

***Historic Preservation Commission
Agenda
December 16, 2019***

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

- A. Call to Order
- B. Roll Call
- C. Approval of Agenda
- D. Approval of Minutes - November 18, 2019
- E. Public Comments on Items Not on the Agenda
- F. **Public Hearing: Demolition Request**
 - 537 La Farge Avenue
- G. **Public Hearing: Demolition Request** and Probable Cause Determination
 - 701 Pine Street
- H. Probable Cause Determination
 - 1016 Grant Avenue
- I. Probable Cause Determination
 - 1000 Main Street
- J. Historic Structure Assessment Presentation
 - 917 La Farge Avenue, DAJ Design
- K. Items from Staff
 - Alteration/Demolition Updates
 - Ongoing Projects
 - Properties Recommended for Landmarking
 - Upcoming Schedule
- L. Updates from Commission Members
- M. Discussion Items for future meetings
- N. Adjourn

Historic Preservation Commission

Meeting Minutes

November 18th, 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

Andrea Klemme

Commission Members Absent: None.

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 November 18, 2019 agenda. Klemme seconded. Agenda approved by voice vote.

APPROVAL OF MINUTES

Dunlap noted that the October minutes did not record the unusual character of the 816 Main Street application, with extraordinary circumstances, retroactive funding, and the new expense numbers for Council. He observed that the discussion on 816 Main may be incomplete in the minutes.

Zuccaro replied that the Main Street application had not requested extraordinary circumstances, and the retroactive funding was allowed under the current and prior funding program. He added that that amounts issue was related to covered expenses, not extraordinary circumstances.

Dickinson added that since the language was in the resolution, future commissions would not have an issue applying the same reasoning.

City of Louisville

Department of Planning and Building Safety

749 Main Street Louisville CO 80027

303.335.4592 (phone) 303.335.4550 (fax) www.louisvilleco.gov

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

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

NEW BUSINESS – PUBLIC HEARING ITEMS

1000 Main Street: Demolition Review

Selvoski explained the demolition review evaluation process, which started with a commission subcommittee that had requested the review be sent to the full commission. She described the purpose of the demolition review:

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

Selvoski highlighted the clipped gable roof and the porch. The social history of the home includes the Autrey, the Wilson, and the DelPizzo families. The DelPizzos helped to create a small Italian enclave in the area. They owned the property from 1926 to 2018. The structure was built in 1892 and is a wood frame structure typical of other structures in the city. There were several changes to the house, including stucco (added before 1956,) partial window replacement and expansion, and an attic vent along the front façade. The footprint was the same. The structural integrity was unknown.

Staff recommends issuing a 90-day stay, expiring on January 1, 2020. That time would allow the applicant to potentially pursue a historic structure assessment.

Dickinson asked if there was anything else staff wanted to accomplish with the stay other than the assessment.

Selvoski replied that staff had had conversations with the owners and she noted that this structure was not on the audit list of target structures for landmarking. Staff thought 90 days was long enough to conduct the HSA.

Ulm asked about the current zoning.

Selvoski replied that it was residential.

Dunlap noted that the stay might not allow enough time to conduct the assessment due to the holidays.

Selvoski responded that the applicant did not have to demolish the day the stay ended.

Patrick Smith, 9627 Bexley in Highlands Ranch, explained that his family was looking for a place to settle down. He and his wife had been jogging through Louisville and fell in love with the location, with its access to Main Street and the big trees on the property.

They did not love the house as much. The floor was slanted and there was structural damage that may be cost-prohibitive to repair the foundation. They were planning to keep the basic footprint. They planned to shift the house slightly back to give more space for the roots of a large tree to go. They were working with Andy Johnson to build a simple Victorian structure. Smith stated that he did not like the stucco and the possibility of asbestos that goes with stucco. He preferred the 90-day stay to the 180-day one, especially since the asbestos abatement teams were generally unavailable in the springtime. He stated that if his family was forced to keep the home, it would not be their preference. He asked about the historic structure assessment.

Selvoski replied that the assessment would be done by a professional and would create an assessment about the historic elements and materials of the house, and could also assess the state of the foundation and other structural elements.

Smith asked what the Commission wanted out of the town, since this structure was not indicative of any particular time period and could be seen in other places.

Haley replied that for preservation, they wanted to keep the original structure, but did not want anything to be a replacement of the old structure. She added that one of the options was to save the front of the structure and change the back. She noted that this was especially important for long-time residents of the neighborhood.

Dickinson added that losing small homes and replacing them with large homes had a negative impact, but that the Commission would not review the new construction for a non-landmarked home. Dickinson added that the City could not force homeowners to keep their homes, unless they were landmarked. The Commission also wanted to move away from punitive stays and move toward productive 'stay' time during to consider landmarking or to conduct a historic structure assessment. He noted that the location made the structure a tough one to lose, as it was on Main Street and was across the street from the Museum. Staff would want to work with the applicant to do it well, and Andy Johnson has also done a lot of work with staff and applicants on preservation.

Haley stated that the Commission would likely be fine with getting rid of the stucco. The assessment offered exploratory options. She offered her opinion that integrating the historic elements of the existing structure was more creative than building something new.

Smith asked how much the assessment cost the City.

Haley responded that the assessment grant was up to \$4,000.

Smith stated that he did not want to waste the City's money if he and his wife were set on tearing it down.

Haley replied that the assessment also offered the opportunity to document the structure for posterity, even if the applicants did tear it down.

Dickinson added that the assessment could identify some interesting historical elements that could be saved for the City. He asked that the applicant take care to see what came up in the demolition process, even if they did not assessment.

Smith replied that they were hoping to find things in the walls.

Klemme noted that Mr. Johnson was very familiar with the assessment process and the last assessment had come in at a number below the grant maximum.

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

Ulm asked if 90 days was enough to do everything the Commission had just mentioned.

Dunlap asked if they could add 30 days and if the HSA were completed beforehand they could lift the stay.

Ulm asked staff if 90 days was long enough.

Selvoski replied that applicants had gone through the assessment process very quickly, but that was probably not possible in all cases. 120 could give more breathing room.

Dickinson stated that if they released the demolition, the possibility of going through the process was probably decreased. He thought that if the applicant wanted to do the assessment, they could start it in December. The 90 days could get them to look into the process, which they could continue past January 1st if they wanted. He thought 90 days was plenty to look into the process for the applicant.

Klemme asked if the applicant would have to wait for another meeting to get the assessment going.

Selvoski responded that they could come to the December meeting and ask for it, and they would pause long enough to do it. If they didn't want to do the assessment, they wouldn't.

Haley asked if anyone had any issues with the 90-day stay.

Dickinson stated that a 0-day stay and a request to do the assessment would be the same timeline as the 90-day timeline if the applicants wanted to look into the process and the assessment.

Smith stated that the 120 was fine with them, they just wanted to get in before the abatement costs got more expensive. He thought the HSA sounded like a good idea, especially since it was good for the City.

Dunlap moved to approve with a 120-day stay. Klemme seconded. Motion passed unanimously by roll-call vote.

1117 Jefferson Avenue: Grant Request. (Resolution 10, Series 2019)

Selvoski explained that this grant request was being considered under Resolution No. 20, Series 2009. It was a request for a \$1,221.10 grant. The grant would cover the change from the current two-window opening on the gable back to the historic double-hung single window. The alteration certificate had already been approved by subcommittee. Selvoski shared the language from the 2009 resolution:

“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.”

Selvoski noted that the replacement window fell under the category of restoration. She added that this grant was not matching, since it was coming in under the 2009 resolution, which did not require matching.

Staff recommends approval of Resolution 10, Series 2019 for a restoration grant in the amount of \$1,221.10. Staff requests direction from the Commission if they want to continue to allow applications to come under the resolutions they landmarked under.

Haley asked what the max amount was for their grant under the old resolution.

Selvoski replied that there was no maximum.

Dunlap asked if there was a time limit.

Selvoski replied that there was no time limit in the 2009 grants and there was language in 2010 about adding to, but not taking away from, the previous resolutions.

Dickinson asked how many structures were landmarked prior to 2010.

Ulm noted that the Commission would have to approve any grants, which allowed them to have control.

Selvoski replied that there were 13 structures that were landmarked prior to 2010 or in 2010, several of which were City-owned buildings.

Dickinson stated that the City was exposing itself to a huge amount of money for structures that were under resolutions without maximums. He observed that it did not seem fair to change the rules on something that has been landmarked in the past and that informed the applicant's decision to landmark. He noted Commissioner Ulm's point that the Commission had the right to use the preservation tools and did not have to say yes to everything.

Haley noted that the fact that a lot of the pre-2010 structures were City buildings was good. She stated that the application was how the Commission wanted to use the funds.

Dunlap stated that it looked appropriate under the plan at the time.

Parris observed that it was not a large amount of money and that the request was appropriate. General agreement.

Ulm made a motion to approve Resolution 10, Series 2019 as written. Parris seconded. Motion passed unanimously by roll-call vote.

Haley asked for discussion about the staff's request.

Ulm stated that he did not think it was an issue, since the Commission had to approve all grants.

Dunlap asked if the Commission really had the right to deny the grant amounts.

Ulm replied that they were not trying to alter the resolution by reviewing the grant requests.

Dickinson asked staff if they needed more clarification.

Selvoski replied that staff had wanted to make sure they understood what to do in this situation, since this was the first time it had come up.

Haley stated that she felt comfortable leaving it as-is, reasoning that these early applicants were the first to landmark, a lot of them were City buildings, and the Commission still had control over the Fund.

917 La Farge Avenue: Probable Cause Hearing.

Selvoski presented the application, starting with the historic photos. The structure was built around 1891, had a one-story wood frame construction with a rectangular plan on a concrete foundation, and a hip-on-gable roof with a shed roof over the front porch. Changes included wrought-iron porch posts and railings in 1978, replacement of roofing, gutters, and trim in the same year; window openings enlarged after 1950; windows replaced after 2000; and an outbuilding connected to the main house in 2006. However, staff found that many of these changes were reversible and that the structure met the criteria for architectural significance.

She described the social history, starting with the first resident, Antonio Damiana. He was an Italian blacksmith who worked at local mines. The Porta family purchased it when the Damiana family left, in 1921, and owned it for 80 years. Staff finds that this property is significant for its association with Louisville's development as a coal-mining

community in the late 19th and early 20th centuries. Selvoski explained that the physical integrity remained intact.

Staff recommends approval to find probable cause and the approval of \$4,0000 toward the cost of a Historic Structure Assessment.

Klemme asked why the front porch roof did not look the same today or if it was just the angle of the photo in the packet.

Selvoski replied that there were no changes to the roof noted in the building file. The house had received funding for urban renewal in 1978, so if there were any changes it would likely have been then, but there was no record of any such changes to the roof.

Parris noted that the other changes made it look like the roof had changed, as well.

Dickinson noted that probable cause was a low bar and that preservation did not need to save every building, but this house was an adorable and typical home on La Farge. He was happy that the applicant was here and noted that the Commission wanted the applicant to investigate.

Joanna Alidu, 917 La Farge Avenue, the applicant, noted that she had started the process of replacing the siding and reached out to Andy Johnson, who suggested she wait to remove the siding and talk to the Commission first.

Dickinson moved to find probable cause. Klemme seconded. Motion passed by roll call vote.

ITEMS FROM STAFF

Alteration/Demolition Updates

Selvoski stated that there had been no alteration certificates. There were two full demolitions that had been referred to the full commission and would come in December. Selvoski added a standing agenda item to request issues that the commissioners wanted to work through. She noted that the Saving Places Conference was coming up in late January and commissioners could attend.

Commissioner Ulm was the only commissioner who had not attended the conference and Commissioner Klemme suggested he go. Dunlap and Dickinson shared their experiences at the conference, which they thought was worthwhile.

Selvoski asked if any commissioners wanted to take on Commissioner Dickinson's role writing for the monthly Downtown Dialogue blurb.

Dickinson noted that anything landmarked in the past three years was not on the pre-written list. He explained that the duties were to queue it up and send it off.

Dunlap volunteered to take over. He also asked about the zoning incentive review, listed as an item for a future agenda.

Selvoski replied that preservation best practices did not advise some of the current zoning allowances in the City.

Zuccaro added that there were also incentives for non-landmarked properties that preserved the first part of the house, which the Commission could also take a look at.

Upcoming Schedule

December

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

January

13th – Historic Preservation Commission, Council Chambers, 6:30 PM

13th – Discussion on Preservation from state, time TBD

29th through February 1st – Saving Places Conference, Denver

February

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

UPDATES FROM COMMISSION

Dickinson shared that this would be his last meeting since he was being sworn into City Council. He did not have any reservations in saying that he would be a strong advocate for historic preservation. He did not think there was a person on Council who was against preservation. He observed that it was exciting to figure out ways to spend the money that taxpayers wanted to Commission to spend. The Council could be conservative if they wanted to be, but the Commission should be advocates for spending the Fund and spending it well. He noted that filling his seat and Commissioner Thomas's seat were important. He thanked his fellow commissioners and said he would miss them.

DISCUSSION ITEMS FOR NEXT MEETINGS

Klemme suggested having a discussion about submitting the Downtown Overlay as a National Historic District.

Dickinson suggested making a top 10 list of desired properties for preservation. He thought there was some energy on the new council to acquire high-priority properties.

Adjourn:

Klemme moved to adjourn. Dunlap seconded. The meeting was adjourned at 7:44 PM.

ITEM: 537 La Farge Demolition Review
HIP-0266-2019

APPLICANT: Roy Krughoff
Gen 3 Homes, LLC
2417 Willow Creek Drive
Boulder, CO 80301

OWNER: Same

PROJECT INFORMATION:

ADDRESS: 537 La Farge Avenue
LEGAL DESCRIPTION: Lots 7,8 & 9, Block 2, Acme Place
DATE OF CONSTRUCTION: 1939

REQUEST: The applicant requests to demolish the existing structures at 537 La Farge Avenue. A subcommittee of the Historic Preservation Commission (HPC) referred the request to the full Historic Preservation Commission because they found probable cause to believe that the property may be eligible for designation as a landmark.



SUMMARY:

The applicant requests to demolish the existing structures at 537 La Farge Avenue. The applicant plans to remove the detached shed as well as the rear portion of the house, retaining the front porch and the front 7'7" of the house. According to the Louisville Municipal Code (LMC) section 15.36.020, a demolition is an act which removes "fifty percent or more of the roof area as measured from directly above," or "fifty percent or more of the exterior walls of a building as measured contiguously around the building". Under section 15.36.200 of the LMC, if the commission finds that the building may have historical significance under the criteria "no permit for demolition, moving or removal shall be issued for a period not to exceed 180 days from the date the permit application was accepted ... The commission will make all reasonable efforts to expedite resolution of the application or request."

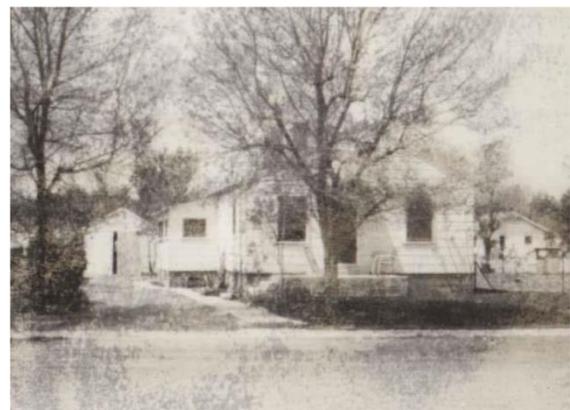
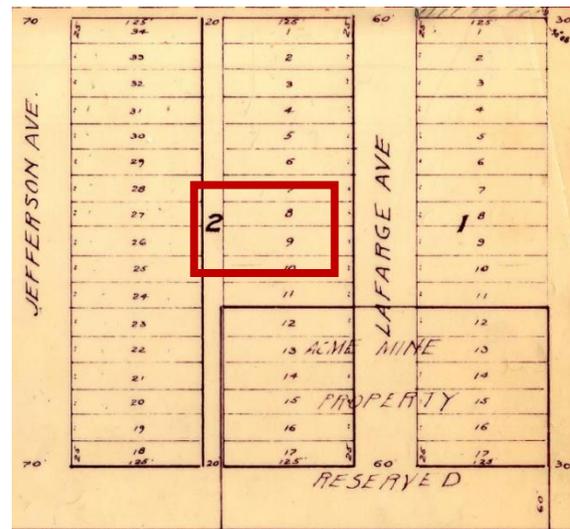
HISTORICAL BACKGROUND:

Information from Bridget Bacon, Louisville Historical Museum

The Acme Place subdivision was platted in 1883. The Acme Mine was located closest to Jefferson and La Farge Streets, discouraging development in that area. The lots that make up 537 La Farge were originally owned by the Acme Coal Mining Company and then the Rocky Mountain Fuel Company. The property sold to the Mancini family in 1938, and again to Jeremie and Marie Lucas (children: Marie, Celeste, Zone, Jeremie). Records indicate that the Lucas family built the house at 537 La Farge in 1939.

Jeremie and Marie both immigrated to Illinois from France in 1908. The family moved to Louisville to work in the coal mines. Marie passed away in 1946 and Jeremie continued to live in the house until his death in 1963. Marie, their eldest daughter, sold the house to Edward and Carol Deborski in 1966.

The Deborskis were lifelong Louisville residents. They started the Louisville business Old Style Sausage in 1972 (which is still owned and operated by the family today). Edward served on the Louisville Planning Commission and City Council in the 1970s. They sold the property in 1993 to Stephen and Paula Pair. In 2019 the property sold to Gen 3 Homes, LLC, who is the current owner.



537 La Farge, 1955 Boulder County Assessor



537 La Farge Avenue, east view



537 La Farge Avenue, north view



537 La Farge Avenue, south view



537 La Farge Avenue, west view

ARCHITECTURAL INTEGRITY:

537 La Farge Avenue is a one story, wood-framed National house that has been renovated to include bungalow-inspired characteristics. The primary façade faces east to La Farge Avenue. The exterior is covered in stucco which was added in 2012; the original material was wood siding. The house is painted brown with green, ecru, and burgundy trim. The house has a front gable roof covered in brown asphalt shingles. The front (east) façade has a full-width front porch with a hipped roof supported by square columns. The front porch was originally much smaller and lacked a roof but was expanded over time. The front door opens onto the porch. Two windows also face onto the porch. The house has storm windows; it is unknown if the windows underneath are original. The south side of the house includes a shed roof bump-out that has expanded to the east over time, based on the 1948 Boulder County Assessor’s Card.

The following primary changes occurred over time:

- Bump-out expansion (post-1948)
- Rear porch rebuilt (1975)
- Front porch expanded (1987)
- Front porch rebuilt (2012)
- Steel siding added to house (1980)
- Siding removed and stucco added (2012)

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
1. <i>The eligibility of the building for designation as an individual landmark consistent with the purposes and standards in this chapter;</i>	<p><u>Age</u> 537 La Farge Avenue was constructed in 1939, making the structure 80 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">• The property is associated with two long-time owners: the Lucas family and Deborski family.• Jeremie and Marie Lucas were owners at the time the house on 537 La Farge was constructed in 1939. Jeremie worked in Louisville coal mines. They owned the property until 1966.• The Edward and Carol Deborski owned the property from 1966 to 1993. They founded the Old Style Sausage Company and Louisville Store and Lock. Edward Deborski served on

	<p>Louisville City Council and Planning Commissions.</p> <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"> • The house at 537 La Farge Avenue was constructed in 1939 and is a National type similar to other homes built in Louisville during this time period. <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"> • The subdivision in which 537 La Farge is located is Acme Place. This subdivision was platted and recorded with Boulder County in 1893. The majority of the homes in Acme Place are post WWII forms and styles. • The houses to the north (549 La Farge, built in 1948), south (525 La Farge, built in 1948), and east (536 La Farge, built in 1954) are historic. A second house to the east and the house to the west are both modern structures. The house to the south is historic but has undergone extensive renovations. <p><i>Retains original design features, materials and/or character.</i></p> <ul style="list-style-type: none"> • The exterior house at 557 La Farge has changed over time and its appearance is markedly different from the house in 1948. The wood siding that originally covered the exterior has been replaced by stucco. The original uncovered front porch was expanded to run the full length of the house and include a roof. <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"> • The structures at 537 La Farge Avenue are found in their original location.
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	Staff finds the property meets the criteria for age and significance, but does not meet the criteria for integrity.
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>	The house is not located in any potential historic districts. Staff finds the property does not meet this criteria.
3. <i>The reasonable condition of the building*;</i> and	The applicant did not provide any documentation regarding the condition of the property. From the exterior, the structure appears to be in fair condition. Staff finds the property meets the criteria for reasonable building condition making it eligible for designation as an individual landmark.
4. <i>The reasonable projected cost of restoration or repair.*</i>	The applicant did not provide any cost estimates for restoration or repair. Staff is unable to reach a finding on this criteria due to a lack of information.

** 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.*

PRESERVATION MASTER PLAN:

The Preservation Master Plan was adopted in 2015 and includes goals and objectives for the historic preservation program moving forward. Ensuring the applicant is aware of all opportunities available under the program and the necessary time needed to consider landmarking or alternatives contributes to meeting the following goals and objectives:

Goal #3: Encourage voluntary preservation of significant archaeological, historical, and architectural resources

Objective 3.3 - Encourage voluntary designation of eligible resources

Objective 3.4 - Promote alternatives to demolition of historic buildings

Goal #5: Continue leadership in preservation incentives and enhance customer service

Objective 5.1 - Promote availability of Historic Preservation Fund grants and other incentives

HISTORIC CONTEXT REPORT:

The City completed a residential historic context report (Stories in Places: Putting Louisville's Residential Development in Context) in 2018 that includes a list of recommended and priority properties for preservation. The property at 537 La Farge is not included in the list of priority properties.

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 social significance, age, and integrity making it potentially eligible for landmarking. 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 October 23, 2019. A 180 day stay would expire on April 20, 2020. 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 stay be placed on the property.

ATTACHMENTS:

- Application
- Social History

Asbestos



Department of Planning and Building Safety

749 Main Street Louisville, CO 80027 303.335.4584 www.louisvilleco.gov

DEMOLITION BUILDING PERMIT

PERMIT NUMBER: MISC-7442-

2019

PROJECT ADDRESS (including Suite/Unit #): <u>537 LaFarge Ave</u>		Property Type: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial	
BUILDING INFORMATION: Owner Name: <u>Gen 3 Homes, LLC</u> Address: <u>2417 Willow Creek Drive</u> City: <u>Boulder</u> Zip: <u>80301</u> Phone: <u>(303) 588-5005</u> Email: <u>Ray@Gen3Homes.com</u>		CONTRACTOR INFORMATION: Louisville License # <u>LSVL-001976</u> Company Name: <u>Gen 3 Homes, LLC</u> Address: <u>2417 Willow Creek Dr</u> City: <u>Boulder, CO</u> Zip: <u>80301</u> Phone: <u>(303) 588-5005</u> Email: <u>Ray@Gen3Homes.com</u>	
TYPE OF WORK: <u>Partial</u> <input type="checkbox"/> Interior Only <input type="checkbox"/> Exterior Only <input checked="" type="checkbox"/> Whole Structure (Interior & Exterior) Are you submitting a building permit with this address? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>after demo approved</u> Valuation for the work being completed (Demo work only): <u>\$ 15,000-</u>		RIGHT OF WAY/UTILITY DEMOLITION INFORMATION: <ul style="list-style-type: none"> ◆ ROW permits are required for all exterior only or whole structure demolitions unless otherwise stated by Public Works. ◆ Your ROW permit must be issued to you <u>before</u> you can receive your demolition building permit. ◆ If you have any questions about ROW permits or would like to submit the permit application, please email rowpermits@louisvilleco.gov or call Public Works at 303-335-4608. ◆ Click here to view the ROW permit application. ◆ To disconnect city utilities, please call 303-335-4750 to schedule a water service shut down and inspection of the sewer service termination <u>at least two business days prior to starting demolition.</u> 	
Existing Square Feet	Demo Area Square Feet		
<u>1100</u>	<u>900</u>		
Detailed Job Description (Demo work only): <u>Remove detached shed</u> <u>Remove all of house except front porch and</u> <u>7'7" back from front wall of main house</u>			
Demo Checklist: Do you have everything you need to submit?			
Interior Only <input type="checkbox"/> 2 Sets of plans * Existing floor plan * Demolition removal plan including mechanical, electrical, and plumbing		Exterior Only <input type="checkbox"/> 4 Sets of plans * Existing floor plan <input type="checkbox"/> 4 Copies of a site plan	
		Whole Structure <input checked="" type="checkbox"/> 4 Sets of plans * Existing floor plan <input checked="" type="checkbox"/> 4 Copies of a site plan	
		<input type="checkbox"/> 1 Copy of the Department of Public Health & Environment permit (State permit)	

OCT 23 2019
CITY OF LOUISVILLE
DEPARTMENT OF PLANNING & BUILDING SAFETY

Ray Alfonso Mansueto
Gen 3 Homes, LLC



537 La Farge Ave. History

Legal Description: Lots 7-9, Block 2, Acme Place, Louisville, Colorado

Year of Construction: 1939

Summary: This was the home of the family of French immigrants Jeremie Lucas and Marie Coet Lucas from 1939 until the 1960s. Next, it was the home of Edward & Carol Deborski until the 1990s.

Development of the Acme Place Addition

In 1893, John Connell, who had helped to establish the Acme Mine at what is now the corner of Roosevelt and Hutchinson, platted the subdivision of Acme Place. It covered what are now the 500 blocks of Lincoln, Grant, Jefferson, and La Farge Avenues. The Acme Place subdivision was only the fourth addition to Original Louisville and was likely developed due to its proximity to the Acme Mine that was started in 1888. The 1909 Drumm's Wall Map of Louisville shows that the 500 blocks of Lincoln and Grant were well populated with houses by 1909, but the 500 blocks of Jefferson and La Farge, which were located quite close to the mine and parts of which were within the mine's fenced enclosure, had few houses at that time. Boulder County Property records indicate that the land that Connell used to establish Acme Place had been acquired directly from the Acme Coal Mining Company.

In 1911, Rocky Mountain Fuel Company acquired the mine and was the owner/operator of the Acme Mine until it closed in 1928. Rocky Mountain Fuel Company continued to own the property for many years, including the lots that make up 537 La Farge.

Lucas/DeSailly Family Ownership of Property, 1939-1966; Discussion of Date of Construction

In 1938, Rocky Mountain Fuel Company sold these lots to Tony Mancini & Margaret Gosselin Mancini. Margaret and her parents and siblings were part of Louisville's French community.

The next year, in 1939, the Mancinis sold the lots to Jeremie Henri Marcellin Lucas and Marie Coet Lucas, who were also from France. (Jeremie's name was sometimes spelled as "Geremie.")

The Assessor Card for 537 La Farge, dated 1948, states that the house was constructed in 1939. This date is repeated on the Boulder County website. 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.

By all accounts, the 1939 date is correct and there is no evidence of the house having been constructed in a different year. Moreover, Jeremie and Marie Lucas in 1939 granted a deed of trust to J.J. Steinbaugh (a Louisville builder and lumber/hardware company owner) for \$433.76, secured by the property at 537 La Farge. Evidence of a deed of trust like this has sometimes been found to have accompanied house construction in Louisville.

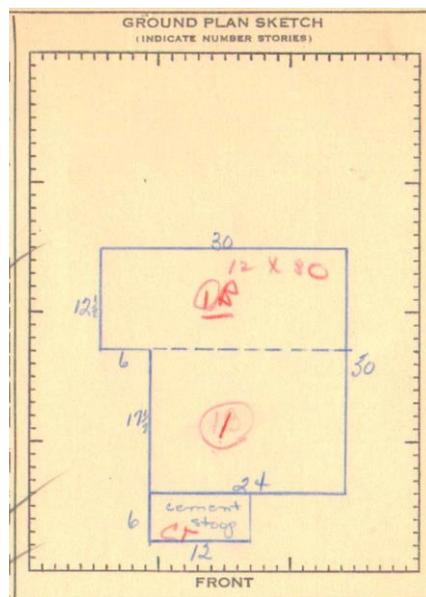
Jeremie Marcellin Lucas (1888-1963) and Marie Coet Lucas (1890-1946) were both born in the coal mining country of northern France, as were many of the members of Louisville's French community. Jeremie was born in Marles-les-Mines, Departement du Pas-de-Calais, Nord Pas-de-Calais. Marie was born in Camblain-Chatelain, Departement du Pas-de-Calais, Nord Pas-de-Calais and came to Illinois with her Coet relatives. Jeremie and Marie each arrived in the U.S. in around 1908 and they married in Springfield, Illinois in 1909. Jeremie worked as a coal miner in Illinois.

During the Depression, coal miners in other parts of the U.S. where mines were cutting back or closing for economic reasons sought work in locations such as Louisville where coal mines were still open. This led to an influx of French coal-mining families to Louisville from Illinois and Kansas. Jeremie and Marie Lucas arrived in Louisville in 1937 as part of this migratory pattern. Marie's Coet relatives in Illinois also moved to Louisville at around the same time. Jeremie continued working as a coal miner in Louisville.

Jeremie and Marie Lucas's children were Marie (1910-1991), Celeste (1913-1998), Zoe (1919-2009) and Jeremie (born 1925). Jeremie served in World War II while his parents were living at 537 La Farge.

While the house at 537 La Farge was not in the heart of Louisville's Frenchtown neighborhood, which was in the vicinity of Rex and Parkview between Roosevelt and County Rd., the Lucas family may have selected the location for their new home in part because of its close proximity to Frenchtown. Many French families chose to live near to the Frenchtown neighborhood. More information about Louisville's French families can be found in the article entitled "Being French in Louisville" from the Spring 2016 issue of *The Louisville Historian*, accessible here: <https://www.louisvilleco.gov/home/showdocument?id=9908>.

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



The Assessor card also included this photo of the house taken in 1955:



Marie Coet Lucas passed away in 1946, and Jeremie continued to live at 537 La Farge. In 1964, a year after his death, their adult children transferred ownership to daughter Marie Lucas DeSailly alone. She then put the property in the name of herself and her husband, Victor DeSailly (1909-1967). Like his in-laws, Victor DeSailly had also been born in northern France, in the town of Lens. Victor and Marie DeSailly had moved from Springfield, Illinois to Louisville in 1937 at the same time as Marie's family.

In 1966, Victor DeSailly and Marie Lucas DeSailly sold 537 La Farge to Edward & Carol Deborski.

Deborski Family Ownership, 1966-1993

Edward Deborski (1938-2002) and Carol Kuncis Deborski (born 1942) purchased 537 La Farge in 1966, and it became their residence. They raised their children Scott, Mike, Cristal, and Kim there. According to his 2002 obituary, Edward was a lifelong Louisville resident. He served in the Armed Forces in Germany in 1958-1960 and married Carol Kuncis in 1962. They started the Louisville business Old Style Sausage in 1972. The Deborski family still owns and operates the business. They established Louisville Store and Lock in 1984. He served on the Louisville City Council and Planning Commission in the 1970s. He and Carol were very involved in the Louisville community and with Louisville organizations.

According to the firm PaleoWest Archaeology, which is compiling information on historic houses in Louisville for the City, the house was altered (stucco, an addition, and a new front porch) at some point after 1969.

In 1993, Edward & Carol Deborski transferred ownership of 537 La Farge to their daughter Cristal Deborski Copley and her husband Brian Copley, who appear to have sold the property the same day to Stephen & Paula Pair.

Current Owners

In 2019, Stephen & Paula Pair sold 537 La Farge to Gen 3 Homes LLC, which is still the current owner of record.

Sources

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

ITEM: 701 Pine Street Demolition Review and Probable Cause Determination

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

OWNER: Andrea Fielitz
701 Pine Street
Louisville, CO 80027

PROJECT INFORMATION:

ADDRESS: 701 Pine Street
LEGAL DESCRIPTION: Lot 22 less east 3.5' & Lots 23 & 24, Block 6, Jefferson Place, & south ½ vacated alley adjacent at north
DATE OF CONSTRUCTION: 1892

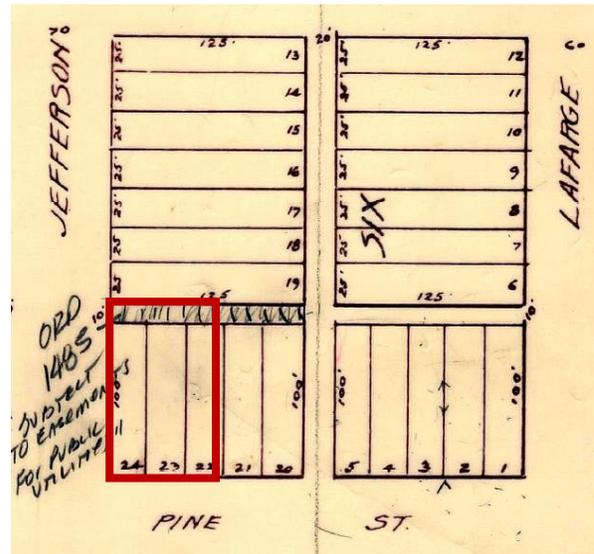
REQUEST: The applicant requests to find probable cause for a landmark designation to allow for a historic structure assessment at 701 Pine Street. In addition, the applicant submitted a demolition permit and the Historic Preservation Commission (HPC) subcommittee referred the request to the full HPC because they found probable cause to believe that the property may be eligible for designation as a landmark.



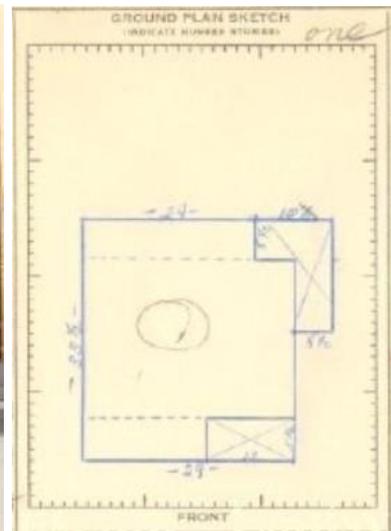
HISTORICAL BACKGROUND:

Information from Jefferson Place Survey, 2010

This building is part of Jefferson Place, the first residential subdivision in Louisville. William Wylam originally purchased the property in 1885 and it changed hands several times before Mary Ann Cominskey Murphey purchased it in 1891. According to Boulder County, the estimated date of construction for this house is 1900. Murphy died in 1909 and the house conveyed to her daughter, Elizabeth Murphy Ellis. In 1914, the house was purchased by Frank Carveth. He was one of the partners of the store Carveth Brothers and Darby, which was located in the State Mercantile building. Frank's mother, Ann Carveth, lived across the street at 700 Pine.



In 1918, Pleasant and Rachel Summers the property. Pleasant worked as a coal miner in the Louisville area. The family was active in the community and belonged to the Baptist Church at 701 Grant. Pleasant Summers died in 1941. Rachel continued to live at 701 Pine Street until her death in 1970. Following her death, 701 Pine was then associated with the Martin, De Griselles, and Thomas families.



701 Pine Street. Boulder county Real Estate Appraisal card, 1948.



701 Pine Street. Southwest view, 2019.



701 Pine Street. West view, 2019.



701 Pine Street. West view, 2019.



701 Pine Street. North view, 2019.

ARCHITECTURAL INTEGRITY:

701 Pine is a one story, wood-framed house with an L-shaped plan. Its primary façade facing south to Pine Street. The exterior is clad with horizontal composition siding painted yellow with trim painted green and burgundy. The roof is a cross gable, covered with brown asphalt shingles. The eaves are boxed. The front (south) façade has a recessed porch on the east half, covered by a shed roof extension supported by wood posts. The porch has a picket railing and a concrete floor. A large window faces south onto the porch. Two doors open onto the porch: one facing south and one facing east. Both include non-historic aluminum storm/screen doors. The western half of the front façade has a prominent non-historic projecting bay window with a hipped roof and simulated divided light windows. The front window is fixed and the two sides are single hung. Windows on the east, south and west sides of the house are non-historic simulated divided-light single hung. The east side of the house has a shed-roofed addition that connects to a shed-roofed garage. A covered porch is shown on the 1948 Assessor’s card where the addition is located.

The following primary changes occurred over time:

- Porch posts and railing replaced (post-1948)
- Siding replaced (post-1948)
- Windows replaced (post-1948)
- Garage/carport addition (post-1948)
- Bay window (post-1948)
- Enclosed porch/addition (post-1948)

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 \(LMC\)](#):

<i>CRITERIA</i>	<i>FINDINGS</i>
<i>1. The eligibility of the building for designation as an individual landmark consistent with the purposes and standards in this chapter;</i>	<u><i>Age</i></u> 701 Pine Street was constructed circa 1900, making the structure 119 years old. <u><i>Significance</i></u> <i>Social Significance - Exemplifies cultural, political, economic or social heritage of the community.</i> <ul style="list-style-type: none">• The three earliest owners of 701 Pine Street (1900-1970) were associated with and worked at Louisville area coal mines.• Frank Carveth, the second owner of the house, was one of the partners of the store Carveth Brothers and Darby, which was located in the State Mercantile building.

	<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"> • The house at 701 Pine Street was constructed in 1900 and is a wood frame residential structure typical of other residential structures built in Louisville during that time frame. <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"> • The subdivision in which 701 Pine Street is located is Jefferson Place. The Jefferson Place subdivision was platted and recorded with Boulder County in 1880 making it the oldest residential subdivision in Louisville. • The houses to the west (703 Pine Street) and south (700 Pine Street) are both historic and were built in 1905 and 1903, respectively. The historic houses to the east and north have both been demolished and replaced with modern structures. <p><i>Retains original design features, materials and/or character.</i></p> <ul style="list-style-type: none"> • The footprint of the house does not appear to have changed since 1948 based on the assessor's card. • The siding, porch posts and railing, and windows have been replaced and are not historic. <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"> • The structure at 701 Pine Street is found in its original location. <p><i>Staff finds the property meets the criteria for age and significance. The property shows a moderate degree of integrity due to the loss of historic materials.</i></p>
<p>2. <i>The relationship of the building as a potential</i></p>	<p>The house is not located in any potential historic districts.</p>

<i>contributing structure to a potential historical district per the criteria set forth in this chapter;</i>	Staff finds the property does not meet this criteria.
3. <i>The reasonable condition of the building*;</i> and	The applicant did not provide any documentation regarding the condition of the property. From the exterior, the structure appears to be in fair condition. Staff finds the property meets the criteria for reasonable building condition making it eligible for designation as an individual landmark.
4. <i>The reasonable projected cost of restoration or repair.*</i>	The applicant did not provide any cost estimates for restoration or repair. Staff is unable to reach a finding on this criteria due to a lack of information.

** 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 age and could potentially qualify for landmarking. 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 11/12/2019. A 180 day stay would expire on 5/10/2020. Staff believes the applicant is largely aware of the opportunities available under the program. Therefore, staff does not recommend a full 180 day stay be placed on the property.

Staff recommends the Historic Preservation Commission issue a 90 day stay, expiring on February 10, 2020 in order to allow additional time to explore alternative options that would prevent loss of the building or the time needed to initiate designation as a landmark.

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>	<p>701 Pine Street was constructed circa 1900, making the structure 119 years old.</p> <p>Staff finds the age of the structure meets the criteria.</p>
<i>Landmarks must meet one or more of the criteria for architectural, social or geographic/environmental significance</i>	<p>Architectural Significance - <i>Exemplifies specific elements of an architectural style or period.</i></p> <ul style="list-style-type: none"> The structure at 701 Pine is an early twentieth century one story, wood-framed house. It has an L-shaped plan with a cross gable roof. The front (south) façade has a recessed porch on the east half, covered by a shed roof. A rear covered porch has been enclosed. <p>Staff finds the style and integrity of the structure has probable cause to meet the criteria for architectural significance.</p> <p>Social Significance - <i>Exemplifies cultural, political, economic or social heritage of the community.</i></p> <ul style="list-style-type: none"> The three earliest owners of 701 Pine Street (1900-1970) were associated with and worked at Louisville area coal mines. Frank Carveth, the second owner of the house, was one of the partners of the store Carveth Brothers and Darby, which was located in the State Mercantile building. <p>Staff finds that the structure exemplifies the cultural and social heritage of the community and there is probable cause to meet the criterion for social significance.</p>
<i>Landmarks should meet one or more criteria for physical integrity</i>	<i>Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</i>

	<ul style="list-style-type: none"> • The subdivision in which 701 Pine Street is located is Jefferson Place. The Jefferson Place subdivision was platted and recorded with Boulder County in 1880 making it the oldest residential subdivision in Louisville. • The houses to the west (703 Pine Street) and south (700 Pine Street) are both historic and were built in 1905 and 1903, respectively. The historic houses to the east and north have both been demolished and replaced with modern structures. <p><i>Retains original design features, materials and/or character.</i></p> <ul style="list-style-type: none"> • The footprint of the house does not appear to have changed since 1948 based on the assessor's card. • The siding, porch posts and railing, and windows have been replaced and are not historic. <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"> • The structure at 701 Pine Street is found in its original location. <p>Overall staff finds probable cause that the structure meets the criteria for physical integrity.</p>
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PRESERVATION MASTER PLAN:

The Preservation Master Plan was adopted in 2015 and includes goals and objectives for the historic preservation program moving forward. A finding of probable cause would meet the following goals and objectives:

Goal #3: Encourage voluntary preservation of significant archaeological, historical, and architectural resources

Objective 3.3 - Encourage voluntary designation of eligible resources

Objective 3.4 - Promote alternatives to demolition of historic buildings

Goal #5: Continue leadership in preservation incentives and enhance customer service

Objective 5.1 - Promote availability of Historic Preservation Fund grants and other incentives

HISTORIC CONTEXT REPORT:

The City completed a residential historic context report (Stories in Places: Putting Louisville's Residential Development in Context) in 2018 that includes a list of recommended and priority properties for preservation. The property at 701 Pine Street is not included in the list of priority properties.

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

ATTACHMENTS:

- Application
- 701 Pine Street Survey

HISTORIC PRESERVATION APPLICATION

CASE NO. _____

PROPERTY INFORMATION
 Address: 701 PINE ST
 Date of construction (if known): 1900
 Legal Description:
LOT 22 LESS E 3.5 FT & LOTS 23 & 24
BLK 6 JEFFERSON PLACE & S 1/2 VAC
ALLEY ADJ AT N
 Landmarked Name and Resolution (if applicable): N/A

TYPE (S) OF APPLICATION

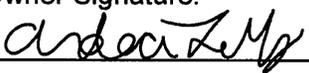
- Historic Structure Assessment
- Landmark
- Historic Preservation Fund Grant
- Historic Preservation Fund Loan
- Alteration Certificate
- Demolition Review
- Pre-filing Conference with Historic Preservation Commission

APPLICANT INFORMATION
 Name: ANDY JOHNSON
 Company: DAJ DESIGN
 Address: 922A MAIN ST
LOUISVILLE, CO 80027
 Telephone: 303-527-1100
 Email: ANDY@DAJDESIGN.COM

PROJECT INFORMATION
 Summary:
DEMOLITION REVIEW OF COMPLETE REMOVAL OF HOUSE AND ACCESSORY STRUCTURES, AND PROBABLE CAUSE DETERMINATION TO ALLOW FOR A HISTORIC STRUCTURE ASSESSMENT.

OWNER INFORMATION (if not applicant)
 Name: ANDREA FIELITZ
 Company: _____
 Address: 701 PINE ST
LOUISVILLE, CO 80027
 Telephone: 970-270-0113
 Email: AFIELITZ@GMAIL.COM

SIGNATURES & DATE
 Applicant Name (please print):
ANDY JOHNSON

 Owner Name (please print):
ANDREA FIELITZ
 Owner Signature:


Resource Number: 5BL 11313
Temporary Resource Number: 157508426011

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination (OAHP use only)

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

I. IDENTIFICATION

1. Resource number: 5BL 11313
2. Temporary resource number: 157508426011
3. County: Boulder
4. City: Louisville
5. Historic building name:
Murphy/Ellis/Carveth/Summers House
6. Current building name: Thomas House
7. Building address: 701 Pine Street, Louisville, CO 80027. Alternate addresses: 429 Pine, 203 Jefferson, 440 Pine, and 700 Jefferson. Louisville addresses were changed in the 1930s.
8. Owner name and address: Scott Thomas, 701 Pine St Louisville, CO 80027



II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
NW ¼ of SE ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference NAD 83
Zone 13; 488529 mE 4425209 mN
11. USGS quad name: Louisville, Colorado
Year: 1965 revised 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 22, 23, 24 Block: 6
Addition: Jefferson Place Year of Addition: 1880
13. Boundary Description and Justification: The surveyed area is bounded by Pine Street on the south, Jefferson Avenue on the west, and property lines on the north and east.

III. Architectural Description

14. Building plan (footprint, shape): L-shaped plan
15. Dimensions in feet: Length 50 x Width 40
16. Number of stories: One
17. Primary external wall material(s): Wood
18. Roof configuration: Cross gable roof

Resource Number: 5BL 11313
Temporary Resource Number: 157508426011

19. Primary external roof material: Asphalt
20. Special features: Porch, car port
21. General architectural description: 701 Pine is a one story, wood-framed house, L-shaped in plan, with its primary façade facing south to Pine Street. The exterior is clad with horizontal composition siding painted yellow with trim painted green and burgundy. The roof is a cross gable, covered with brown asphalt shingles. Eaves are boxed. The front (south) façade has a recessed porch on the east half, covered by a shed roof extension supported by wood posts. The porch has a picket railing and a concrete floor, three concrete steps up from the driveway to the east. A large "picture" window faces south with an upper 5-light fixed transom. Two doors open onto the porch: one facing south and one facing east. Both are light-colored natural finish wood with one upper light and non-historic aluminum storm/screen door. The western half of the front façade has a prominent non-historic projecting bay window with a hipped roof and simulated divided light vinyl or aluminum sash windows. The front window is fixed and the two sides are single hung. Windows on the east, south and west sides of the house are non-historic simulated divided-light single hung. The east side of the house has a shed-roofed addition that connects to a shed-roofed fiberglass car port. The north side of the house was under construction at the time of this inventory, and had only plywood sheathing.
22. Architectural style/building type: Gabled Ell
23. Landscaping or special setting features: Jefferson Place Subdivision is a historic residential neighborhood adjacent to downtown Louisville. The subdivision is laid out on a standard urban grid of narrow, deep lots with rear alleys. Houses are built to a fairly consistent setback line along the streets with small front lawns, deep rear yards and mature landscaping. Small, carefully maintained single-family residences predominate. Most of the houses are wood framed, one or one and one-half stories in height, featuring white or light-colored horizontal wood or steel siding, gabled or hipped asphalt shingled roofs and front porches. While many of the houses have been modified over the years, most of the historic character-defining features have been preserved. 701 Pine Street is consistent with these patterns and blends well with the scale and character of the neighborhood. It is located on a large corner lot with small grassy front yards open to the streets on the south and east. To the north of the house is a large open, grassy yard. East of the house is a concrete driveway from Pine Street, leading to an attached car port.
24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1900
Source of information: Boulder County
26. Architect: Unknown
Source of information: NA
27. Builder/Contractor: Unknown
Source of information: NA
28. Original owner: Mary Ann Comiskey Murphy
Source of information: Boulder County
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The house was built in 1900. Siding and windows were replaced in 2007. A patio on the east side was built in 1972 and a large concrete slab in 1984. The rear additions were constructed after 1948. The front porch was redesigned from a previous screened porch after 1948.
30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

Resource Number: 5BL 11313
Temporary Resource Number: 157508426011

31. Original use(s): Domestic, Single Dwelling
32. Intermediate use(s): N/A
33. Current use(s): Domestic, Single Dwelling
34. Site type(s): Urban residence
35. Historical background:

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

This property at 701 Pine was the residence of the Carveth family and then became associated with the Summers family for over 50 years.

The first owner of this property, after Jefferson Place developer Charles Welch, was William R. Wylam, in 1885. Online property records indicate that Helen I. Andrews then owned it from 1886 to 1891. She was married to Lyman Andrews, who with John Chambers operated a general merchandise store in downtown Louisville in the 1880s. The two couples also engaged in a number of real estate transactions in Louisville, and the brick Miners Trading Co. building constructed on the northwest corner of Pine and Main is believed to have been owned and operated by Helen and Lyman Andrews and John and Merabeth Chambers.

By 1891, this property was purchased by Mary Ann Comiskey Murphy. Married to Peter J. Murphy, she was an early Louisville pioneer. She was born in 1845, and most sources state that she was born in Ireland. They are believed to have come to the US in 1869 and were in Louisville by 1880. However, she is believed to have lived elsewhere than on this site.

The following photo shows Mary Ann Comiskey Murphy:



The County gives 1900 as an estimated date of construction for this house. Boulder County has sometimes been found to be in error with respect to historic buildings in Louisville. In this case, there is no indication either way of whether the house was actually constructed in 1900. The property in question is outside of the boundaries of the Sanborn Maps that were done for Louisville in 1893, 1900, and 1908 (they focused on the downtown business district and La Farge Avenue only). The house at 701 Pine does appear in the correct location on the 1909 Drumm's Wall Map of Louisville and on the Methodist Church Map of Louisville that was made in circa 1923-25.

Mary Ann Murphy died in 1909 as a result of a runaway horse accident. Following her death, her heirs conveyed the property to her daughter, Elizabeth Murphy Ellis (c. 1871-1966), who owned the property from 1909 to 1914. She was married to Elmer Ellis. However, it is not known whether they lived at this location.

The next owner of the house, from 1914 to 1918, was Frank Carveth. Carveth was a miner and merchant who, with his brother and cousin, owned and operated Carveth Bros. & Dalby, which was a store located in today's State Mercantile Building at 801 Main Street (5BL961.6) in Louisville.

Resource Number: 5BL 11313
Temporary Resource Number: 157508426011

In buying this house, Frank Carveth was choosing to live directly across from where his mother, Ann Carveth, lived at 700 Pine (5BL11312). His father, Arthur, had passed away by 1914. Frank himself is believed to have previously lived under his parents' roof at 700 Pine.

Frank Carveth, in 1895, married Mary Muckleroy. They had four daughters: Bertha, Hazel, Margaret, and Mildred. In 1918, Carveth purchased 1117 Jefferson in Louisville and the family is shown as living in their new home in 1918 in the Louisville directory. (However, it should be noted that the deed by which the property was sold was actually recorded in 1920.) Sadly, Frank Carveth was killed in the 1920 Interurban Railroad accident in which a number of Louisville residents died or were injured.

The next family to own 701 Pine was associated with it longer than any other family, for over fifty years, from 1918 to 1970. Pleasant "Plez" Summers was born in 1862 and died in 1941. He and Rachel Bennett married in Kansas in 1896. They came to Erie in 1906 and to Louisville in 1914. She lived from 1877 to 1970. Plez Summers worked as a coal miner, and he was still working at this occupation in 1930 when he was 67. The family belonged to the Baptist Church, located nearby this property at 701 Grant. The Summers children who survived to adulthood were Florence (Fultz) (1897-1985) and Myrtle (Wisek) (1898-1995).

Starting with the 1918 directory, and for the following several decades, the Summers family is shown as having lived at 701 Pine. Census records for 1920 and 1930 also show the Summers family living at this location.

Following the death of Rachel Summers in 1970, 701 Pine was then associated with Herschel and Fern Martin, Krestena Kae De Griselles, and the current owner, Scott Thomas.

The other addresses found for 701 Pine, under Louisville's old address system, were: 429 Pine, 203 Jefferson, and 440 Pine. Under the new address system, besides being known as 701 Pine, the house had the address of 700 Jefferson in the 1949 directory.

36. Sources of information:

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

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

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

Census records and other records accessed through www.ancestry.com (including the photos for this report).

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

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

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

Archival materials on file at the Louisville Historical Museum.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: NA

Designating authority: NA

37A. Applicable Local Landmark Criteria for Historic Landmarks:

A. Architectural.

(1) Exemplifies specific elements of an architectural style or period.

(2) Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.

(3) Demonstrates superior craftsmanship or high artistic value.

Resource Number: 5BL 11313

Temporary Resource Number: 157508426011

- (4) Represents an innovation in construction, materials or design
- (5) Style particularly associated with the Louisville area.
- (6) Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.
- (7) Pattern or grouping of elements representing at least one of the above criteria.
- (8) Significant historic remodel.

B. Social.

- (1) Site of historic event that had an effect upon society.
- (2) Exemplifies cultural, political, economic or social heritage of the community.
- (3) Association with a notable person or the work of a notable person.

C. Geographic/environmental

- (1) Enhances sense of identity of the community.
- (2) An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.

Does not meet any of the above local criteria.

Local Field Eligibility Assessment: Not eligible

37B. Applicable State Register of Historic Properties Criteria:

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

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

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

D. The property has geographic importance.

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

Does not meet any of the above State Register criteria.

State Register Field Eligibility Assessment: Not eligible due to loss of integrity

38. Applicable National Register Criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

39. Area(s) of significance (National Register): Social History

40. Period of significance: 1900-1963
41. Level of significance: NA National ___ State ___ Local ___X
42. Statement of significance: This house is associated with the historic development of Louisville as one of the early homes in Louisville's first residential subdivision, Jefferson Place. It was associated with the Carveth family, who owned and operated a local store Carveth Bros. & Dalby, and it was associated for over fifty years with the Summers family, a coal mining family.
43. Assessment of historic physical integrity related to significance: The property has integrity of location, setting, workmanship, feeling, and association. Integrity of design is compromised by additions and by the prominent modified window openings. Integrity of materials is compromised by replacement siding and replacement windows.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:
Eligible ___ Not Eligible ___X___ Need Data ___
45. Is there National Register district potential? Yes ___X___ No _____

Historic District Potential: Jefferson Place is eligible as a State Register and local historic district. There is potential for a National Register historic district. This property is non-contributing due to loss of integrity.

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.

- If there is National Register district potential, is this building: Contributing ___ Noncontributing ___X___
46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing _____

Resource Number: 5BL 11313
Temporary Resource Number: 157508426011

The property is not within an existing National Register district.

VIII. RECORDING INFORMATION

47. Photograph numbers: 5BL11313_701Pine_01 through 5BL11313_701Pine_04.

Digital images filed at: City of Louisville, Planning Department

48. Report title: Historical and Architectural Survey of Jefferson Place Subdivision, Louisville, Colorado

49. Date(s): 2013

50. Recorder(s): Kathy and Leonard Lingo, Avenue L Architects, and Bridget Bacon, City of Louisville

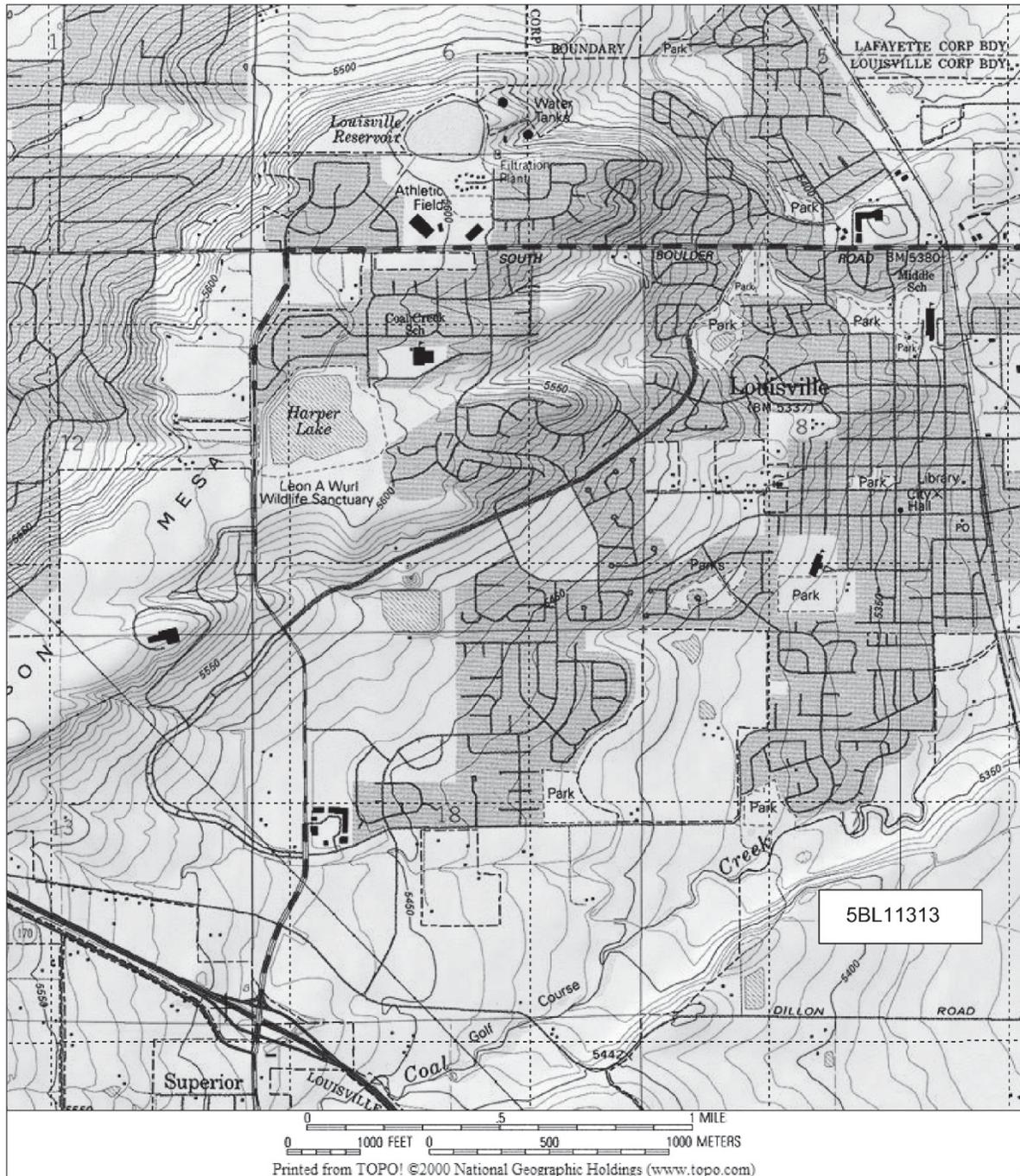
51. Organization: Avenue L Architects

52. Address: 3457 Ringsby Court Suite 317, Denver, CO 80216

53. Phone number(s): (303) 290-9930

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

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



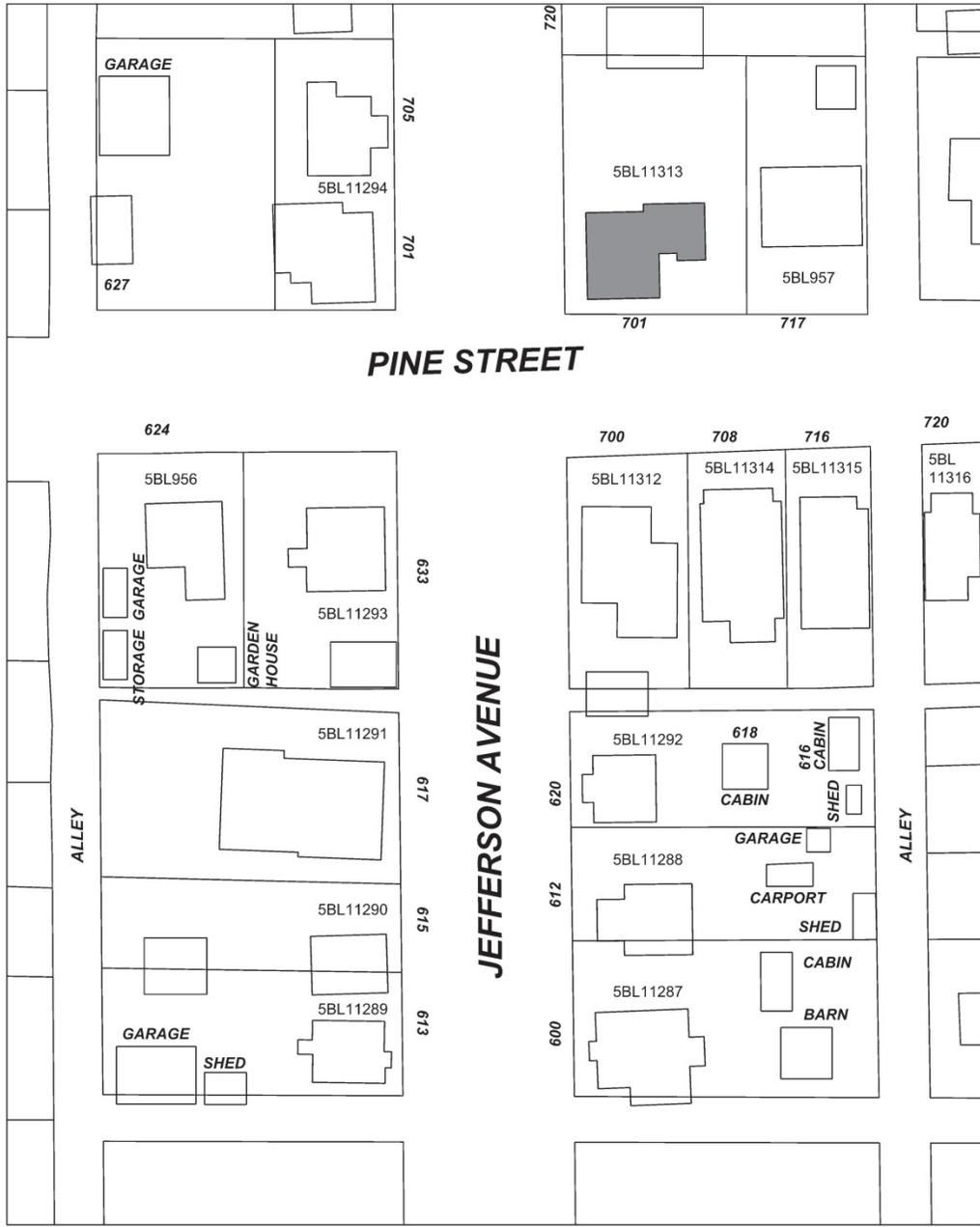
701 Pine Street, Louisville, Colorado

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



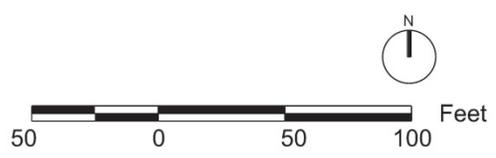
Resource Number: 5BL11313

Architectural Inventory Form
Site Location Map



701 Pine Street, Louisville, Colorado

SOURCE: City of Louisville, Colorado
GIS Files.



Resource Number: 5BL 11313
Temporary Resource Number: 157508426011



5BL11313_701Pine_01 south



5BL11313_701Pine_02 west

Resource Number: 5BL 11313
Temporary Resource Number: 157508426011



5BL11313_701Pine_03 north



5BL11313_701Pine_04 east

Resource Number: 5BL 11313
Temporary Resource Number: 157508426011



701 Pine Street. Boulder county Real Estate Appraisal card, 1948.

ITEM: 1016 Grant Probable Cause Determination

APPLICANT: Thomas and Jenna Van Horn
1016 Grant Avenue
Louisville, Colorado 80027

OWNER: Same

PROJECT INFORMATION:
ADDRESS: 1016 Grant Avenue
LEGAL DESCRIPTION: Lots 19-20, Block 2, Capitol Hill
DATE OF CONSTRUCTION: 1908

REQUEST: A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 1016 Grant Avenue.



SUMMARY:
The applicant requests a finding of probable cause for landmark designation to allow for funding of a historic structure assessment for 1016 Grant Avenue. Under Resolution No.

2, Series 2014, a property may be eligible for reimbursement for a historic structure assessment (HSA) from the Historic Preservation Fund (HPF) if the Historic Preservation Commission finds “probable cause to believe the building may be eligible for landmarking under the criteria in section 15.36.050 of the Louisville Municipal Code.” Further, “a finding of probable cause under this Section is solely for the purposes of action on the pre-landmarking building assessment grant request, and such finding shall not be binding upon the HPC, City Council or other party to a landmarking hearing.”

HISTORICAL BACKGROUND:

Information from Bridget Bacon, Louisville Historical Museum

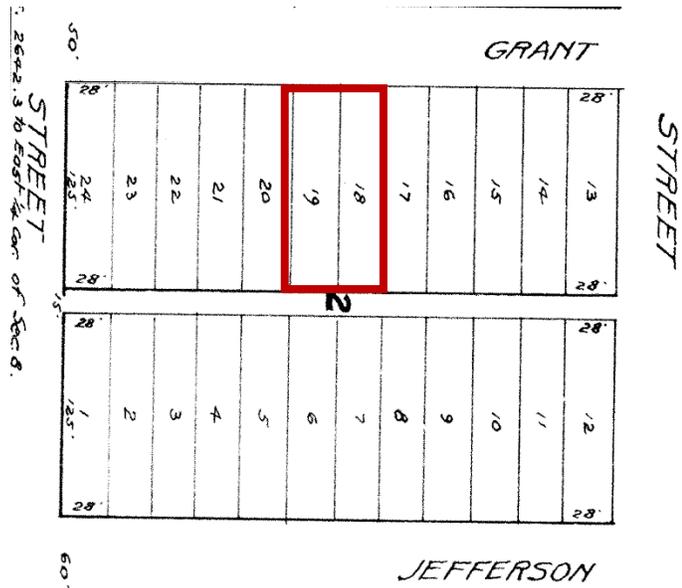
The house located at 1016 Grant Avenue was built in 1906-1907 by George Sirokman, a local miner. He lived there with his wife, Mary, and five children. The Sirokmans sold the house in 1913 to Andy Teague.

Andy Teague was a local blacksmith and wagon maker. He and his wife Caroline owned the property until 1920. It is not known if they lived in the house. The property changed hands several times between 1920-1921, and in 1922 was purchased by Angelo Berardi.

Angelo and his wife, Angelina, were both Italian immigrants. They had five children: Frank; Rico; Mary; Charles; and Helen. Angelo died in a mining accident at the Black Diamond Mine in 1939. Helen, the youngest daughter of Angelo and Angelina, married Lawrence Caranci in 1948. Angelina, Helen, and Lawrence lived together at 1016 Grant until Angelina’s death in 1952.

The house conveyed to Helen following her mother’s death. Helen worked at Remington Arms during World War II and for the Louisville town administration. Lawrence served in the Navy during World War II and, in Louisville, served as Mayor and on City Council for a total of 16 years. He was also a past chief of the Louisville Fire Dept.

In 1956, Helen and Lawrence Caranci remodeled 1016 Grant. Helen would continue to live in the house until her death in 2014. Her daughter, Paula, took ownership of the house until 2019 when it was sold to the current owners, Thomas and Jenna Van Horn.





1016 Grant Avenue, west view – Current Photo



1016 Grant Avenue, south view – Current Photo



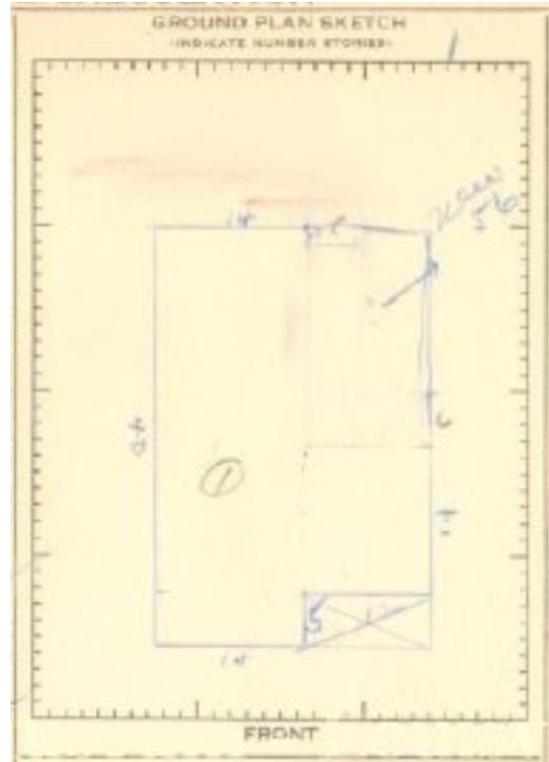
1016 Grant Avenue, north view – Current Photo



1016 Grant Avenue, east view – Current Photo

ARCHITECTURAL INTEGRITY:

1016 Grant Avenue is a one story, wood-framed house with a rectangular plan and a rear addition. Its primary façade facing west to Grant Avenue. The exterior is clad with horizontal steel siding painted white and green. The roof is a cross gable, covered with gray asphalt shingles. The eaves are boxed. The front (west) façade has a recessed porch on the south half, covered by a roof extension supported by wood posts. The front door opens onto the porch and includes a non-historic aluminum storm/screen door. The porch has metal railing and a concrete floor. A large window faces west onto the porch. The center portion of the window is fixed with sliding windows on either side. The northern half of the front façade has a non-historic horizontal sliding window. Windows on the north, east, and south sides of the house are non-historic sliding windows. The south side of the house has a shed-roofed carport. Based on the 1948 Boulder County Assessor's Card, the southeast corner of the house may be a 1956 addition that replaced a covered porch in the same location. The east side of the house has an addition connected to a covered concrete patio, both of which were added in 1989.



Primary changes occurred over time:

- Porch railing added (post-1948)
- Windows replaced (post-1948)
- Siding replaced (1981)
- Carport addition (1968)
- Rear addition (1989)
- Covered patio (1989)

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:

CRITERIA	FINDINGS
<i>Landmarks must be at least 50 years old</i>	<p>The principal structure at 1016 Grant Avenue was constructed circa 1906-1907, making it approximately 112 years old.</p> <p>Staff finds the age of the structure meets the criteria.</p>
<i>Landmarks must meet one or more of the criteria for architectural, social or geographic/environmental significance</i>	<p>Architectural Significance - <i>Exemplifies specific elements of an architectural style or period.</i></p> <ul style="list-style-type: none"> • The structure at 1016 Grant is an early twentieth century one story, wood-framed house. It has a rectangular plan with a cross gable roof. The front (west) façade has a recessed porch on the south half, covered by a shed roof. A rear addition and covered porch have been added. <p>Staff finds the style and integrity of the structure has probable cause to meet the criteria for architectural significance.</p> <p>Social Significance - <i>Exemplifies cultural, political, economic or social heritage of the community.</i></p> <ul style="list-style-type: none"> • Multiple owners of 1016 Jefferson were associated with coal mining in the Louisville area, including Angelo Berardi who was killed at the Black Diamond Mine. • The property was associated with Helen Berardi Caranci for 90 years. She and her husband Lawrence were active in the Louisville community. Lawrence Caranci at various times served as Mayor, Fire Chief, and City Council member. <p>Staff finds that the structure exemplifies the cultural and social heritage of the community and there is probable cause to meet the criterion for social significance.</p>
<i>Landmarks should meet one or more criteria for physical integrity</i>	<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.</i></p>

	<ul style="list-style-type: none"> • The subdivision in which 1016 Jefferson Avenue is located is Capitol Hill. The Capitol Hill subdivision was platted and recorded with Boulder County in 1904. The majority of Capitol Hill's houses were constructed between 1900 and 1912. Located on "the hill" overlooking the town to the southeast and the mountains to the west, this subdivision was attractive to people of high economic standing. • The houses to the north (1024 Grant, built in 1913), south (1008 Grant, built in 1906), east (1021 Jefferson, built in 1906), and west (1017 Grant, 1909) are historic and retain the setting and feeling of the property. <p><i>Retains original design features, materials and/or character.</i></p> <ul style="list-style-type: none"> • The house has retained its original form when viewed from Grant Avenue. • The siding and windows have changed, as has the footprint of the house due to additions in 1956 and 1989. <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"> • The structure at 1016 Grant Avenue is found in its original location. <p>Overall staff finds probable cause that the structure meets the criteria for physical integrity.</p>
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PRESERVATION MASTER PLAN:

The Preservation Master Plan was adopted in 2015 and includes goals and objectives for the historic preservation program moving forward. A finding of probable cause would meet the following goals and objectives:

Goal #3: Encourage voluntary preservation of significant archaeological, historical, and architectural resources

Objective 3.3 - Encourage voluntary designation of eligible resources

Objective 3.4 - Promote alternatives to demolition of historic buildings

Goal #5: Continue leadership in preservation incentives and enhance customer service

Objective 5.1 - Promote availability of Historic Preservation Fund grants and other incentives

HISTORIC CONTEXT REPORT:

The City completed a residential historic context report (Stories in Places: Putting Louisville's Residential Development in Context) in 2018 that includes a list of recommended and priority properties for preservation. The property at 1016 Grant Avenue is not included in the list of priority properties.

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 1016 Grant Avenue under the criteria in section 15.36.050 of the LMC, making the properties eligible for the cost of a historic structure assessment. The current maximum amount available for an HSA is \$4,000. Staff recommends the HPC approve a grant not to exceed \$4,000 to reimburse the costs of a historic structure assessment for 1016 Grant Avenue.

ATTACHMENTS:

- Application
- 1016 Grant Avenue Social History Report

HISTORIC PRESERVATION APPLICATION

CASE NO. HIP-0255-2019

<p>PROPERTY INFORMATION</p> <p>Address: <u>1016 Grant Ave</u></p> <p>Date of Construction: _____</p> <p>Legal Description: _____</p> <p>Lot: <u>19-20</u> Block: <u>2</u></p> <p>Subdivision: <u>Capitol Hill</u></p> <p>Landmark Name and Resolution (if applicable): _____</p>	<p>TYPE(S) OF APPLICATION</p> <p><input checked="" type="checkbox"/> Probable Cause/Historic Structure Assessment</p> <p><input type="checkbox"/> Landmark</p> <p><input type="checkbox"/> Historic Preservation Fund Grant</p> <p><input type="checkbox"/> Historic Preservation Fund Loan</p> <p><input type="checkbox"/> Alteration Certificate</p> <p><input type="checkbox"/> Demolition Review</p> <p><input type="checkbox"/> Other: _____</p>
<p>APPLICANT INFORMATION</p> <p>Name: <u>Thomas & Jenna Van Horn</u></p> <p>Company: _____</p> <p>Address: <u>1016 Grant Ave,</u> <u>Louisville, CO 80027</u></p> <p>Telephone: <u>303-330-8063 or 720-771-1334</u></p> <p>Email: <u>tom.j.vanhorn@gmail.com</u> <u>jennavanhorn@gmail.com</u></p>	<p>REQUEST SUMMARY</p> <p><u>A request to schedule a probable cause hearing to approve an historic structure assessment for 1016 Grant.</u></p>
<p>OWNER INFORMATION (IF DIFFERENT)</p> <p>Name: _____</p> <p>Company: _____</p> <p>Address: _____</p> <p>Telephone: _____</p> <p>Email: _____</p>	<p>SIGNATURES AND DATE</p> <p><u>Thomas Van Horn</u> <u>Jenna L Van Horn</u> <u>10-9-19</u></p> <p>Applicant Name (print) Date</p> <p><u>Thomas Van Horn</u> <u>Jenna L Van Horn</u> <u>10-9-19</u></p> <p>Applicant Signature</p> <p><u>Thomas Van Horn</u> <u>Jenna L Van Horn</u> <u>10-9-19</u></p> <p>Owner Name (print) Date</p> <p><u>Thomas Van Horn</u> <u>Jenna L Van Horn</u></p> <p>Owner Signature</p>

OCT 10 2019



1016 Grant Ave. History

Legal Description: Lots 19 & 20, Block 2, Capitol Hill Addition

Year of Construction: 1906-1907

Summary: This house is remembered for having been the home of Helen Berardi Caranci, who lived to be 90 and who lived in the house for her entire life. It is believed that George Sirokman originally built it in 1906 or 1907.

History of the Capitol Hill Addition

J.C. Williams, who was a mine superintendent with the Rocky Mountain Fuel Company, and Irving Elberson, who was a banker, were the developers of the Capitol Hill Addition. The plat for this addition was filed with the County in 1904.

Sirokman Ownership, 1906-1913; Discussion of Date of Construction

Online County property records show that John Sirokman (1862-1921) purchased eight lots from the developers in 1906 (the spelling of Sirokman's name on the deed is "Siroukman"). The same year, he conveyed ownership of the two lots that make up 1016 Grant to his brother, George Sirokman (1865-1943). The Sirokman family was from Zaluzice, Michalovce, Kosice, Slovakia. Members of the Sirokman family are believed to have come to the United States in the 1880s and then to Louisville.

George Sirokman and his wife, Mary Prouz (sometimes spelled as Protz) Sirokman (1871-1961), then lived at 1016 Grant. In particular, the 1910 federal census shows them to be living in this location in the 1000 block of Grant with their children, Annie (age 15), George (age 13), Veronica (age 11), Rose (age 9) and Michael (age 6). Their oldest child, Mary, had married Joe Kasenga and lived at 1008 Grant next door. George

Sirokman worked as a coal miner and the census records indicated that he was the owner of the house.

With respect to the date of construction of the house at 1016 Grant, the 1948 Boulder County Assessor card for this property stated that the house was built “before 1908.” The Boulder County Assessor’s Office website then simplified this to “1908” as the date of construction of this house without indicating that the indicated date was before 1908. 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, George Sirokman acquired the lots from his brother in 1906 and needed a house for his family. There is no indication that a house was already on the property. For these reasons, the date of construction is presumed to be 1906-1907, which is “before 1908.”

In 1913, George Sirokman sold 1016 Grant to Andy Teague.

Teague Family Ownership and Other Owners, 1913-1922

In 1913, Andy Teague (1874-1947) purchased the parcel now known as 1016 Grant. In 1914, he conveyed ownership of the property to his wife, Caroline Teague (1875-1934).

Andy Teague was a local blacksmith and wagon maker. Their children were Mildred, born 1903; Andy, born 1905; Edythe, born 1905; and Dorothy, born 1911. However, specific evidence as to whether the Teague family lived at 1016 Grant couldn’t be located.

In 1920, Caroline Teague sold 1016 Grant to George Longmore, who sold it to Nora Clark in 1921. In 1922, Nora Clark sold the property to the Berardi family.

Berardi/Caranci Family Ownership, 1922-2019

In 1922, Angelo Berardi (spelled in the Boulder County property records as “Belardi”) purchased 1016 Grant. His family would end up owning it for 97 years.

Angelo Berardi (1881-1939) and his wife, Angelina Santilli Berardi (1886-1952) were Italian immigrants. They both 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 Berardi and Santilli, were Del Pizzo, Demarco, DiDonato, Lippis, Madonna, Merlino, and Natale.

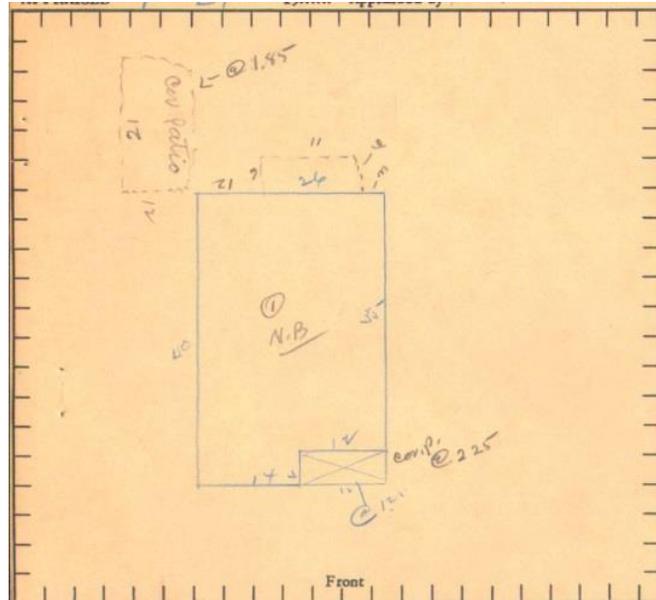
Angela and Angelina each came to the U.S. as young people, married in 1907, and then came to Louisville. Their children were Frank (1908-1976); Rico (1909-1978); Mary



Helen worked at Remington Arms during World War II and for the Louisville town administration. Lawrence served in the Navy during World War II and, in Louisville, served as Mayor and on City Council for a total of 16 years. He was also a past chief of the Louisville Fire Dept. The two were very involved in organizations in the Louisville community. Their children were Paula and Dale.

Helen and Lawrence Caranci remodeled 1016 Grant in 1956. The following photo and ground layout are from an Assessor's Card completed in 1956.





Helen passed away in 2014 at age 90 after having lived in the house for her entire life. During the residency by members of the Berardi and Caranci families, the house was the site of many Italian holiday gatherings and other family gatherings.

Later Owners

In 2012, Helen Berardi Caranci transferred ownership of 1016 Grant to her daughter, Paula. In 2019, Paula Caranci sold the house to Thomas & Jenna Van Horn, who are the current owners of record.

Sources

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

ITEM: 1000 Main Street Probable Cause Determination

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: A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 1000 Main Street.



SUMMARY:
The applicant requests a finding of probable cause for landmark designation to allow for funding of a historic structure assessment for 1000 Main Street. Under Resolution No. 2, Series 2014, a property may be eligible for reimbursement for a historic structure assessment (HSA) from the Historic Preservation Fund (HPF) if the Historic

Preservation Commission finds “probable cause to believe the building may be eligible for landmarking under the criteria in section 15.36.050 of the Louisville Municipal Code.” Further, “a finding of probable cause under this Section is solely for the purposes of action on the pre-landmarking building assessment grant request, and such finding shall not be binding upon the HPC, City Council or other party to a landmarking hearing.”

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.

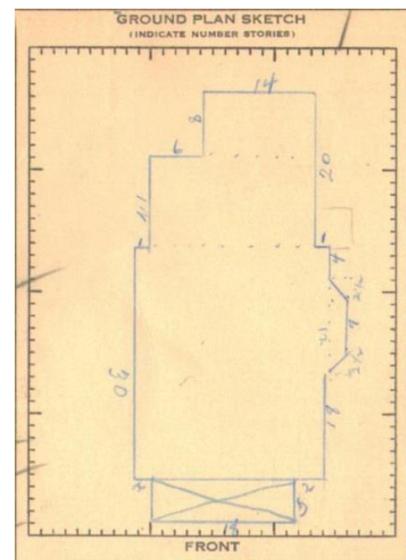
James Autrey and Emma Rosenbaum purchased the lot where 1000 Main Street is located in 1891. They lived there with their daughters along with Emma’s sister. James was employed as a mine operator/owner, but the mine is unknown. The Autrey family relocated to Denver in 1905 and sold their house in Louisville.

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, north view – Current Photo



1000 Main Street, east 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)

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 1000 Main Street was constructed circa 1892, making it 127 years old. Staff finds the age of the structure meets the criteria for age.
<i>Landmarks must meet one or more of the criteria for architectural, social or geographic/environmental significance</i>	<i>Architectural Significance - Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.</i> <ul style="list-style-type: none">• 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. Staff finds the style and integrity of the structure has probable cause to meet the criteria for architectural significance.

	<p><i>Social Significance - Exemplifies cultural, political, economic or social heritage of the community.</i></p> <ul style="list-style-type: none"> • Early owners of 1000 Main Street (1892-1926) were associated with and worked at Louisville area coal mines. • 1000 Main Street was part of an Italian enclave in this part of Louisville during the late 19th/early 20th 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. <p>Staff finds that the structure exemplifies the cultural and social heritage of the community and there is probable cause to meet the criterion for social significance.</p>
<p><i>Landmarks should meet one or more criteria for physical integrity</i></p>	<p><i>Physical Integrity:</i> <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"> • 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. <p><i>Retains original design features, materials and/or character.</i></p> <ul style="list-style-type: none"> • 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. <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"> • The structures at 1000 Main Street are found in their original location.

	Overall staff finds probable cause that the structure meets the criteria for physical integrity.
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PRESERVATION MASTER PLAN:

The Preservation Master Plan was adopted in 2015 and includes goals and objectives for the historic preservation program moving forward. A finding of probable cause would meet the following goals and objectives:

Goal #3: Encourage voluntary preservation of significant archaeological, historical, and architectural resources

Objective 3.3 - Encourage voluntary designation of eligible resources

Objective 3.4 - Promote alternatives to demolition of historic buildings

Goal #5: Continue leadership in preservation incentives and enhance customer service

Objective 5.1 - Promote availability of Historic Preservation Fund grants and other incentives

HISTORIC CONTEXT REPORT:

The City completed a residential historic context report (Stories in Places: Putting Louisville’s Residential Development in Context) in 2018 that includes a list of recommended and priority properties for preservation. The property at 1000 Main St. is not included in the list of priority properties.

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

PRIOR HISTORIC PRESERVATION COMMISSION ACTION

At the November 18, 2019 Historic Preservation Commission meeting, commissioners voted 5-0 to approve a demolition permit for 1000 Main Street with a 120 day stay.

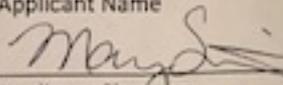
RECOMMENDATION:

Staff recommends that the HPC finds there is probable cause for landmarking 1000 Main Street 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 1000 Main Street.

ATTACHMENTS:

- Application
- 1000 Main Street Social History Report

HISTORIC PRESERVATION APPLICATION CASE NO: _____

<p>PROPERTY INFORMATION</p> <p>Address: <u>1000 Main Street</u> <u>Louisville CO</u></p> <p>Year of Construction: <u>1892</u></p> <p>Legal Description: <u>Single family home</u> <u>+ detached garage, + detached sheds</u></p> <p>Landmark Name and Resolution (if applicable): _____</p>	<p>TYPE(S) OF APPLICATION</p> <p><input checked="" type="checkbox"/> Probable Cause/Historic Structure Assessment</p> <p><input type="checkbox"/> Landmark Designation</p> <p><input type="checkbox"/> Historic Preservation Fund Grant</p> <p><input type="checkbox"/> Historic Preservation Fund Loan</p> <p><input type="checkbox"/> Landmark Alteration Certificate</p> <p><input type="checkbox"/> Demolition Review</p> <p><input type="checkbox"/> Other:</p>
<p>APPLICANT INFORMATION</p> <p>Name: <u>Mary Smith</u></p> <p>Company: _____</p> <p>Address: <u>9627 Bexley Drive</u> <u>Highlands Ranch CO 80126</u></p> <p>Telephone: <u>303-408-0639</u></p> <p>Email: <u>mary@patandmary.com</u></p>	<p>REQUEST SUMMARY <i>(Attach additional pages if necessary)</i></p> <p>Historic assessment prior to potential demolition.</p>
<p>OWNER INFORMATION</p> <p>Name: <u>Same</u></p> <p>Company: _____</p> <p>Address: _____</p> <p>Telephone: _____</p> <p>Email: _____</p>	<p>SIGNATURES AND DATES</p> <p>Mary Smith Applicant Name</p> <p> 11/27/19 Applicant Signature Date</p> <p>Owner Name _____</p> <p>Owner Signature _____ Date _____</p>



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.

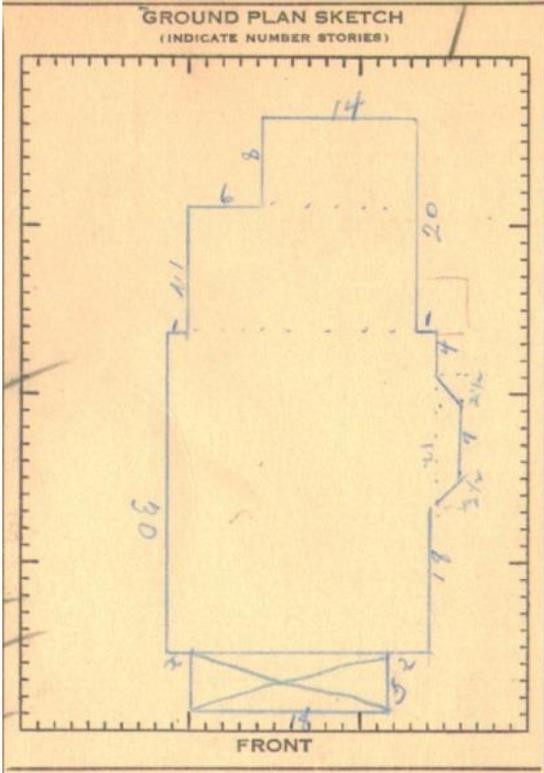
Nicola and Laurina married in Italy in 1919 and then had their first child, Anthony ("Tony") in 1920 while still in Italy. Less than a month after Tony's birth, Nicola emigrated to the United States and to Louisville to join Laurina's uncle. His brother Joseph followed him to Louisville in early 1922.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

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: Staff Updates
Date: December 16th, 2019

Alteration Certificate Updates

725 Lincoln (12/3/2019)

- Rationale: The windows will be replaced with high-quality wood windows. There will be no changes to the size and design of the windows, making the windows appear the same as the historic windows. The new windows will not detract from its landmark status.

Demolition Updates

None

Ongoing/Upcoming Projects

- Preservation Training
- Outreach/Engagement
- Zoning Incentives Review
- “Top Ten” list for prioritized properties/Landmark recommendations
- Historic District considerations (replacing Old Town Overlay)

Upcoming Schedule

December

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

January

13th – Historic Preservation Commission, Council Chambers, 5:30 pm

29th – Feb. 1st – Saving Places Conference, Denver

February

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

Properties Recommended for Landmarking

Commercial	Form
809 Main Street	False Front
909 Main Street	False Front
844 Main Street	Mixed-Use Residential and Commercial, Temple Front
808 Main Street	Mediterranean Revival
724 Main Street	Art Deco
728 Main Street	Art Deco
916 Main Street	Art Deco
920 Main Street	Art Deco
641 Main Street	Mixed-Use Residential and Commercial
913 Main Street	Mixed-Use Residential and Commercial
804 Walnut Street	Mixed-Use Residential and Commercial
800/804 Spruce Street	Mixed-Use Residential and Commercial

Industrial	Form
Davidson Ditch	Ditch
Davidson Highline Lateral Ditch	Ditch
Goodhue Ditch	Ditch
Louisville Lateral Ditch	Ditch
Hecla Lake	Water Storage Reservoirs
Louisville Reservoir	Water Storage Reservoirs
Silo on former Gosseline Farm	Silo
Kilker Barn	Barn
Bowes Farm	Large Farm
Harney-Lastoka/7th Generation Farm	Large Farm
Kerr/Mayhoffer Farm	Large Farm
Murphy/Warembourg Farm	Large Farm
100 W. Spruce Street	Small Farm
101 W. Spruce Street	Small Farm
109 W. Spruce Street	Small Farm
309 W. Spruce Street	Small Farm
310 W. Spruce Street	Small Farm
Railroad Tracks	Railroad Tracks
540 Lincoln Avenue	Mine Company Houses
1021 La Farge Avenue	Mine Company Houses
1209 La Farge Avenue	Mine Company Houses
Rex Mine No. 1 Dump	Mine Dump

Residential	Form
1425 Cannon	National
1409 Courtesy Road	National
620 Jefferson Avenue	National
821 La Farge Avenue	National
1008 La Farge Avenue	National
541 Main Street	National
1037 Main Street	National

624 Pine Street	National
1105 Pine Street	National
801 Spruce	National
925 Jefferson Avenue	Folk Victorian
815 La Farge Avenue	Folk Victorian
1145 La Farge Avenue	Folk Victorian
600 Grant	Pyramidal/Hipped
1021 La Farge Avenue	Pyramidal/Hipped
1040 La Farge Avenue	Pyramidal/Hipped
1240 La Farge Avenue	Pyramidal/Hipped
540 Lincoln Avenue	Pyramidal/Hipped
1101 Jefferson Avenue	Queen Anne
1045 La Farge Avenue	Queen Anne
741 Lincoln Avenue	Queen Anne
401 Roosevelt Avenue	Queen Anne
728 La Farge Avenue	Foursquare
801 Garfield Avenue	Dutch Colonial Revial
728 Grant Avenue	Dutch Colonial Revial
740 Garfield	Bungalow
721 Grant Avenue	Bungalow
560 Jefferson Avenue	Bungalow
1208 Jefferson Avenue	Bungalow
901 Main Street	Bungalow
913 Main Street	Bungalow
1032 Main Street	Bungalow
1101 Main Street	Bungalow
1201 Main Street	Bungalow
1212 Main Street	Bungalow
941 Garfield Avenue	Classic Cottage
601 Lincoln Avenue	Classic Cottage
636 Garfield Avenue	Minimal Traditional
1004 Harper Street	Minimal Traditional
552 Jefferson Avenue	Minimal Traditional
601 McKinley Avenue	Minimal Traditional
1104 Main Street	Minimal Traditional
901 Parkview Street	Minimal Traditional
620 Garfield Avenue	Ranch
920 Garfield Avenue	Ranch
1005 Harper Street	Ranch
557 Jefferson Avenue	Ranch
629 McKinley Avenue	Ranch
741 West Street	Ranch