

***Historic Preservation Commission
Agenda
January 13, 2020***

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

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes - December 16, 2019
- V. Public Comments on Items Not on the Agenda
- VI. **Public Hearing: Landmark, Grant, Alteration Certificate Request**
 - 917 La Farge Avenue
- VII. **Public Hearing: Landmark, Grant, Alteration Certificate Request –
*REQUEST TO CONTINUE TO FEBRUARY 17, 2020***
 - 925 Jefferson Avenue
- VIII. Probable Cause Determination
 - 908 Rex Street
- IX. Discussion/Direction
 - 2019/2020 Goals, Preservation Master Plan Implementation
- X. Items from Staff
 - Posting Locations and Open Government Pamphlet
 - Meeting Dates and Locations
 - Election of Officers, Historical Commission Liaison
 - Demolition Updates
 - Upcoming Schedule
- XI. Updates from Commission Members
- XII. Discussion Items for future meetings
- XIII. Adjourn

Historic Preservation Commission

Meeting Minutes

December 16th, 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

Amelia Brackett Hogstad, Planning Clerk

APPROVAL OF AGENDA

Dunlap made a motion to approve the December 16, 2019 agenda. Klemme seconded. Agenda approved by voice vote.

APPROVAL OF MINUTES

Parris made a motion to approve the November 18, 2019 minutes. Ulm seconded. Agenda approved by voice vote.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

NEW BUSINESS – PUBLIC HEARNIG ITEMS

537 La Farge Avenue: Demolition Request

Selvoski explained that a subcommittee of the Historic Preservation Commission had referred the request to the full commission. She presented the social context of the Acme Place subdivision. The house was built in 1939 by the Lucas family and is associated with the Deborski family. Selvoski described the original structure and stated that the exterior had seen dramatic changes over time, including the addition of a bungalow-style front and stucco, changes that were recent and not historic. Staff feels

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

that these changes give the structure a false sense of history. Based on these criteria, staff recommends that the Commission release the permit. Staff believes that the applicant is aware of all opportunities under the program and that while the structure could meet social significance, the architectural integrity has been compromised over time.

Haley asked if the applicant was saving the front of the house for the easement and how that worked if the structure was not historic.

Selvoski replied that the structure was historic underneath and still had the 1939 date attached to it. It qualified for the preservation bonus because the structure was only refaced. She added that the front porch was not included in the 25% requirement.

Dunlap asked when the changes were made.

Selvoski replied that they were made around 1989.

The applicant, Roy Krughoff, 2417 Willow Creek Drive in Boulder, explained that they were trying to save 25% of the house and the porch. He believed this would help save the streetscape.

Ulm asked if the applicant had any design plans.

Krughoff replied that he had them, but he had not brought them.

Dunlap asked him to describe the plans.

Krughoff replied that the development would be a duplex. The left unit would be behind the existing house and to the right would be another unit in the same architectural style. The unit on the left would have the same front porch and the unit on the right would have a small roof over the front door.

Haley asked how many feet back were covered by the 25%.

Selvoski replied that it was 7'7".

Chris and Kelly Wheeler, 525 La Farge, stated their opposition. The bungalow style was important to Louisville, and the time period when the structure was built was a time of growth and iconic American architecture. They described the social history of the home, stating that the remodeling into a bungalow honored the heritage of Louisville. They identified the requested demolition as part of a larger trend of demolition in Louisville, which permanently altered the historic integrity. They described other scrapes in the neighborhood and the attendant construction issues. They acknowledged that sometimes construction was necessary, but they did not think that the structure was dilapidated and that it should be preserved. They were also concerned by the plan to build a duplex in their neighborhood, since they believed that the stucco bungalow

looked like it belonged and there would be parking concerns with a duplex. They asked city leaders if Louisville would be served by demolishing a beautiful, original structure, in order to make way for a duplex in a block of original, single-family home. They felt that the legislation meant to preserve was unintentionally providing incentives to builders to demolish original homes in Old Town. Preservation incentives will allow the building owner to expand the footprint, which means a bigger profit margin. They believed that these incentives would change Old Town over time.

Tom Rafferty, 945 Rex Street, thought it was sad that staff thought this was a false sense of history. He stated that the sense of history in Louisville was the streetscape that had a significant impact on the historic character of the neighborhood. He was in favor of a home owner that played by the rules. He asked if the Commission had the legal right to tell the builders that they could not demolish the structure. He did not think there was anything wrong with two-story buildings, but he thought this property had significant meaning to the neighborhood and he thought that Old Town Louisville was almost gone. He asked the builder to not pretend to get the grading wrong and then cheat by raising the grade by adding retaining walls to get back into building height. He also asked the builder to help create a street façade that was not cookie-cutter and that fit with the neighborhood. Finally, he asked the builder to include some open space to reduce the feeling of property-line-to-property-line buildings.

Joyce Brandenburg, 617 La Farge, shared the concerns of herself and her husband. Their home was built at the turn of the 20th century and it was being overcome by structures that should not be in Louisville. She read from the City's Strategic Plan:

1. Vision: The City of Louisville dedicated to providing a vibrant healthy community with the best small-town atmosphere.
2. Mission: Our commitment is to protect, preserve, and enhance the quality of life in our community.
3. Values: Innovation, greeting and embracing change and transformation through creative thinking, learning, and continuous improvement.
4. Collaboration: Proactivity, engaging colleagues and other stakeholders in developing solutions through open communications
5. Accountability: Fulfilling our responsibilities, owning our actions, and learning from our mistakes
6. Respect: treating people, processes, roles, and property with care and concern
7. Excellence: doing our best work and exceeding expectations with responsive, efficient, and effective customer service.

Brandenburg summarized that the structure belonged where it was, highlighting words like small-town and preserving in the Strategic Plan.

Lauren Gifford, 517 La Farge, stated that she was two houses down from this one. She asked how the Planning and Historic Preservation Commissions overlapped. She described the street as a magical street and she encouraged the Commission to think about historic preservation not just as aesthetic but as community.

Tanya Johnson, 509 La Farge, was also concerned by tearing down the house and building something so large. Her house was moved from Superior in 1944 and she was personally interested in maintaining that character. She asked if a duplex was legal or if it required some additional permitting. She voiced concern over the maximum lot square footage.

Jean Morgan, 1131 Spruce Street, started by reading a note from Barb Hesson, 526 La Farge, which read,

I have been raised here and am now a senior citizen. 1. La Farge Street already has parking problems. 2. I don't appreciate it when I walk out of my front door and see a duplex. When people come in and buy our older homes and tear them down, they leave town and stick us with the mess 3. When is Louisville going to stop this problem?

Morgan explained that she had lived in Louisville for 50 years and that her house was landmarked. She was concerned by the buy-and-scrapes in Louisville. She was hoping that the current owners could add onto the current home and asked them to consider an alternative that left the main side alone. She asked the Commission to help City Council maintain the Old Town flavor and neighborhoods through new regulations. It saddened her to know that a buyer could alter a home and then move on with a profit but leave the neighborhood worse off.

Scott Deborski, 565 La Farge Avenue, shared that his grandpa spent 60 years in the coal mines and that he himself had lived in Louisville his whole life. He described his ancestors who worked in the mines. He explained that they lived in that house until 1982. He stated that the lot sizes were what made Louisville great and kids didn't have yards anymore. He thought it was important that the City keep its history. He acknowledged that progress is what brings new people to town and is what had brought his grandfather to town. He thought that the landowner should have shared what he was planning to do at this location. He did not think the duplex belonged in the location. He noted that most houses in the neighborhood did not have garages, so residents had to park on the street, and this development would add to the parking problem. He described his life in the neighborhood, including how the neighbors knew each other. He asked the Commission to place the stay if that was in their power and take it to Council if not. He asked them to protect his family memories and protect Louisville.

Martina Kuhar, 549 La Farge Avenue, shared that she was an immigrant herself and came straight to Louisville. Her house was on the right-hand side of the property. She explained that she had just changed her home but kept the historic character. She could not imagine adding a duplex without completely destroying the neighborhood. She explained that it was going to block the light coming into her home. She was upset that the planner had come without plans to share to the residents.

Michael Deborski, 601 Pine Street, stated that he and his brother were passionate about their family home and that at 601 Pine Street his family was five generations deep. His family had a lot of history in that house. He stated that no matter what

generation you were in the community, it was about culture and he felt that was what was being lost. He thought the Commission had done a great job of giving landowners opportunities to preserve their homes. He noted that historic properties were not cheap to renovate. He noted that he had been on the Planning Commission and he had encouraged people to come to meetings and have their voices heard, as people were doing tonight. Because the code allows it, square footage was being maximized and exploited. He stated that he had met the applicant at a party and he had offered to scrape his home at 601 Pine and build something nice, at attitude that Mr. Deborski did not think was appropriate in Louisville.

Haley acknowledged that La Farge was a special place in Louisville and she expressed the Commission's excitement that the residents were willing to give up an evening to fight for their street. She shared that everyone on the Commission supported and volunteered for preservation. She explained that the preservation program was voluntary, which was a big positive, but that meant that the Commission could recommend that a property be landmarked, but they could not force landowners to landmark.

Parris explained that the Commission could not force anyone to do anything. The limit for a demolition request was to place a stay to give the applicant time to speak more to staff and explore preservation options. She reiterated Chair Haley's point that the commissioners were here because they care about the historic preservation of Louisville.

Haley explained that she hoped that everyone on La Farge would landmark their homes. She described that the Commission could recommend what sensitive things could get added to a house, but they had no jurisdiction about what gets added, that was all the Planning Commission.

A member of the public asked if the application had to go through the Planning Commission.

Selvoski replied that the applicant did not have to come before Planning Commission because they were coming in under the zoning code for residential.

Parris and Haley explained to the public that the Commission looked at certain criteria, which followed the Department of the Interior's standards for integrity and significance.

Dunlap noted that a lot of historic homes had to make changes over time and he hoped the Commission did not push this into a state of not meeting the integrity because of minor changes. Haley asked him to hold his comments until after the public comment period.

Chris Wheeler stated that he understood that the Commission had to adhere to, but he thought Louisville was unique town given its social history and the meaning of the house

to the people at the meeting tonight and what it meant to the people who built it originally. He thought the social history had to be taken into consideration.

Haley closed public comment and asked for commissioner comment.

Dunlap hoped that the changes to the structure did not mean it could not be landmarked. He agreed with the neighbors' comments that this was an important piece of the neighborhood.

Parris noted that the structure would have to go through the usual steps, including probable cause and structure assessment. She stated that no one was questioning the social and cultural significance of this property. Looking at the national standards for architectural integrity, one of the parts was the potential to restore it to a period of significance, but the bungalow period could not count toward that criterion because it was built in the last 50 years. As it is, the Commission had to look at the original structure in this case, regardless of how it fits in with the neighborhood today.

Ulm did not doubt the social significance of the house and the community around it. He lived in Old Town and he understood the public comments. Sadly, the only part that this Commission can play tonight is to stall the demolition of the home. He was appalled by not being presented by any material to demonstrate what is planned for this property. He was also appalled that the property was using the city's rules against what's supposed to be happening in this town.

Selvoski clarified that a demolition application did not involve presentation of plans.

Ulm stated that that's why he encouraged the applicant to work with the residents, because there were no more triggers in the City with this application. The rules of the game were working against the neighbors. He encouraged the residents to talk to their municipal representatives to make change, because that's the only way it would happen.

Klemme stated that it was critical for people to start landmarking their homes. She understood the social impact of the situation and the social significance of the property.

Haley asked if anything could be removed to bring it back to the original structure.

Selvoski replied that it looked like the windows were in the same location but the gable was hard to tell.

Haley noted that the Commission did not have to decide using all four of the criteria. She thought that the Commission agreed that it had social significance. She asked the Commission if there were strong enough criteria to put a stay. She stated that from a national perspective the home would not landmark the home, based on the loss of integrity in the porch.

Parris noted that it would take a historic structure assessment to determine whether the structure could be taken back to the original structure.

Selvoski stated that staff reviewed the structure based on the way it currently stands. There could be changes in the future to take it back, but as it stands there were none.

Klemme asked about the second criterion about the structure to be relevant to a historic district.

Selvoski replied that the City did not have historic districts, so it could not potentially contribute to one.

Parris addressed the purpose of the stay, stating that placing the stay would give time to look into an application for a historic structure assessment to see what's there.

Dunlap stated that it was unfortunate that the Commission could not do more.

Haley asked the commissioners if they felt comfortable making a stay.

Parris moved to place a 180-day stay on 537 La Farge. Ulm seconded.

Haley explained that the stay would end on April 20th and that the applicant could apply for a historic structure assessment in that time. She noted that the Commission had done everything it could and she encouraged the neighbors to talk to whoever they needed to. She hoped that it could turn into a creative project instead of something divisive.

701 Pine Street: Demolition Request and Probable Cause Determination

Selvoski presented the social significance of the structure, which was built in 1900 and which was part of Jefferson Place, the first residential subdivision in Louisville. She described the social significance Selvoski explained that the footprint had remained the same of the wood-frame residential structure and she pointed out a few of the changes.

Staff recommends a 90-day stay 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. The applicant was also asking for a probable cause determination tonight to learn more about the property. Staff found that it met the criteria for landmarking. She explained that the changes over time would not necessarily keep it from being landmarked.

Dunlap asked why there was a demolition request at the same time as the probable cause determination.

Selvoski replied that the original intention was to demolish.

Andy Johnson of DAJ Design, 922A Main Street, explained that the owner had requested a demolition permit without a lot of knowledge about city zoning and preservation. DAJ Design, and people in town she talked to, informed her of the options. Johnson explained that wooden structures like this property generally did not last past 50 years and some of them had not been taken care of. He stated that the program was voluntary and that should not change. He also noted the importance of the incentives, which is something that no other program offered. He noted that most of the reason why we preserve in Louisville is the social significance, because the architectural significance would not be enough otherwise. He noted that a 90-day stay was sufficient and that a stay should never be a penalty. It should be an incentive to preserve, not a punishment. Johnson explained that the probable cause determination based on architectural significance and he noted the changes, adding that the condition was rougher than most. Some of the foundation did not exist under the home. The HSA would help determine what could be remediated.

Klemme asked what the odds were that the home could be preserved.

Johnson stated that it had been years since he had been in the home.

Klemme asked if the applicant would be interested in landmarking.

Johnson confirmed and stated that the Commission would likely see a landmark application.

Dunlap asked about the process for bringing the demolition review and probable cause hearing together at the same time.

Haley responded that she thought it was a matter of giving the applicant an opportunity to discuss both at the same time.

Johnson stated that the reasoning behind the double requests was partially about saving time and avoiding multiple hearings. He added that this review was an opportunity for the Commission to grant a stay.

Haley invited public comment.

Debbie Vogelsberg, 706 South Longmont Avenue, owned the property right across the street, where her son lived. She thought that the brand-new homes did not fit into the neighborhoods. She noted that the property was three lots and she would hate to see three large buildings there. She hoped that the owner would think about restoring rather than demolishing.

Klemme stated that the 90-day stay and the assessment made sense. General agreement.

Ulm asked about the timeline for the assessment.

Johnson stated that the HSA was scheduled for Thursday.

Klemme made a motion to place a 90-day stay. Dunlap seconded. Motion passed unanimously by voice vote.

Ulm made a motion to approve probable cause. Parris seconded. Motion passed unanimously by voice vote.

1016 Grant Avenue: Probable Cause Determination

Selvoski explained that the changes to the property were historic and that from the street much of it remained similar to the historic photo. The structure was constructed between 1906 and 1907 and is an early 20th-century wood frame house with a cross-gable roof and a recessed porch. There is a rear addition and a covered porch, which were not visible from the street. Multiple owners were associated with mining, including Angelo Berardi who was killed at the Black Diamond Mine and was associated with the Caranci family for 90 years. She noted that the window placement and size were changed in the 1950s. Staff finds that the structure meets the criteria for landmarking and thus for probable cause.

Klemme asked what “associated” with the Carancis meant.

Selvoski replied that they had lived there.

Klemme asked if the addition was constructed in the 1950s.

Selvoski replied that the rear addition and the ...

Johnson, DAJ Johnson 922A Main Street, stated that he thought the proposal was pretty straightforward. Typically siding like there is on this structure would reveal original work underneath. He noted that the home next door was a national register. The southeast corner was also filled in and landmarked on the National Register with that filled-in portion. The homes on this street had a high degree of architectural integrity and he hoped this proposal would start a trend on this street.

Dunlap asked if the intent was to follow this with an alteration certificate.

Johnson replied that it was yet to be determined. The interest was in taking the character of the existing home and bringing it into more of a loveable form than what was currently there.

Dunlap stated that this was the reason the City had the incentive program.

Ulm added that the streetscape and scale in this neighborhood was very nice.

Klemme made a motion to find probable cause. Ulm seconded. Motion passed unanimously by voice vote.

1000 Main Street: Probable Cause Determination

Selvoski reminded the Commission that they had seen this application recently. Selvoski described the structure and its architectural significance. The home was part of an Italian enclave in the late 19th and early 20th century. It is located across from the Jacoe Store and has a history of wine-making in the cellar and was owned by the DelPizzo family. She noted that the stucco, which was a change to the original structure, had been added more than 50 years ago. Staff finds that the application met the criteria for probable cause.

Johnson, DAJ Design 922A Main Street, noted the location of the structure downtown and across from the Museum. He noted that the integrity was nearly unchanged. He noted that there were some changes and it would be interesting to see those changes over time in the assessment. He explained that the stucco told a story of the changes. He had been in the basement of the house and he thought that the whole structure was original.

Parris stated that this is exactly what the Commission had hoped for and she made a motion to find probable cause. Dunlap seconded. Motion approved unanimously by voice vote.

917 La Farge Avenue: Historic Structure Assessment Presentation

Selvoski explained that this was a presentation on what an approved assessment had found about a structure.

Johnson, DAJ Design, 922A Main, shared that the home was built in 1891 and was in a neighborhood with a strong Italian heritage. He described the original and existing footprints. He noted that the front porch seemed to be original and that it was legal non-conforming. There are strong indications of how it could go back to its original form. Across the street, there was a home that had maintained the turned wood columns and the original wood deck, which is what the 917 La Farge home had originally. He noted that the property had a summer kitchen built before 1948. He explained that the house connection was built in 2006 and that the summer kitchen was currently used as a bedroom. He noted that the additions included a dig for the basement and a chimney. He described the floor and roof structures. The significance of these observations is that the structure is unique to the original layout and changes with the expansion of the home. He showed the window replacements through time. He also showed some of the preservation priorities, which were mostly creating the structural integrity. He stated that there could be siding remediation and window replacement in the near future. He shared that the owner intended to preserve the home. There was a desire for a little more space in the back but may not come in the form of the alteration certificate. He noted that it was just a historic preservation project.

Haley appreciated the presentation.

Dunlap asked if Mr. Johnson needed a building permit to replace windows.

Johnson replied that he did not.

Haley asked for the timeline for the work.

Johnson replied that they were planning to meet tomorrow and that the Commission would likely see a landmark application for the January meeting.

ITEMS FROM STAFF

Alteration/Demolition Updates

Selvoski noted that there had been an approved window replacement and that there had been no demolition reviews approved by the subcommittee.

Selvoski also noted that there were no applicants currently to fill the commission's empty seats. They needed one who met the professional criteria.

Klemme asked if the applicants had to be residents of Louisville.

Selvoski replied that they did have to be residents but that the Commission had the Old Town requirement satisfied.

Ulm asked if there could be another architect for the professional criteria.

Selvoski replied that there could be another architect.

Selvoski gave the Commission an update on the Saving Places Conference.

Dunlap asked about training the new members of the group.

Selvoski replied that the state rep would talk to everyone about preservation best practices and the new commissioners would get onboarding from staff.

Dunlap asked if there were ideas about additional community outreach for affected neighborhoods by demolition reviews.

Selvoski replied that there were usual multiple sit-downs with people who came in for demolition reviews, but the set-up was the way the Commission had seen it tonight.

Dunlap suggested that the Commission take up the issue of the flow.

Selvoski noted that the flow that the Commission followed was in the Code. She suggested that it could be on a work plan for an upcoming year.

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

Dunlap shared that the most recent “Downtown Dialogue” was about The Empire.

Klemme shared that she had attended the Boulder Historic Home Tour and that they had focused on farms. She noted that there was a home that was ... She suggested having Boulder Historic Home Tour here in Louisville.

Dunlap replied that Louisville used to have a holiday tour of homes.

Klemme asked if there had been any publicity in the *Camera* or in the *Denver Post*.

Selvoski replied that there had been a press release in the *Camera*.

Klemme stated that she was imagining a feature on the program.

Dunlap thought that 1000 Main was a really good change of direction if it all came out well it would be a great success story.

Klemme asked about the idea of creating historic districts.

Selvoski noted that anything through the National Register was voluntary. Often historic districts were meant to create legislation on the local level.

Klemme asked if it would be okay for her to send some articles to Planner Selvoski for the other commissioners could use.

Selvoski stated that staff was recommending residents to reach out to their council members to make systemic change.

Dunlap stated that in this morning’s paper there was an article about the train.

Haley responded that the train had come before the Commission several years ago.

Parris shared that Travis was her friend and coworker and she made an email introduction with staff. She stated that his plan was to move it, shore it up and restore it offsite, and then trying to find a place for it. She noted that the train cars were not originally from Louisville, but Travis had gone research on them and there had been a ton of support from the community. Travis wanted to work with the City to see what kind of use there could be for it.

Dunlap stated that it seemed like a parallel situation to the Miners Cabins.

Parris responded that the cars had been brought in for the restaurant.

Haley stated that the commissioners should keep conversation about the specific train car issue to a minimum since it was not on the agenda.

DISCUSSION ITEMS FOR NEXT MEETINGS

Adjourn:

Klemme moved to adjourn. Parris seconded. The meeting was adjourned at 9:01 PM.

ITEM: 917 La Farge Avenue Landmark/Alteration
Certificate/Historic Preservation Fund Grant Request

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

OWNER: Joanna Alidu
917 La Farge Avenue
Louisville, Colorado 80027

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

REQUEST: A request to Landmark; an Alteration Certificate; and a
Preservation and Restoration Grant for the property at 917
La Farge Avenue.



SUMMARY:

The applicant is requesting the following:

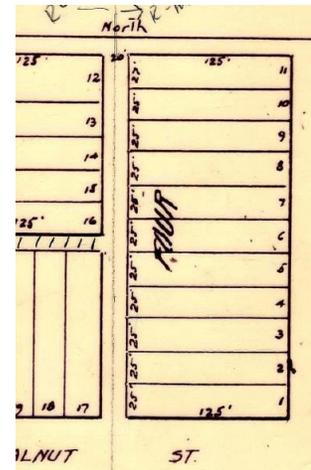
- Approval of a Landmark application for the property at 917 LaFarge Avenue.
- Approval of an alteration certificate allowing changes related to restoration work to the existing structure.
- Approval of a Preservation and Restoration Grant in the amount of \$40,000 in addition to the \$5,000 incentive grant, for a total grant award of \$45,000.

HISTORICAL BACKGROUND:

Information from 2000 and 2010 Cultural Resource Surveys

Boulder County records indicate that the house at 917 La Farge was constructed circa 1891. Antonio (Charles) Damiana purchased the property from Charles Welch, the Jefferson Place developer, in 1898. Damiana was one of the earliest Italian residents of Louisville. Damiana was a blacksmith at local coal mines, including the Rex. He lived at 917 La Farge with his wife Angela and their seven children (Mike, Joe, Rosa, Carrie, Mayme, Guy, Della). By 1920 the family had relocated to Fort Lupton, possibly due to the mine strike in the Louisville area.

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



917 La Farge Avenue, Boulder County Assessor, 1948.



917 La Farge Avenue, East View.



917 La Farge Avenue, South View.



917 La Farge Avenue, North View.



917 La Farge Avenue, West View.

ARCHITECTURAL INTEGRITY:

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

Primary changes occurred over time:

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

LOCAL LANDMARK CRITERIA ANALYSIS:

In order to receive a City landmark designation, landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in Louisville Municipal Code (LMC) Section 15.36.050(A).

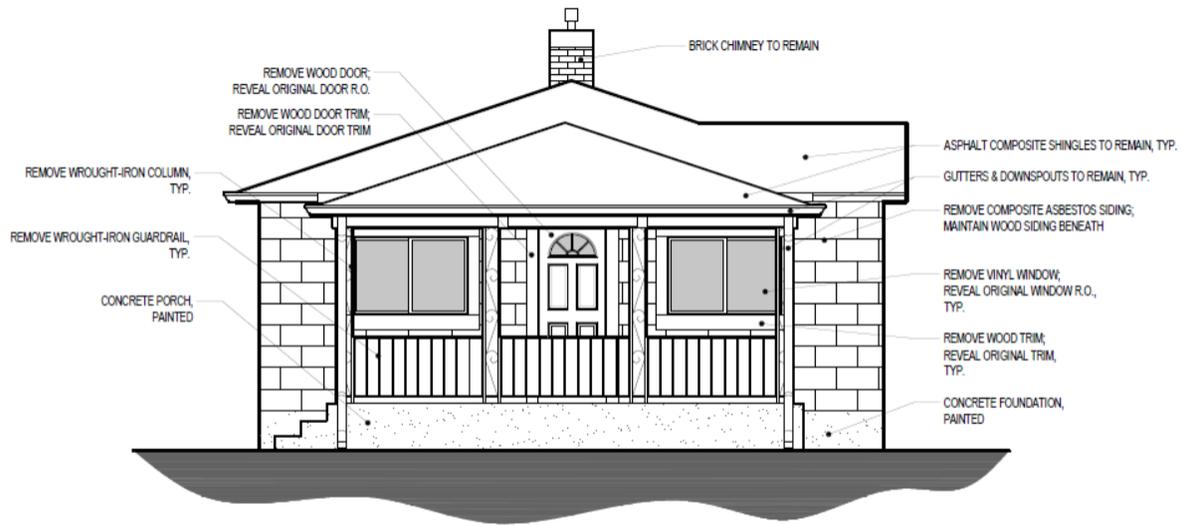
Staff finds that this application complies with the above criterion by the following:

<i>CRITERIA</i>	<i>FINDINGS</i>
<i>Landmarks must be at least 50 years old</i>	<p>The principal structure at 917 La Farge Avenue was constructed circa 1891, making it 128 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 historic structure located at 917 La Farge Avenue was constructed circa 1891. It is a one-story wood frame residence with a rectangular plan on a concrete foundation. The house has a hip-on-gable roof along with a shed roof over the front porch. The architectural integrity of the property has been reduced over time by the replacement of the wooden porch supports with wrought iron and the alteration of the window openings and asbestos siding. <p>Staff finds the style and integrity of the structure meets 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"> • Owned by a single family of Italian heritage for approximately 80 years, this property is

	<p>significant for its association with Louisville's development as a coal mining community in the late 1880s and during the first half of the 1900s.</p> <p>Staff finds that the structure exemplifies the cultural and social heritage of the community and meets the criterion for social significance.</p>
<p><i>Landmarks should meet one or more criteria for physical integrity</i></p>	<p>The structure adds character and value to Old Town Louisville. 917 LaFarge Avenue is in its original location and the modifications to the original structure do not impact the overall physical integrity of the structure. The structure retains its overall form and appearance from the street and exhibits a moderate level of physical integrity.</p> <p>Overall staff finds that the structure meets the criteria for physical integrity.</p>

ALTERATION CERTIFICATE CRITERIA ANALYSIS:

The applicant is also applying for an alteration certificate to allow for restoration work that will return the house to a more historically accurate form, including window and siding replacement.



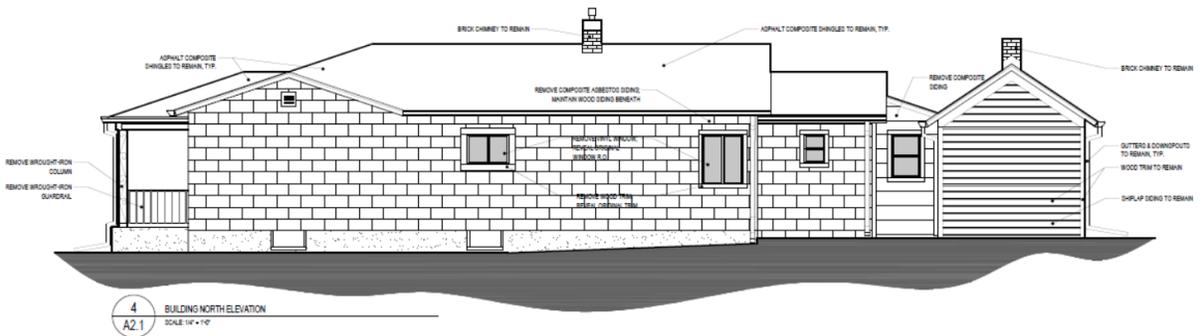
1
A2.1 BUILDING EAST ELEVATION
SCALE: 1/4" = 1'-0"

917 La Farge Avenue, current – East Elevation



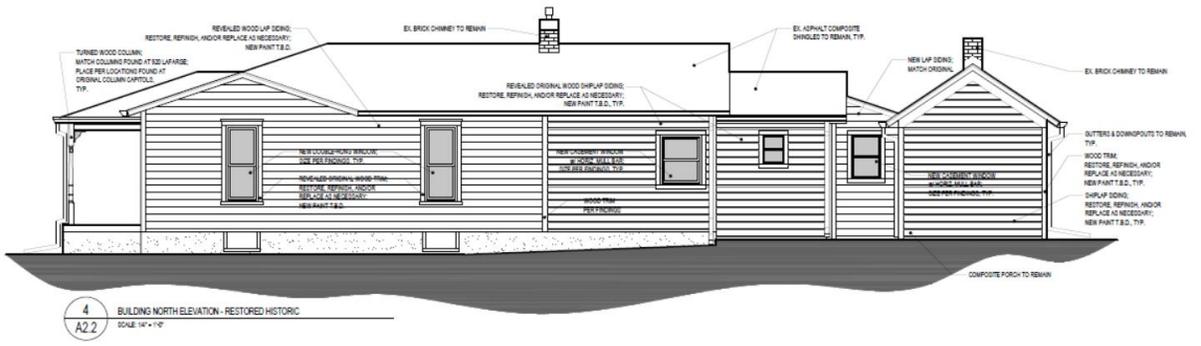
1
A22 BUILDING EAST ELEVATION - RESTORED HISTORIC
SCALE: 1/4" = 1'-0"

917 La Farge Avenue, proposed – East Elevation



4
A21 BUILDING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

917 La Farge Avenue, current – North Elevation



4
A22 BUILDING NORTH ELEVATION - RESTORED HISTORIC
SCALE: 1/4" = 1'-0"

917 La Farge Avenue, proposed – North Elevation

The applicant is also requesting to modify the following on the existing structure:

- Remove asbestos composite siding. Inspect original siding and restore/refinish/replace where necessary
- Remove replacement windows and install windows matching the original.

- Remove current front door replace with a door that keep with original period of the house.
- Remove wrought iron front porch columns and replace with wood columns that keep with original period of the house.
- Remove wrought iron porch railing.

Section 15.36.120 of the LMC gives the criteria for evaluating alteration certificates:

- A. *The commission shall issue an alteration certificate for any proposed work on a designated historical site or district only if the proposed work would not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historical designation.*
- B. *The commission must find the proposed alteration to be visually compatible with designated historic structures located on the property in terms of design, finish, material, scale, mass and height. When the subject site is in an historic district, the commission must also find that the proposed alteration is visually compatible with characteristics that define the district. For the purposes of this chapter, the term "compatible" shall mean consistent with, harmonious with, or enhancing to the mixture of complementary architectural styles, either of the architecture of an individual structure or the character of the surrounding structures.*
- C. *The commission will use the following criteria to determine compatibility:*
1. *The effect upon the general historical and architectural character of the structure and property.*
 2. *The architectural style, arrangement, texture, and material used on the existing and proposed structures and their relation and compatibility with other structures.*
 3. *The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structures and the site.*
 4. *The compatibility of accessory structures and fences with the main structure on the site, and with other structures.*
 5. *The effects of the proposed work in creating, changing, destroying, or otherwise impacting the exterior architectural features of the structure upon which such work is done.*
 6. *The condition of existing improvements and whether they are a hazard to public health and safety.*

7. *The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property.*
8. *The proposal's compliance with the following standards:*
 - a. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
 - b. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
 - c. *Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
 - d. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
 - e. *Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
 - f. *Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. In the replacement of missing features, every effort shall be made to substantiate the structure's historical features by documentary, physical, or pictorial evidence.*
 - g. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
 - h. *Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
 - i. *New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff finds that the proposed changes would maintain and enhance the historic character of the building. Section 15.36.120 of the LMC gives the criteria for evaluating alteration certificates and based on the proposed design, staff finds that the proposed design meets the following applicable standards:

C.1. *The effect upon the general historical and architectural character of the structure and property.*

Staff Response: Staff finds that the proposed work will remove modern materials from the structure and return it to a more accurate historical appearance based on photographs and intact historic materials found on neighboring properties. These changes will have a positive impact on the historic structure and property.

C.5. *The effects of the proposed work in creating, changing, destroying, or otherwise impacting the exterior architectural features of the structure upon which such work is done.*

Staff Response: Staff finds that the proposed work will repair existing historic materials and features when possible. Where historic materials are missing, historically accurate replacement materials will be added.

C.8.F. *Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. In the replacement of missing features, every effort shall be made to substantiate the structure's historical features by documentary, physical, or pictorial evidence.*

Staff Response: Staff finds that the proposed changes to the house meet this standard. The proposed work includes the replacement of missing features (front door replacement, door and window trim, front porch columns) and those changes are based on pictorial evidence from the Boulder County Assessor's photo and historic materials found on neighboring properties from the same time period.

GRANT CRITERIA ANALYSIS:

The applicants are requesting approval of a Preservation and Restoration Grant for rehabilitation and restoration work on the structure at 917 LaFarge Avenue. The total grant request is \$40,000 and would be matched by the applicant at 100%. This grant would be in addition to the \$5,000 signing bonus for landmarking the structure and the \$4,000 grant for the Historic Structure Assessment previously approved for the property.

DAJ Design completed a Historic Structure Assessment for the property paid for through the Historic Preservation Fund. The assessment (attached) makes several recommendations including: repairing the siding, restoring the windows and door to their historic appearance, foundation repairs, and porch repairs. The applicants received a cost estimate from DAJ Design. The proposed total cost for all of the work on the historic structure plus contingency funds is \$90,000.

Work proposed with total cost:

- Foundation/crawlspace: \$15,000
 - Install new retaining walls
 - Replace column supports
- Floor structure: \$6,000
 - Provide additional joists for support
 - Modify beams to meet code
- Siding: \$18,000
 - *Remove steel and asbestos composite siding*
 - *Restore/refinish/replace original wood siding*
- Ornamentation, trim, soffit: \$9,000
 - Restore, refinish, or replace window trim
- Windows: \$18,000
 - *Remove replacement windows*
 - *Install windows matching the original*
- Doors: \$6,000
 - *Remove replacement doors*
 - *Install doors matching the original time period of the house*
- Front porch: \$14,000
 - *Columns: remove steel and replace with wood*
 - *Restore, refinish or replace historic ceiling treatment*
 - *Replace concrete porch with wood*
- Electrical: \$4,000
 - Upgraded to 200 Amp service

COST ESTIMATE OF PROPOSED WORK: \$90,000

MATCHING GRANT REQUESTED: \$40,000 (matching grant maximum \$40,000)

Grants:

Under Resolution No. 17, Series 2019, residential applicants are eligible for a \$5,000 unmatched incentive grant as a landmark bonus. Owners of a landmarked property will be eligible for this grant following the signing of the landmark and grant agreements. The remaining \$40,000 grant shall be conditioned based on the applicant matching one hundred percent of the amount for approved work. Approved work must fall under the categories of preservation, rehabilitation, and restoration. The following summarizes each categories and lists the qualifying work proposed with this application.

Preservation *is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property as they now exist. Approved work focuses upon the repair of exterior historic materials and features rather than extensive replacement and new construction.*

- Siding removal, repair/replacement
- Ornamentation, trim, soffit

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate.

- Foundation/crawlspace
- Floor structure

Restoration is the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time. Approved work focuses on exterior work and includes the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

- Window replacement
- Door replacement
- Front porch column replacement

FISCAL IMPACT:

Approval of the grant request allows for a total grant of up to \$45,000 from the Historic Preservation Fund: a \$5,000 landmark incentive grant (unmatched), and a \$40,000 matching grant.

The balance of the Historic Preservation fund as of 10/31/2019 was approximately \$2,496,113.

STAFF RECOMMENDATION:

Landmarking

The structure at 917 La Farge Avenue has maintained its style and form since at least 1948, giving it architectural significance. It is also has social significance due to its association with Louisville coal mining through various owners over time. Staff finds that the property is eligible to be landmarked.

Staff recommends approval of Resolution No. 01, Series 2020, recommending approval of the landmark request to the City Council. Staff also recommends that the house be named for the Porta Family who owned the property from approximately 1921-1997.

Alteration Certificate

The proposed changes to the existing structure comply with the requirements of the LMC.

Staff recommends approval of Resolution No. 02, Series 2020 approving the alteration certificate.

Grant

The grant request includes rehabilitating the existing structure. The proposed changes will facilitate the continued preservation of the structure, and are historically compatible.

Staff recommends approval of Resolution No. 03, Series 2020, recommending approval of the grant request to City Council

ATTACHMENTS:

1. Resolution No. 01, Series 2020
2. Resolution No. 02, Series 2020
3. Resolution No. 03, Series 2020
4. Historic Preservation Application
5. Property Survey
6. Historic Structure Assessment

**RESOLUTION NO. 01
SERIES 2020**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING THE
LANDMARK DESIGNATION FOR A HISTORICAL RESIDENTIAL STRUCTURE
LOCATED AT 917 LA FARGE AVENUE**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a landmark eligibility determination for a historical residential structure located on 917 La Farge Avenue, on property legally described as Lots 5-6 less N. 5 feet of Block 4, Jefferson Place, Town of Louisville, City of Louisville, State of Colorado; and

WHEREAS, the City Staff and the HPC have reviewed the application and found it to be in compliance with Chapter 15.36 of the Louisville Municipal Code, including Section 15.36.050.A, establishing criteria for landmark designation; and

WHEREAS, the HPC has held a properly noticed public hearing on the proposed landmark application; and

WHEREAS, 917 La Farge Avenue (Porta House) has social significance because it exemplifies the cultural, political, economic or social heritage of the community considering its association with families from a variety of ethnic groups; and

WHEREAS, the Porta House has architectural significance because it is a vernacular structure that is representative of the built environment in early 20th century Louisville; and

WHEREAS, the HPC finds that these and other characteristics specific to the Porta House have social and architectural significance as described in Section 15.36.050.A of the Louisville Municipal Code; and

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

1. The application to landmark the Porta House be approved for the following reasons:
 - a. Architectural integrity of the vernacular structure.
 - b. Association with Louisville's immigrant heritage.
2. The Historic Preservation Commission recommends the City Council approve the landmark incentive grant for the Porta House, in the amount of \$5,000.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson

**RESOLUTION NO. 02
SERIES 2020**

**A RESOLUTION RECOMENDING APPROVAL OF AN ALTERATION CERTIFICATE
FOR THE WATELLET HOUSE LOCATED AT 816 LINCOLN AVENUE FOR EXTERIOR
ALTERATIONS.**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting an alteration certificate for a historic residential structure located on 917 La Farge Avenue, on property legally described as Lots 5-6 less N. 5 feet of Block 4, Jefferson Place, Town of Louisville, City of Louisville, State of Colorado; and

WHEREAS, the City Staff and the HPC have reviewed the application and found that it complies with Chapter 15.36 of the Louisville Municipal Code, including Section 15.36.120, establishing criteria for alteration certificates; and

WHEREAS, the HPC has held a properly noticed public hearing on the proposed alteration certificate on January 13, 2020, where evidence and testimony were entered into the record, including findings in the Louisville Historic Preservation Commission Staff Report dated January 13, 2020.

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

Does hereby recommend denial of the application for an alteration certificate for the Porta House as described in the staff report dated January 13, 2020:

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson

**RESOLUTION NO. 03
SERIES 2020**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A
PRESERVATION AND RESTORATION GRANT FOR THE PORTA HOUSE LOCATED
AT 917 LA FARGE AVENUE**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration grant for the DiSalvo House, a historic residential structure located at 917 La Farge Avenue, on property legally described as Lots 5-6 less N. 5 feet of Block 4, Jefferson Place, Town of Louisville, City of Louisville, State of Colorado; and

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

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

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

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

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

1. The Historic Preservation Commission recommends the City Council approve the proposed Preservation and Restoration Grant application for the Porta House, in the amount of **\$40,000**.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson



Historic Preservation Fund
Grant and Loan Application and Information

(Revised June 2019)

Guidelines

The City of Louisville's Historic Preservation Fund (HPF) and is intended to help retain the character of Historic Old Town Louisville by promoting the preservation and rehabilitation of historic resources.

Staff contact

Felicity Selvoski, Historic Preservation Planner
749 Main St.
Louisville, CO 80027
(303) 335-4594
fselvoski@louisvilleco.gov

Deadlines

There are no application deadlines, although the date of application will determine when the public hearing for a case can occur. Please reach out to staff if there is a specific date you are targeting. Applications will be considered as they are received, but are subject to the availability of funds.

Eligible Applicants

Any owner of a historic resource (at least 50 years old) or resource that helps to define the character of Historic Louisville is eligible to apply to the HPF. "Resources" include, but are not limited to, primary structures, accessory structures, outbuildings, fences, existing or historical landscaping, archaeological sites, and architectural elements of structures.

Owners of property in Historic Old Town Louisville which will experience new construction may also be awarded grants to preserve the character of Historic Old Town. The purpose of these incentives is to limit mass, scale, and number of stories, to preserve setbacks, to preserve pedestrian walkways between buildings, and to utilize materials typical of historic buildings, above mandatory requirements. For additional information on the requirements, please reach out to the Historic Preservation Planner.

Historic Structure Assessments

Prior to any structure being declared a landmark, the property will undergo a building assessment to develop a preservation plan and establish priorities for property maintenance. At a regular meeting, the Historic Preservation Commission will review the building history, application, and relevant information to determine whether there is probable cause to believe the building may be eligible for landmarking. If probable cause is found, the owner will be eligible for a building assessment grant in an amount up to \$4,000 (residential properties) and \$9,000 (commercial properties) to offset the cost of the assessment.

Landmarking Grants

In addition to the pre-landmarking grant for a structural assessment, landmarked residential properties are eligible for a \$5,000 incentive grant and up to \$40,000 in matching grant funds for preservation projects for a period of 36 months from when a property is declared a landmark. Commercial landmarked properties are eligible for a \$50,000 incentive grant and up to \$150,000 in matching grant funds for preservation projects for a period of 36 months from when a property is declared a landmark. For properties showing extraordinary circumstances relating to building size, condition, architectural details, or other unique condition compared to similar Louisville properties, the grant limitations may be exceeded. Please reach out to the Historic Preservation Planner for more information on the grant programs.

Eligible Costs and Improvements:

Eligible costs include hard costs associated with the physical preservation of historic fabric or elements. Labor costs are eligible IF the work is to be done by someone other than the applicant/owner (whose labor can only be used for matching purposes with an acceptable written estimate). Example eligible improvements:

Repair and stabilization of historic materials:

- Siding
- Decorative woodwork and moulding
- Porch stairs and railing
- Cornices
- Masonry (such as chimney tuckpointing)
- Doors and Windows

Removal of non-historic materials, particularly those covering historic materials:

- Siding, trim and casing
- Porch enclosures
- Additions that negatively impact the historic integrity
- Repair/replacement to match historic materials

Energy upgrades:

- Repair and weather sealing of historic windows and doors
- Code required work

Reconstruction of missing elements or features:

(Based on documented evidence such as historic photographs and physical evidence)

- Porches and railings
- Trim and mouldings
- False-fronts

Ineligible Costs and Improvements:

- Redecorating or any purely cosmetic change that is not part of an overall rehabilitation
- Soft costs such as appraisals, interior design fees, legal, accounting and realtor fees, sales and marketing, permits, inspection fees, bids, insurance, project signs and phones, etc.
- Excavation, grading, paving, landscaping or site work such as improvements to paths or fences unless the feature is part of the landmark designation, except for correcting drainage problems that are damaging the historic resource
- Repairs to additions on non-historic portions of the property
- Reimbursement for owner/self labor (which can count only towards the matching costs)
- Interior improvements, unless required to meet current code
- Outbuildings which are not contributing structures to a landmarked site or district

Application Review Process

Applications will be screened by Historic Preservation Commission (HPC) staff to verify project eligibility. If any additional information is required, staff will contact the applicant directly. The HPC will evaluate the applications in a public meeting at which the applicant will be allowed to make statements. The HPC will make a recommendation to City Council, and City Council will take final action on the application.

Project Review and Completion

Any required design review or building permits must be obtained before beginning work on the project. If a property has already been landmarked, in some circumstances an Alteration Certificate must be approved by the HPC. Any changes made during the building permit approval process may require additional review by the Historic Preservation Commission, depending on the extent of the changes.

Disbursement of Funds

In most cases, grants will take the form of reimbursement after work has been completed, inspected and approved as consistent with the approved grant application. In planning your project, you should arrange to have adequate funds on hand to pay the costs of the project. Incentives may be revoked if the conditions of grant approval are not met. Under some circumstances, incentives, particularly loans, may be paid prior to the beginning of a project or in installments as work progresses.

Grant/Loan Process Outline

1. Applicant meets with Preservation Planner to discuss the scope of work.
2. Applicant meets with contractors and receives quotes.
3. Applicant submits application and documentation to staff.
4. Staff will review the application for completeness and then schedule the meeting with the HPC. Staff will notify applicant of hearing date.
5. Public Notice Sign is posted on property by applicant advertising meeting date and neighbors within 500 feet are notified.
6. The HPC reviews the scope of work and quotes and makes a recommendation to City Council. The applicant must be present to answer questions.
7. Staff will schedule the City Council meeting. The applicant must be present to answer questions. City Council will make the final decision.
8. The grant agreement is signed by the applicant(s) and mayor. At this point, the applicant may apply for a building permit to begin the work outlined in grant agreement.
9. Inspections are completed by Building Department as required. Preservation Planner inspects work for sensitivity to historic structure
10. Applicant submits contractor invoices to staff as work is completed.
11. Staff reviews invoices for completeness and compares with invoice approved by HPC.
12. If approved, staff submits pay request to Finance Department. The check is cut to Applicant.
13. If denied, staff works with applicant to identify reasons for denial and methods of resolution.
14. Applicant to repeat steps 11 through 14 until project is complete.

Incentives from the Historic Preservation Fund may be considered taxable income and applicants may wish to consult with a tax professional.

Historic Preservation Application

The following information must be provided to ensure adequate review of your proposal. Please type or print answers to each question. Please keep your responses brief but thorough. If you have any questions about the application or application process, please reach out to the Historic Preservation Planner.

TYPE(S) OF APPLICATION

- | | |
|---|--|
| <input type="checkbox"/> Probable Cause Hearing/Historic Structure Assessment | <input type="checkbox"/> Historic Preservation Fund Loan |
| <input checked="" type="checkbox"/> Landmark Designation | <input type="checkbox"/> Landmark Alteration Certificate |
| <input checked="" type="checkbox"/> Historic Preservation Fund Grant | <input type="checkbox"/> Demolition Review |
| | <input type="checkbox"/> Other: _____ |

1. OWNER/APPLICANT INFORMATION

Owner or Organization

Name(s): JoAnna Alidu
Mailing Address: 917 LaFarge, Louisville, CO 80027
Telephone: (561) 401-5220
Email: jalidu23@gmail.com

Applicant/Contact Person (if different than owner)

Name: Andy Johnson
Company: DAJ Design
Mailing Address: 922A Main Street, Louisville, CO 80027
Telephone: 303-527-1100
Email: andy@dajdesign.com

2. PROPERTY INFORMATION

Address: 917 LaFarge Ave
Legal Description: Lots 5 & 6 Less N 5 ft., Block 4, Jefferson Place, Louisville, Colorado
Parcel Number: 157508405008 Year of construction (if known): Circa 1891
Landmark Name and Resolution (if applicable): NA
Primary Use of Property: Single-family Residential

3. REQUEST SUMMARY

Request for Landmark status with the City of Louisville, and request approval of historic preservation grant funding.

4. PROJECT DESCRIPTION (Please do not exceed space provided below.)

a. Provide a brief description of the proposed scope of work.

1. Requesting Landmark status of house.
2. Requesting Historic Preservation Grant Funding (see detailed breakdown)

b. Describe how the work will be carried out and by whom. Include a description of elements to be rehabilitated or replaced and describe preservation work techniques that will be used.

The historic preservation work will be carried out by a general contractor, and will include historic house elements such as: existing foundation stabilization, repair/replacing existing floor joists, stabilization of existing wall & roof framing, restoration of existing siding, restoration of existing ornamentation/trim/fascia/soffits, recreating original front porch columns, recreating original windows & doors, regrade around existing house to ensure proper drainage.

c. Explain why the project needs historic preservation funds. Include a description of community support and/or community benefits, if any.

The overall cost to conduct historic preservation efforts is substantially greater than installing new construction items. Utilizing historic preservation funds allows the project to be financially feasible, and simply allows the preservation work to occur. No additional community support is being provided, aside from sweat equity the owner is willing to provide outside the scope of the general contractor's work. The overall community benefit is the preservation of the historic architectural heritage in Louisville.

5. DESCRIPTION OF REHABILITATION *(Attach additional pages as necessary.)*

Name of Architectural Feature:

<p>Describe feature and its condition: FOUNDATION: The existing foundation consists of stacked stone, concrete masonry and poured concrete, foundation walls that vary in height, (anywhere from 16" to several feet). The majority of the existing foundation appears to consist of stacked stone extending approximately 2'-0" below the floor. At some time after the original construction, concrete and masonry walls were added inside the original stone walls to lower the elevation of the interior for about a half of the total crawlspace/basement area and allow for a basement. These interior foundation walls help retain the soil below the original walls and lower the elevation of the basement. In addition, a floor slab was added to this area.</p>	<p>Describe proposed work on feature: Install new retaining wall(s) or add to the height of the existing retaining walls to limit the "sluffing" of dirt in the basement. Replace loosely installed intermediate columns supports and their stone bases with properly engineering and installed supports.</p>
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Name of Architectural Feature:

<p>Describe feature and its condition: FLOOR STRUCTURE: The existing floor framing consists of 2x6 and 2x8 joists at various spacing. The joists appear to be supported by an exterior foundation wall and multiple beam lines along the length of the building. There is a continuous (3) 2x6 center beam that terminates approximately 14'-0" from the front of the building. At 14'-0" from the front of the building there is a (2) 2x6 wood beam and extending from the sides of the house to the center support. The floor joists change direction and extend to the front foundation from the (2) 2x6 wood beam.</p>	<p>Describe proposed work on feature: 1. Provide additional joists or alternately additional beams to provide proper floor support. Floor joist spans are too long and the floor shows signs of permanent sag. We noted floor slopes as much as 2" in one main level room. 2. Provide additional posts and foundations to reduce existing beams spans or alternately replace or strengthen existing beams so that they meet minimum code requirements. 3. Properly support all new and existing interior beam supports (posts), with proper concrete footings on stable soil below the top of any interior retaining walls.</p>
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Name of Architectural Feature:

<p>Describe feature and its condition: EXTERIOR SIDING: Most of the house is covered in composite siding that likely contains asbestos. Where the composite siding on the original structure has been removed, there is wood lap siding underneath. The lap siding underneath is likely original and at least pre-dates 1948. Wood shiplap siding is revealed beneath the composite siding on the first addition. This shiplap siding is likely original to this part of the house and likely abuts the lap siding where it meets the original structure. This same shiplap siding is also found exposed on the 'Summer Kitchen' and is likely original to that structure.</p>	<p>Describe proposed work on feature: 1. The composite siding found on the original structure should be inspected for asbestos and removed and disposed of accordingly to expose the wood siding underneath. 2. Restore, refinish, and/or replace exposed siding</p>
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Name of Architectural Feature:

<p>Describe feature and its condition: WINDOWS: The house has a mix of single-hung and glider white, vinyl windows throughout. All of the windows are replacements and appear to be replaced around the same time but the date of replacement is unknown. The windows are all likely in original locations but most likely not the original sizes. The original sizes were all likely the same and are probably close in proportion to the window sizes found on the 'Summer Kitchen.' There is evidence of taller, narrower windows on the east elevation from 1948, likely double hung based on similar houses in the area. These windows from this time period were likely original and likely found at all window openings in the house.</p>	<p>Describe proposed work on feature: Remove replacement windows and reinstall windows matching the original windows documented in the historic photos.</p>
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5. DESCRIPTION OF REHABILITATION *(Attach additional pages as necessary.)*

Name of Architectural Feature:

<p>Describe feature and its condition: DOORS: The front door is painted, multi-panel wood door, with a ¼ lite and is relatively new. There is a secondary entrance on the south side of the structure. This door is a painted white, wood French inswing door with full-lites. This door is relatively new and is located in the first addition to the original structure. This location was likely not a door location when this part of the house was added originally, possibly the location of a window, and was likely added during a later remodel.</p>	<p>Describe proposed work on feature: Replace the front door with a door in keeping with the original period of the home. There are many existing examples of original front doors in historic homes around Louisville from the time period that 917 LaFarge was built that would serve as a guideline for a door selection.</p>
---	--

Name of Architectural Feature:

<p>Describe feature and its condition: FRONT PORCH: The covered front porch rests on a raised, poured concrete slab that slopes away from the building for drainage with three steps to grade on the south side. The concrete slab is not original and was added post-1948. The original deck was constructed of wood, similar to other decks still visible in the surrounding Louisville area including across the street at 920 LaFarge. The roof of the porch is supported by steel columns that rest on the concrete slab and connect to a wood beam. The steel columns are not original and were added post-1948. There are 4 ½" x 4 ½" wood blocks that are believed to be remnants of the original wood columns and show where those columns were cut out. There are steel guardrails matching the steel columns located on the north and east sides of the porch that are also not original and added post-1948. The ceiling is painted bead-board and is likely original.</p>	<p>Describe proposed work on feature: 1. Replace steel columns with wood columns in keeping with the historic house. 2. Restore, refinish, and/or replace the historic ceiling treatment. 3. Consider replacing the concrete porch with a new wood framed deck in keeping with the historic character of the home, but construct using modern building methods.</p>
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Name of Architectural Feature:

<p>Describe feature and its condition: WINDOW & DOOR TRIM, SOFFITS, FASCIA: Exterior windows have been trimmed out in typical painted four piece picture-frame trim. The existing window trim is in need of painting. It is unclear as to what the original window trim might have been but there are historical examples around Louisville from this time period that could be referred to. Another option would be to remove the composite siding which has the potential to reveal clues as to what the original trim might have been.</p>	<p>Describe proposed work on feature: 1. Option 1: Refinish, restore, and/or replace and paint the existing window trim. 2. Option 2: Replace existing window trim and paint to match the historical trim. 3. 1. Restore, refinish, and/or replace all fascia, frieze board, and trim. 2. Remove composite siding on original structure to reveal original corner trim and restore, refinish, and/or replace as needed.</p>
---	--

Name of Architectural Feature:

<p>Describe feature and its condition: ELECTRICAL: The electrical system is a 100 AMP panel with a full, 100 AMP breaker. The electrical wiring has been updated to romex throughout the house. Older, possibly original, electrical wiring is present but appears to be abandoned and no longer in use.</p>	<p>Describe proposed work on feature: Replace the existing electrical service with an upgraded 200amp service in a new panel built to current building codes.</p>
--	---

6. COST ESTIMATE OF PROPOSED WORK

Please provide a budget that includes accurate estimated costs of your project. Include an **itemized breakdown** of work to be funded by the incentives and the work to be funded by the applicant. Include only eligible work elements. Use additional sheets as necessary.

Type of Incentive: GRANT LOAN BOTH

Feature	Proposed Work to be Funded	Fund Request	Match (M)	Total
A.	Foundation/Crawlspace	\$ 7,500	\$ 7,500	\$ 15,000
B.	Floor Structure	\$ 3,000	\$ 3,000	\$ 6,000
C.	Exterior Siding	\$ 9,000	\$ 9,000	\$ 18,000
D.	Siding, Ornamentation, Trim, Soffit	\$ 4,500	\$ 4,500	\$ 9,000
E.	Windows	\$ 9,000	\$ 9,000	\$ 18,000
F.	Doors	\$ 1,000	\$ 4,000	\$ 6,000
G.	Front Porch	\$ 6,000	\$ 8,000	\$ 14,000
H.	Electrical	\$ 0	\$ 4,000	\$ 4,000
I.		\$	\$	\$
J.		\$	\$	\$
K.		\$	\$	\$
	Total Proposed Work	\$ 40,000	\$ 50,000	\$ 90,000

For loan requests, indicate total loan request here:	\$
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If partial incentive funding were awarded, would you complete your project? YES NO

7. ADDITIONAL MATERIALS REQUIRED

The following items must be submitted along with this application:

- One set of photographs for each feature as described in Item 4 "Description of Rehabilitation". Digital is preferred.
- A construction bid if one has been completed for your project (recommended).
- Working or scaled drawings, spec sheets, or materials of the proposed work, if applicable to your project.

8. ASSURANCES

The Applicant hereby agrees and acknowledges that:

- A. Funds received as a result of this application will be expended solely on described projects, and must be completed within established timelines.
- B. Awards from the Historic Preservation Fund may differ in type and amount from those requested on an application.
- C. Recipients must submit their project for any required design review by the Historic Preservation Commission and acquire any required building permits before work has started.
- D. All work approved for grant funding must be completed even if only partially funded through this incentives program.
- E. Unless the conditions of approval otherwise provide, disbursement of grant or rebate funds will occur after completion of the project.
- F. The incentive funds may be considered taxable income and Applicant should consult a tax professional if he or she has questions.
- G. If this has not already occurred, Applicant will submit an application to landmark the property to the Historic Preservation Commission. If landmarking is not possible for whatever reason, Applicant will enter into a preservation easement agreement with the City of Louisville. Any destruction or obscuring of the visibility of projects funded by this grant program may result in the City seeking reimbursement.
- H. The Historic Preservation Fund was approved by the voters and City Council of Louisville for the purpose of retaining the city's historic character, so all work completed with these funds should remain visible to the public.

Signature of Applicant/Owner

12/19/2019

Date

Signature of Applicant/Owner

12/19/2019

Date

APPENDIX A: HELPFUL TERMS & DEFINITIONS

BASIC PRESERVATION

The Concept of Significance

A building possessing architectural significance is one that represents the work of a noteworthy architect, possesses high artistic value or that well represents a type, period or method of construction. A historically significant property is one associated with significant persons, or with significant events or historical trends. It is generally recognized that a certain amount of time must pass before the historical significance of a property can be evaluated. The National Register, for example, requires that a property be at least 50 years old or have extraordinary importance before it may be considered. A property may be significant for one or more of the following reasons:

- Association with events that contributed to the broad patterns of history, the lives of significant people, or the understanding of Louisville's prehistory or history.
- Construction and design associated with distinctive characteristics of a building type, period, or construction method.
- An example of an architect or master craftsman or an expression of particularly high artistic values.
- Integrity of location, design, setting, materials, workmanship, feeling and association that form a district as defined by the National Register of Historic Places Guidelines.

The Concept of Integrity "Integrity" is the ability of a property to convey its character as it existed during its period of significance. To be considered historic, a property must not only be shown to have historic or architectural significance, but it also must retain a high degree of physical integrity. This is a composite of seven aspects or qualities, which in various combinations define integrity, location, design, setting, materials, workmanship, feeling and association. The more qualities present in a property, the higher its physical integrity. Ultimately the question of physical integrity is answered by whether or not the property retains a high percentage of original structure's identity for which it is significant.

The Period of Significance Each historic town has a *period of significance*, which is the time period during which the properties gained their architectural, historical or geographical importance. Louisville, for example, has a period of significance which spans approximately 75 years (1880- 1955). Throughout this period of significance, the City has been witness to a countless number of buildings and additions which have become an integral part of the district. Conversely, several structures have been built, or alterations have been made, after this period which may be considered for removal or replacement.

BUILDING RATING SYSTEM

Contributing: Those buildings that exist in comparatively "original" condition, or that have been appropriately restored, and clearly contribute to the historic significance of downtown. Preservation of the present condition is the primary goal for such buildings.

Contributing, with Qualifications: Those buildings that have original material which has been covered, or buildings that have experienced some alteration, but that still convey some sense of history. These buildings would more strongly contribute, however, if they were restored.

Supporting category

These are typically buildings that are newer than the period of historic significance and therefore do not contribute to our ability to interpret the history of Louisville. They do, however, express certain design characteristics that are compatible with the architectural character of the historic district. They are "good neighbors" to older buildings in the vicinity and therefore support the visual character of the district.

Non-contributing building category

These are buildings that have features that deviate from the character of the historic district and may impede our ability to interpret the history of the area. They are typically newer structures that introduce stylistic elements foreign to the character of Louisville. Some of these buildings may be fine examples of individual building design, if considered outside the context of the district, but they do not contribute to the historic interpretation of the area or to its visual character. The detracting visual character can negatively affect the nature of the historic area.

Non-contributing, with Qualifications: These are buildings that have had substantial alterations, and in their present conditions do not add to the historic character of the area. However, these buildings could, with substantial restoration effort, contribute to the downtown once more.

PRESERVATION APPROACHES

While every historic project is different, the Secretary of the Interior has outlined four basic approaches to responsible preservation practices. Determining which approach is most appropriate for any project requires considering a number of factors, including the building's historical significance and its existing physical condition. The four treatment approaches are:

- **Preservation** places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.
- **Rehabilitation** emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work.
- **Restoration** focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.
- **Reconstruction** establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

The Secretary of the Interior's website outlines these approaches and suggests recommended techniques for a variety of common building materials and elements. An example of appropriate and inappropriate techniques for roofs is provided in the sidebars. Additional information is available from preservation staff and the Secretary's website at: www.cr.nps.gov/hps/tps/standguide/index.htm

THE SECRETARY OF THE INTERIOR'S STANDARDS

The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, the Standards provide philosophical consistency to the work.

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

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

9. Changes in Condition: None.

10. Changes to Location or Size Information: None.

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

12. Other Changes, Additions, or Observations:

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

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

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

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

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

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

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

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

Resource Number: 5BL 7998
Temporary Resource Number: 157508405008

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

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

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

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

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

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

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



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

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

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

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



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

Sources of Information

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

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

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

Census records and other records accessed through www.ancestry.com.

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

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

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

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

Resource Number: 5BL 7998
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Archival materials on file at the Louisville Historical Museum.

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

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

13. National Register Eligibility Assessment:

Eligible Not eligible Need data

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

13A. Colorado State Register: Eligible Not Eligible

13B. Louisville Local Landmark: Eligible Not Eligible

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

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

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

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

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

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

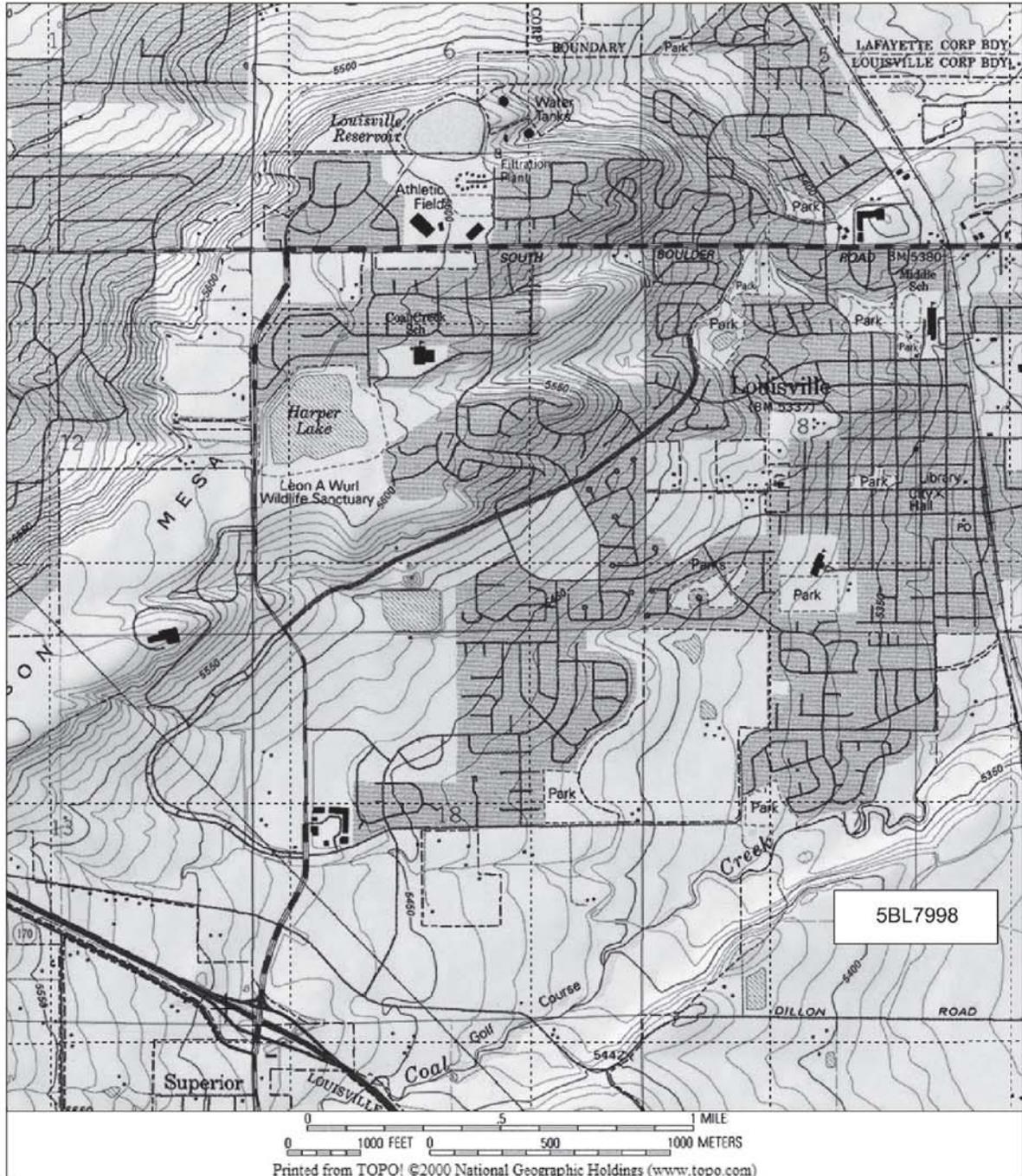
Resource Number: 5BL 7998

Temporary Resource Number: 157508405008

14. Management Recommendations: The property is worthy of nomination as a Louisville Local Landmark.
15. Photograph Types and Numbers: 5BL7998_917LaFarge_01 through 5BL7998_917LaFarge_05.
16. Artifact and Field Documentation Storage Location: Electronic files of forms with embedded photos and maps at Colorado Historical Society. Electronic files of forms, and electronic files of photographs at City of Louisville, Colorado, Planning Department.

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

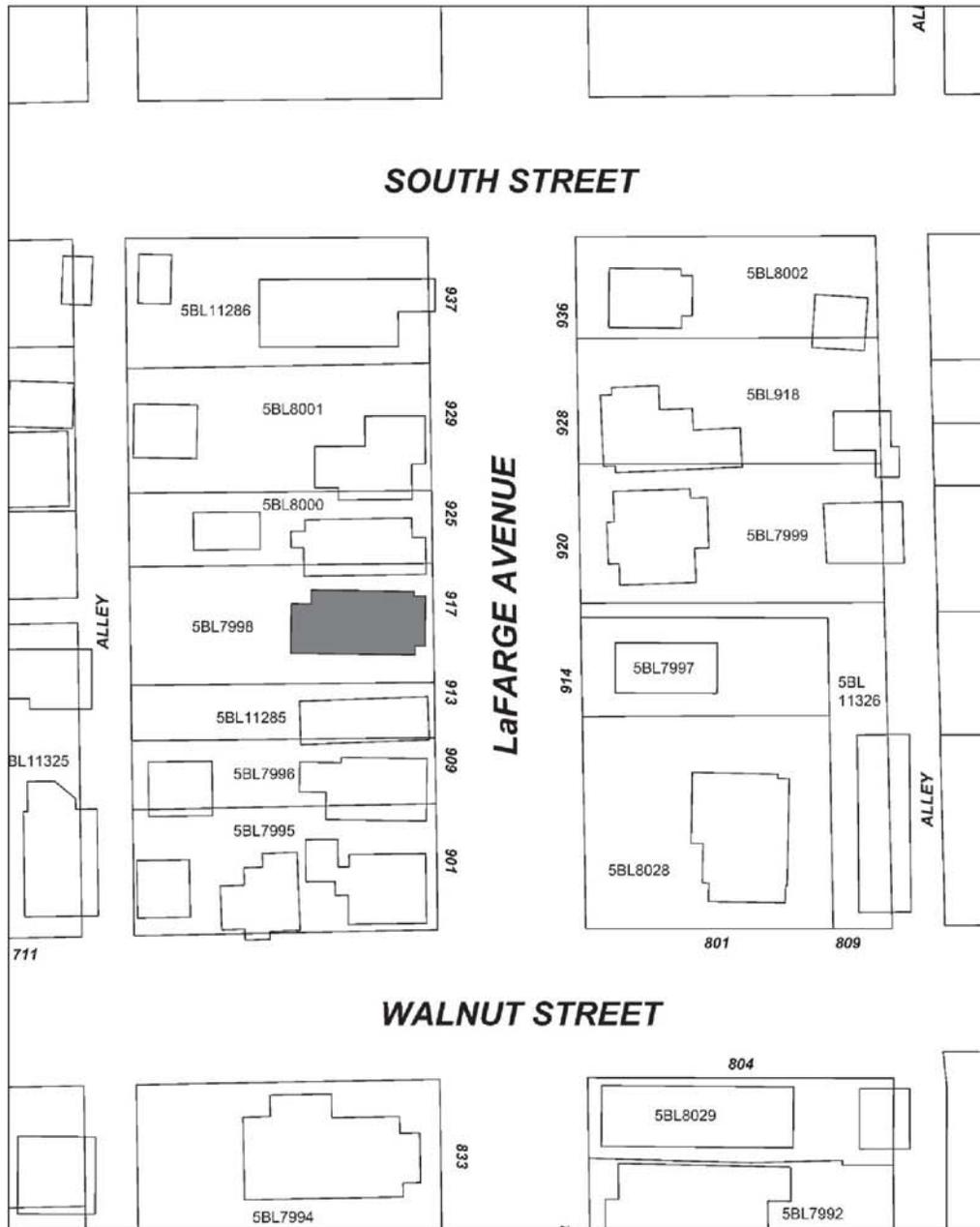
Colorado Historical Society, Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203
303-866-3395



917 LaFarge Avenue, Louisville, Colorado

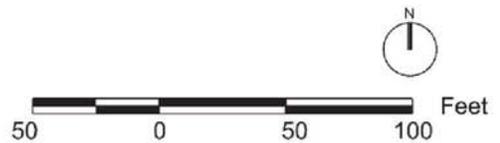
SOURCE: Extract of Louisville, Colorado
USGS map, 1994.





917 LaFarge Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado
GIS Files.



Resource Number: 5BL 7998
Temporary Resource Number: 157508405008



5BL7998_917LaFarge_01 east



5BL7998_917LaFarge_02 northeast

Resource Number: 5BL 7998
Temporary Resource Number: 157508405008



5BL7998_917LaFarge_03 southwest



5BL7998_917LaFarge_04 west

Resource Number: 5BL 7998
Temporary Resource Number: 157508405008



5BL7998_917LaFarge_05 shed



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

HISTORIC STRUCTURAL ASSESSMENT
917 LAFARGE AVE, LOUISVILLE, COLORADO

December 16, 2019



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



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INTRODUCTION

Study Summary

DAJ Design conducted an Historical Structural Assessment (HSA) at 917 LaFarge Ave, Louisville, Colorado to determine its viability as a candidate for a historic landmark designation as defined under the Historic Preservation program of the City of Louisville. The structure is a residential property. The City of Louisville Historic Preservation Commission found probable cause that the building may be eligible for landmarking under criteria in section 15.36.050 of the Louisville Municipal Code, and therefore the Commission approved the Historic Structural Assessment to be paid for by the Louisville Preservation Fund grant.

The primary purpose of the HSA is to determine the property's current condition and to identify preservation priorities for the best use of rehabilitation funds. DAJ Design inspected 917 LaFarge Ave visually to identify areas of necessary maintenance and repair. It is possible that complications exist that were not visible and therefore it is recommended that the property owner includes contingency funding in any repair budget.

DAJ Design inspected the property on the morning of December 2, 2019 with follow up visits on December 3 -5. The weather for all visits was clear with moderate to cool winter temperatures and there was existing snow cover on the roof and site from a large snowstorm the week prior. The snow coverage made access to the roof impossible. No attic access was discovered. The property owner was present during the initial site visit and was able to answer questions on site and provided supporting documents including:

- Copy of ILC dated February 27, 2006
- Copy of Plat, date unknown
- Copy of images of Summer Kitchen, date unknown

917 LaFarge Avenue has the potential to be restored to a high degree of architectural integrity when compared to historic photos dated 1948 and earlier. Overall, the home is well maintained but has a few items that require prioritization, as outlined in the summary of this report. The home retains several original materials. The original wood shiplap siding remains but is covered in a layer of composite siding.

Sources

"Louisville Historic Preservation Commission Staff Report," November 18, 2019.
"Cultural Resource Re-evaluation Form," September 1998, Louisville Historic Museum.
Glenn Frank Engineering, Historic Assessment, December 9, 2019



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HISTORY AND USE

As part of the landmarking application for 917 LaFarge Ave, Bridget Bacon, the Louisville History Museum's Museum Coordinator, wrote the following history:

917 LaFarge Avenue History

Legal Description: Lots 5 & 6 Less N 5 ft., Block 4, Jefferson Place, Louisville, Colorado

Year of Construction: circa 1891

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

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

Damiana Family Ownership, 1891-1920

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

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

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

By the time of the 1920 census, the Damiana family had relocated from Louisville to Fort Lupton, and there were two additional children in the family. One possible reason for their move may have been the mine strike that took place in the Louisville area between 1910 and 1914. If Charles Damiana was dependent on coal mining for his job as a blacksmith, but if he was not a miner himself, he and his family may not have been eligible for family support payments from the United Mine Workers during the strike. In Fort Lupton, he became a farmer. Members of the Damiana family do not appear in the Louisville directories for 1916 or 1918, which are the only residential directories for Louisville for the period between 1910 and 1920.

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



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Porta Family Ownership, 1921-1997

By 1921, and perhaps earlier, Damiana sold 917 LaFarge to “Tony” Porta. Antonio Porta was the owner of 928 LaFarge and resident of that house with his wife, Libra. Like the Damiana family, the Portas were among Louisville’s earliest Italian residents.

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

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

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

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

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

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

For many years, a son of Henry Sr. and Edith Porta lived at 917 LaFarge with his wife and they took care of his parents; they then became the owners in 1960. This was Henry Porta Jr. (1903-1975) and his wife, Helen Mappin Porta (1912-1996), who had married in 1940.

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

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.



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Henry Porta Sr. on the left in the back row with his brother, John Porta, next to him and Santina Biella on the right; Nick DiFrancia and Celeste Romano seated



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917 LaFarge
From the Southeast
Circa 1948



Henry Porta Jr. "Bin"
Fifth from the left in the back row
Circa 1930s

DESCRIPTION

The historic structure located at 917 LaFarge Avenue was constructed circa 1891. It is a late nineteenth century wood frame vernacular house with a covered front porch. The primary façade faces east to LaFarge Avenue. Repairs / changes were made to the house in 1978 under the auspices of the Louisville Urban Renewal Authority (LURA). These included construction of a concrete retaining wall on the south side, wrought iron porch posts and railing, replacement of roofing, gutters trim, window screens, painting, and interior electrical and plumbing work. The windows and exterior door have been replaced since 2000. The window openings appear to be in their original locations but were enlarged after 1950.

The original structure has a rectangular plan. A small addition was added to the rear (west) of the house and later a detached structure, known as a “summer kitchen,” was added. The detached structure was then connected to the main house structure through an enclosed, conditioned breezeway.



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Primary changes occurred over time:

- First rear addition (est. pre-1950)
- Rear addition with bathroom (est. post-1950)
- Asbestos composite siding installed over existing 1x6 wood shiplap siding (est. post-1948)
- Enlarged original window openings (est. post-1950)
- Concrete retaining wall added to south side (1978)
- Wood columns replaced with wrought iron porch posts and railing (1978)
- Replacement of roofing & gutters (1978)
- Replacement of window screens & trim (1978)
- New exterior painting (1978)
- Updated interior electrical and plumbing (1978)
- Replaced all windows (post-2000)
- New connection between main structure & “Summer Kitchen” (2006)

The original footprint of the house, as observed, is shown below:



The footprint of the original house is shown in red as determined by observations made in the basement. The other shaded regions are subsequent additions. The orange area was the first addition to the house that was likely done when the basement was dug out and the chimney was added to the structure. The chimney and basement were likely added to accommodate a coal-fired heating system. The yellow area was likely added to the original house around the 1950's. The blue area was the detached structure known as the “summer kitchen.” The date of this structure is unknown. The green area was added to connect the “summer kitchen” to the main structure in 2006.

ANALYSIS AND COMPLIANCE

Due to the age of the building, the finish coatings may contain lead-based paint and asbestos may be present in various building material components, including the possibility of a layer of composite siding and the interior plaster top coat. A professional evaluation should be conducted throughout the entire building to determine the presence of any hazardous materials.

917 LaFarge Ave is not listed on the National, State or local registers. If the home is to be landmarked, the homeowners are encouraged to follow the Secretary of the Interior's Standards for the Treatment of Historic Properties which can be found here: <https://www.nps.gov/tps/standards.htm>. Please also see the Guidelines for Rehabilitation for photos and examples: <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>



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STRUCTURE CONDITION ASSESSMENT AND RECOMMENDATIONS

Building Foundation/Crawlspace/Basement

The existing foundation consists of stacked stone, concrete masonry and poured concrete, foundation walls that vary in height, (anywhere from 16" to several feet). The majority of the existing foundation appears to consist of stacked stone extending approximately 2'-0" below the floor. At some time after the original construction, concrete and masonry walls were added inside the original stone walls to lower the elevation of the interior for about a half of the total crawlspace/basement area and allow for a basement. These interior foundation walls help retain the soil below the original walls and lower the elevation of the basement. In addition, a floor slab was added to this area.

The building site is fairly level, with a slight slope to the east. There is no significant slope away from the building on the north and south sides.

Our evaluation of the existing foundation walls was limited. We are unable to evaluate the interior concrete and masonry walls retaining the earth below the original brick walls. They show little to no signs of cracking where visible, but we do not know what type of footing is below and how they are restrained. The stone, where exposed is in ok condition.

We would call the condition of the foundation poor to fair. It has performed adequately over the years, however has likely moved resulting in uneven floors, etc.

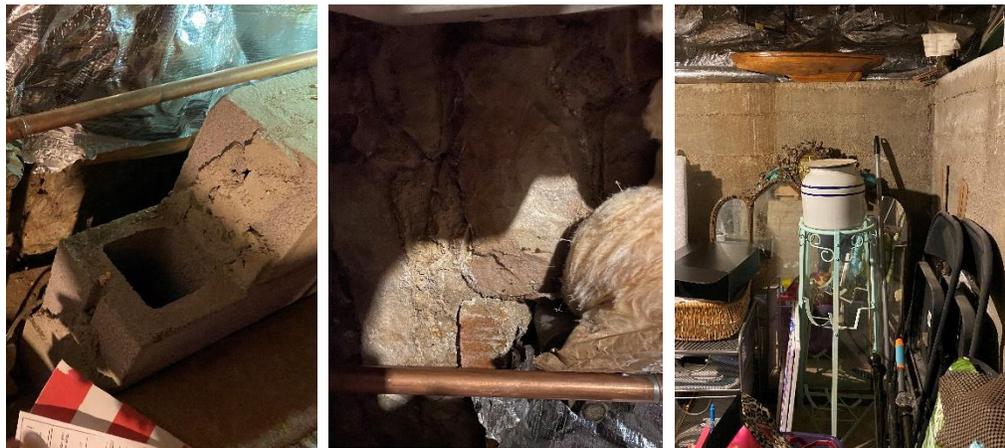
The site drainage and slope away from the building could be improved, but there are also no areas with obvious negative slope to the house. All in all, we would say that the site drainage is fair and could be improved but is also not resulting in signs of water infiltration, damage or resulting foundation distress.

Recommendations:

We would recommend that the existing foundation be observed more closely by a licensed engineer at which time any necessary repairs can be recommended. Please see the recommendation in the floor framing section above. The foundation support for the interior posts should be repaired and designed by a licensed engineer.

The grading on all sides of the house should be re-graded to create positive drainage away from the house.

The owner is to note that the current foundation is not suitable for a second story and significant structural modifications to the foundation would be required to support additional loading from a remodel or addition.



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Floor Construction

The existing floor framing consists of 2x6 and 2x8 joists at various spacing. The joists appear to be supported by an exterior foundation wall and multiple beam lines along the length of the building. There is a continuous (3) 2x6 center beam that terminates approximately 14'-0" from the front of the building. At 14'-0" from the front of the building there is a (2) 2x6 wood beam and extending from the sides of the house to the center support. The floor joists change direction and extend to the front foundation from the (2) 2x6 wood beam.

Wood beams are supported by wood posts bearing on stacked stones and the basement slab below. Wood beam spans vary but are approximately 10'-0" long. Sheathing and flooring consists of 1x3 T & G, with additional floor above.

The main level 2x6 joists are in fair condition, but their spans are long and as a result the joists are overstressed and do not meet current code standards, particularly at the front of the building. The 2x8 joists were in fair condition and the span and size of the joists are better than most buildings that we see of this type and age. It is likely that these joists were part of an addition added at a later date.

The wood beams supporting the joists are in fair shape, however they are undersized with long spans supporting both the floor and roof loads above. In addition, they are supported by stack stones that are susceptible to future soil movement. Many of the supporting stones are on soil poorly retained by an interior foundation wall.

We could not evaluate any floor structure not exposed in the crawlspace/basement.

Recommendations:

It is our recommendation that the following repairs be completed:

1. Provide additional joists or alternately additional beams to provide proper floor support. Floor joist spans are too long and the floor shows signs of permanent sag. We noted floor slopes as much as 2" in one main level room.
2. Provide additional posts and foundations to reduce existing beams spans or alternately replace or strengthen existing beams so that they meet minimum code requirements.
3. Properly support all new and existing interior beam supports (posts), with proper concrete footings on stable soil below the top of any interior retaining walls.

Each of these repairs should be coordinated with a licensed structural engineer. The owner is to note that these existing conditions have existed for the life of the building. We strongly recommend that these structural recommendations be completed in the near future, however it is likely that the building can continue to perform as it has with the same current usage.

While completing repairs, floors may be leveled. This should be coordinated with the contractor completing the work. Often level existing floors may inadvertently cause damage to finish materials.



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Roof Construction

Based on other similar houses in the neighborhood, we are under the assumption that the main roof is constructed as follows:

1. Rafters are 2x4s at 24" o.c. with collar ties at various spacing.
2. Roof sheathing is likely 1x sheathing. Often newer plywood or OSB sheathing is installed over the top of the existing sheathing when re-roofing occurred.
3. Ceiling joists are 2x4s at 24" o.c. The ceiling joists are often spliced above interior walls.
4. It is likely that there are interior roof beams and diagonal struts that post to ceiling joists and/or interior walls to reduce rafter spans.
5. Often buildings of this type and age have dropped ceilings. We didn't see any evidence of different ceiling elevations at the time of the observation.
6. The wall between the front bedroom and bathroom and the wall that contains the arched opening in the main living room is likely a bearing wall. This wall is close to the change in roof pitch at the front hip.



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We were unable to verify the condition of the roof at the time of the visit. However, based on the other structures we have observed we are assuming that the roof structure is similar to the description above and as a result is typical construction for this type and age of building. It is undersized by today's code standards; however, there is no evidence of poor performance from the interior and exterior of the building.

Recommendations:

We recommend that an attic access be added and at which time we can return to the site and make proper recommendations for reinforcement. These recommendations typically include additional collar ties and vertical/diagonal strut support.

The owner is to note that the assumed roof and ceiling structure is not to current code standards, however it has performed adequately and if it is not revised or modified may remain as is as specified in the "Alteration" section of the Existing Building Code. We would not recommend adding additional roofing materials, such as an additional layer of singles, (the code allows up to two layers), or solar panels without additional structural support. The owner should also keep in mind that any energy upgrades, such as increased insulation to the attic, could result in prolonged snow retention on the roof and could ultimately affect roof performance. We would recommend that the owner add proper attic ventilation as well.

Roofing

Roofing material consists of asphalt composite shingles which appear to be relatively new and in good condition.

Recommendations: No recommendations at this time.

Exterior Wall Construction

The wall framing was not exposed at the main level for our review. It is likely a 2x4 stud wall with studs at regular spacing. The walls at the front of the building are most likely original to the 1890s construction and some of the rear exterior walls were probably added at the time of the addition. They too are likely 2x4 or 2x6 stud walls with studs at a regular spacing.

The front porch roof framing is supported by wood posts. These posts look like they replaced the original wood posts at some point during the life of the building.

Since we were unable to observe any exposed structure in the walls, we are unable to evaluate the walls or determine if there is any structural damage. The wall heights were likely 10'-0" tall, which is reaching the capacity of a 2x4 stud in the front range, mainly due to our high wind loads. However, we saw no signs of interior finish material damage.

Recommendations:

At this time, we do not have any recommendations for repairs to the exterior walls at the main level. The owner is to note that they will need to be evaluated if any remodels or additional load is to be added. It is likely that additional studs may need to be added for the increased loads above in combination with the wind load on the building.

Exterior Siding

Most of the house is covered in composite siding that likely contains asbestos. Based on photos, this siding was applied post-1948. The siding was pulled away in some areas to reveal that it was applied directly over wood siding. Where the composite siding on the original structure has been removed, there is wood lap siding underneath. The lap siding underneath is likely original and at least pre-dates 1948. Wood shiplap siding is revealed beneath the composite siding on the first addition. This shiplap siding is likely original to this part of the house and likely abuts the lap siding where it meets the original structure. Further removal of the composite siding would lead to better clarity of this. This same shiplap siding is also found exposed on the 'Summer Kitchen' and is likely original to that structure. Where the shiplap siding has been exposed on the exterior, it can be seen that it was painted white. However, there is some that is exposed on the interior of the house, where that portion of the house used to be the exterior, that is either unfinished or painted pink. The shiplap found on the interior could have been replaced and likely the pink paint was not original.

The 2006 addition to connect the 'Summer Kitchen' to the main house is sided in composite lap siding that is likely original but does not match the siding anywhere else on the structure.

Recommendations:

1. The composite siding found on the original structure should be inspected for asbestos and removed and disposed of accordingly to expose the wood siding underneath.
2. Restore, refinish, and/or replace exposed siding



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Exterior Windows

The house has a mix of single-hung and glider white, vinyl windows throughout. All of the windows are replacements and appear to be replaced around the same time but the date of replacement is unknown. The windows are all likely in original locations but most likely not the original sizes. The original sizes were all likely the same and are probably close in proportion to the window sizes found on the 'Summer Kitchen.' There is evidence of taller, narrower windows on the east elevation from 1948, likely double hung based on similar houses in the area. These windows from this time period were likely original and likely found at all window openings in the house.

The windows on the 'Summer Kitchen' are not original and there is evidence of single-hung, single-pane windows of similar size to what there are currently.

The connecting structure between the main structure and the 'Summer Kitchen' contains two vinyl windows that are likely original since this structure dates to 2006. This could have been the same time that the rest of the windows on the house were replaced.

Recommendations:

1. Option 1: If Landmarked, Remove replacement windows and reinstall windows matching the original windows documented in the historic photos.
2. Option 2: If Preserved, repair and restore all windows to make operable. Restore original hardware where missing. Install weather stripping or install new wood storm windows to fit historic character of existing windows.



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Exterior Doors

The front door is painted, multi-panel wood door, with a ¼ lite and is relatively new.

There is a secondary entrance on the south side of the structure. This door is a painted white, wood French inswing door with full-lites. This door is relatively new and is located in the first addition to the original structure. This location was likely not a door location when this part of the house was added originally, possibly the location of a window, and was likely added during a later remodel.

Recommendations:

Replace the front door with a door in keeping with the original period of the home. There are many existing examples of original front doors in historic homes around Louisville from the time period that 917 LaFarge was built that would serve as a guideline for a door selection.



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Porches

The covered front porch rests on a raised, poured concrete slab that slopes away from the building for drainage with three steps to grade on the south side. The concrete slab is not original and was added post-1948. The original deck was constructed of wood, similar to other decks still visible in the surrounding Louisville area including across the street at 920 LaFarge. The roof of the porch is supported by steel columns that rest on the concrete slab and connect to a wood beam. The steel columns are not original and were added post-1948. There are 4 ½" x 4 ½" wood blocks that are believed to be remnants of the original wood columns and show where those columns were cut out. The original wood columns are seen pre-1948 or later and are similar in style to other turned wood columns still visible in the surrounding Louisville area including across the street at 920 LaFarge. There are steel guardrails matching the steel columns located on the north and east sides of the porch that are also not original and added post-1948. The ceiling is painted bead-board and is likely original.

Recommendations:

1. Replace steel columns with wood columns in keeping with the historic house.
2. Restore, refinish, and/or replace the historic ceiling treatment.
3. Consider replacing the concrete porch with a new wood framed deck in keeping with the historic character of the home, but construct using modern building methods.



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This photo is not 917 LaFarge but is the front porch of 920 LaFarge across the street.

The porch shown here has similar details to the original porch at 917 LaFarge including the wood deck and wood columns.

Exterior Trim and Ornamentation

Ornamentation:

There is no extra ornamentation currently present and no indication of any previous ornamentation that has been removed. Further exploration such as removing the composite siding or discovering other historical photos could reveal evidence of historical ornamentation.

Recommendations:

Remove asbestos composite siding to reveal existing wood siding, trim, and any ornamentation.

Window and Door Trim:

Exterior windows have been trimmed out in typical painted four piece picture-frame trim. The existing window trim is in need of painting. It is unclear as to what the original window trim might have been but there are historical examples around Louisville from this time period that could be referred to. Another option would be to remove the composite siding which has the potential to reveal clues as to what the original trim might have been.

The 'Summer Kitchen' windows are trimmed in what appears to be the original trim. However, it is not apparent as to whether this trim matched the original trim style of the main structure.

Recommendations:

1. Option 1: Refinish, restore, and/or replace and paint the existing window trim.
2. Option 2: Replace existing window trim and paint to match the historical trim.

Chimneys:

There is a brick chimney originating in the basement of the original structure that terminates above the center of the roof ridge. This chimney is probably not original and was added when the basement was dug-out. The chimney is concealed on the main level within a plaster wall in the kitchen. Where the chimney penetrates the ceiling it angles towards the roof ridge but this was not confirmed as there was no available attic access.

There is also a chimney centered on the ridge, on the north side of the 'Summer Kitchen.' This chimney is likely original to this structure. There is no evidence of the chimney within the 'Summer Kitchen.' The chimney was likely removed below the ceiling at the time that the interior of this structure was remodeled.

Recommendations:

No recommendations at this time.



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Soffits:

Most of the soffits are in poor condition and there are areas that are significantly deteriorated. The original soffits appear to be 1x12 boards and the additions appear to use panel soffits. The first addition at the rear of the house has boxed eaves that potentially could be original to this structure but there is evidence that there have been attempts at repairing these and the boxed eaves could have been put on at a later date.

Recommendations:

Restore, refinish, and/or replace all soffits.

Fascia, Frieze Board, & Trim:

1x4 painted white fascia is found on the main structure and the additions. The original structure and 'Summer Kitchen' have square cut eaves. There are boxed eaves on the addition that currently has the mudroom and bathroom. Most of the fascia needs to be repainted and there are a few areas that might need to be replaced. The existing fascia is likely original.

There are 1x12 frieze boards throughout all structures that are in good shape.

The 'Summer Kitchen' has 1x4 painted white corner trim. There is also evidence of the same trim having been applied to the original structure. Removal of the composite siding on the original structure may reveal more evidence of this.

Recommendations:

1. Restore, refinish, and/or replace all fascia, frieze board, and trim.
2. Remove composite siding on original structure to reveal original corner trim and restore, refinish, and/or replace as needed.

Gutters & Downspouts:

Gutters are a painted, standard 4" K-style metal gutters. Overall, the gutters appear to be in decent shape. The downspouts are standard 2x3 metal downspouts. The downspouts appear to be adequate for the amount of roof area and drain far enough from the foundation. The gutters and downspouts are not original but are necessary to maintain adequate building performance and structural integrity.

Recommendations:

No recommendations at this time.



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Mechanical, Electrical, Plumbing

Mechanical:

There is a gas-fired, baseboard hydronic heating system and a standard 40 gallon gas-fired water heater. Furnace and water heater are atmospherically vented through the chimney. While the mechanical units are older, they appear to be in working order.

Recommendations:

No recommendations at this time. However, consider replacing furnace and water heater in the future with high-efficiency units with a sealed combustion intake/exhaust system.

Electrical:

The electrical system is a 100 AMP panel with a full, 100 AMP breaker. The electrical wiring has been updated to romex throughout the house. Older, possibly original, electrical wiring is present but appears to be abandoned and no longer in use.

The electrical service is delivered overhead at the rear of the house, at the back of the first addition and is coming from the west alley.

Recommendations:

1. Replace the existing electrical service with an upgraded 200amp service in a new panel built to current building codes.

Plumbing:

The water delivery system is primarily copper with plastic waste lines. There is a cast iron main waste line leading to a clay waste line exiting the building in the basement at the back of the house.

Recommendations:

No recommendations at this time.



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Landmarking Recommendation

The structure at 917 LaFarge Avenue is a good example of a late nineteenth century wood frame vernacular house typical to the City of Louisville. The house's social history has past residents that were significant to Louisville's history and share a connection with the house located at 925 LaFarge Avenue. The structure is a good example of accretive architecture that reflects how the needs of the residents have aligned with the generational changes of the community. Many of the historic aspects of the structure still remain and can be restored to their historic appearance.

In our professional opinion, the building's structure is adequate for its continued safe use. The construction does not meet all modern code standards; however, it has performed adequately up to this point. Unless there are future signs of distress or the owner decides to modify the existing structure, we recommend completing the repairs that were mentioned above, (please see the recommendation portion of each of the sections above). It is also important to note that a significant portion of the building's structure was not exposed for our review. There may be damaged structure that we were not able to observe due to finish materials. Also, additional cosmetic imperfections could arise, which is normal for an old structure.

It is our recommendation that the building be landmarked under the City of Louisville Historic Preservation Program. In addition, the building is a very strong candidate for historic preservation grant funding through the City's same program.

Preservation Priorities

Overall, 917 LaFarge Avenue is in moderate condition given the age of the structure. There are elements that need to be addressed at a high priority.

High Priority:

1. Address proper floor support as outlined above. Provide additional posts and foundations and/or replace or strengthen existing beams.
2. Replace existing interior beam supports with proper concrete footings on stable soil below the top of any interior retaining walls.
3. Evaluate existing roof structure.
 - a. Add an attic access hatch so that the condition of the attic can be assessed

Medium Priority:

1. Remove existing composite asbestos siding to reveal the existing wood shiplap siding; restore, refinish, and/or replace the existing wood siding.
2. Determine historic decoration, trim, and soffits, and restore, refinish, and/or replace consistent with the historic character of the house.
3. Replace existing decorative steel front porch columns and railings with recreated wood columns with details consistent with site observations and historic photos.
4. Replace windows with units consistent with the historic character of the house.

Low Priority:

1. Perform an energy audit to identify how energy efficient the home is. An audit can determine areas of air infiltration and where efficiency upgrades will be most valuable.
2. Replace existing furnace and water heater with high-efficiency units.
3. Rebuild existing front porch deck as a wood framed structure consistent with historic photos.
4. Replace front door with a unit consistent with the historic character of the house.



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Southeast Corner looking Northwest



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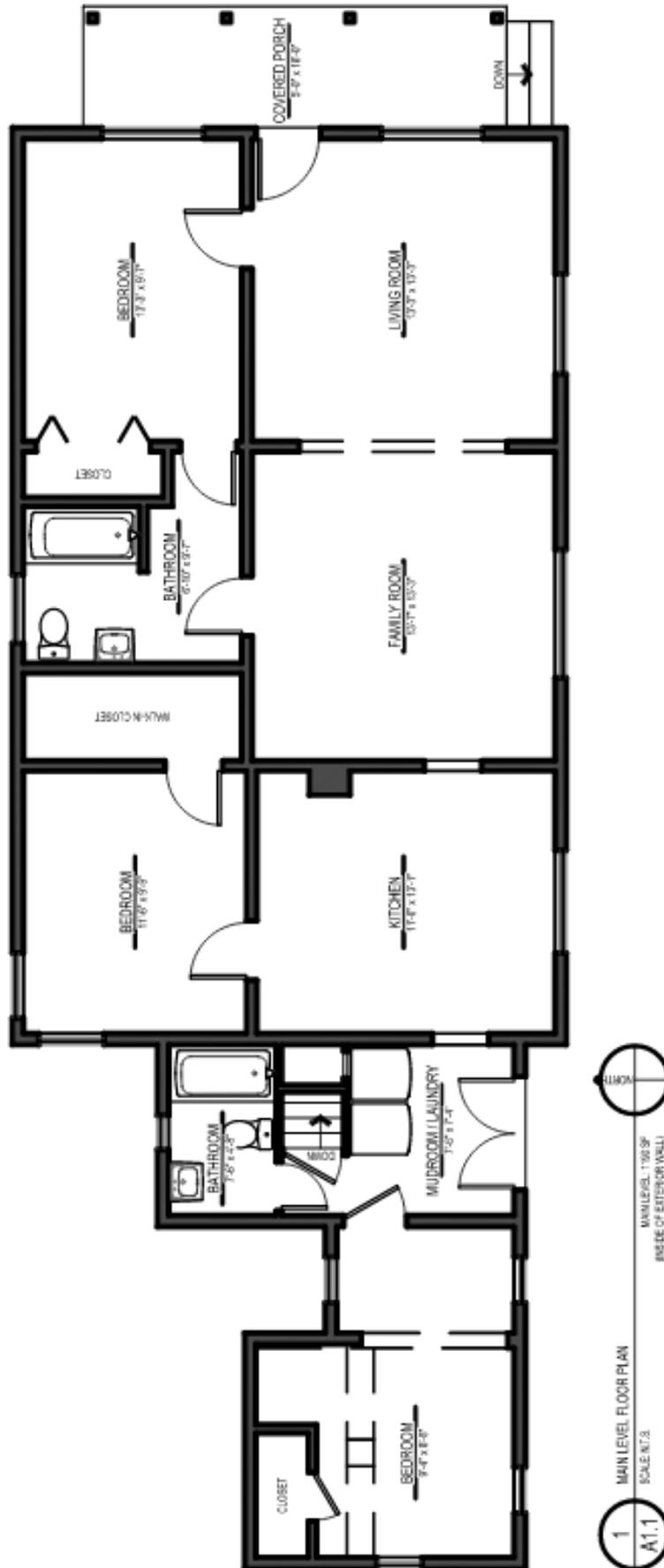
Southwest Corner looking Northeast



Northeast Corner looking Southwest

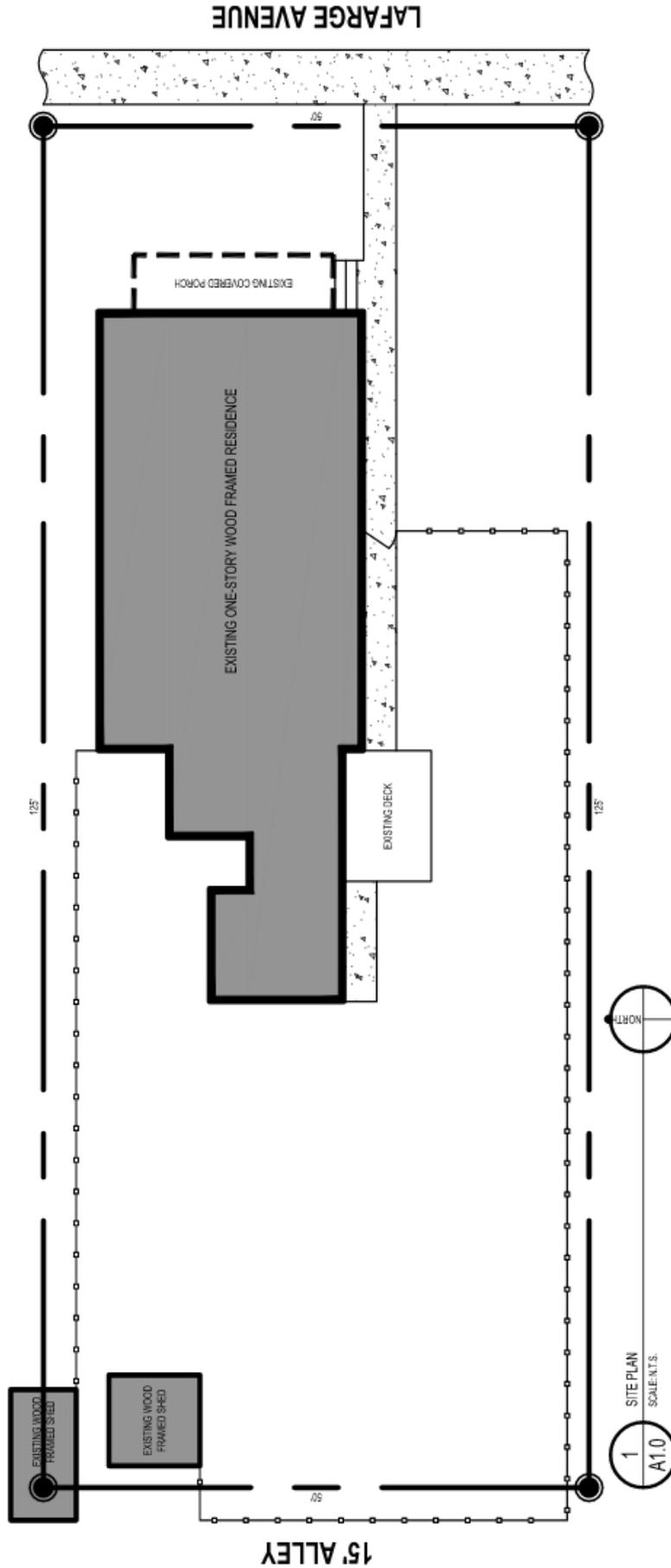


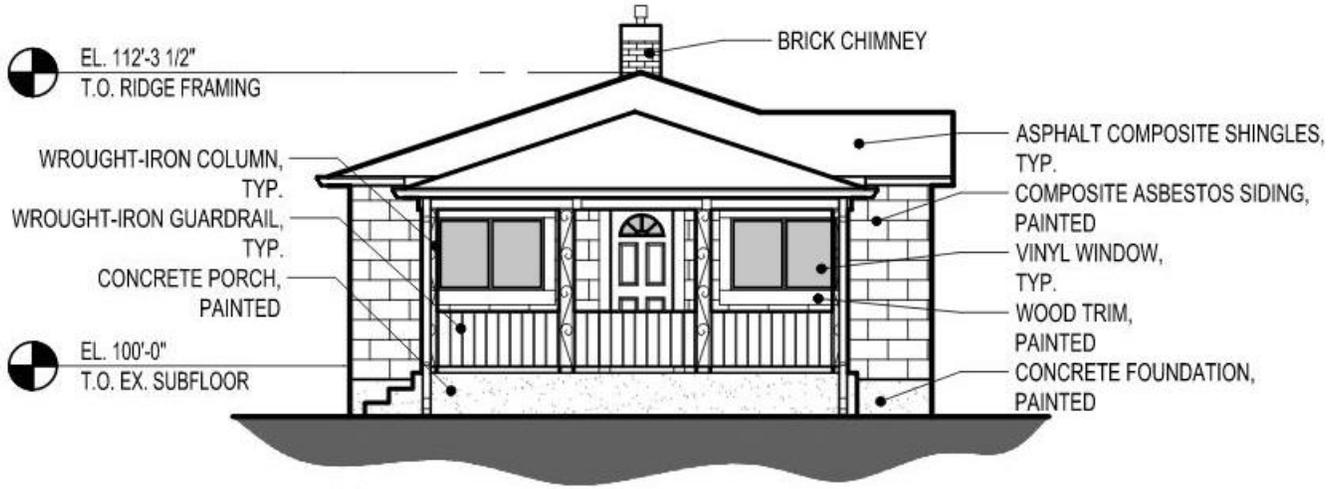
922A MAIN STREET
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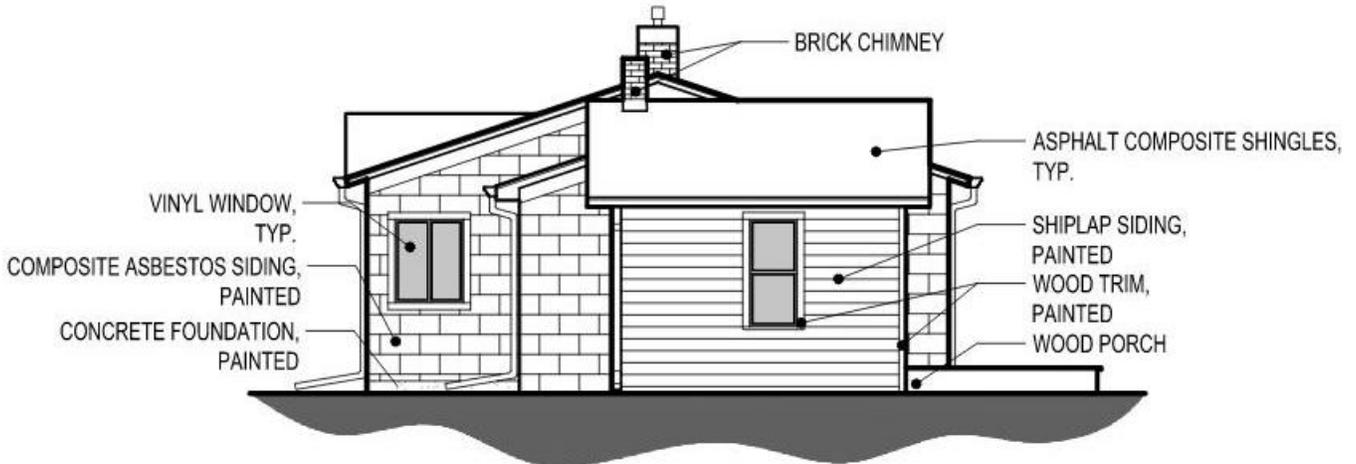


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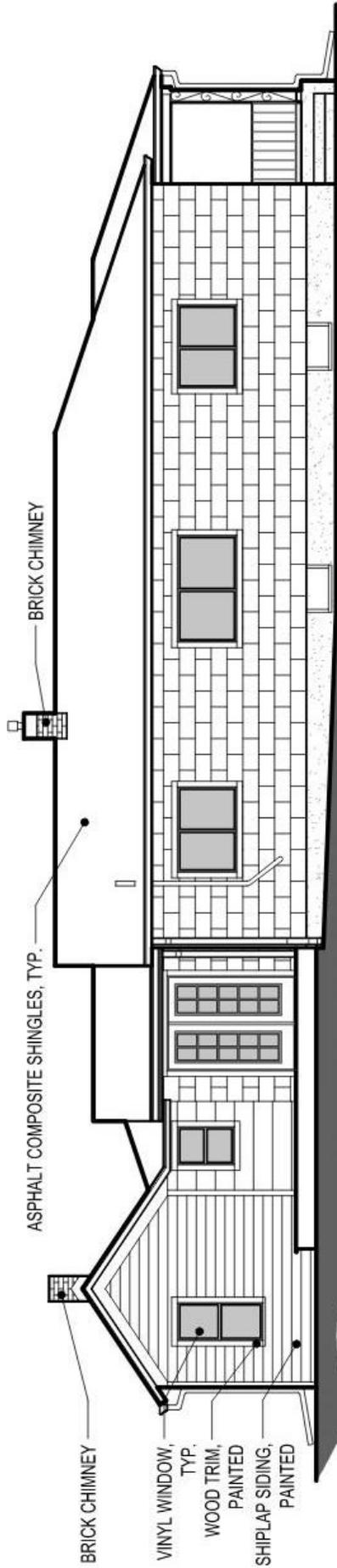




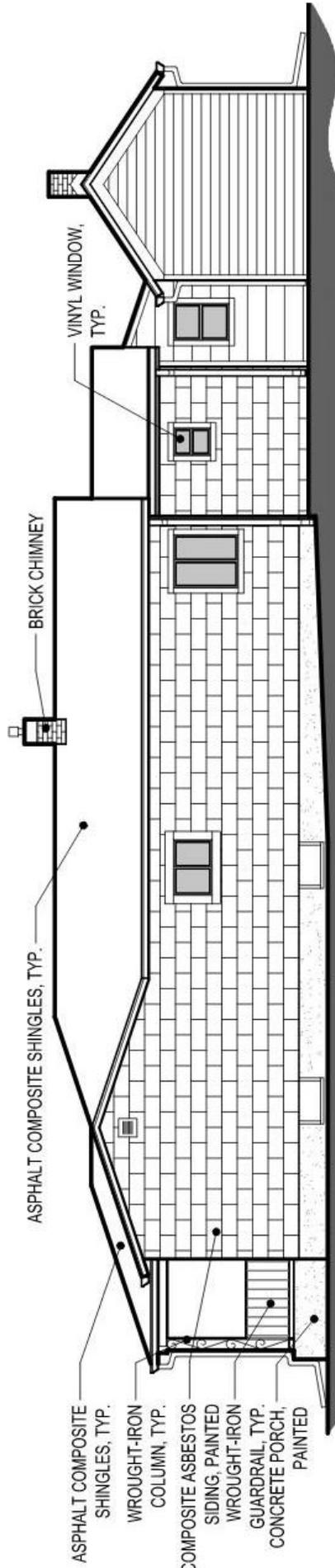
1 BUILDING EAST ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



2 BUILDING WEST ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



1
A2.2
BUILDING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2
A2.2
BUILDING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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Image of Summer Kitchen
Received from Homeowner
December 4, 2019

ITEM: 925 Jefferson Avenue Landmark/Alteration
Certificate/Historic Preservation Fund Grant Request

APPLICANT: James Hopperstad
Longs Peak CAD
1015 Confidence Drive
Longmont, Colorado 80504

OWNER: Christine Dickinson
838 14th Street
Boulder, Colorado 80302

PROJECT INFORMATION:
ADDRESS: 1133 Main Street
LEGAL DESCRIPTION: Lots 6-7 Block 11 Jefferson Place
DATE OF CONSTRUCTION: circa 1891

REQUEST: A request to Landmark; an Alteration Certificate; and a Preservation and Restoration Grant for the property at 925 Jefferson Avenue.

STAFF RECOMMENDATION: Staff recommends the Historic Preservation Commission continue the public hearing for Landmark, Grant, and Alteration Certificate request at 925 Jefferson Avenue to the February 17, 2020 Historic Preservation Commission meeting.



ITEM: 908 Rex Street Probable Cause Determination

APPLICANT: Michael Talbot Wilt
348 S. Jefferson Avenue
Louisville, Colorado 80027

OWNER: Brendan Michael McManus
908 Rex Street
Louisville, Colorado 80027

PROJECT INFORMATION:
ADDRESS: 908 Rex Street
LEGAL DESCRIPTION: Lots 3-4-5, Block 8, Murphy Place
DATE OF CONSTRUCTION: 1924

REQUEST: A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 908 Rex Street.



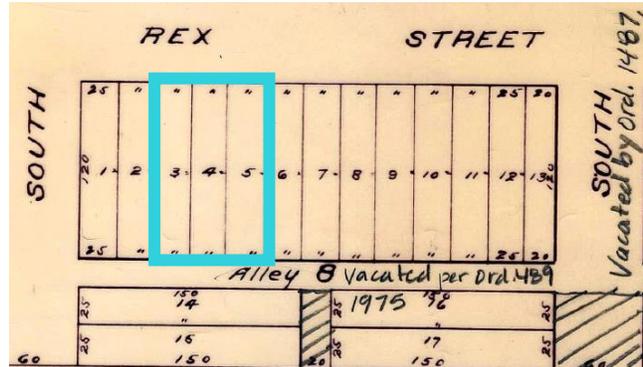
SUMMARY:
The applicant requests a finding of probable cause for landmark designation to allow for funding of a historic structure assessment for 908 Rex Street. Under Resolution No. 17, Series 2019, a property may be eligible for reimbursement for a historic structure assessment (HSA) from the

Historic Preservation Fund (HPF) if the Historic Preservation Commission finds “probable cause to believe the building may be eligible for landmarking under the criteria in 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.”

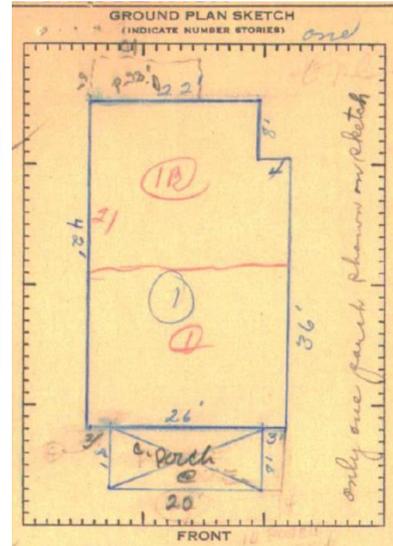
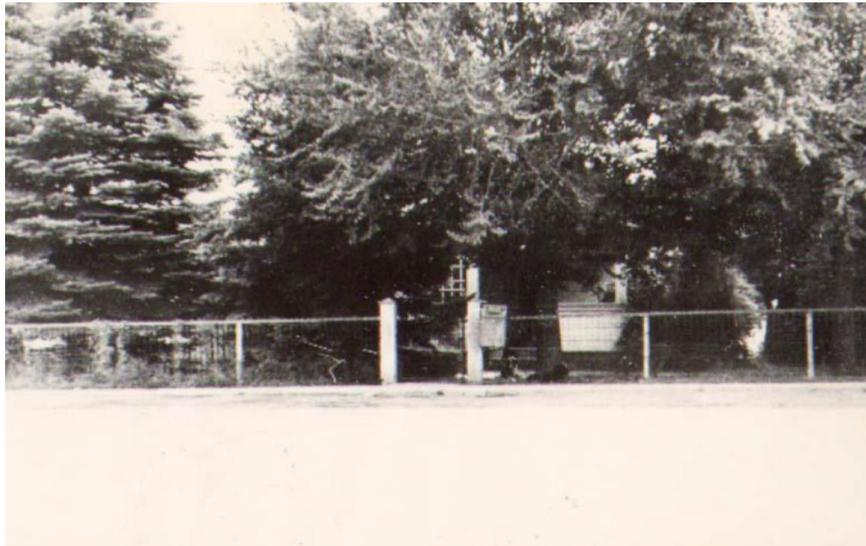
HISTORICAL BACKGROUND:

Information from Bridget Bacon, Museum Coordinator

Peter F. Murphy platted the subdivision of Murphy Place in 1907. It became the location of Louisville’s Frenchtown neighborhood. Based on records from the Boulder County Assessor, 908 Rex Street was built in 1924.



Raymond Gosselin purchased the lots in 1914. In 1923, he conveyed ownership of the property to his daughter, Margaret, and her husband Tony Mancini. Records indicate that the Mancini’s built the house at 908 Rex Street in 1924. Tony and Margaret raised their children, Jane, Harold, and Rita, in the house. Tony passed away in 1955. Following his death, Rita continued to live in the house and worked in the kitchen at Colacci’s Restaurant in downtown Louisville. She died in 1976. At that time, the house passed to their daughter, Rita. By 1979, Rita had moved back into the house at 908 Rex Street. Rita worked in the Blue Parrot Restaurant for 26 years, retiring in 1989. She lived in the house until her death in 1997. In that year, the property sold to Brendan McManus. In 2012, he founded Lucky Pie Pizza and Taphouse.



908 Rex Street, Boulder County Assessor’s Card, 1948



908 Rex Street, north view – Current Photo



908 Rex Street, south view – Current Photo



908 Rex Street, northeast view – Current Photo



908 Rex Street, northwest view – Current Photo

ARCHITECTURAL INTEGRITY:

The historic structure located at 908 Rex Street was constructed circa 1924. It is an early twentieth century wood frame vernacular house with a front gable roof. The primary façade faces north to Rex Street. There is a wide front porch with a front gable roof on the front façade. The front porch has a solid railing covered in vinyl siding with wood support posts. The structure has a rectangular plan. The current footprint of the house appears to be the same as the footprint shown on the 1948 Boulder County Assessor’s Card. The windows appear to have been replaced at some time. Limited visibility on the Assessor’s Card makes it difficult to evaluate modifications to the house.

Primary changes occurred over time:

- Vinyl siding added (1980);
- Window replacement (timing unknown);
- Roof replaced (1984).

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

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

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

<i>CRITERIA</i>	<i>FINDINGS</i>
<i>Landmarks must be at least 50 years old</i>	The principal structure at 908 Rex Street was constructed in 1924 and meets this criteria.
<i>Landmarks must meet one or more of the criteria for architectural, social or geographic/environmental significance</i>	<p>Architectural Significance - <i>Exemplifies specific elements of an architectural style or period.</i></p> <ul style="list-style-type: none"> • The structure at 908 Rex Street is an early twentieth century wood frame residential structure. It has a rectangular footprint and features a front gable roof. There is a porch attached to the front façade with a front gable roof as well. The door placement appears to be original. <p>Staff finds the style and integrity of the structure has probable cause to meet the criteria for architectural significance.</p> <p>Social Significance - <i>Exemplifies cultural, political, economic or social heritage of the community.</i></p> <ul style="list-style-type: none"> • The structure at 908 Rex Street has been owned by two families since being built. Located in Louisville’s Frenchtown

	<p>neighborhood, the property was owned by the Mancini Family who had ties to France.</p> <ul style="list-style-type: none"> • Margaret and Rita Mancini both worked in local Italian restaurants. Margaret worked at Colocci's and Rita was employed by the Blue Parrot. • 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>	<p>This structure adds character and value to Old Town Louisville. 908 Rex Street is in its original location and the modifications to the original structure do not impact the overall physical integrity of the structure.</p> <p>The structure retains its overall form and appearance from the street and exhibits a high level of physical integrity.</p> <p>Overall staff finds probable cause that the structure meets the criteria for physical integrity.</p>

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 balance of the Historic Preservation fund as of 10/31/2019 was approximately \$2,496,113.

RECOMMENDATION:

Staff recommends that the HPC finds there is probable cause for landmarking 908 Rex 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 908 Rex Street.

ATTACHMENTS:

- 908 Rex Street Historic Preservation Application
- 908 Rex Street Social History Report



Department of Planning and Building Safety

749 Main Street ♦ Louisville CO 80027 ♦ 303.335.4592 ♦ www.louisvilleco.gov

HISTORIC PRESERVATION APPLICATION CASE NO: _____

<p>PROPERTY INFORMATION</p> <p>Address: <u>908 Rex Street</u> <u>Louisville CO 80027</u></p> <p>Year of Construction: <u>1924</u></p> <p>Legal Description: _____ <u>Lots 3-4-5 BLK 8 MURPHY PLACE</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 checked="" type="checkbox"/> Landmark Designation</p> <p><input checked="" 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>Michael Talbot Wilt</u></p> <p>Company: _____</p> <p>Address: <u>348 S. Jefferson Ave</u> <u>Louisville CO 80027</u></p> <p>Telephone: <u>303.210.9806</u></p> <p>Email: <u>talbotwilt@hotmail.com</u></p>	<p>REQUEST SUMMARY <i>(Attach additional pages if necessary)</i></p>
<p>OWNER INFORMATION</p> <p>Name: <u>Brendan Michael Mcmanus</u></p> <p>Company: _____</p> <p>Address: <u>908 Rex St., Louisville, CO 80027</u></p> <p>Telephone: _____</p> <p>Email: _____</p>	<p>SIGNATURES AND DATES</p> <p><u>Michael Talbot Wilt</u> Applicant Name</p> <p><u>Michael Talbot Wilt</u> Applicant Signature</p> <p>_____ Date</p> <p><u>Brendan Michael Mcmanus</u> Owner Name</p> <p>DocuSigned by: <u>Brendan Michael Mcmanus</u> 12/6/2019 Own... FB5757E89E9643A...</p>



908 Rex St., Louisville, Colorado

Legal Description: Lots 3, 4, & 5, Block 8, Murphy Place Subdivision

Year of Construction: 1924

Summary: This house is located in Louisville’s Frenchtown neighborhood. As was the case for almost every house in Frenchtown, it was associated with a French family. The extended Gosselin family from France, which included family members with the last names of Mancini and Wisek, had the house at 908 Rex constructed in 1924 and owned it until 1997.

History of Murphy Place Subdivision

Peter F. Murphy platted the subdivision of Murphy Place in 1907. He did so as President of the Louisville Realty & Securities Company. It became the location of Louisville’s Frenchtown neighborhood, described in the lead article of the Spring 2016 issue of the Louisville Historian, “Being French in Louisville,” located here:

<https://www.louisvilleco.gov/Home/ShowDocument?id=9908> .

Gosselin/Mancini/Wisek Ownership, 1913-1997; Date of Construction

Raymond Gosselin (1872-1939) acquired Lots 3 and 4 from the Louisville Realty & Securities Company in 1914. He and his wife, Julia Caron Hermignies Gosselin (1872-1967), had come from France in 1903 and settled in Louisville and in the Frenchtown neighborhood in about 1908.

Their daughter, Margaret Gosselin (1894-1976), married Thomas Williams in 1914 and had two children, Jane and Harold with him. They also lived in Frenchtown. Records of what happened to Thomas Williams could not be located, but in July 1923, Margaret remarried to Tony Mancini

(1884-1955). Tony Mancini had been born in Italy. At the time of his marriage to Margaret Gosselin Williams, which was his first marriage and her second marriage, he was 39 and Margaret was 29. According to his 1955 obituary, he came to Louisville in about 1901 and worked as a stationary engineer in area coal mines. A 1946 directory for Louisville lists him as having been a hoisting engineer at the Hi-Way Mine.

In September 1923, Raymond Gosselin conveyed ownership of Lots 3 and 4 to his daughter, Margaret, and her new husband, Tony Mancini. In October 1923, they granted a deed of trust to McAllister Lumber, secured by Lots 3 & 4. Often, for Louisville properties, the recording of such a document indicated house construction or remodeling.

The 1948 Boulder County Assessor Card for 908 Rex states that the house was constructed in 1924. The current Boulder County website also gives the date of 1924. Boulder County has sometimes been found to be in error with respect to the dates of construction of historic buildings in Louisville, so it is important to look at all of the evidence. In this case, the evidence supports the construction date of 1924. The sources of the information in 1948 would have in all likelihood been Margaret and Tony Mancini themselves, who had the house constructed when they were first married on property that came from her father. The fact that they granted a deed of trust to McAllister Lumber in 1923, with the property securing the loan, supports the date of construction of 1924.

For these reasons, and in the absence of other evidence, the 1924 date put forth by Boulder County is assumed to be the correct date of construction. The 1948 Boulder County Assessor Card also states that the house was remodeled in 1942.

In 1927, Raymond Gosselin acquired Lot 5 and other lots in Murphy Place, and in 1939 conveyed ownership of Lot 5 to Margaret and Tony Mancini. Lot 5 is to the east of Lots 3 & 4. Its acquisition appears to have made it possible for a garage to be constructed.

Tony and Margaret Mancini, besides raising her daughter and son from her first marriage, raised the daughter they had together, Rita Mancini (1924-1997). Tony and Margaret lived the rest of their lives at 908 Rex. At the time of the 1930 census, their household consisted of themselves plus daughter Jane Williams, age 14; son Harold Williams, age 10; and daughter Rita Mancini, age 5. By the time of the 1940 census, the household was reduced by one due to Jane Williams having married Joe Softich and moving elsewhere in Louisville. However, by 1943, the household expanded and was made up of Tony and Margaret Mancini; Harold Williams while he was in World War II service; Harold's wife, Mary Ann Kranker Williams; Margaret's niece, Juliette Dhieux Hioco; and Juliette's husband, George Hioco.

The following photo and ground layout image are from the 1948 County Assessor card for 908 Rex:

continued to reside in the house. According to a 1958 directory for Louisville, she worked as a kitchen worker at Colacci's Restaurant at that time. She died in 1976, and at that point, Rita Wisek became the sole owner of 908 Rex.

According to the 1977 Polk Directory that included Louisville residents, Joe and Jane Softich (Margaret's daughter) lived at 908 Rex in 1977.

Rita and Herman Wisek divorced in 1972. By the time of the 1979 Polk Directory, Rita had moved back to her childhood home of 908 Rex.

Rita Mancini Wisek died in 1997. Her obituary included the line, "She loved cats." Also according to her obituary, she had worked at the Blue Parrot Restaurant for 26 years, retiring in 1989. However, a *Louisville Times* article from Jan. 26, 1994 (accessed at the Colorado Historic Newspaper Collection website) stated that she worked at the Blue Parrot for almost 40 years. The article stated, "For Wisek, her years at the Blue Parrot were like 'a home away from home.'" The following photo shows Rita Wisek with other Blue Parrot staff at the 1968 birthday party for Blue Parrot owner Mike Colacci, taken at the Blue Parrot. Rita is shown standing behind and a little to the right of Mike Colacci, who is seated. She is seen wearing a white shirt with buttons down the front.



Current Owner – Brendan McManus

Owner Rita Mancini Wisek died in 1997. Later in 1997, her personal representative, who was her niece, sold 908 Rex to Brendan McManus and Patricia Silberblatt. In 2000, the two conveyed ownership to Brendan McManus alone. In 2012, he founded Lucky Pie Pizza & Taphouse in Louisville. He continues to be the current owner of record of 908 Rex St.

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.

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: Preservation Master Plan Implementation/Goals for 2020
Date: **January 13, 2020**

There are several projects that staff and the Historic Preservation Commission will continue to work on in 2020 as a part of Preservation Master Plan implementation (see attached spreadsheet). Below is a list of projects and a list of potential projects that the Historic Preservation Commission can discuss:

Projects on 2019 Work Plan/Ongoing:

1. Engage and educate realtors
2. Update historic preservation incentives
3. Architectural Survey (ongoing)
4. Miner's Cabins (ongoing)
5. Blue Parrot Sign (ongoing)
6. Outreach Events (ongoing)

Projects on 2020 Work Plan/Ongoing:

1. Review Old Town Overlay and initiate updates if necessary
2. Architectural Survey
3. Miner's Cabins (ongoing)
4. Blue Parrot Sign (ongoing)
5. Outreach Events (ongoing)

Potential Projects

1. Preservation Training
2. Zoning Incentives Review
3. Historic District considerations (replacing Old Town Overlay)
4. Review HSA Requirements
5. Review property acquisition logistics/requirements
6. Historic home tour

Time Frame	Action Item	Consulting Parties	Implementation Status	Complete
Immediate	Evaluate and improve demolition permit process	Staff, HPC, Residents	Code change to add administrative review (January 2016); Review of demo process in Capstone project (Spring 2016).	✓
	Improve and increase written and digital materials*	Staff, HPC	Evaluating current forms with upgrade to new software system. New HPC application form (2017). Ongoing: New program handout. Promote walking tour and video.	✘
	Implement revolving loan program*	Staff, HPC, Loan administrator	Loan program implemented (May 2016) with Funding Partners. First loan approved in 2019.	✓
	Engage in community conversations regarding the 2018 sunset of the HPF tax	Staff, HPC, City Council, Residents	Worked with Historical Commission to include Museum O&M in tax. Recommendation to take to ballot in 2017. Session at CPI Saving Places Conference (2017). Developed brochure for HPF. Video for HPF. Approved on 2017 Ballot.	✓
	Modify ordinance to generate administrative rule-making procedures and notification processes	Staff, HPC, City Council	n/a	n/a
	Align public hearing notices with Planning Commission/City Council	Staff, HPC	Ordinance changed (January 2016)	✓
	Provide orientation and training materials for HPC*	Staff, SHPO, Consultant	Created binder for new members (January 2016), HPC Attended CPI (February 2016), 3 members and staff attended NACP (July 2016), 2 HPC Members to attend CPI 2017, HPC to attend CPI and NACP in 2018; Developing training with Lafayette (2018). CPI 2019. Preservation Presentation by SHPO in 2020. CPI in 2020.	✘
	Create self-guided landmark walking tour	Staff, HPC, Museum	Story Map added to online mapping system (2017) Update handout with newest landmarked properties.	✘
	Create interpretive plan and signs for key historic sites	Staff, HPC, Museum, Historical Commission, OSAB	Interpretive signs through private development included with Hutchinson Corner (Acme Mine), Balfour (Hecla Mine), Rex Theater, Rand/Showalter/Hoyle Farm; 4 City-owned signs installed Spring 2018 (South Street Underpass, Front Street, Murphy Farm, Memory Square).	✓
	Research and document Louisville's history*	Consultant	Historic context reports complete (2018).	✓
	Analyze factors leading to demolitions	Staff, HPC, Development Professionals, Residents, LSAB	MURP Capstone Project (Spring 2016)	✓
	Evaluate and revise Historic Structure Assessment requirements/process	Staff, HPC, Local architects, Previous HSA applicants	Finalized Historic Structure Assessment requirements (January 2016); HPC members reached out to property owners who had not completed the Historic Structure Assessment (Fall 2016) Grant amounts increased in 2019 incentive update.	✓
	Assess and improve landmark alteration certificate criteria	Staff	New construction vs. alteration cert criteria, include illustrations	
	Modify ordinance to define 1955 as the end date of Louisville's period of significance	Staff, HPC, City Council	Ordinance changed for demolition review (January 2016)	✓
Develop preservation forum for local building professionals*	Staff, HPC			
Near-Term	Evaluate expanding Planned Unit Development (PUD) waiver allowances to include preservation	Staff, HPC, City Council, Residents	Staff evaluating all PUD criteria in 2018 after development of new design guidelines	
	Conduct Architectural Survey (paired with research and document history of Louisville)*	Consultant	Ongoing. 100 properties to be surveyed in 2019/2020.	✘
	Establish guidelines for relocating historic structures	Staff, HPC, Residents, City Council		
	Evaluate use of HPC Subcommittee for initial review of complex projects	Staff, HPC		
	Conduct customer satisfaction surveys and prioritize needed improvements*	Staff	Conducted as part of funding update in 2018/2019.	
	Consider preservation strategies as a part of Neighborhood Plans	Staff	n/a	n/a
	Create preservation resource center	Staff, HPC, Library, Historical Commission		
	Enhance City inter-department communication*	Staff		
	Explore expansion of "Junior Preservationist" program*	Staff, HPC, LSAB, BVSD, SHPO		
	Network with preservation partners (including City Boards and Commissions)*	Staff, HPC	APA Colorado Award for Community Engagement (2016); Women in Transportation Tour (Summer 2017); Downtown Walking Tour with Museum (Summer 2017); Association for Preservation Technology Tour (Summer 2017); Provided consultation to the Lafayette Historic Preservation Board (2017); Developing training with Lafayette (2018)	✘
	Share information on tax credits and publicize success stories*	Staff		
	Develop creative public outreach*	Staff, HPC, Cultural Council, Louisville Arts District	Landmarking Ceremony (May 2016, 2017), Farmer's Market Booth (Summer 2016, 2017), EngagementHQ online platform (2017), HPF Video (2017), Coal Creek Elementary Presentation (2017), Women in Transportation Tour (Summer 2017); Downtown Walking Tour with Museum (Summer 2017); Association for Preservation Technology Tour (Summer 2017) Farmers market, Landmark Ceremony, First Friday Artwalk in May, Movie Night (2019), Boulder Area Realtor's Association (2019).	✘
	Explore modification of ordinance to ensure designation of historic districts is voluntary	Staff, HPC, City Council	Review in 2020	✘
	Long-Term	Review Structures of Merit authorization	Staff, HPC	Review in 2020
Draft and promote maintenance best practices for older buildings*		Staff, HPC, Residents		
Host periodic Open Houses for property owners*		Staff, HPC		
Create a reference file of Preservation Program accomplishments*		Staff, HPC, Museum	Preservation program accomplishments folder is located in G Drive.	✓
Create and deliver standard presentation on preservation to community organizations*		Staff, HPC		
Improve availability of Louisville Historical Museum Oral History Program records*		Museum, Historical Commission	Oral histories available on YouTube (Fall 2017).	✓
Explore resident-generated history collection formats*		Staff, HPC, Museum, Residents	Engagement HQ online platform available to collect stories for Historic Context Project early 2017.	✓
Promote historic preservation through regional tourism organizations*		Economic Development, Louisville Chamber, DBA		
Study issues related to sustainability and historic buildings		Staff, HPC, LSAB	Preservation Planner serving on Partners in Energy Louisville Working Group (Fall 2016). Collaborate with Sustainability Action Board in 2020.	✘
Document historic landscapes		Consultant		
Re-evaluate participation in Main Street program including grant eligibility		Staff, HPC, City Council, Residents, DBA		
Explore strategies for establishing an emergency preservation fund		Staff, HPC	n/a	n/a

(*ongoing)

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: Posting Locations and Open Government Pamphlet
Date: January 13, 2020

The HPC must acknowledge the following by acclamation:

- ***Establish the following locations for posting of agendas:***
 - City Hall
 - Library
 - Recreation/Senior Center
 - Police Department/Municipal Court
 - Web site: www.LouisvilleCO.gov
- ***Distribution of the 2020 Open Government Pamphlet*** (attached).

City of Louisville Open Government & Ethics Pamphlet 2020



City Clerk's Office
749 Main Street
Louisville CO 80027

www.LouisvilleCO.gov
303.335.4536

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Participation in Government

The City of Louisville encourages citizen involvement and participation in its public policy process. There are many opportunities for citizens to be informed about and participate in City activities and decisions. All meetings of City Council, as well as meetings of appointed Boards and Commissions, are open to the public and include an opportunity for public comments on items not on the agenda. No action or substantive discussion on an item may take place unless that item has been specifically listed as an agenda item for a regular or special meeting. Some opportunities for you to participate include:

Reading and inquiring about City Council activities and agenda items, and attending and speaking on topics of interest at public meetings

City Council Meetings:

- Regular meetings are generally held on the first and third Tuesdays of each month at 7:00 PM in the City Council Chambers, located on the second floor of City Hall, 749 Main Street;
- Study sessions are generally held on the second and fourth Tuesdays of each month at 7:00 PM in the Library Meeting Room, located on the first floor of the Library, 951 Spruce Street;
- Regular meetings are broadcast live on Comcast Cable Channel 8 and copies of the meeting broadcasts are available on DVD in the City Manager's Office beginning the morning following the meeting;
- Regular meetings are broadcast live and archived for viewing on the City's website at www.LouisvilleCO.gov.
- Special meetings may be held occasionally on specific topics. Agendas are posted a minimum of 48 hours prior to the meeting.

Meeting agendas for all City Council meetings, other than special meetings, are posted a minimum of 72 hours prior to the meeting at the following locations:

- City Hall, 749 Main Street
- Police Department/Municipal Court, 992 West Via Appia
- Recreation/Senior Center, 900 West Via Appia
- Louisville Public Library, 951 Spruce Street
- City website at www.LouisvilleCO.gov

Meeting packets with all agenda-related materials are available 72 hours prior to each meeting and may be found at these locations:

- Louisville Public Library Reference Area, 951 Spruce Street,
- City Clerk's Office, City Hall, 749 Main Street,
- City website at www.LouisvilleCO.gov

You may receive eNotifications of City Council news as well as meeting agendas and summaries of City Council actions. Visit the City's website (www.LouisvilleCO.gov) and look for the eNotification link to register.

After they are approved by the City Council, meeting minutes of all regular and special meetings are available in the City Clerk's office and on the City's website (www.LouisvilleCO.gov).

Information about City activities and projects, as well as City Council decisions, is included in the *Community Update* newsletter, mailed to all City residents and businesses. Information is also often included in the monthly utility bills mailed to City residents.

Communicating Directly with the Mayor and City Council Members

Contact information for the Mayor and City Council members is available at www.LouisvilleCO.gov, as well as at City Hall, the Louisville Public Library, and the Recreation/Senior Center. You may email the Mayor and City Council as a group at CityCouncil@LouisvilleCO.gov.

Mayor's Town Meetings and City Council Ward Meetings are scheduled periodically. These are informal meetings at which all residents, points of view, and issues are welcome. These meetings are advertised at City facilities and on the City's website (www.LouisvilleCO.gov).

Mayor or City Council Elections

City Council members are elected from three Wards within the City and serve staggered four-year terms. There are two Council representatives from each ward. The mayor is elected at-large and serves a four-year term. City Council elections are held in November of odd-numbered years. For information about City elections, including running for City Council, please contact the City Clerk's Office, first floor City Hall, 749 Main Street, or call 303.335.4571.

Serving as an Appointed Member on a City Board or Commission

The City Council makes Board and Commission appointments annually. Some of the City's Boards and Commissions are advisory, others have some decision-making powers. The City Council refers questions and issues to these appointed officials for input and advice. (Please note the Youth Advisory Board has a separate appointment process.) The City's Boards and Commissions are:

- Board of Adjustment
- Building Code Board of Appeals
- Cultural Council
- Historic Preservation Commission
- Historical Commission
- Housing Authority
- Library Board of Trustees
- Local Licensing Authority

- Open Space Advisory Board
- Parks & Public Landscaping Advisory Board
- Planning Commission
- Recreation Advisory Board
- Revitalization Commission
- Sustainability Advisory Board
- Youth Advisory Board

Information about boards, as well as meeting agendas and schedules for each board, is available on the City’s web-site (www.LouisvilleCO.gov).

Agendas for all Board and Commission meetings are posted a minimum of 72 hours prior to each meeting and are posted at these locations:

- City Hall, 749 Main Street
- Police Department/Municipal Court, 992 West Via Appia
- Recreation/Senior Center, 900 West Via Appia
- Louisville Public Library, 951 Spruce Street
- City web site at www.LouisvilleCO.gov

Copies of complete meeting packets containing all agenda-related materials are available at least 72 hours prior to each meeting and may be found at the following locations:

- Louisville Public Library Reference Area, 951 Spruce Street,
- City Clerk’s Office, City Hall, 749 Main Street
- City web site at www.LouisvilleCO.gov

Planning Commission

The Planning Commission evaluates land use proposals against zoning laws and holds public hearings as outlined in City codes. Following a public hearing, the Commission recommends, through a resolution, that the City Council accept or reject a proposal.

- Regular Planning Commission meetings are held at 6:30 PM on the second Thursday of each month. Overflow meetings are scheduled for 6:30 PM on the 4th Thursday of the month as needed, and occasionally Study Sessions are held.
- Regular meetings are broadcast live on Comcast Channel 8 and archived for viewing on the City’s web-site (www.LouisvilleCO.gov).

Open Government Training

All City Council members and members of a permanent Board or Commission are required to participate in at least one City-sponsored open government-related seminar, workshop, or other training program at least once every two years.

Open Meetings

The City follows the Colorado Open Meetings Law (“Sunshine Law”) as well as additional open meet-

ings requirements found in the City’s Home Rule Charter. These rules and practices apply to the City Council and appointed Boards and Commissions (referred to as a “public body” for ease of reference). Important open meetings rules and practices include the following:

Regular Meetings

All meetings of three or more members of a public body (or a quorum, whichever is fewer) are open to the public.

All meetings of public bodies must be held in public buildings and public facilities accessible to all members of the public.

All meetings must be preceded by proper notice. Agendas and agenda-related materials are posted at least 72 hours in advance of the meeting at the following locations:

- City Hall, 749 Main Street
- Police Department/Municipal Court, 992 West Via Appia
- Recreation/Senior Center, 900 West Via Appia
- Louisville Public Library, 951 Spruce Street
- On the City web site at www.LouisvilleCO.gov

Study Sessions

Study sessions are also open to the public. However, study sessions have a limited purpose:

- Study sessions are to obtain information and discuss matters in a less formal atmosphere;
- No preliminary or final decision or action may be made or taken at any study session; further, full debate and deliberation of a matter is to be reserved for formal meetings; If a person believes in good faith that a study session is proceeding contrary to these limitations, he or she may submit a written objection. The presiding officer will then review the objection and determine how the study session should proceed.
- Like formal meetings, a written summary of each study session is prepared and is available on the City’s website.

Executive Sessions

The City Charter also sets out specific procedures and limitations on the use of executive sessions. These rules, found in Article 5 of the Charter, are intended to further the City policy that the activities of City government be conducted in public to the greatest extent feasible, in order to assure public participation and enhance public accountability. The City’s rules regarding executive sessions include the following:

Timing and Procedures

The City Council and City Boards and Commissions may hold an executive session only at a regular or special meeting.

No formal action of any type, and no informal or “straw” vote, may occur at any executive session. Rather, formal

actions, such as the adoption of a proposed policy, position, rule or other action, may only occur in open session.

Prior to holding an executive session, there must be a public announcement of the request and the legal authority for convening in closed session. There must be a detailed and specific statement as to the topics to be discussed and the reasons for requesting the session.

The request must be approved by a supermajority (two-thirds of the full Council, Board, or Commission). Prior to voting on the request, the clerk reads a statement of the rules pertaining to executive sessions. Once in executive session, the limitations on the session must be discussed and the propriety of the session confirmed. If there are objections and/or concerns over the propriety of the session, those are to be resolved in open session.

Once the session is over, an announcement is made of any procedures that will follow from the session.

Executive sessions are recorded, with access to those tapes limited as provided by state law. Those state laws allow a judge to review the propriety of a session if in a court filing it is shown that there is a reasonable belief that the executive session went beyond its permitted scope. Executive session records are not available outside of a court proceeding.

Authorized Topics

For City Council, an executive session may be held only for discussion of the following topics:

- Matters where the information being discussed is required to be kept confidential by federal or state law;
- Certain personnel matters relating to employees directly appointed by the Council, and other personnel matters only upon request of the City Manager or Mayor for informational purposes only;
- Consideration of water rights and real property acquisitions and dispositions, but only as to appraisals and other value estimates and strategy for the acquisition or disposition; and
- Consultation with an attorney representing the City with respect to pending litigation. This includes cases that are actually filed as well as situations where the person requesting the executive session believes in good faith that a lawsuit may result, and allows for discussion of settlement strategies.

The City's Boards and Commissions may only hold an executive session for consultation with its attorney regarding pending litigation.

Ethics

Ethics are the foundation of good government. Louisville has adopted its own Code of Ethics, which is found in the City Charter and which applies to elected officials, public body members, and employees. The Louisville Code of Ethics applies in addition to any higher standards

in state law. Louisville's position on ethics is perhaps best summarized in the following statement taken from the City Charter:

Those entrusted with positions in the City government must commit to adhering to the letter and spirit of the Code of Ethics. Only when the people are confident that those in positions of public responsibility are committed to high levels of ethical and moral conduct, will they have faith that their government is acting for the good of the public. This faith in the motives of officers, public body members, and employees is critical for a harmonious and trusting relationship between the City government and the people it serves.

The City's Code of Ethics (Sections 5-6 through 5-17 of the Charter) is summarized in the following paragraphs. While the focus is to provide a general overview of the rules, it is important to note that all persons subject to the Code of Ethics must strive to follow both the letter and the spirit of the Code, so as to avoid not only actual violations, but public perceptions of violations. Indeed, perceptions of violations can have the same negative impact on public trust as actual violations.

Conflicts of Interest

One of the most common ethical rules visited in the local government arena is the "conflict of interest rule." While some technical aspects of the rule are discussed below, the general rule under the Code of Ethics is that if a Council, Board, or Commission member has an "interest" that will be affected by his or her "official action," then there is a conflict of interest and the member must:

- Disclose the conflict, on the record and with particularity;
- Not participate in the discussion;
- Leave the room; and
- Not attempt to influence others.

An "interest" is a pecuniary, property, or commercial benefit, or any other benefit the primary significance of which is economic gain or the avoidance of economic loss. However, an "interest" does not include any matter conferring similar benefits on all property or persons similarly situated. (Therefore, a City Council member is not prohibited from voting on a sales tax increase or decrease if the member's only interest is that he or she, like other residents, will be subject to the higher or lower tax.) Additionally, an "interest" does not include a stock interest of less than one percent of the company's outstanding shares.

The Code of Ethics extends the concept of prohibited interest to persons or entities with whom the member is associated. In particular, an interest of the following persons and entities is also an interest of the member: relatives (including persons related by blood or marriage to certain

degrees, and others); a business in which the member is an officer, director, employee, partner, principal, member, or owner; and a business in which member owns more than one percent of outstanding shares.

The concept of an interest in a business applies to profit and nonprofit corporations, and applies in situations in which the official action would affect a business competitor. Additionally, an interest is deemed to continue for one year after the interest has ceased. Finally, “official action” for purposes of the conflict of interest rule, includes not only legislative actions, but also administrative actions and “quasi-judicial” proceedings where the entity is acting like a judge in applying rules to the specific rights of individuals (such as a variance request or liquor license). Thus, the conflict rules apply essentially to all types of actions a member may take.

Contracts

In addition to its purchasing policies and other rules intended to secure contracts that are in the best interest of the City, the Code of Ethics prohibits various actions regarding contracts. For example, no public body member who has decision-making authority or influence over a City contract can have an interest in the contract, unless the member has complied with the disclosure and recusal rules. Further, members are not to appear before the City on behalf of other entities that hold a City contract, nor are they to solicit or accept employment from a contracting entity if it is related to the member’s action on a contract with that entity.

Gifts and Nepotism

The Code of Ethics, as well as state law, regulates the receipt of gifts. City officials and employees may not solicit or accept a present or future gift, favor, discount, service or other thing of value from a party to a City contract, or from a person seeking to influence an official action. There is an exception for the “occasional nonpecuniary gift” of \$15 or less, but this exception does not apply if the gift, no matter how small, may be associated with the official’s or employee’s official action, whether concerning a contract or some other matter. The gift ban also extends to independent contractors who may exercise official actions on behalf of the City.

The Code of Ethics also prohibits common forms of nepotism. For example, no officer, public body member, or employee shall be responsible for employment matters concerning a relative. Nor can he or she influence compensation paid to a relative, and a relative of a current officer, public body member or employee cannot be hired unless certain personnel rules are followed.

Other Ethics Rules of Interest

Like state law, Louisville’s Code of Ethics prohibits the use of non-public information for personal or private gain. It also prohibits acts of advantage or favoritism and, in that regard, prohibits special considerations, use of employee time for personal or private reasons, and use of City vehicles or equipment, except in same manner as available to any other person (or in manner that will substantially benefit City). The City also has a “revolving door” rule that prohibits elected officials from becoming City employees either during their time in office or for two years after leaving office. These and other rules of conduct are found in Section 5-9 of the Code of Ethics.

Disclosure, Enforcement, and Advisory Opinions

The Code of Ethics requires that those holding or running for City Council file a financial disclosure statement with the City Clerk. The statement must include, among other information, the person’s employer and occupation, sources of income, and a list of business and property holdings.

The Code of Ethics provides fair and certain procedures for its enforcement. Complaints of violations may be filed with the City prosecutor; the complaint must be a detailed written and verified statement. If the complaint is against an elected or appointed official, it is forwarded to an independent judge who appoints a special, independent prosecutor for purposes of investigation and appropriate action. If against an employee, the City prosecutor will investigate the complaint and take appropriate action. In all cases, the person who is subject to the complaint is given the opportunity to provide information concerning the complaint.

Finally, the Code allows persons who are subject to the Code to request an advisory opinion if they are uncertain as to applicability of the Code to a particular situation, or as to the definition of terms used in the Code. Such requests are handled by an advisory judge, selected from a panel of independent, disinterested judges who have agreed to provide their services. This device allows persons who are subject to the Code to resolve uncertainty before acting, so that a proper course of conduct may be identified. Any person who requests and acts in accordance with an advisory opinion issued by an advisory judge is not subject to City penalty, unless material facts were omitted or misstated in the request. Advisory opinions are posted for public inspection; the advisory judge may order a delay in posting if the judge determines the delay is in the City’s best interest.

Citizens are encouraged to contact the City Manager’s Office with any questions about the City’s Code of Ethics. A copy of the Code is available at the City’s website (www.LouisvilleCO.gov) and also from the Offices of the City Manager and City Clerk.

Other Laws on Citizen Participation in Government

Preceding sections of this pamphlet describe Louisville's own practices intended to further citizen participation in government. Those practices are generally intended to further dissemination of information and participation in the governing process. Some other laws of interest regarding citizen participation include:

Initiative and Referendum

The right to petition for municipal legislation is reserved to the citizens by the Colorado Constitution and the City Charter. An initiative is a petition for legislation brought directly by the citizens; a referendum is a petition brought by the citizens to refer to the voters a piece of legislation that has been approved by the City Council. In addition to these two petitioning procedures, the City Council may refer matters directly to the voters in the absence of any petition. Initiative and referendum petitions must concern municipal legislation—as opposed to administrative or other non-legislative matters. By law the City Clerk is the official responsible for many of the activities related to a petition process, such as approval of the petition forms, review of the signed petitions, and consideration of protests and other matters. There are minimum signature requirements for petitions to be moved to the ballot; in Louisville, an initiative petition must be signed by at least five percent of the total number of registered electors. A referendum petition must be signed by at least two and one-half percent of the registered electors.

Public Hearings

In addition to the opportunity afforded at each regular City Council meeting to comment on items not on the agenda, most City Council actions provide opportunity for public comment through a public hearing process. For example, the City Charter provides that a public hearing shall be held on every ordinance before its adoption. This includes opportunities for public comment prior to initial City Council discussion of the ordinance, as well as after Council's initial discussion but before action. Many actions of the City are required to be taken by ordinance, and thus this device allows for citizen public hearing comments on matters ranging from zoning ordinances to ordinances establishing offenses that are subject to enforcement through the municipal court.

Additionally, federal, state, and/or local law requires a public hearing on a number of matters irrespective of whether an ordinance is involved. For example, a public hearing is held on the City budget, the City Comprehensive Plan and similar plans, and a variety of site-specific or person-specific activities, such as annexations of land into the city, rezonings, special use permits, variances, and new

liquor licenses. Anyone may provide comments during these hearings.

Public Records

Access to public records is an important aspect of citizen participation in government. Louisville follows the Colorado Open Records Act (CORA) and the additional public records provisions in the City Charter. In particular, the Charter promotes the liberal construction of public records law, so as to promote the prompt disclosure of City records to citizens at no cost or no greater cost than the actual costs to the City.

The City Clerk is the custodian of the City's public records, except for financial, personnel, and police records which are handled, respectively, by the Finance, Human Resources, and Police Departments. The City maintains a public policy on access to public records, which include a records request form, a statement of fees, and other guidelines. No fee is charged for the inspection of records. No fee is charged for locating or making records available for copying, except in cases of voluminous requests or dated records, or when the time spent in locating records exceeds two hours. No fees are charged for the first 25 copies requested or for electronic records.

Many records, particularly those related to agenda items for City Council and current Board and Commission meetings, are available directly on the City's website (www.LouisvilleCO.gov). In addition to posting agenda-related material, the City maintains communication files for the City Council and Planning Commission. These are available for public inspection at the City Clerk's Office, 749 Main Street.

CORA lists the categories of public records that are not generally open to public inspection. These include, for example, certain personnel records and information, financial and other information about users of city facilities, privileged information, medical records, letters of reference, and other items listed in detail in CORA. When public records are not made available, the custodian will specifically advise the requestor of the reason.

Citizens are encouraged to review the City's website (www.LouisvilleCo.gov) for information, and to contact the City with any questions regarding City records.

Public Involvement Policy

Public participation is an essential element of the City's representative form of government. To promote effective public participation City officials, advisory board members, staff and participants should all observe the following guiding principles, roles and responsibilities:

Guiding Principles for Public Involvement

Inclusive not Exclusive - Everyone's participation is

welcome. Anyone with a known interest in the issue will be identified, invited and encouraged to be involved early in the process.

Voluntary Participation - The process will seek the support of those participants willing to invest the time necessary to make it work.

Purpose Driven - The process will be clearly linked to when and how decisions are made. These links will be communicated to participants.

Time, Financial and Legal Constraints - The process will operate within an appropriate time frame and budget and observe existing legal and regulatory requirements.

Communication - The process and its progress will be communicated to participants and the community at-large using appropriate methods and technologies.

Adaptability - The process will be adaptable so that the level of public involvement is reflective of the magnitude of the issue and the needs of the participants.

Access to Information - The process will provide participants with timely access to all relevant information in an understandable and user-friendly way. Education and training requirements will be considered.

Access to Decision Making - The process will give participants the opportunity to influence decision making.

Respect for Diverse Interests - The process will foster respect for the diverse values, interests and knowledge of those involved.

Accountability - The process will reflect that participants are accountable to both their constituents and to the success of the process.

Evaluation - The success and results of the process will be measured and evaluated.

Roles and Responsibilities - City Council

City Council is ultimately responsible to all the citizens of Louisville and must weigh each of its decisions accordingly. Councilors are responsible to their local constituents under the ward system; however they must carefully consider the concerns expressed by all parties. Council must ultimately meet the needs of the entire community—including current and future generations—and act in the best interests of the City as a whole.

During its review and decision-making process, Council has an obligation to recognize the efforts and activities that have preceded its deliberations. Council should have regard for the public involvement processes that have been completed in support or opposition of projects.

Roles and Responsibilities - City Staff and Advisory Boards

The City should be designed and run to meet the needs and priorities of its citizens. Staff and advisory boards must ensure that the Guiding Principles direct their work. In addition to the responsibilities established by the Guiding

Principles, staff and advisory boards are responsible for:

- ensuring that decisions and recommendations reflect the needs and desires of the community as a whole;
- pursuing public involvement with a positive spirit because it helps clarify those needs and desires and also adds value to projects;
- fostering long-term relationships based on respect and trust in all public involvement activities;
- encouraging positive working partnerships;
- ensuring that no participant or group is marginalized or ignored;
- drawing out the silent majority, the voiceless and the disempowered; and being familiar with a variety of public involvement techniques and the strengths and weaknesses of various approaches.

All Participants

The public is also accountable for the public involvement process and for the results it produces. All parties (including Council, advisory boards, staff, proponents, opponents and the public) are responsible for:

- working within the process in a cooperative and civil manner;
- focusing on real issues and not on furthering personal agendas;
- balancing personal concerns with the needs of the community as a whole;
- having realistic expectations;
- participating openly, honestly and constructively, offering ideas, suggestions and alternatives;
- listening carefully and actively considering everyone's perspectives;
- identifying their concerns and issues early in the process;
- providing their names and contact information if they want direct feedback;
- remembering that no single voice is more important than all others, and that there are diverse opinions to be considered;
- making every effort to work within the project schedule and if this is not possible, discussing this with the proponent without delay;
- recognizing that process schedules may be constrained by external factors such as limited funding, broader project schedules or legislative requirements;
- accepting some responsibility for keeping themselves aware of current issues, making others aware of project activities and soliciting their involvement and input; and
- considering that the quality of the outcome and how that outcome is achieved are both important.

Updated December 2019

This pamphlet is prepared pursuant to the Home Rule Charter of the City of Louisville.

This is a compilation of Articles 4 and 5 of the Charter of the City of Louisville and is available at all times in the City Clerk's Office, 749 Main Street, Louisville, Colorado, and on the City's web site at www.LouisvilleCO.gov.

This pamphlet is also provided to every member of a public body (board or commission) at that body's first meeting each year.

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: 2020 Meeting Dates
Date: **January 13, 2020**

Regular meetings are held at 6:30 p.m. on the 3rd Monday of every month in Council Chambers (2nd floor of City Hall, 749 Main Street).

Please note: **January 14th** is a special meeting date.

Month	Date
January	13
February	17
March	16
April	20
May	18
June	15
July	20
August	17
September	21
October	19
November	16
December	21

MEMORANDUM

To: Historic Preservation Commission Members

From: Department of Planning and Building Safety

Subject: Election of Officers, Historical Commission Liaison

Date: **January 13, 2020**

Be prepared to elect new officers for 2020. The officer positions are Chairperson and Vice-Chairperson.

The Historic Preservation Commission can also appoint a Historical Commission Liaison. The Liaison would attend the Historical Commission meetings. The Historical Commission meets every two months on the first Wednesday at 6:30pm in the Library Meeting Room.

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: Staff Updates
Date: January 13, 2020

Alteration Certificate Updates

None

Demolition Updates

213 Roosevelt Avenue (12/26/2019)

- Rationale: The demolition of this property was previously approved by the full Historic Preservation Commission at the November 2018 meeting. At the hearing, the HPC released the permit without a stay based on the condition of the property and its lack of integrity. Because of the previous approval and the rationale, the subcommittee released this permit.

Upcoming Schedule

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

March

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