

Historic Preservation Commission
Agenda
July 20, 2020
6:30 pm

ELECTRONIC MEETING

This meeting will be held electronically. Residents interested in listening to the meeting or making public comments can join in one of two ways:

1. *You can call in to 1-669-900-9128, Webinar ID # 817 6045 6874.*
2. *You can log in via your computer. Please visit the City website here to link to the meeting: <https://www.louisvilleco.gov/residents/departments/planning-building-safety/historic-preservation>*

The Historic Preservation Commission will accommodate public comments during the meeting. Anyone may also email comments to the commission prior to the meeting at planning@LouisvilleCO.gov.

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes – June 15, 2020
5. Public Comments on Items Not on the Agenda
6. Probable Cause Hearing
 - a. 601 Lincoln Avenue
7. Historic Structure Assessment Presentation
 - a. 541 Jefferson Avenue, DAJ Design
8. Discussion:
 - a. Subcommittee Updates
 - b. Preservation Grants for Structural Work
9. Items from Staff
 - a. Upcoming Schedule
10. Updates from Commission Members
11. Discussion Items for Future Meetings
 - a. Partial Demolition Review
12. Adjourn

Citizen Information

Persons with disabilities planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact Felicity Selvoski at 303.335.4594. A forty-eight-hour notice is requested.

Historic Preservation Commission

Meeting Minutes

June 15th, 2020

Virtual Meeting

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
Andrea Klemme
Keith Keller
Gary Dunlap
Hannah Parris

Commission Members Absent: None

Staff Members Present: Felicity Selvoski, HPC Planner
Rob Zuccaro, Planning Director
Harry Brennan, Planner II

Approval of Agenda:

Dunlap made a motion to approve the June 15th, 2020 agenda, seconded by Klemme. Agenda approved by voice vote, 5-0.

Approval of Meeting Minutes:

Dunlap made a motion to approve the June 8th, 2020 minutes, seconded by Keller. The minutes were approved as written by voice vote, 5-0.

Public Comments on Items Not on Agenda: None

NEW BUSINESS – PUBLIC HEARNIG ITEMS

925 Jefferson Avenue: Landmark, Grant, Alteration Certificate Request

Staff presented the following the research and information on 925 Jefferson Avenue:

Selvoski shared that the structure at 925 Jefferson was approximately 128 years old and was a classic example of vernacular architecture, with a great example of a hip-roofed box room house. It had been home to Virginia and Frank Hamilton. Virginia was a longtime school teacher and her husband worked as a coal miner, saloon operator, and Deputy County Clerk. Staff found that the structure had maintained much of its physical integrity. There was a 1957 addition to the rear that did not impact integrity. Staff finds that the structure met the landmarking criteria and suggested named it the Hamilton House.

City of Louisville

Planning Department *749 Main Street* *Louisville CO 80027*
303.335.4592 (phone) *303.335.4550 (fax)* *www.ci.louisville.co.us*

Selvoski also presented the alteration certificate request. She noted that the house did need work, which included raising the house and installing a new foundation and crawl space. The owners were also proposing a modern addition to the rear. She noted the differentiation between old and new construction in the elevations. Selvoski noted that the Commission had previously reviewed this application and the applicants modified their request based on the feedback they received and are no longer requesting to replace the windows on the front façade with doors or relocated the existing front door. Therefore, staff recommended approval of the updated request for the alteration certificate.

Selvoski presented the grant request for a matching grant in the amount of \$117,937 and a finding of extraordinary circumstances. She reminded the Commission that without extraordinary circumstances, the maximum grant amount was \$40,000. Selvoski noted that the proposed work was eligible for coverage. Selvoski stated that staff found that the foundation work qualified as extraordinary circumstances but the other work did not, and proposed that the grant be approved in the amount of \$98,000.

Dunlap clarified that any changes to the door would be to update it to meet current code and also that the cupola shown in the drawings would not be included on the final structure.

James Hopperstad presented for the applicant. He confirmed that the front door would be widened to meet ADA requirements.

Klemme asked the applicant if the costs associated with the front porch are based on the expansion or the preservation work. The applicant noted that the work needed to be done regardless due to the work being done on the foundation. Jimmy Moore confirmed that the porch costs are based on the preservation work needed to repair/replace what's currently there; costs for expansion were not included.

Public Comments:

None

Discussion:

Parris stated that this project is a prime example of what the HPC wants to achieve.

Haley stated that with the removal of the proposed changes to the façade of the house, the application meets the alteration certificate criteria. Parris and Klemme both agreed, and noted that the addition is set to rear.

Dunlap made a motion to recommend approval of the Landmark Application as presented for 925 Jefferson Avenue. Klemme seconded. Passed unanimously by voice vote.

Klemme made a motion to recommend approval of the Alteration Certificate as presented for 925 Jefferson Avenue. Parris seconded. Passed unanimously by voice vote.

Dunlap noted that the additional \$58,000 recommended by staff is most appropriate and is in line with what has been previously approved on similar projects. Parris noted that the applicant

will also be eligible for \$5,000 landmark grant. Klemme stated that she is comfortable with the number proposed by staff.

Dunlap made a motion to recommend approval of the Grant Request as presented for 925 Jefferson Avenue. Klemme seconded. Passed unanimously by voice vote.

1016 Grant Avenue: Landmark, Grant, Alteration Certificate Request

Staff presented the following the research and information on 1016 Grant Avenue:

Selvoski shared that the structure at 925 Jefferson was approximately 112 years old and was a classic example of vernacular architecture, with a rectangular plan and cross-gable roof. The property was associated with Helen Berardi Caranci for 90 years. She and her husband Lawrence were active in the Louisville community. Lawrence Caranci at various times served as Mayor, Fire Chief, and City Council member. Staff found that the structure had maintained much of its physical integrity. There was an addition to the rear that did not impact integrity. Staff finds that the structure met the landmarking criteria and suggested named it the Berardi House.

Selvoski also presented the alteration certificate request. The applicant is applying for an alteration certificate to allow for restoration and rehabilitation work to the historic house as well as a modern addition. The applicant is requesting to modify the following on the existing structure: window replacements; siding restoration; front porch restoration; structural stabilization. She noted the differentiation between old and new construction in the elevations. Therefore, staff recommended approval of the request for the alteration certificate.

Selvoski presented the grant request for a matching preservation grant in the amount of \$40,000 and a new construction grant of \$15,000. She reminded the Commission that the maximum grant amount was \$40,000. Selvoski noted that the proposed work was eligible for coverage. Selvoski stated that staff proposed that the grant be approved in the amount of \$55,000.

Andy Johnson, DAJ Design, presented on the project and provided additional details on the design choices and the intention to preserve the historic property.

Public Comments:
None.

Discussion:

Haley stated that the home meets all the criteria for landmarking: age, significance, integrity. Klemme concurred and added that she finds the name appropriate.

Haley appreciated the aspects of the alteration certificate that would bring the home back to a more historic appearance. The additional also meets the criteria for the new construction grant and is a great example of what we'd like to see. Parris agreed and appreciated that the request was reasonable.

Dunlap appreciated the removal of the siding and the return to historic window size/placement.

Dunlap made a motion to recommend approval of the Landmark Application as presented for 1016 Grant Avenue. Dunlap seconded. Passed unanimously by voice vote.

Dunlap made a motion to recommend approval of the Grant Request as presented for 1016 Grant Avenue. Klemme seconded. Passed unanimously by voice vote.

Klemme made a motion to recommend approval of the Alteration Certificate as presented for 1016 Grant Avenue. Parris seconded. Passed unanimously by voice vote.

1200 Jefferson Avenue: Landmark, Grant, Alteration Certificate Request

Staff presented the following the research and information on 1200 Jefferson Avenue:

Selvoski shared that the structure at 1200 Jefferson was built in 1900 and moved to Louisville in 1930; it underwent a substantial renovation and expansion circa 1950-1960. This house is associated with the historic development of Louisville, including the tradition of moving mining homes into the city. The house at 1200 Jefferson is a vernacular structure with a modest form typical of mid-20th century Louisville. The property was associated with Rocco DeSantis who purchased a house located at the Gorham Mine in Marshall in 1930 and had it moved to 1200 Jefferson. He built the additions to the house in approximately 1956 and lived in there until he died in 1997, having owned the property for 68 years. Staff found that the structure had maintained much of its physical integrity. Staff finds that the structure met the landmarking criteria and suggested named it the DeSantis House.

Selvoski also presented the alteration certificate request. The applicant is applying for an alteration certificate to allow for restoration and rehabilitation work to the historic house. The applicant is requesting to modify the following on the existing structure: Reinforce/repair existing foundation/crawlspace; repair existing siding as necessary; remove and replace deteriorated windows and doors; regrade site to allow for positive drainage. Staff recommended approval of the request for the alteration certificate.

Selvoski presented the grant request for a matching grant in the amount of \$61,600 and a finding of extraordinary circumstances. She reminded the Commission that without extraordinary circumstances, the maximum grant amount was \$40,000. Selvoski noted that the proposed work was eligible for coverage. Selvoski stated that staff found that the foundation work qualified as extraordinary circumstances and proposed that the grant be approved in the amount of \$61,600.

Andy Johnson, DAJ Design, presented on the project and provided additional details on the design choices and the intention to preserve the historic property as well as its current condition.

Public Comments:

Non

Discussion:

Dunlap pointed out that the extraordinary circumstances request can be subjective and he appreciated the prudence shown by the applicant and client.

Klemme asked how we balance preservation with the cost to preserve homes in a deteriorated state. She appreciated the background and history on the project.

Haley noted that the house meets the requirements for landmarking: age, significance, and integrity.

Klemme noted that the grant is limited to the aspects of a project that we cover.

Haley brought up the scope of the project and the extraordinary circumstances request. She appreciated that the request is for 1/3 of the cost and shows respect for the intent and balance of the fund. Klemme and Parris agreed.

Klemme made a motion to recommend approval of the Landmark Application as presented for 1200 Jefferson Avenue. Keller seconded. Passed unanimously by voice vote.

Dunlap made a motion to recommend approval of the Grant Request as presented for 1200 Jefferson Avenue. Keller seconded. Passed unanimously by voice vote.

Parris made a motion to recommend approval of the Alteration Certificate as presented for 1200 Jefferson Avenue. Klemme seconded. Passed unanimously by voice vote.

Items from Staff:

Staff gave an update for future meeting, July 20th:

Updates from Commission Members: None

Discussion Items for Future Meetings: None

Subcommittee Updates

Adjourn:

Parris motioned to adjourn and Keller seconded. Voice motion passed, 5-0. Meeting adjourned at 8:40 pm.

ITEM: 601 Lincoln Avenue Probable Cause Determination

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

OWNER: Vicky Mandell
601 Lincoln Avenue
Louisville, CO 80027

PROJECT INFORMATION:
ADDRESS: 601 Lincoln Avenue
LEGAL DESCRIPTION: Lots 9-10, Block 10, Pleasant Hill
DATE OF CONSTRUCTION: ca. 1905

REQUEST: A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 601 Lincoln Avenue.



SUMMARY:

The applicant is requesting:

- A finding of probable cause for landmark designation to allow for funding of a historic structure assessment for 601 Lincoln Avenue. 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.”

Staff recommendations:

- Staff recommends that the HPC finds there is probable cause for landmarking 601 Lincoln Avenue under the criteria in section 15.36.050 of the LMC, making the properties eligible for the cost of a historic structure assessment.

HISTORICAL BACKGROUND:

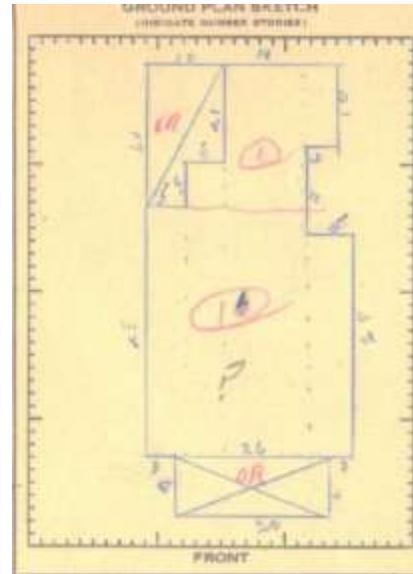
Information from Bridget Bacon, Louisville Historical Museum

The subdivision in which this house is located, the Pleasant Hill Addition, was platted in 1894. The lots where 601 Lincoln Avenue is located were originally sold to Charles Wolfer in 1903, then to Frank Carveth in 1904, and finally to George Dalby in 1906. Records indicate that the house was constructed prior to 1906.

George Dalby moved to Louisville in 1892 as a child. In 1900 he married Jane Elsdon and they had four children: Edward; Clara; Grace; and Joe. George went into the retail business with several of his cousins and in 1909 they moved into what is now the State Mercantile Building at 801 Main Street. At that time, the building was known as “Carveth Bros. & Dalby” or the “Dalby Supermarket.” George Dalby was injured in a train crash on his way to Denver; two of his cousins were killed in the same accident. Joe Dalby took over the business in 1946 and ran it until its closure in 1969.

Grace Dalby took ownership of the house in 1951 following the death of her parents. At that point, the house is believed to have been used as a rental. In 1976, the house was sold to the King/Mandell family.





601 Lincoln Avenue, Boulder County Assessor's Card, 1948



601 Lincoln Avenue, Northeast view. 2020.



Lincoln Avenue, East view. 2020.



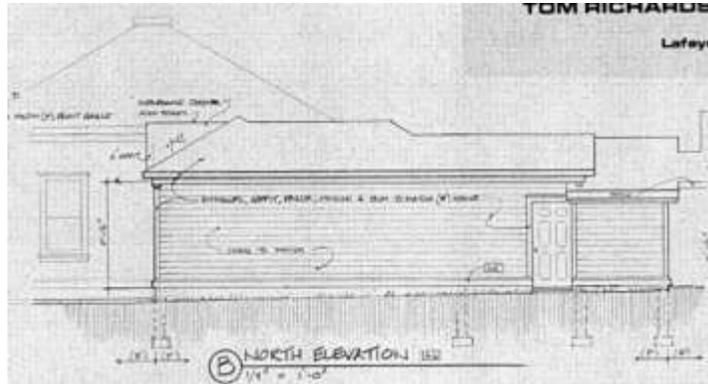
601 Lincoln Avenue, Southeast view. 2020.

ARCHITECTURAL INTEGRITY:

The historic structure located at 601 Lincoln Avenue is an early 20th century wood frame Folk Victorian house with a pyramidal roof. The primary façade faces east to Lincoln Avenue. There is a full-width front porch along the facade with a hipped roof. The original portion of the structure had a rectangular plan. The footprint of the house changed in 2005 with the addition of an attached garage on the north side of the house. Based on available photographs, the wood support posts on the front porch appear as well as the wooden trim appear to be original or historic. Door and window placement appear to be original.

Primary changes occurred over time:

- Garage addition (2005);
- Front door replaced (timing unknown);
- Gutters added (timing unknown);



601 Lincoln Avenue, North Elevation Addition. 2005.

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:

Sec. 15.36.050. - Criteria for Designation

Criteria	Meets Criteria?	Evaluation
A. 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 this chapter.	Yes	The principal structure at 601 Lincoln Avenue was constructed circa 1905.
1. a. Architectural. 1) Exemplifies specific elements of an architectural style or period.	Yes	The house at 601 Lincoln Avenue is a early 20 th century wood frame Folk Victorian house. This house is

<ul style="list-style-type: none"> 2) <i>Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.</i> 3) <i>Demonstrates superior craftsmanship or high artistic value.</i> 4) <i>Represents an innovation in construction, materials or design.</i> 5) <i>Style particularly associated with the Louisville area.</i> 6) Represents a built environment of a group of people in an era of history that is culturally significant to Louisville. 7) <i>Pattern or grouping of elements representing at least one of the above criteria.</i> 8) <i>Significant historic remodel.</i> 		<p>associated with the historic development of Louisville and the Pleasant Hill subdivision.</p> <p>The primary façade faces east to Lincoln Avenue. The façade of the house has undergone minor changes over time including a garage addition to the north but retains significant architectural integrity when viewed from the street.</p>
<p>1. b. Social.</p> <ul style="list-style-type: none"> 1) <i>Site of historic event that had an effect upon society.</i> 2) Exemplifies cultural, political, economic or social heritage of the community. 3) Association with a notable person or the work of a notable person. 	Yes	<p>The house at 601 Lincoln Avenue was owned by several Louisville families since its construction. The original homeowners, the Dalby family, were prominent members of the Louisville community. The Dalby family owned the property through 1976.</p>
<p>1. c. Geographic/environmental.</p> <ul style="list-style-type: none"> 1) <i>Enhances sense of identity of the community.</i> 2) <i>An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.</i> 	N/A	
<p>3. <i>All properties will be evaluated for physical integrity and shall meet one or more of the following criteria:</i></p> <ul style="list-style-type: none"> a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation. b. <i>Retains original design features, materials and/or character.</i> c. Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago. 	Yes	<p>This structure adds character and value to Old Town and remains on its original lot in the Pleasant Hill subdivision.</p> <p>The structure has integrity of location, design, workmanship, feeling and association. Integrity of setting has been compromised by the demolition of the houses to the south and east. Integrity of materials is unknown.</p> <p>The structure retains its overall form and appearance from the street and exhibits a moderate level of physical integrity.</p>

<p>d. <i>Has been accurately reconstructed or restored based on historic documentation.</i></p>		
---	--	--

PRESERVATION MASTER PLAN:

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

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

Objective 3.3 - Encourage voluntary designation of eligible resources

Objective 3.4 - Promote alternatives to demolition of historic buildings

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

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

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.

RECOMMENDATION:

Staff recommends that the HPC finds there is probable cause for landmarking 601 Lincoln Avenue under the criteria in section 15.36.050 of the LMC, making the properties eligible for the cost of a historic structure assessment. The current maximum amount available for an HSA is \$4,000. Staff recommends the HPC approve a grant not to exceed \$4,000 to reimburse the costs of a historic structure assessment for 601 Lincoln Avenue.

ATTACHMENTS:

- 601 Lincoln Avenue Historic Preservation Application
- 601 Lincoln Avenue Historic Survey

ELECTRONIC HISTORIC PRESERVATION HEARING REQUEST CASE NO: _____

<p>PROPERTY INFORMATION</p> <p>Address: <u>601 LINCOLN AVE</u></p> <p>Year of Construction: <u>1900</u></p> <p>Legal Description: <u>LOTS 9-10 BLK 10 PLEASANT HILL</u></p> <p>Landmark Name and Resolution (if applicable):</p>	<p>TYPE(S) OF APPLICATION</p> <p><input checked="" type="checkbox"/> Probable Cause/Historic Structure Assessment</p> <p><input type="checkbox"/> Landmark Designation</p> <p><input type="checkbox"/> Historic Preservation Fund Grant</p> <p><input type="checkbox"/> Historic Preservation Fund Loan</p> <p><input type="checkbox"/> Landmark Alteration Certificate</p> <p><input type="checkbox"/> Demolition Review</p> <p><input type="checkbox"/> Other:</p>
<p>APPLICANT INFORMATION</p> <p>Name: <u>ANDY JOHNSON</u></p> <p>Company: <u>DAJ DESIGN</u></p> <p>Address: <u>922A MAIN STREET, LOUISVILLE 80027</u></p> <p>Telephone: <u>303-527-1100</u></p> <p>Email: <u>ANDY@DAJDESIGN.COM</u></p>	<p>I hereby request the public hearing(s) on this application be scheduled to be conducted by Electronic Participation in accordance with the attached Resolution No. 30, Series 2020, as adopted by the City Council on April 7, 2020, if such hearing(s) can be scheduled during a time period when in-person meetings are not being held due to a health epidemic or pandemic. I acknowledge that holding a quasi-judicial hearing by Electronic Participation may present certain legal risks and involves an area of legal uncertainty, and that having this application heard at a meeting held by Electronic Participation is optional and undertaken at my own risk. I also understand that in-person meetings are preferred for quasi-judicial hearings, and that even if electronic hearing(s) are scheduled, this application will be heard at an in-person meeting if in-person meetings have resumed by the scheduled hearing date(s).</p>
<p>OWNER INFORMATION</p> <p>Name: <u>VICKY MANDELL</u></p> <p>Company: <u>MANDELL-KING TRUST</u></p> <p>Address: <u>601 LINCOLN AVE, LOUISVILLE 80027</u></p> <p>Telephone: _____</p> <p>Email: _____</p>	<p>SIGNATURES AND DATES</p> <p>ANDY JOHNSON</p> <hr/> <p>Applicant Name</p> <p> 6/11/2020</p> <hr/> <p>Applicant Signature Date</p> <p>VICKY MANDELL</p> <hr/> <p>Owner Name</p> <p>6/11/2020</p> <hr/> <p>Owner Signature Date</p>



601 Lincoln Avenue History

Legal Description: Lots 9 & 10, Block 10, Pleasant Hill Addition, Louisville, Colorado

Year of Construction: circa 1905

Summary: The Dalby family owned this home for 70 years, from 1906 to 1976. George Dalby was a partner in the Carveth Bros. & Dalby store, which was in what is today known as the State Mercantile Building, and it became “Dalby’s” when his son, Joe, took it over in the 1940s.

Development of the Pleasant Hill Addition; Date of Construction

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

In 1903, Orrin Welch, through Charles C. Welch, transferred (in one transaction) seven lots on the west side of Lincoln to Charles F. Wolfer, the Louisville real estate developer and doctor. The total amount paid for the seven lots was \$250, according to property deeds recorded with the Boulder County Recorder’s Office.

In October 1904, Charles and Flora Wolfer sold Lots 9 and 10, which today make up 601 Lincoln, to Frank Carveth for \$140. In May 1906, Frank Carveth sold the same lots, 9 and 10, to his cousin, George Dalby, for \$1200.

The 1948 Boulder County Assessor card for this property and the Boulder County Assessor’s Office website both give 1900 as the date of construction of this house. Boulder County is sometimes in error with respect to the date of construction of Louisville buildings, so it’s important to look at all of the evidence with respect to ascertaining the date of construction.

In this case, the evidence supplied by the property deeds that were recorded with Boulder County suggests that the house was constructed in about 1905. When the subdivision developer sold the two

lots and five other lots to local real estate developer Charles Wolfer in 1903, the price was less than \$40 per lot. Then the sale price for the two lots in October 1904 was \$140. However, in May 1906, jumped to \$1200. Although we may never know the full story of why the figure was so high, this information does seem to suggest that a dwelling had been constructed on the lots in the interim between sales.

No other relevant information that might shed light on the construction date could be found, except that the house appears on the 1909 Drumm's Wall Map of Louisville, so it was definitely built by 1909. For these reasons, the date of construction is assumed to be "circa 1905."

Dalby Family Ownership, 1906-1976

George Dalby (1878-1947) purchased these lots in the Pleasant Hill Addition in 1906. According to *The Louisville Times* in 1946, he had come with his family from Iowa to Louisville when he was 14, in about 1892.

In 1900, George married Jane Elsdon. They had four children: Edward (1901-1930), Clara (1902-1928), Grace (Davies) (1904-1996), and Joe (1911-1997). They all lived at 601 Lincoln. According to Louisville directories and the 1920 federal census, George's father, James Dalby (1851-1925) also made his home at 601 Lincoln in the 1910s and early 1920s.

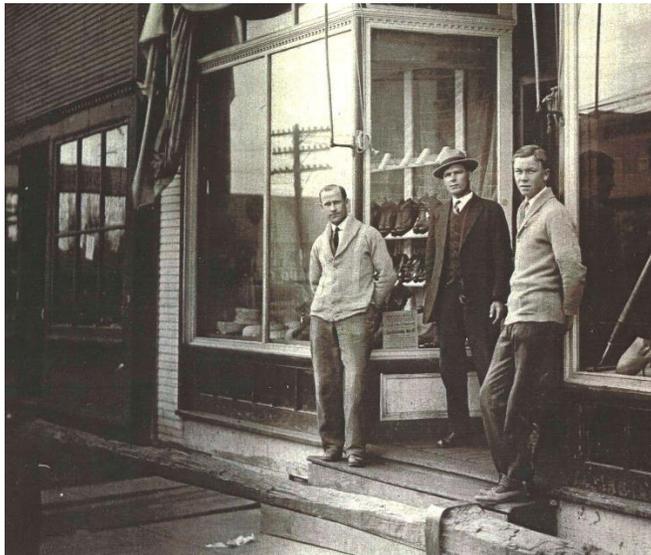
At about the same time as when George Dalby purchased 601 Lincoln, and by most accounts in about 1905-1907, he became a merchant and went into the retail business in Louisville with three of his cousins, who were Frank Carveth, Edwin Carveth, and James Arthur Carveth.

They moved their business into the existing State Mercantile Building at 801 Main St. in about 1909. For the next 60 years, the building was known as the "Carveth Bros. & Dalby" or the "Dalby's Supermarket" building and it was one of the most prominent downtown businesses and buildings during that time.

Edwin died in 1909 and the other partners bought out his interest. In 1918, James Arthur sold his interest to the others and Emma Harris. In 1920, upon the death of Frank Carveth, George Dalby and Emma Harris bought out his interest and became the only partners in the business, which continued to be called "Carveth Bros. & Dalby." A *Louisville Times* article from the 1940s indicated that George Dalby held the majority interest from 1920 until his son took over the business in 1946.

George Dalby was injured in the same accident in 1920 that killed his cousin, Frank Carveth, and his brother, Frank Dalby. On Labor Day in 1920, two Interurban trains had a head-on collision in Globeville, just north of Denver. The train on its way to Denver was filled with Louisville residents, many of whom were on their way to see a Louisville native son, Toney W. LaSalle, play baseball in the championship game of the Denver Post Baseball Tournament. The crash killed 13 people, seven of who were from Louisville. It also injured about 40 others from Louisville, including George Dalby.

The following photo shows George Dalby on the left of three men standing in front of the Stoiber store at 813 Main, two doors up from his store at 801 Main. (A photo of Jane Dalby could not be located for this report. Photos of the Dalby children are viewable in the Museum's online photo collection.)



The following photo shows the building at 801 Main with the Carveth Bros. & Dalby signage. (In the 1990s, the signage was returned to lettering similar to the original “State Mercantile” lettering.)



In 1946, George and Jane Dalby’s son, Joe Dalby, who had grown up in the house at 601 Lincoln, took over the family business. He ran it as Dalby’s Supermarket, selling groceries and appliances, until he left the business in 1969. The following photo shows the building at 801 Main during his time there:



believed to have been his mother's cousin, Sarah Jones Nelmes, who lived in the house from 1951 until 1952. From 1952 until 1954, the family that lived at 601 Lincoln was that of George Davies's sister, Margaret Davies Watts, and her husband, Marvin, and their son, Bob.

From the 1950s to the 1960s, renters included Antone and Katherine Stangier and their daughter, Kathy. Antone Stangier had previously been a farmer and also worked as a general contractor. Katherine Stangier was a cook at the Blue Parrot restaurant. A tenant in the early 1970s was Richard McGrath.

In 1976, Grace Dalby Davies sold 601 Lincoln to David and Laura King.

King/Mandell-King Ownership, beginning in 1976

In 1976, David and Laura King purchased 601 Lincoln. In 1977 and 1978, Laura King conveyed her ownership interest to David King. He married Vicki Mandell in 1978. The two later conveyed their ownership in 601 Lincoln to the Mandell-King Trust, which is the current owner of record.

The following photos of 601 Lincoln from the Museum collection are undated, but may have been taken in the 1980s or 1990s:



This photo of 601 Lincoln was taken in April 2010:



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

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: Staff Updates
Date: **July 20, 2020**

Alteration Certificate Updates

None

Demolition Updates

None

Upcoming Schedule

July

20th – Historic Preservation Commission, Virtual, 6:30 pm

August

3-9th – FORUM 2020: Preservation Coast to Coast (Virtual Conference)

17th – Historic Preservation Commission, Virtual, 6:30 pm

September

21st – Historic Preservation Commission, Virtual or Council Chambers, 6:30 pm

October

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