Laurina and 3-year-old Tony then came together to Louisville in 1923.

Nicola and Laurina had three more children in Louisville: Albert (1924-2007); Frank (1929-2009); and Helen (born 1930). Nicola, like his brother in Louisville, worked as a timber man in the coal mines.

The stucco exterior of the house at 1000 Main strongly resembles the stucco exterior of Nicola's brother's home at 1133 Main. According to an item in the *Louisville Times* on Sept. 29 1938, the house at 1133 Main was remodeled, and stucco was added to it, in that year. It is also separately known that a local Italian-born craftsman added the stucco at 1133 Main. It is very possible that both houses owned by the two brothers were remodeled and stuccoed at around the same time.

During World War II, oldest sons Tony and Albert served in the Armed Forces. Frank served during the Korean War era.

The following images show the photo and ground layout from the Boulder County Assessor card that was completed in 1948. (It is believed that no photos of the building before 1948 have been donated to the Museum.)



The following photo is believed to date from 1956, based on notations on the card, and was attached to the County Assessor card:



Like the Joseph and Rose DelPizzo house at 1133 Main, the house at 1133 Main was a center of activity of Italian cultural practices. These included winemaking in the cellar of the house, cooking of Italian foods, and keeping a large garden in the back yard. The Jacoe Store, an Italian grocery store, was located directly across the street and the family shopped there (it is currently the location of the Louisville Historical Museum). Laurina acquired properties on Front Street behind 1000 Main and rented them out.

All four children stayed in Louisville and were involved in the community. Son Tony DelPizzo served on the Louisville City Council from 1974-1982.

After the death of Laurina in 1981 (which came after the death of Nicola in 1970), their four children as heirs conveyed ownership of 1000 Main to Albert and his wife, Wanda. Albert and Wanda continued to live elsewhere in Louisville, however.

In 2003, Albert and Wanda DelPizzo took action to share their ownership of the property with their son, Alan, as joint tenants with rights of survivorship. Albert passed away in 2007 and Alan in 2015. Following Wanda's death in 2018, her personal representative, a DelPizzo nephew, sold 1000 Main to Mary and Patrick Smith.

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:** 1117 Jefferson Avenue (Ball House) Historic Preservation Fund Grant Request

**APPLICANT:** Bob Dressler and Rosann Messere  
1117 Jefferson Avenue  
Louisville, Colorado 80027

**OWNER:** Bob Dressler and Rosann Messere  
1117 Jefferson Avenue  
Louisville, Colorado 80027

**PROJECT INFORMATION:**

**ADDRESS:** 1117 Jefferson Avenue  
**LEGAL DESCRIPTION:** South 8' of Lot 5, Lot 4, and 16.5' of Lot 3, Block 7, Capitol Hill  
**DATE OF CONSTRUCTION:** 1909

**REQUEST:** A request for a Preservation and Restoration grant for the Ball House located at 1117 Jefferson Avenue.



**SUMMARY:**

The applicant requests approval of a grant in the amount of \$1,221.10 from the Historic Preservation Fund for the Ball House located at 1117 Jefferson Avenue to pay for a window replacement. The City designated the property as a landmark on August 17, 2010. The applicants previously received an alteration certificate to remove the double window located on the second story of the front facade and install a window and trim to match what was originally there. The grant request is to pay for that window replacement.

The grants available to a landmarked property are based on the funding resolution in effect at the time of the landmarking. For 1117 Jefferson Avenue, the property is subject to the funding available under Resolution No. 20, Series 2009 as well as Resolution No. 20, Series 2010. The Historic Preservation Commission and City Council have previously approved the following grants for the property:

- Landmark Incentive: \$1,000
- Landmark Incentive: \$5,000 (Electrical Work)
- Preservation and Restoration Grant: \$12,666 (Foundation and Gutters)

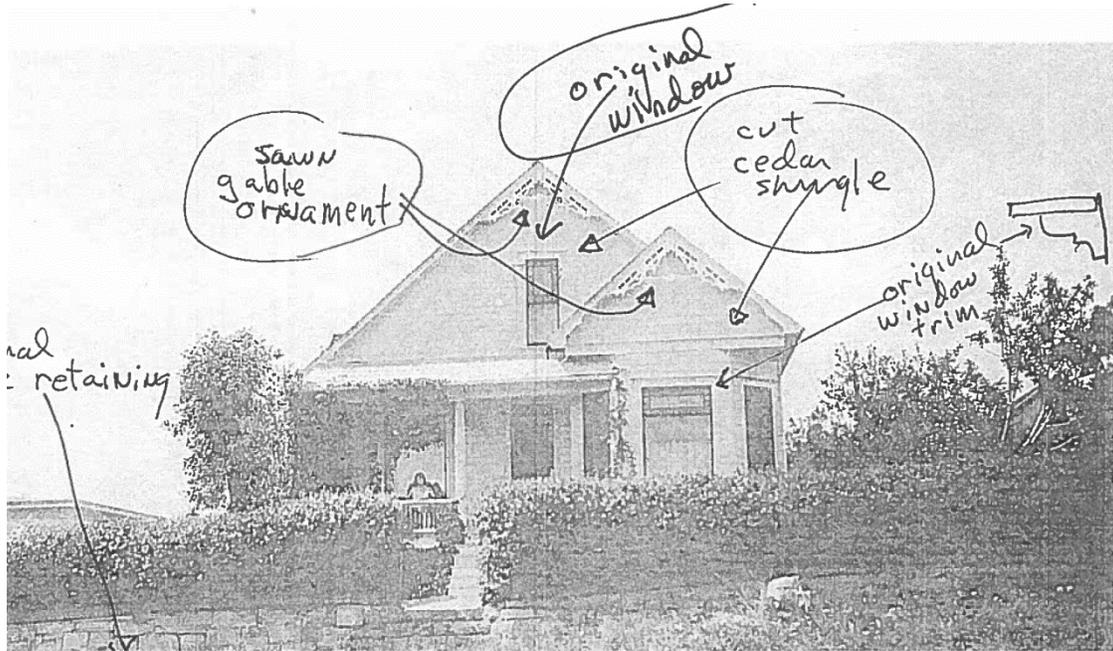
**BACKGROUND:**

The property was purchased in 1908 by Harrison and Nettie Ball, who eventually constructed the current residence in 1909. Even though the Boulder County Assessor's Office shows this building being built in 1910, the building shows up on the 1909 Drumm's wall map in its current location.

Harrison "Harry" Ball was store manager of the State Mercantile in 1910. He and his wife Nettie had a daughter named Mary Ethel Ball who later became the first female institutional representative when she became the acting Dean of Students at CU University in the 1930's.

The Ball's owned the house from 1909 until 1918, when Frank Carveth purchased the house. Frank was one of the partners of the store Carveth Brothers and Darby, which was located in the State Mercantile building. Frank was unfortunately killed in a rail accident in 1920 while on the "Kite Line" – which ran between Denver and Boulder. His wife and children continued to own the house until 1932.

Between 1932 and 1984 approximately four other families owned the building until the current owners purchased the house in 1984.



*1117 Jefferson Avenue, front façade (east) – pre-1932*



*1117 Jefferson Avenue, front façade (east) – 1948 Assessor's Card*



*1117 Jefferson Avenue, front façade (east) – 2010*

### **GRANT REQUEST ANALYSIS**

The applicants are requesting approval of a grant for restoration work on the landmarked structure at 1117 Jefferson Avenue. The total grant request is \$1,221.10. The requested restoration work is for the replacement of the front, second-story window which is not original to the house. The window originally located there, a single, one over one window, was removed and replaced with double, one over one windows at some time post-1948.

The Ball House previously received a \$1,000 incentive grant, a \$5,000 incentive grant, and a \$12,666 grant for foundation and retaining wall restoration as well as new gutters under Resolution 20, Series 2009, and Resolution 20, 2010.

Resolution 20, Series 2009 allows for *“Funding for incentives for historic preservation or to preserve the character of historic Old Town Louisville shall be used for purposes consistent with the establishment of the HPF, and shall include, but not be limited to: Grants to fund the restoration or rehabilitation of existing resources.”* The replacement window falls under the category of restoration. According to the Secretary of the Interior’s Standards for Historic Properties, restoration *“depicts a property at a particular period of time in its history, while removing evidence of other periods.”* Removing the replacement windows and installing a window and trim that match what was originally located there qualifies as restoration work. Grants under Resolution No. 20, Series 2009 do not expire and an applicant may request a grant at any time after a property is designated as a landmark. The applicants previously received a \$12,666 grant under this Resolution in 2011.

Resolution 20, Series 2010 introduces grants of up to \$5,000 for landmarked properties, available within one year of landmarking. The resolution also clarifies that “*Grants awarded pursuant to this Resolution do not preclude the award of other incentives from the Historic Preservation Fund.*” The applicants previously received a \$5,000 grant under Resolution 20, Series 2010.

The cost of the new window is \$1,221.10. The applicant is requesting grants funds for the cost of the window under Resolution 20, Series 2009. Under this Resolution, there is no requirement for matching funds from the applicant.

**FISCAL IMPACT:**

Approval of the grant request allows for a grant of up to \$1,221.10 from the Historic Preservation Fund.

The current balance of the Historic Preservation fund as of 10/31/2019 was approximately \$2,496,113 with 2019 revenues into the HPF estimated at \$251,295. Budgeted expenditures from the HPF for 2019 are \$549,270.

**STAFF RECOMMENDATION:**

The grant request meets the requirements specified under Resolution No. 20, Series 2009. Staff recommends approval of Resolution No. 10, Series 2019, approving a focused grant for \$1,221.10 for the Ball House.

**ATTACHMENTS:**

1. Resolution No. 10, Series 2019
2. Historic Preservation Application
3. Resolution 20, Series 2009
4. Resolution 20, Series 2010

**RESOLUTION NO. 10  
SERIES 2019**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A  
PRESERVATION AND RESTORATION GRANT FOR THE BALL HOUSE LOCATED AT  
1117 JEFFERSON AVENUE**

**WHEREAS**, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration grant for the DiSalvo House, a historic residential structure located at 1117 Jefferson Avenue, on property legally described as South 8' of Lot 5, Lot 4, and 16.5' of Lot 3, Block 7, Capitol 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 Ball House includes restoration work to the existing structure; and

**WHEREAS**, the Historic Preservation Commission finds these proposed improvements will assist in the preservation of the Ball House, which has been previously 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 Butcher-Jones House, in the amount of **\$1,221.10**.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

**HISTORIC PRESERVATION APPLICATION**

CASE NO. \_\_\_\_\_

**PROPERTY INFORMATION**  
Address: 1117 Jefferson Ave.  
Date of construction (if known): 1909  
Legal Description: Lot \_\_\_\_\_ Blk \_\_\_\_\_  
Subdivision \_\_\_\_\_  
(attach separate sheet if necessary)  
Landmarked Name and Resolution (if applicable): Ball House - Accepted

**TYPE (S) OF APPLICATION**

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

**APPLICANT INFORMATION**  
Name: owner  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_

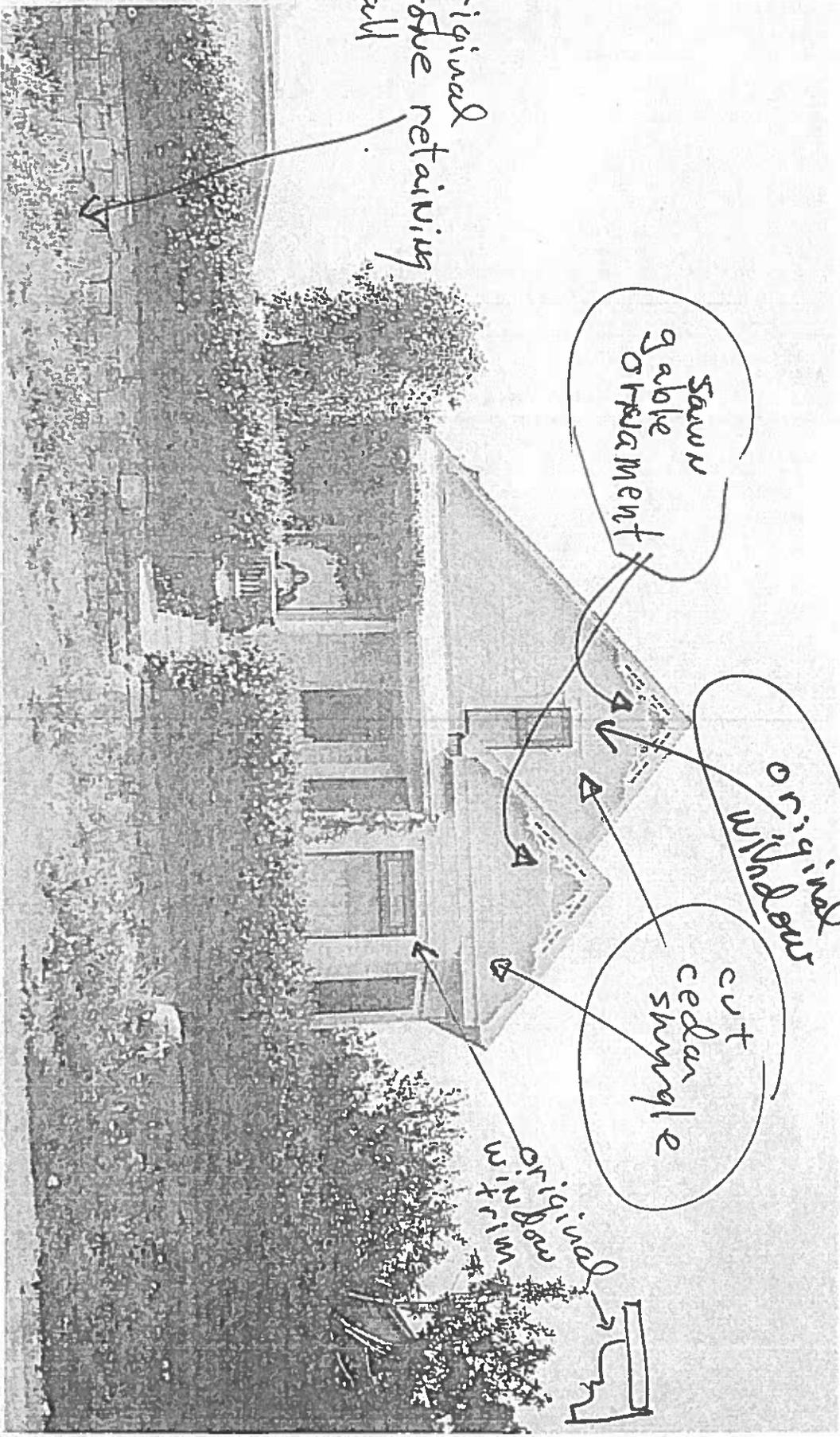
**PROJECT INFORMATION**  
Summary: replace 2<sup>nd</sup> story window, front of house, replace with new window in keeping with original window, window to be replaced is not original, trim will match original trim (see photos)

**OWNER INFORMATION (if not applicant)**  
Name: Bob Dressler  
Company: \_\_\_\_\_  
Address: 1117 Jefferson Ave.  
Louisville, Co 80027  
Telephone: 303-549-5483  
Email: rfdressler1@msn.com

**SIGNATURES & DATE**  
Applicant Name (please print): \_\_\_\_\_  
Applicant Signature: owner  
Owner Name (please print): Robert F. Dressler  
Owner Signature: R F Dressler

*Rosann Messere*  
*messere, rosann@gmail.com*  
*303-549-4257*

according to Bridget Bacon → pre-1932 1117 Jefferson



Sawn  
gable  
ornament

original  
windows

cut  
cedar  
sample

original  
window

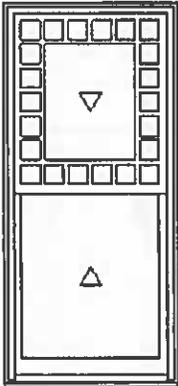
original  
stone retaining  
wall



**LINE ITEM QUOTES**

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: CLAD EXTERIOR	Net Price:		1,124.04
Qty: 1		Ext. Net Price:	USD	1,124.04



As Viewed From The Exterior

Entered As: FS  
 FS 31 13/16" X 70 5/8"  
 Egress Information  
 Width: 28 7/32" Height: 30 1/4"  
 Net Clear Opening: 5.93 SqFt  
**Performance Information**  
 U-Factor: 0.33  
 Solar Heat Gain Coefficient: 0.27  
 Visible Light Transmittance: 0.46  
 Condensation Resistance: 55  
 CPD Number: MAR-N-425-17179-00001  
**Performance Grade**  
 Licensee #1127  
 AAMA/WDMA/CSA/101/ I.S.2/A440-08  
 LC-PG50 1149X2223 mm (45.3X87.5 in)  
 LC-PG50 DP +50/-50  
 FL17635

Sierra White Clad Exterior  
 Bare Pine Interior  
 Ultimate Double Hung G2  
 Frame Size 31 13/16" X 70 5/8"  
 Rough Opening 32 13/16" X 71 1/8"  
**Top Sash**  
 Sierra White Clad Sash Exterior  
 Bare Pine Sash Interior  
 IG  
 Low E2  
 Capillary Tube  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Victorian - Special Cut 6W7H  
 23 Rect Lites  
 Sierra White Clad Ext - Bare Pine Int  
 Ogee Interior Glazing Profile  
**Bottom Sash**  
 Sierra White Clad Sash Exterior  
 Bare Pine Sash Interior  
 IG - 1 Lite  
 Low E2  
 Capillary Tube  
 Stainless Perimeter Bar  
 Ogee Interior Glazing Profile  
 Beige Interior Weather Strip Package  
 Beige Exterior Weather Strip Package  
 Bronze Sash Lock  
 Bronze Top Sash Strike Plate Assembly Color  
 Aluminum Screen  
 Sierra White Surround  
 Charcoal Fiberglass Mesh  
 \*\*\*Screen/Combo Ship Loose  
 4 9/16" Jamb  
 Sierra White A246 Subsil  
 Nailing Fin  
 \*\*\*Note: Capillary tubes will be added to ALL Low E glass types without Argon.  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Initials required

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

Project Subtotal Net Price: USD 1,124.04  
 8.635% Sales Tax: USD 97.06  
 Project Total Net Price: USD 1,221.10

**RESOLUTION NO. 20  
SERIES 2009**

**A RESOLUTION ENACTING PROVISIONS RELATED TO ADMINISTRATION AND USES OF THE HISTORIC PRESERVATION FUND, AND ESTABLISHING REQUIREMENTS AND PROCEDURES APPLICABLE TO THE FUNDING OF INCENTIVES FOR HISTORIC PRESERVATION PURPOSES**

**WHEREAS**, the City of Louisville (the “City”), is a Colorado home rule municipal corporation duly organized and existing under laws of the State of Colorado and the City Charter; and

**WHEREAS**, at the November 4, 2008 election, the voters approved a ballot issue to levy an additional one-eighth of one percent (1/8%) sales tax, collected for a ten-year period commencing January 1, 2009, with the net proceeds of such one-eighth percent sales tax to be collected, retained and spent exclusively for historic preservation purposes within historic Old Town Louisville; and

**WHEREAS**, by Ordinance No. 1544, Series 2008, the City established the historic preservation fund as a special revenue fund to account for revenues derived from the historic preservation tax; and

**WHEREAS**, City Council by this resolution desires to enact additional provisions related to administration and uses of the historic preservation fund; and

**WHEREAS**, City Council by this resolution further desires to establish requirements and procedures applicable to the funding of incentives for historic preservation purposes; and

**WHEREAS**, the City of Louisville Historic Preservation Commission has reviewed at public meetings the provisions hereof regarding the historic preservation fund and funding of historic preservation incentives, and has recommended adoption of such provisions;

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

In order to facilitate the purposes of 2008 Louisville Ballot Issue 2A and Ordinance No. 1544, Series 2008, the following provisions shall be enacted:

**Section 1. Historic Preservation Fund:** There exists a “Historic Preservation Fund” (“HPF”) in the City of Louisville, as established by Ordinance 1544, Series 2008.

- a. The HPF shall be funded by:

- i. Proceeds from the 1/8% sales tax established by 2008 Louisville Ballot Issue 2A and Ordinance 1544, Series 2008;
  - ii. Private and public donations, bequests, grants and funding from other sources made to the City for historic preservation purposes;
  - iii. Interfund loans from the City of Louisville; if approved by ordinance; and
  - iv. Earnings on such amounts as may be deposited in the HPF.
- b. The City of Louisville Historic Preservation Commission (HPC) shall make recommendations regarding expenditures from the HPF, but final action shall be taken by City Council by resolution. The HPF should be managed to achieve maximum preservation of historic structures and the character of historic Old Town Louisville.
  - c. The HPC shall submit an annual statement of goals and recommendations to City Council, and may supplement, modify or update this document throughout the year as necessary.
  - d. As further detailed in Sections 2-5 below, the HPF shall consist of the following four categories of funds:
    - i. Administrative;
    - ii. Incentives for Historic Preservation, to Preserve Character, and for New Construction;
    - iii. Acquisitions; and
    - iv. Contingency/Emergency Reserve.
  - e. As used in this resolution, “resources” shall include, but not be limited to, primary structures, accessory structures, outbuildings, fences, existing or historic landscaping, archaeological sites, and architectural elements of structures.

**Section 2. Administrative Funds:** Administrative Funds shall be used for purposes consistent with the establishment of the HPF, and shall include, but not be limited to:

- a. Historical building surveys, other site surveys or reconnaissance-level or intensive-level historic and architectural surveys;

- b. Staff to support HPC and City activities in administering programs funded by the tax, including, but not limited to, interns, preservation planners, staff to conduct research for the HPC's demolition review functions and to assist vendors in conducting historic preservation surveys, and other support staff;
- c. Plaques or other designations to honor structures that are landmarked or add to the character of historic Old Town Louisville;
- d. Public outreach and education efforts; and
- e. Funding of public-private partnerships for preservation of buildings of historic significance.

**Section 3. Funds for Incentives for Historic Preservation, to Preserve Character, and for New Construction:**

- a. All incentives shall be applied for and given on a voluntary basis. Property owners are encouraged to participate in these programs to preserve their historic resources and the character of Louisville.
- b. Funding for incentives for historic preservation or to preserve the character of historic Old Town Louisville shall be used for purposes consistent with the establishment of the HPF, and shall include, but not be limited to:
  - i. Grants to fund the restoration or rehabilitation of existing resources. Grants may be given in installments upon the satisfactory completion of portions of the project, or given in total upon the satisfactory completion of the project. Conditions for the satisfactory completion of the project shall be given when the grant is awarded. Grants may be revoked if the conditions are not met. Grants given prior to the beginning of a project may be given only in suitable situations, as recommended by the HPC and approved by City Council;
  - ii. Low-interest loans to fund the restoration or rehabilitation of existing resources. The loans shall be administered by the City or a designee appointed by City Council, with loan payments returning to the HPF. Loans shall be evidenced by a loan agreement, guaranteed by the borrower (with individual guarantees as the City may in its discretion require), and secured by a lien on the property. The loan may provide for default and acceleration of the loan if the completed work is not as contemplated by the conditions of the loan. Further, if the work is not completed in compliance with the conditions of the loan, the loan amount shall be returned forthwith, with interest. Any costs in collecting the loan upon default shall be charged to the HPF;

- iii. Reimbursements of City taxes or fees, to be given after the completion of work as outlined by the conditions of the incentives. Reimbursements might be for the sales taxes paid on materials purchased for the project, a portion of property taxes for a given time, inspection fees related to the project, or other taxes or fees.
- c. While preservation is the primary purpose of this resolution, new structures may also qualify for the incentives outlined in section 3.b to preserve the character of historic Old Town Louisville. The purpose of these incentives is to limit mass, scale, and number of stories, to preserve setbacks, to preserve pedestrian walkways between buildings, and to utilize materials typical of historic buildings, above mandatory requirements. Review by the HPC of these projects for eligibility for incentives is not a substitute for City planning processes, but applications for incentives for new construction should be submitted to the HPC at the earliest possible point in the planning process. As part of its review, the HPC may make recommendations for variances from City codes that would provide incentives for preserving the character of historic Old Town Louisville, irrespective of whether its recommendations include HPF funding.
- d. Except as noted below, to be considered for incentives funding, the owner must complete an application and submit it to the HPC, together with sufficient building plans, if appropriate. Applications may be submitted at any time. Applications shall initially be reviewed by HPC staff, followed by a recommendation to the HPC. The HPC shall make a recommendation to City Council for final action. Any recommendation by the HPC may be to grant some, all or none of the requested incentives. If the HPC recommendation is to grant the requested incentives in whole or part, it shall also forward recommendations regarding the terms of an agreement which must be met for receipt of the incentives. Priority shall be given to requests for loans, then rebates, then grants. All recommendations are subject to approval, rejection and/or modification by City Council, and City Council may return recommendations for further information or review. All incentives are subject to budgetary requirements and considerations, including review of amounts currently and foreseeably available in the HPF and appropriation in the discretion of City Council. Additions to existing structures may qualify for incentives if so recommended by the HPC and approved by City Council.
- e. In all cases, receipt of incentives funding shall be conditioned on an agreement between the property owner and the City of Louisville that if eligible, the structure shall be landmarked pursuant to Louisville Municipal Code Chapter 15.36 and if not eligible, the owner shall grant the City a conservation easement to preserve the outside appearance of the structure or other historical attributes of the structure or site. If the property is subject to a mortgage, the City may condition incentive funding on provision of lender consent to the creation of the conservation easement. If the structure is

landmarked, then future alterations to the structure shall be determined in compliance with Louisville Municipal Code Chapter 15.36. The divestment by the City of any conservation easement granted to it shall require an affirmative vote of at least two-thirds (2/3) of the entire City Council. No divestiture may be approved prior to 15 years after the granting of the easement.

- f. In the first year of the existence of the HPF, 50% of the incentives funds shall be set aside for residential projects. Any allocations thereafter shall be as determined by City Council. The HPC may provide recommendations on allocations of incentive funds on an annual basis.

**Section 4. Acquisitions Funds:** Use of Acquisition funds of the HPF shall include, but not be limited to:

- a. The purchase of historic properties or properties which contribute to the character of historic Old Town Louisville. These properties, if eligible, shall be landmarked pursuant to Louisville Municipal Code Chapter 15.36 and if not eligible, shall have a conservation easement placed upon them to preserve the outside appearance of the structure or other historical attributes of the structure or site. Prior to the purchase of any property, a financial risk analysis shall be conducted, although City Council may base its approval on considerations other than financial. The City may perform any restoration or rehabilitation work necessary on properties the City acquires, subject to availability of funds therefor, and may then sell the properties unless retained for a municipal purpose. A conservation easement for historic preservation purposes may be placed on the property prior to or in connection with any sale. Any loss and any costs resulting from the acquisition, rehabilitation and sale of the property shall be charged to the HPF, while any profits shall be deposited to the HPF; and
- b. The purchase of conservation easements to protect the appearance of structures that contribute to the character of historic Old Town Louisville. Easements funded by the City may be held solely by the City or jointly with another governmental entity or a third-party non-profit preservation organization.

**Section 5. Contingency/Emergency Reserve Funds:** In the first year of the existence of the HPF, 20% of the funds of the HPF shall be placed in a Contingency/Emergency Reserve. On an annual basis, the HPC and City Council shall reevaluate how much should be allocated to this Reserve. These funds shall be accessed only for incentives or acquisitions that become necessary due to exigent circumstances, upon the recommendation of the HPC and approval of City Council. “Exigent circumstances” for purposes of this section shall mean that the HPC has determined, with concurrence of City Council, that without urgent action, significant damage will be done to the historic fabric or character of Louisville.

**Section 6.** Nothing in this resolution is intended or shall be construed to require any appropriation of City funds.

PASSED AND ADOPTED this 2<sup>nd</sup> day of June, 2009.



Nancy Varra  
Nancy Varra, City Clerk

Charles L. Sisk  
Charles L. Sisk, Mayor

**RESOLUTION NO. 20, SERIES 2010**

**A RESOLUTION ESTABLISHING ADDITIONAL INCENTIVES FOR THE HISTORIC PRESERVATION FUND TO ENCOURAGE LANDMARK DESIGNATIONS OF HISTORIC PROPERTIES IN THE CITY OF LOUISVILLE**

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

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

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

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

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

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

**WHEREAS**, Resolution No. 20, Series 2009, authorizes the creation of grants programs to assist property owners in the rehabilitation and restoration of historic properties;

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

In order to facilitate the implementation of Resolution 20, Series 2009, the following provisions shall be enacted:

**Section 1. Incentive program to encourage owners of historic homes to seek landmark designations:**

- a. An incentive of \$1,000 shall be awarded to property owners whose properties are declared landmarks pursuant to Chapter 15.36 of the Louisville Municipal Code, with the attendant protections for landmarks pursuant to that chapter.
- b. While property owners are encouraged to enhance and preserve the historic character of their property, incentives made under this section have no attached conditions and shall be approved by the City Council in conjunction with its approval of a landmark designation.

**Section 2. Grant program for preserving, restoring, rehabilitating, or protecting landmarked property:**

- a. Grant categories. Grants of up to \$5,000 will be made available to owners of properties that have been declared landmarks pursuant to Chapter 15.36 of the Louisville Municipal Code, if applied for within one year of the landmark designation. These grants are available for the following purposes:

- i. Preservation and restoration. These projects include measures directed towards sustaining the existing form, integrity, and materials of a historic property, including preliminary measures to protect and stabilize the property.
- ii. Rehabilitation. These projects include measures directed toward adapting a property to make efficient contemporary use of it while sensitively preserving the features of the property, which are significant to its historical, architectural, and cultural values. Sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make the property functional is appropriate within a preservation project. This category also includes the restoration of a property to a specific, significant point in its history.

Routine maintenance is an allowable expense as a project. Routine maintenance includes painting, refinishing and exterior cleaning.

- iii. Pre-development. These projects include assessments of past and present historical features of a property for the purpose of properly and adequately documenting these characteristics. This includes assessing the physical condition of any existing historic features. Grants for this

purpose will be available to individuals desiring to do restoration and renovation projects.

Only proposals for projects to be completed on landmarked portions of a property will be considered.

Properties will still need to apply for and receive an Alteration Certificate from the Historic Preservation Commission prior to beginning work on the property.

- b. The Historical Preservation Commission (HPC) will review all grant applications and make recommendations to the City Council for approval or disapproval. The City Council may approve, deny or return a proposal to the HPC for further information.
- c. Grants may be given in installments upon the satisfactory completion of portions of the project, or given in total upon the satisfactory completion of the project. Conditions for the satisfactory completion of the project shall be given when the grant is awarded. Grants may be revoked if the conditions are not met. Grants given prior to the beginning of a project may be given only in suitable situations, as recommended by the HPC and approved by City Council.
- d. Grants awarded pursuant to this Resolution do not preclude the award of other incentives from the Historic Preservation Fund.
- e. In addition to the procedures outlined herein, the administration of grants shall be in compliance with all applicable procedures in Resolution No. 20, Series 2009.

PASSED AND ADOPTED this 20<sup>th</sup> day of April, 2010.



*[Handwritten signature]*  
\_\_\_\_\_

Charles L. Sisk, Mayor

*[Handwritten signature: Nancy Varra]*  
\_\_\_\_\_  
Nancy Varra, City Clerk

**ITEM:** 917 La Farge Avenue Probable Cause Determination

**APPLICANT:** Joanna Alidu  
917 La Farge Avenue  
Louisville, Colorado 80027

**OWNER:** Same

**PROJECT INFORMATION:**  
**ADDRESS:** 917 La Farge Avenue  
**LEGAL DESCRIPTION:** Lots 5-6 less N. 5 feet of Block 4  
**DATE OF CONSTRUCTION:** 1891

**REQUEST:** A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 917 La Farge Avenue



## SUMMARY:

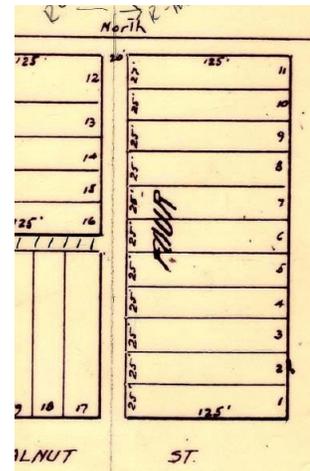
The applicant requests a finding of probable cause for landmark designation to allow for funding of a historic structure assessment for 917 La Farge Avenue. Under Resolution No. 2, Series 2014, a property may be eligible for reimbursement for a historic structure assessment (HSA) from the Historic Preservation 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 2000 and 2010 Cultural Resource Surveys*

Antonio (Charles) Damiana was the earliest owner of the property and also one of the earliest Italian residents of Louisville. Damiana was a blacksmith at local coal mines, including the Rex. He lived at 917 La Farge with his wife Angela and their seven children (Mike, Joe, Rosa, Carrie, Mayme, Guy, Della). By 1920 the family had relocated to Fort Lupton, possibly due to the mine strike in the Louisville area.

By 1921 (potentially earlier) the property had sold to Antonio “Tony” Porta and his wife Libra. The Portas were also among Louisville’s early Italian immigrants and owned several properties including 928 La Farge. The Porta family had four sons, and Henry inherited the property at 917 La Farge. Henry worked as a coal miner and married Edith Zarini who grew up at 824 La Farge and they had nine children. Henry Porta, Jr. and his wife, Helen Mappin, inherited the property in 1960. The property remained in the Porta family until 1997.



917 La Farge Avenue, Boulder County Assessor, 1948.



*917 La Farge Avenue, East View.*



*917 La Farge Avenue, South View.*



*917 La Farge Avenue, North View.*



*917 La Farge Avenue, West View.*

**ARCHITECTURAL INTEGRITY:**

The historic structure located at 917 La Farge Avenue was constructed circa 1891. It is a one-story wood frame residence with a rectangular plan on a concrete foundation. The house has a hip-on-gable roof along with a shed roof over the front porch. The concrete front porch extends across almost the full width of the front façade. The exterior walls are covered in asbestos siding. The house was rehabilitated under Louisville’s Urban Renewal Program in 1978. The exterior work completed through that program included updates to the front porch, and replacement of the roof, gutters, and trim. A former outbuilding (potentially identified as a summer kitchen) was connected to the main house with a breezeway in 2006.

Primary changes occurred over time:

- Wrought iron porch posts and railings added (1978);
- Replacement of roofing, gutters, trim (1978);
- Window openings enlarged (post 1950);
- Windows replaced (post 2000);
- Outbuilding connected to main house (2006).

**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 917 La Farge Avenue was constructed circa 1891, making it 128 years old. <b>Staff finds the age of the structure meets the criteria.</b>
<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"><li>• The historic structure located at 917 La Farge Avenue was constructed circa 1891. It is a one-story wood frame residence with a rectangular plan on a concrete foundation. The house has a hip-on-gable roof along with a shed roof over the front porch. The architectural integrity of the property has been reduced over time by the</li></ul>

	<p>replacement of the wooden porch supports with wrought iron and the alteration of the window openings and asbestos siding.</p> <p><b>Staff finds the style and integrity of the structure has probable cause to meet the criteria for architectural significance.</b></p> <p>Social Significance - <i>Exemplifies cultural, political, economic or social heritage of the community.</i></p> <ul style="list-style-type: none"> <li>Owned by a single family of Italian heritage for approximately 80 years, this property is significant for its association with Louisville's development as a coal mining community in the late 1880s and during the first half of the 1900s.</li> </ul> <p><b>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.</b></p>
<p><i>Landmarks should meet one or more criteria for physical integrity</i></p>	<p>Physical Integrity - <i>Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation. Retains original design features, materials and/or character. Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago</i></p> <p>The structure at 917 La Farge Avenue adds character and value to Old Town Louisville. The building is in its original location and retains its integrity of location, design, and setting. The changes 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><b>Overall staff finds probable cause that the structure meets the criteria for physical integrity.</b></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 10/31/2019 is approximately \$2,496,113. 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 917 La Farge 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 917 La Farge Avenue.

**ATTACHMENTS:**

- 917 La Farge Avenue Historic Survey



Landscape or special setting description: Jefferson Place Subdivision is a historic residential neighborhood adjacent to downtown Louisville. The subdivision is laid out on a standard urban grid of narrow, deep lots with rear alleys. Houses are built to a fairly consistent setback line along the streets with small front lawns, deep rear yards and mature landscaping. Small, carefully maintained single-family residences predominate. Most of the houses are wood framed, one or one and one-half stories in height, featuring white or light-colored horizontal wood or steel siding, gabled or hipped asphalt shingled roofs and front porches. While many of the houses have been modified over the years, most of the historic character-defining features have been preserved.

917 La Farge is consistent with these patterns and blends well with the scale and character of the neighborhood. Set on a narrow mid-block lot, it has a shallow front yard and deep back yard. The front yard is landscaped. There is a concrete walk leading to the back yard along the south side of the house. The grassy back yard has a wood deck and a brick patio and is separated from the alley by a chicken wire fence.

9. Changes in Condition: None.

10. Changes to Location or Size Information: None.

11. Changes in Ownership: The property was sold to the Alidu family.

12. Other Changes, Additions, or Observations:

Further research has yielded new information about the history of 917 La Farge. The history of this house is very closely connected with the histories of 925 La Farge (5BL8000) and 928 La Farge (5BL918) across the street, as all three were the residences of Porta family members for several decades. In fact, 917 and 925 La Farge are so closely connected with one another that the available records about these properties do not always clearly distinguish between the two.

Boulder County gives 1891 as the year of construction for this house, and it is true that it appears on the 1893 Sanborn map (and on the 1900 and 1908 Sanborn maps, and on the 1909 Drumm's Wall Map of Louisville). The information on this house from the 2000 survey that was done calls the 1891 date "probably reliable" for this reason.

Although this house was the home of members of the Porta family for most of its history, new information has been located that shows that the Porta family was not the sole family that owned and occupied it for over 100 years. In its earliest years, Antonio (Charles) Damiana owned it and lived in it with his family.

Damiana acquired this property from Jefferson Place developer Charles Welch not later than 1898, according to online Boulder County property records showing recording dates. As documents were sometimes not officially recorded with the County for years in the late 1800s and early 1900s, it is possible that Damiana purchased this house even earlier. Charles Damiana was already living in Louisville by 1892, according to the directory for that year, and also appears in the 1896 and 1898 directories (these directories, however, do not indicate the locations of homes of those listed). As he was listed in the 1892 directory, he was among Louisville's earliest Italian settlers.

Charles Damiana worked as a blacksmith at coal mines in the Louisville area. One mine at which he was particularly known to have worked was the Rex Mine #1. He and his wife, Angela, were both born in Italy. According to the 1900 census, he was born in 1870 and came to the US in 1888. Angela was born in 1874 and came to the US in 1882. They were married in approximately 1890. (These dates are not consistent across all available federal census records for the Damiana family, however.)

The 1900 census, the 1904 directory for Louisville, and the 1910 census all place the Damiana family in this approximate location on La Farge. In fact, the 1910 census shows the Damiana family living next door to the Porta family that is believed to have been residing next door to 917 La Farge, at 925 La Farge.

The 1910 census shows that the Damiana family in Louisville included seven children: Mike, Joe, Rosa, Carrie, Mayme, Guy, and Della.

By the time of the 1920 census, the Damiana family had relocated from Louisville to Fort Lupton, and there were two additional children in the family. One possible reason for their move may have been the mine strike that took place in the Louisville area between 1910 and 1914. If Charles Damiana was dependent on coal mining for his job as a blacksmith, but if he was not a miner himself, he and his family may not have been eligible for family support payments from the United Mine Workers during the strike. In Fort Lupton, he became a farmer. Members of the

Resource Number: 5BL 7998  
Temporary Resource Number: 157508405008

Damiana family do not appear in the Louisville directories for 1916 or 1918, which are the only residential directories for Louisville for the period between 1910 and 1920.

A Damiana cousin, Carlo Damiana, also settled in Louisville. He stayed in the town, as did his descendants.

By 1921, and perhaps earlier, Damiana sold 917 La Farge to "Tony" Porta. Antonio Porta was the owner of 928 La Farge and resident of that house with his wife, Libra. Like the Damiana family, the Portas were among Louisville's earliest Italian residents. More can be read about them in the report on 928 La Farge.

Antonio and Libra Porta had four sons, and evidence suggests that Porta purchased both 917 La Farge and 925 La Farge for one of his sons and his son's descendants. At least two other sons would also live nearby, but not in Jefferson Place and not as close as across the street from where the parents lived.

Many current area residents of the Louisville area are descended from the Antonio and Libra Porta family and in particular from the Henry Sr. and Edith Porta family that was associated with 917 and 925 La Farge.

This property was inherited by Antonio and Libra Porta's son, Henry Porta Sr. This Henry Porta (1873-1954), married Edith (Ida) Zarini (1878-1960) in 1897. Both had been born in Italy. Like his father, Henry worked as a coal miner. Edith Zarini grew up just down the street at 824 La Farge (5BL7992) in Jefferson Place as the daughter of Joseph and Virginia Zarini. At the time of the 1900 census, Henry Jr. and Edith Zarini and their first two children were living with her family at 824 La Farge. An obituary from 1937 shows that Henry's mother, Libra Porta, and Edith's mother, Virginia Zarini, died close in time to one another, and there was a double funeral for them at the St. Louis Church, which at the time was located close to their homes, at 833 La Farge. The obituary goes on to state: "Both the Zarini and Porta families are very popular in the Louisville district where they had been residents for years."

The following photo from the Louisville Historical Museum shows Henry Porta Sr. on the left in the back row with his brother, John Porta, next to him and Santino Biella (owner of 825 La Farge in Jefferson Place) on the right in the back row (the two seated men are Nick DiFrancia and Celeste Romano):



Listings in the 1900 census indicate that the Henry and Edith Porta family was living at 925 La Farge, next to the Damiana family at 917 La Farge. It is believed that later, however, this branch of the Porta family also lived at 917 La Farge. By 1920, Henry and Edith had a number of children, but it cannot be determined which of the two houses they were living in; they could have lived in both.

Resource Number: 5BL 7998

Temporary Resource Number: 157508405008

Based on available records, it was found that the nine children of Henry Sr. and Edith Porta were William, Della, Henry Jr., Lillian, Arthur, Charles, Albert, Virginia, Elaine, and Evelyn.

An address indicated in several directories as being that of the residence of the Porta family, and the only one on the west side of the 900 block of La Farge, was 426 La Farge (under Louisville's old address system). However, it appears that there may have been just one address used for both 917 La Farge and 925 La Farge. It is possible that this was because Porta family members may have resided in both houses that were right next to each other. Other addresses for the Portas on the west side of the 900 block of La Farge were 410 (in 1936) and 915 (starting in 1943). It was not until 1946 that two different addresses for 917 and 925 La Farge were given in the directories (and to add to the confusion, these two addresses were 915 and 917).

For many years, a son of Henry Sr. and Edith Porta lived at 917 La Farge with his wife and they took care of his parents; they then became the owners in 1960. This was Henry Porta Jr. (1903-1975) and his wife, Helen Mappin Porta (1912-1996), who had married in 1940. The following photo from the Louisville Historical Museum shows Henry Porta Jr., whose nickname was "Bin," with other Louisville men in the 1930s; he is identified in the photo as standing fifth from the left in the back row:



Henry Jr. and Helen Porta continued to make 917 La Farge their home, while Henry Jr.'s brother, Albert, lived next door at 925 La Farge. After being owned for a time by a relative of Helen Porta's in the 1990s, the property passed out of the Mappin/Porta family in 1997.

#### Sources of Information

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

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

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

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

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

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

Green Mountain Cemetery Index to Interment Books, 1904-1925, Boulder Genealogical Society, 2006.

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

Resource Number: 5BL 7998  
Temporary Resource Number: 157508405008

Archival materials on file at the Louisville Historical Museum.

Lafayette Leader, January 22, 1937, acquired at the Lafayette, Colorado Public Library.

Emailed information to Bridget Bacon, Museum Coordinator, from Dennis Braeutigam, son of Mayme Damiana, August 17 & 23, 2010.

13. National Register Eligibility Assessment:

Eligible  Not eligible  Need data

Explain: While the property has sufficient integrity and significance to be a local landmark, it lacks sufficient integrity and significance to be individually eligible to the National Register. The property has integrity of location, workmanship, feeling and association. Integrity of design is compromised by the modified window openings, the replacement porch columns and the addition connecting the Summer Kitchen to the house. Integrity of materials is compromised by the non-original asbestos siding. Integrity of setting is compromised by the close proximity of the 1970s modular home to the south at 914 LaFarge (5BL7997).

13A. Colorado State Register: Eligible  Not Eligible

13B. Louisville Local Landmark: Eligible  Not Eligible

The property is worthy of nomination as a Louisville Local Landmark due to its long association with the Damiana and Porta families, both of which were Italian immigrant coal-mining families.

13C. Historic District Potential: Jefferson Place is eligible as a State Register and local historic district. There is potential for a National Register historic district. This property is non-contributing.

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

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

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

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

Resource Number: 5BL 7998

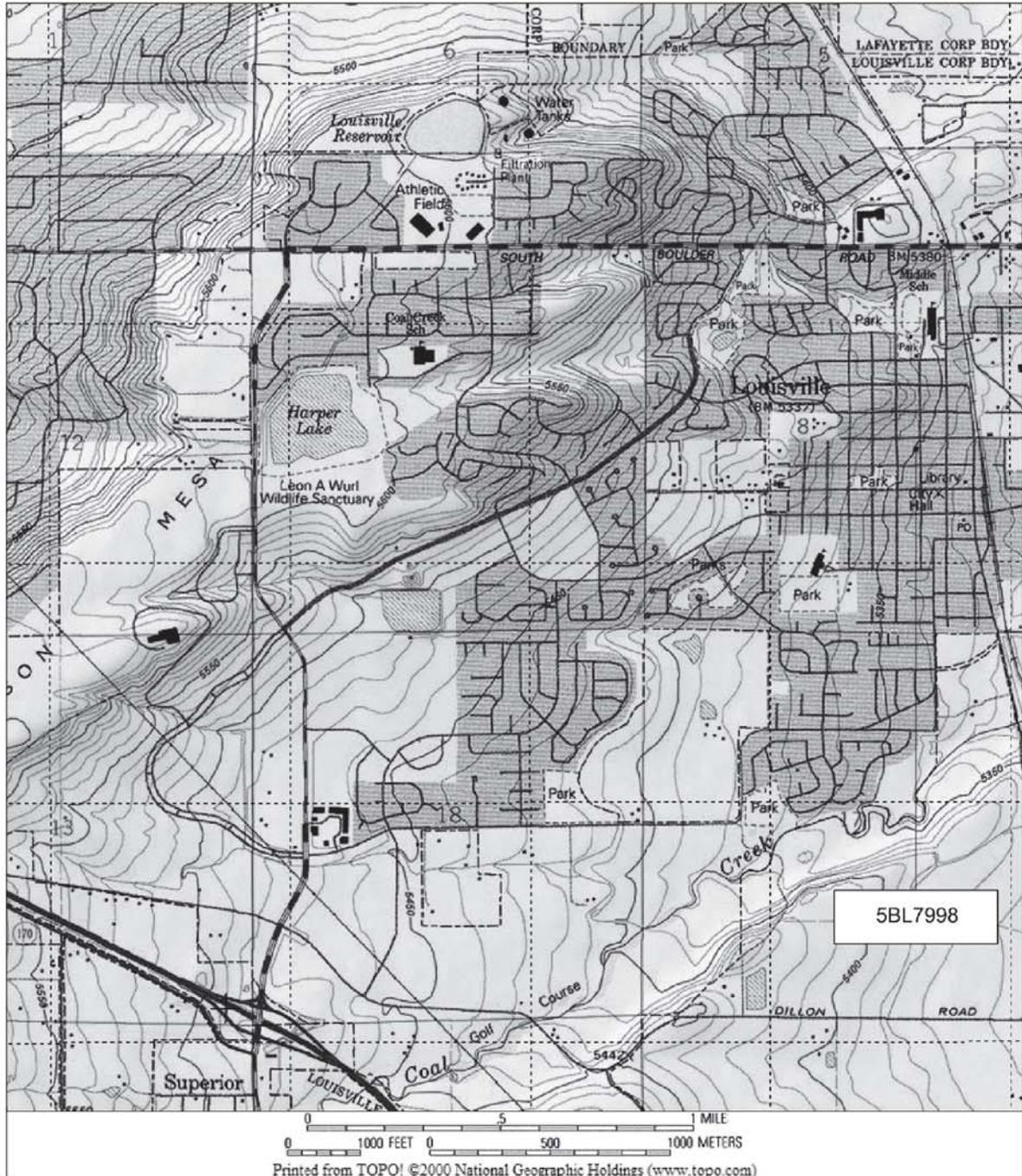
Temporary Resource Number: 157508405008

14. Management Recommendations: The property is worthy of nomination as a Louisville Local Landmark.
15. Photograph Types and Numbers: 5BL7998\_917LaFarge\_01 through 5BL7998\_917LaFarge\_05.
16. Artifact and Field Documentation Storage Location: Electronic files of forms with embedded photos and maps at Colorado Historical Society. Electronic files of forms, and electronic files of photographs at City of Louisville, Colorado, Planning Department.

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17. Report Title: Historical and Architectural Survey of Jefferson Place Subdivision, Louisville, Colorado
18. Recorder(s): Kathy and Leonard Lingo, and Bridget Bacon, City of Louisville 19. Date(s): 2013
20. Recorder Affiliation: Avenue L Architects, 3457 Ringsby Court Suite 317, Denver CO 80216 (303) 290-9930

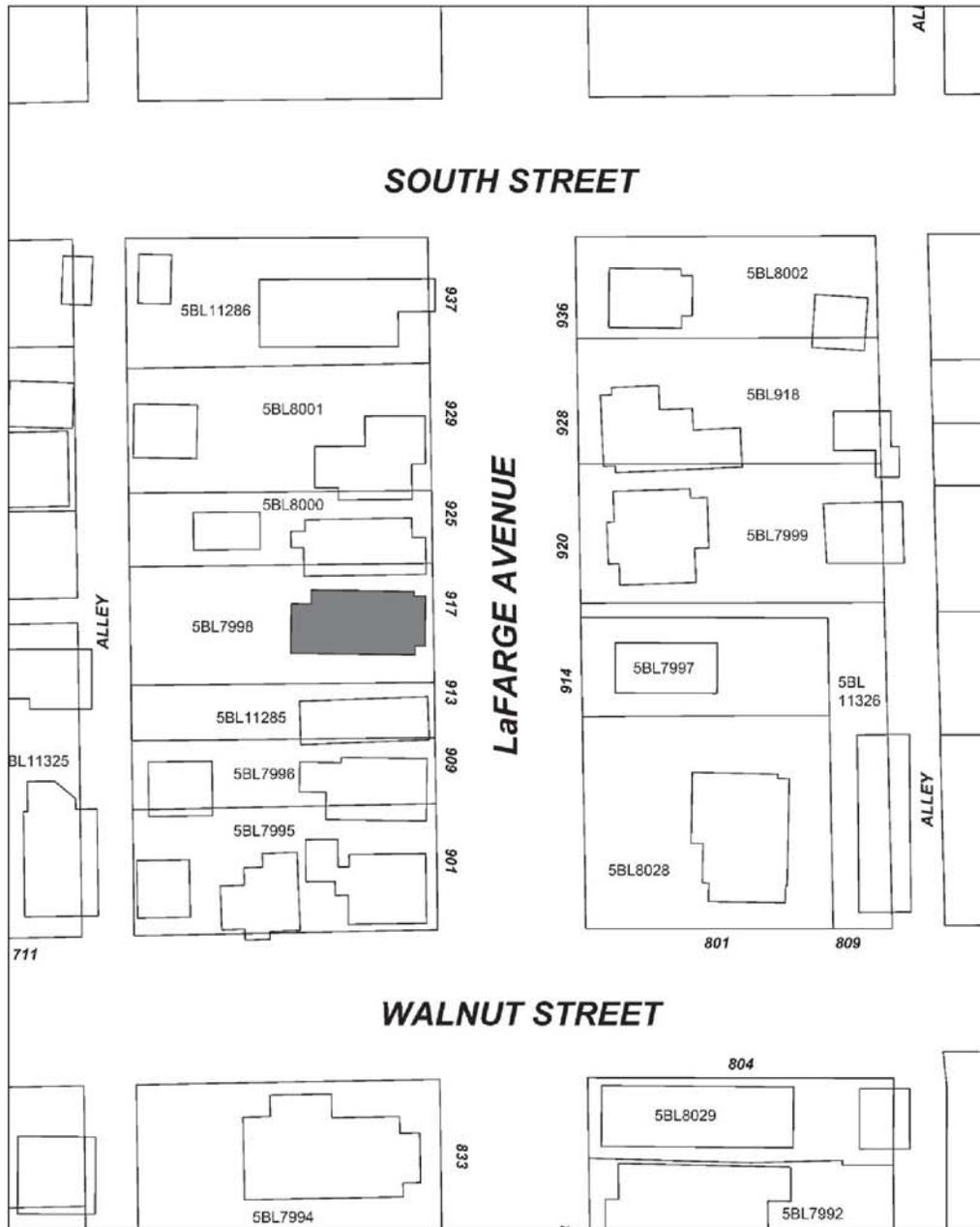
Colorado Historical Society, Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203  
303-866-3395



917 LaFarge Avenue, Louisville, Colorado

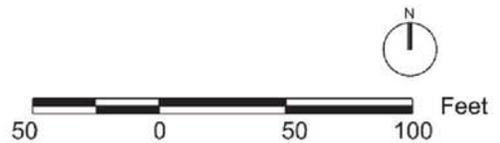
SOURCE: Extract of Louisville, Colorado  
USGS map, 1994.





917 LaFarge Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado  
GIS Files.



Resource Number: 5BL 7998  
Temporary Resource Number: 157508405008



5BL7998\_917LaFarge\_01 east



5BL7998\_917LaFarge\_02 northeast

Resource Number: 5BL 7998  
Temporary Resource Number: 157508405008



5BL7998\_917LaFarge\_03 southwest



5BL7998\_917LaFarge\_04 west

Resource Number: 5BL 7998  
Temporary Resource Number: 157508405008



5BL7998\_917LaFarge\_05 shed



917 La Farge. Boulder County Real Estate Appraisal card, 1948.

## MEMORANDUM

**To:** Historic Preservation Commission Members  
**From:** Department of Planning and Building Safety  
**Subject:** Staff Updates  
**Date:** **November 18<sup>th</sup>, 2019**

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### **Alteration Certificate Updates**

None

### **Demolition Updates**

537 La Farge Avenue (10/31/2019)

- Referred to full HPC, December agenda

701 Pine Street (11/13/2019)

- Referred to full HPC, December agenda

### **Ongoing/Upcoming Projects**

- Preservation Training
- Outreach/Engagement
  - Downtown Dialogue
- Zoning Incentives Review

### **Upcoming Schedule**

#### **December**

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

#### **January**

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

29<sup>th</sup> – Feb. 1<sup>st</sup> – Saving Places Conference, Denver

#### **February**

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