

***Historic Preservation Commission
Agenda
August 17, 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 – July 20, 2020
5. Public Comments on Items Not on the Agenda
6. Probable Cause Hearing
 - a. 841 Jefferson Avenue
7. Probable Cause Hearing
 - a. 633 La Farge Avenue
8. Probable Cause Hearing
 - a. 1201 Lincoln Avenue
9. Discussion:
 - a. Subcommittee Updates
10. Items from Staff
11. Updates from Commission Members
12. Discussion Items for Future Meetings
 - a. Partial Demolition Review
13. 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.

Andy Johnson, DAJ Design, spoke as the applicant. He noted the quantity and quality of the original materials that remain on the house.

Public Comments:
None

Discussion:

Parris commented that the structure seems to meet all the criteria for age, significance, and integrity. Klemme agreed.

Parris made a motion to recommend approval of the Probable Cause finding and the \$4,000 Historic Structure Assessment Grant. Klemme seconded. Passed unanimously by voice vote.

541 Jefferson Avenue: HSA Presentation

Andy Johnson, DAJ Design, presented the following information regarding the HSA completed for 541 Jefferson Ave.

Johnson commented on the changes that have occurred to the house over time. A major renovation was completed in 1997 that moved the house on the lot to comply better with zoning and also changed the façade to include the addition of a bay window. Proposed changes to the house as a result of the HSA include: removal of stucco siding; removal of front door; removal of replacement windows; repair or replace wood siding and trim; add an historically appropriate front door; add historically appropriate windows and trim.

Klemme asked for clarification on the window at the rear of the house. Johnson confirmed its location over the stairs.

Haley asked about the addition located on the front of the house and if there was any conversation regarding reverting to its original appearance. Johnson commented on the changes that occurred to the house over time including door and window relocation as well as the original materials that may remain on the structure.

Parris commented on the possibility relocating the front door to its original location. Johnson responded that the relocation wouldn't be feasible based on the current layout.

Klemme commented on the extent of the 1997 and that it doesn't comply with the Secretary of the Interiors guidelines for renovations.

Hayley commented on the importance of differentiating the materials and design on new additions from historic portions of a property.

Subcommittee Updates

Klemme discussed the video she's developing to provide an overview of the historic preservation program. She also discussed a shared spreadsheet for the HPC members. Selvoski responded that a maximum of two commissioners can work on any specific document; documents can be shared with the full commission for discussion at an HPC meeting.

Klemme asked how commissioners could evaluate properties in an objective way.

Dunlap commented on extent of the information contained in the historic context reports.

Selvoski asked for clarification regarding the intent of property evaluation and also commented that the purpose of surveys is documentation only and has been expressed to property owners.

Ritchie reminded commissioners on the importance of limiting interactions between members outside of meetings. Also, any activities that predetermine how the commission might ultimately vote.

Klemme clarified that the purpose of the surveys is to add to our documentation of the historic properties located in Louisville. Selvoski commented that they are also a requirement of Louisville's status as a CLG.

Dunlap shared the document he created to compile information related to past applications and landmark approvals. He also added that he has been in contact with a local artist and is exploring the potential creation of a coloring book as an outreach tool.

Structural Assessment Grant Discussion

Klemme provided background: recent grant requests have exceeded the maximum \$40,000 preservation grant due to structural/foundation issues. She questioned if there is another way to approach this through an additional grant type specifically related to structural issues.

Selvoski provided background on the former grant programs. Former iterations of the grant program included flexible and focused grants. The current program was designed to provide as much flexibility as possible to commission members when evaluating grants.

Klemme expressed concern about the ability of the commission to remain consistent. Selvoski commented that this hasn't been done often so we don't have many extraordinary circumstances cases to use as guidance.

Dunlap commented on the number of extraordinary circumstances applications and if these projects are actually extraordinary. Haley commented that having more in-depth historic structure assessments for each property could also be identifying the issues.

Klemme expressed that she's comfortable with the current grant program but it can be revisited in the future if necessary.

Items from Staff:

Staff gave an update for future meeting, August 17th:

Updates from Commission Members: None

Discussion Items for Future Meetings: None

Subcommittee Updates

Demolition Definition Evaluation

Adjourn:

Klemme motioned to adjourn and Keller seconded. Voice motion passed, 5-0. Meeting adjourned at 8:50 pm.

DRAFT

ITEM: 841 Jefferson Avenue Probable Cause Determination

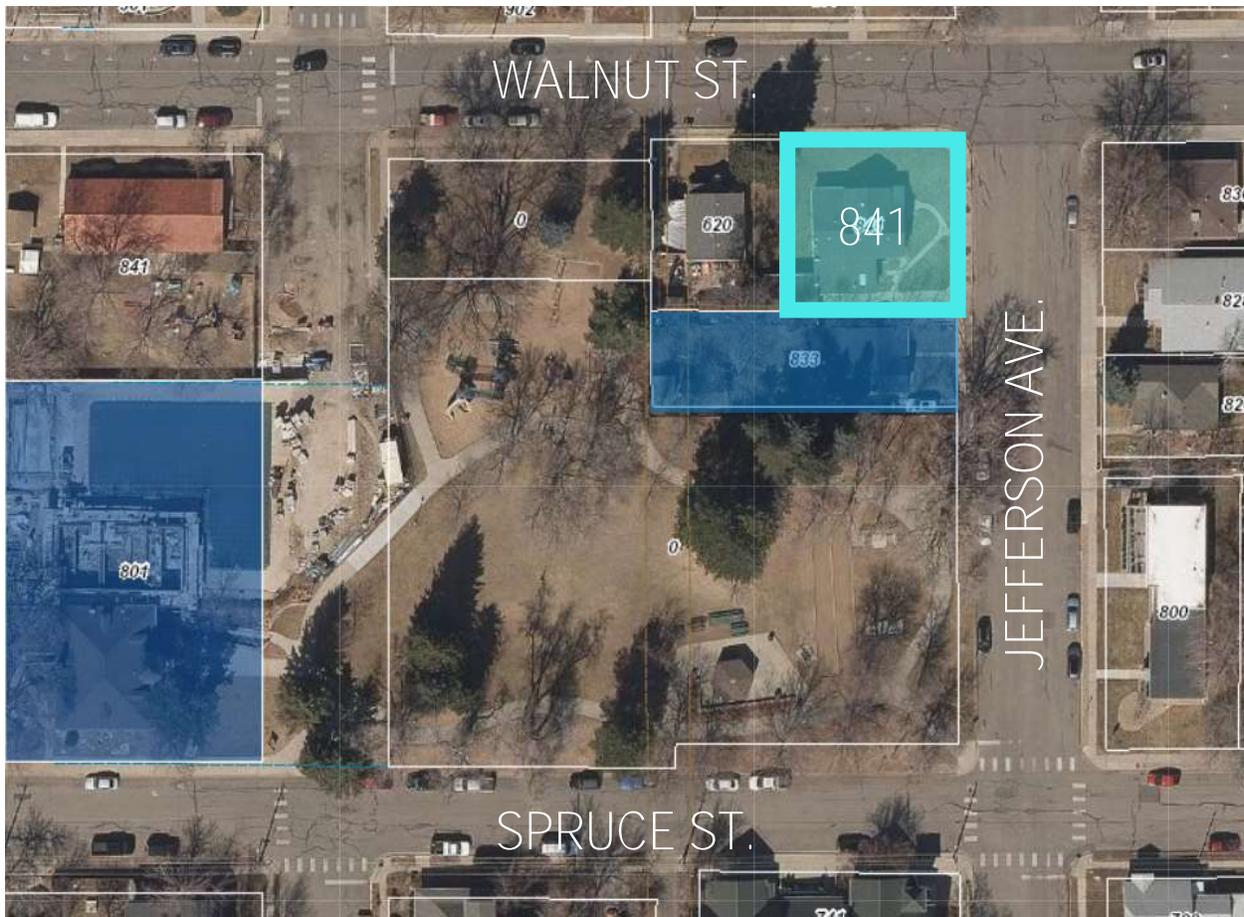
APPLICANT: Matt Goldstein
841 Jefferson Avenue
Louisville, Colorado 80027

OWNER: Same

PROJECT INFORMATION:

ADDRESS: 841 Jefferson Avenue
LEGAL DESCRIPTION: 1 Mossoni Place
DATE OF CONSTRUCTION: ca. 1896-1904

REQUEST: A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 841 Jefferson Avenue.



SUMMARY:

The applicant is requesting:

- A finding of probable cause for landmark designation to allow for funding of a historic structure assessment for 841 Jefferson 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 841 Jefferson Avenue under the criteria in section 15.36.050 of the LMC, making the property eligible for the cost of a historic structure assessment.

HISTORICAL BACKGROUND:

Information from Bridget Bacon, Louisville Historical Museum

This building is part of Jefferson Place, the first residential subdivision in Louisville. The property at 841 Jefferson was associated with two families, the Carlton family that helped found the Methodist Church one block away at 741 Jefferson (5BL924) and the Italian Mossoni family. The house, which was extensively remodeled and expanded in 1959, has a connected history with that of 620 Walnut , located just to the west.

The Carlton family homesteaded the property and owned and occupied the house for over 50 years (1895-1943). Jane Carlton owned the property at 841 Jefferson by 1893 and the property at 833 Jefferson by 1895, when she conveyed 833 Jefferson to her son-in-law, Fred Marriott. Marriott was married to Jane Carlton’s daughter, Jennie. The Carltons helped to found the local Methodist Church and played a significant role in the Methodist Ladies Aid Society. Jane and David Carlton had at least six daughters; records and directories for Louisville show that Jane Carlton lived at 841 Jefferson for several decades with her daughter, Margaret Carlton. Margaret died in 1941 and her mother, Jane, died in 1942.

The Mossoni family owned the property for at least sixty-eight years and occupied it for most of that time. Although the property occasionally changed hands among members of the Mossoni family, Norman Mossoni was the primary owner and resident with his wife and family. Norm Mossoni was a locally prominent businessman who owned a Main Street hardware store, a tavern, and service station. He was an investor in the local Hi-Way coal mine. Mr. Mossoni served as the Louisville fire chief and served on the town council. In 1959, the Mossoni family extensively remodeled and expanded 841 Jefferson and built the small house to the west, 620 Walnut.



841 Jefferson Avenue, Boulder County Assessor's Card, 1950



841 Jefferson Avenue, Boulder County Assessor's Card, 1959



841 Jefferson Avenue, East view. 2020.



841 Jefferson Avenue, Southeast view. 2020.



841 Jefferson Avenue, Northeast view. 2020.



841 Jefferson Avenue, Northwest view. 2020.

ARCHITECTURAL INTEGRITY:

841 Jefferson is a one-story house of brick and wood frame construction with its primary elevation facing east to Jefferson Avenue. The exterior is faced with red brick with horizontal siding on the west and north sides, which date from a 1959 addition. The east and south elevations have horizontal siding painted white, with red brick and horizontal siding painted red at the front entrance and on the gables. The roof is a cross gable with a curved catslide shape over the enclosed porch at the front entrance. On the east side, the roof has a pronounced overhang and there is a decorative scalloped shape on the lower edge of the fascia. The north and west sides have a shallow roof overhang and simple, unadorned fascia trim. The entrance is located at the north end of the east façade. It has a small concrete stoop and three concrete steps. According to the assessor’s card, the front (east) and eastern 17 feet of the original house were retained. The assessor card notes that material from the original house was used in the remodel. In 1979, a permit was issued for partial brick veneer. In 1981, a 16x14 addition was constructed on the south side of the house. The roof connection to the garage was built in 1986.

Primary changes occurred over time:

- Remodel/expansion, porch enclosure, brick veneer, window and siding replacement (1959);
- Brick veneer (1979);
- Addition to south elevation (1981);
- Garage connection (1986);
- Window replacement (unknown).

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

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

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

Sec. 15.36.050. - Criteria for Designation

Criteria	Meets Criteria?	Evaluation
A. <i>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.</i>	Yes	The principal structure at 841 Jefferson Avenue was constructed circa 1896-1904. The additions and renovations to the original structure completed in 1959—are more than 50 years old and have gained historical significance.
1. a. <i>Architectural.</i> 1) Exemplifies specific elements of an architectural style or period. 2) Example of the work of an architect or builder who is recognized for	Yes	While originally an early 20 th century wood frame vernacular structure, the house at 841 Jefferson Avenue was renovated substantially in 1959 and now exhibits characteristics of minimal traditional, ranch, and Tudor-revival

<p><i>expertise nationally, statewide, regionally, or locally.</i></p> <ol style="list-style-type: none"> 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) <i>Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.</i> 7) <i>Pattern or grouping of elements representing at least one of the above criteria.</i> 8) <i>Significant historic remodel.</i> 		<p>styles. This house is associated with the historic development of Louisville and the Jefferson Place subdivision.</p>
<p>1. b. <i>Social.</i></p> <ol 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. 	<p>Yes</p>	<p>This house is associated with two locally prominent families, the Carlton and Mossoni families. The Carlton family homesteaded the property and owned and occupied the house for over 50 years. The Carltons helped to found the local Methodist Church and played a significant role in the Methodist Ladies Aid Society. The Mossoni family owned the property for over sixty-eight years and occupied it for most of that time. Norm Mossoni was a locally prominent businessman who owned a Main Street hardware store, a tavern, and service station. He was an investor in the local Hi-Way coal mine. Mr. Mossoni served as the Louisville fire chief and served on the town council.</p>
<p>1. c. <i>Geographic/environmental.</i></p> <ol 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> 	<p>N/A</p>	
<p>3. <i>All properties will be evaluated for physical integrity and shall meet one or more of the following criteria:</i></p> <ol 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. 	<p>Yes</p>	<p>This structure adds character and value to Old Town. This property was originally developed as part of Jefferson Place, although it has since been re-platted to a different subdivision, Mossoni Place. Jefferson Place Subdivision is a historic residential neighborhood adjacent to downtown Louisville.</p>

<p>b. <i>Retains original design features, materials and/or character.</i></p> <p>c. <i>Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.</i></p> <p>d. <i>Has been accurately reconstructed or restored based on historic documentation.</i></p>		<p>When evaluated against the 1958 assessor's photos, the structure retains its overall form and appearance from the street and exhibits a moderate level of physical integrity. It has retain integrity of location, setting, design, materials, feeling, and workmanship.</p>
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PRESERVATION MASTER PLAN:

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

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

Objective 3.3 - Encourage voluntary designation of eligible resources

Objective 3.4 - Promote alternatives to demolition of historic buildings

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

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

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 841 Jefferson 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 841 Jefferson Avenue.

ATTACHMENTS:

- 841 Jefferson Avenue Historic Preservation Application
- 841 Jefferson Avenue Historic Survey

HISTORIC PRESERVATION APPLICATION

CASE NO. _____

<p>PROPERTY INFORMATION</p> <p>Address: <u>841 JEFFERSON AVE</u></p> <p>Date of Construction: <u>1895</u></p> <p>Legal Description:</p> <p>Lot: <u>1 MOSSONG PLANE</u> Block: _____</p> <p>Subdivision: _____</p> <p>Landmark Name and Resolution (if applicable):</p> <p>_____</p>	<p>TYPE(S) OF APPLICATION</p> <p><input checked="" type="checkbox"/> Probable Cause/Historic Structure Assessment</p> <p><input checked="" type="checkbox"/> Landmark</p> <p><input checked="" type="checkbox"/> Historic Preservation Fund Grant</p> <p><input type="checkbox"/> Historic Preservation Fund Loan</p> <p><input type="checkbox"/> Alteration Certificate</p> <p><input type="checkbox"/> Demolition Review</p> <p><input type="checkbox"/> Other: _____</p>
<p>APPLICANT INFORMATION</p> <p>Name: <u>MATT GOLDSTEIN</u></p> <p>Company: _____</p> <p>Address: <u>841 JEFFERSON AVE</u></p> <p>Telephone: <u>404-822-1430</u></p> <p>Email: _____</p>	<p>REQUEST SUMMARY</p> <p><u>I WOULD LIKE TO</u></p> <p><u>HAVE MY HOUSE DESIGNATED HISTORIC</u></p> <p><u>LANDMARK AND BE</u></p> <p><u>APPROVED FOR A PRESERVATION</u></p> <p><u>FUND GRANT</u></p>
<p>OWNER INFORMATION (IF DIFFERENT)</p> <p>Name: _____</p> <p>Company: _____</p> <p>Address: <u>N/A</u></p> <p>Telephone: _____</p> <p>Email: _____</p>	<p>SIGNATURES AND DATE</p> <p><u>MATT A GOLDSTEIN</u></p> <p>Applicant Name (print) Date</p> <p><u>[Signature]</u> 8/1/20</p> <p>Applicant Signature</p> <p><u>MATT A GOLDSTEIN</u></p> <p>Owner Name (print) Date</p> <p><u>[Signature]</u> 8/1/20</p> <p>Owner Signature</p>

Resource Number: 5BL 11307
Temporary Resource Number: 157508484001

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination (OAHP use only)

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

I. IDENTIFICATION

1. Resource number: 5BL 11307
2. Temporary resource number: 157508484001
3. County: Boulder
4. City: Louisville
5. Historic building name: Carlton House
6. Current building name: Mossoni House
7. Building address: 841 Jefferson Avenue, Louisville, CO 80027. Alternate previous addresses: 340 and 845 Jefferson. Louisville addresses were changed in the 1930s.
8. Owner name and address: Mossoni, C/O Mark
Mossoni 2951 W 149th Ave Broomfield, CO 80023.



II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
SW ¼ of NE ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference NAD 83
Zone 13; 488481 mE 4425375 mN
11. USGS quad name: Louisville, Colorado
Year: 1965 revised 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 1 Block: 0
Addition: Mossoni Place Year of Addition: 1998
13. Boundary Description and Justification: The surveyed area is bounded by Jefferson Avenue on the east, Walnut Street on the north, and property lines on the west and south.

III. Architectural Description

14. Building plan (footprint, shape): Irregular plan
15. Dimensions in feet: Length 48 x Width 40
16. Number of stories: One
17. Primary external wall material(s): Brick, plywood/particle board
18. Roof configuration: Cross gabled roof

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19. Primary external roof material: Asphalt
20. Special features: Fence
21. General architectural description: 841 Jefferson is a one-story house of brick and wood frame construction, irregularly shaped in plan, with its primary elevation facing east to Jefferson Avenue. The foundation is concrete. The exterior is faced with red brick with horizontal composition gable siding on the west and north sides, which date from a 1959 addition presenting a more contemporary ranch-like style. The east and south elevations have horizontal composition siding painted white, with red brick wainscot and horizontal composition siding painted red at the front entrance and on the gables. The roof is a cross gable with a curved catslide shape over the enclosed porch at the front entrance. Roofing consists of dark gray asphalt shingles. On the east side, the roof has a pronounced overhang and there is a decorative scalloped shape on the lower edge of the fascia. The north and west sides have a shallow roof overhang and simple, unadorned fascia trim. The entrance is located at the north end of the east façade. It has a small concrete stoop and three concrete steps. The entrance has a clear-finished wood panel door with an aluminum storm/screen door. South of the entrance, centered below the east gable roof, there is a prominent "picture" window with flanking single-hung windows, sheltered by a shed-roofed awning. Typical windows on the house are 2/2 single-hung wood sash, some set in pairs, with white aluminum storm windows. The garage is located at the southwest corner of the property. It is attached to the house by a roof structure.
22. Architectural style/building type: Mixed style: Minimal traditional, Ranch, Tudor Revival (as altered)
23. Landscaping or special setting features: This property was originally developed as part of Jefferson Place, although it has since been re-platted to a different subdivision, Mossoni Place. 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.

841 Jefferson Avenue is on a large corner lot and the house was extensively remodeled and expanded in 1959. Like many of the other corner properties in Jefferson Place, this is a larger land parcel. The house is set back further from both streets than many other properties in the area. The house has a long, rambling floor plan that is unusual for the neighborhood, although the main façade facing Jefferson Avenue does retain some of the scale and features (front gable with overhang, light-colored horizontal siding, one-story height) of other nearby houses. The north elevation, facing Walnut Street, presents an entirely different character with its dark brick wall material and long ranch-style profile.

841 Jefferson has generous grassy front lawns that are open to both Walnut and Jefferson. The north side of the house also has a grass lawn, open to the adjacent property except for a tall wooden privacy fence west of the garage. A broad concrete driveway leads from Jefferson Avenue to the garage at the west end of the lot. The grade slopes down to the south. Both front lawns have shrubs and raised planters: a round brick planter on the north lawn, a brick and lava rock planter on the east lawn, a brick planter adjacent to the house with a curved planter of pink stone at the south corner. There is a covered patio connecting the garage and house. From the Jefferson Avenue city walk, a curved concrete walk leads to three concrete steps and a concrete stoop at the front entrance. A branch from the curved walkway leads southwest to the driveway.

24. Associated buildings, features, or objects: There is a red brick two-car garage at the southwest corner of the lot. A roof extension covers a patio between the house and garage. The garage has a gable roof with dark gray asphalt shingles, a white paneled overhead garage door facing east, a white pedestrian door and a white slider window facing north. The garage has a cupola roof vent topped with a weather vane.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: ca. 1896-1904 Actual: (1959, altered)
Source of information: 1896 homestead declaration, 1904 Louisville directory

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26. Architect: Unknown
Source of information: NA
27. Builder/Contractor: Unknown
Source of information: NA
28. Original owner: Jane Carlton
Source of information: Boulder County property deed
29. Construction history (include description and dates of major additions, alterations, or demolitions): The entire property was homesteaded in 1896 and the original house was built some time between 1896 and 1904. The 1950 Boulder County appraiser card shows the original house. In 1959, the house was extensively remodeled and expanded to the west. The front (east) and eastern 17 feet of the original house were retained. The card notes that materials "from the old house" were used in the addition. Possibly at the same time, the original front porch was enclosed, a brick veneer wainscot added, windows replaced in enlarged openings, and siding replaced. In 1979, a permit was issued for partial brick veneer. In 1981, a 16x14 addition was constructed on the south side of the house. The roof connection to the garage was built in 1986. In 1998 the property was replatted as Mossoni Place, with 841 Jefferson as Lot 1 and 620 Walnut (5BL11321) to the west, as Lot 2.

At the west end of the original property, a small secondary residence was built in 1959 and an adjacent alley was vacated in 1973. That house has the address 620 Walnut and is now on a separate parcel, although currently still under the same ownership.

30. Original location Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

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

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

The property at 841 Jefferson was associated with two families, the Carlton family that helped found the Methodist Church one block away at 741 Jefferson (5BL924) and the Italian Mossoni family. The house, which was extensively remodeled and expanded in 1959, has a connected history with that of 620 Walnut (5BL11321), located just to the west.

841 Jefferson also has a connected history with that of 833 Jefferson (5BL11305), the next parcel to the south. Jane Carlton was a common owner of the properties in the 1890s. Jane Carlton owned the property at 841 Jefferson by 1893 and the property at 833 Jefferson by 1895, when she conveyed 833 Jefferson to her son-in-law, Fred Marriott. Marriott was married to Jane Carlton's daughter, Jennie. In 1896, Jane Carlton made a declaration of homestead with respect to this property at 841 Jefferson.

Jane Carlton acquired this property from R.S. Vanolinda, who acquired it from Jefferson Place developer Charles Welch in 1889. Rebecca Smith Vanolinda (1863-1940) arrived in the US from England in circa 1877 and married Charles Vanolinda in 1881. Records show that they had children. According to the 1885 Colorado state census, the family was living in Louisville and Charles Vanolinda was a coal miner. It is not clear whether they were living in this location at that time.

Jane Trimble Carlton (1849-1942) was the daughter-in-law of Thomas Carlton, who was the major force behind the founding of the Methodist Church nearby at 741 Jefferson (5BL924) in Jefferson Place. She was born in Carlisle, Cumberland, England and married David Carlton in 1868. Some records indicate that she came to the US in 1881.

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David Carlton died in 1892. His father, Thomas Carlton, who by all accounts was the major force behind the founding of the Methodist Church, died in 1892; his mother, Jane McLean Carlton, died in 1891.

Jane and David Carlton had at least six daughters: Ann (Knowles), Jane, or Jennie (Marriott), Sarah Isabella (Williams), Mary (Dutton), Margaret, and Mabel (Stoiber). In another connection with other Jefferson Place properties, Mabel Carlton married John Stoiber Jr. of 733 Jefferson (5BL11301) and they lived for a time at 700 Spruce (5BL11318) in Jefferson Place.

Census records and directories for Louisville show that Jane Carlton lived at 841 Jefferson for several decades with her unmarried daughter, Margaret Carlton (1878-1941).

The 1904 directory, which is the first directory for Louisville that gives residential locations, shows Jane Carlton and Margaret Carlton to be living in this location, described as "Walnut and Jefferson." The directories show that the residency of Jane and Margaret Carlton at 841 Jefferson continued almost without exception until 1940. Margaret died in 1941 and her mother, Jane, died in 1942.

Census records for Jane Carlton could not be located for 1900 or 1910, for unknown reasons. The 1920 census records show that also living with Jane Carlton at this location at that particular time were her daughter Mary Dutton, Mary's husband Harvey Dutton, and four children. Harvey Dutton worked as a miner. At the time of the 1930 census, Jane Carlton and her daughter Margaret were living by themselves at 841 Jefferson.

Directories show that in at least 1932 and 1933, this mother and daughter had a dry goods and notions business in the 800 block of Main Street. The business was known as "Carlton & Carlton."

Records show that Jane Carlton was a charter member of the Methodist Church and played a significant role in the Ladies Aid Society of the Methodist Church. In the following 1925 photo of the Ladies Aid Society, the woman seated on the farthest right is Jane Carlton, owner of 841 Jefferson.



The County gives 1905 as an estimated date of construction for the original house at 841 Jefferson, but the house is believed to have been constructed earlier. Boulder County has sometimes been found to be in error with respect to the dates of construction of historic buildings in Louisville. Jane Carlton purchased the property in the early 1890s and declared a homestead at the property with this legal description in 1896. She is also shown as living here in 1904, according to the Louisville residential directory for that year. The house at 841 Jefferson appears in the correct location on the 1909 Drumm's Wall Map of Louisville and on the Methodist Church Map of Louisville that was made in circa 1923-25.

The house was extensively remodeled in 1959. The County now gives 1959 as the year of construction of the current structure, but Assessor photos suggest that it was an extensive remodel and expansion of the original structure. The assessor card notes that material from the original house was used in the remodel.

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Following the deaths of Jane Carlton and Margaret Carlton in the early 1940s, and after at least fifty years of ownership by the Carlton family, this property was rented out to John Cunning (1899-1982) and Maude Cunning (1898-circa 1964). He was a miner. Directories show that they lived at 841 Jefferson from at least 1943 to 1946. John Cunning's mother, Margaret Thirlaway, was related to members of the Thirlaway family who lived in Jefferson Place.

Although the exact year could not be located in the online County property records, it was between 1943 and 1948 that the Mossoni family purchased 841 Jefferson. In 1949, Lawrence and Marie (Zarini) Mossoni conveyed the property to their son, Norman Mossoni. Although the property has occasionally changed hands among members of the Mossoni family over the years, Norman Mossoni has been the primary owner and resident with his wife and family, and is the current owner to this day. Records indicate that he and his wife, Imogene, had children Mark, Troy, and Tracy, and that Imogene Mossoni passed away in 1972.

Norm Mossoni was born in Louisville in 1919 and grew up in his parents' home at 836 Main Street (5BL8013). His father, Lawrence (1889-1983), was an Italian-born Main Street businessman who had a hardware store on Main Street, owned the Twin Light Tavern (and before that, a pool hall) at 728 Main (5BL8009), owned what is today the Huckleberry building at 700 Main (5BL961.5), had a service station, invested in the Hi-Way Mine, and had other business interests in the Louisville area in addition to serving on the town council and serving as fire chief. Norman's mother, Marie Zarini Mossoni (1893-1973) grew up at 824 La Farge (5BL7992) in Jefferson Place as the daughter of Joseph and Virginia Zarini, who had both been born in Italy.

Norman Mossoni's jobs included working at the Twin Light Tavern, working as a contractor, and working at Dow Chemical and Rockwell International.

In 1959, the Mossoni family extensively remodeled and expanded 841 Jefferson and built the small house to the west, 620 Walnut. In 1973, an alley west of 620 Walnut was vacated. The 1980 Boulder County appraiser card for 841 Jefferson includes a photograph and appraisal of 620 Walnut, which was still part of the property at the time. In 1998, Norman Mossoni re-platted the entire parcel as "Mossoni Place" with 841 Jefferson on Lot 1 and 620 Walnut on Lot 2.

The Mossoni family has owned 841 Jefferson for at least sixty-three years.

Another address found for 841 Jefferson, under Louisville's old address system, was 340 Jefferson. The address was known as 845 Jefferson in 1940, when addresses were in transition.

36. Sources of information:

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

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

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

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

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

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

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

Archival materials on file at the Louisville Historical Museum.

Louisville Building Permit files

VI. SIGNIFICANCE

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

Designating authority: NA

37A. Applicable Local Landmark Criteria for Historic Landmarks:

 A. Architectural.

- (1) Exemplifies specific elements of an architectural style or period.
- (2) Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.
- (3) Demonstrates superior craftsmanship or high artistic value.
- (4) Represents an innovation in construction, materials or design
- (5) Style particularly associated with the Louisville area.
- (6) Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.
- (7) Pattern or grouping of elements representing at least one of the above criteria.
- (8) Significant historic remodel.

 X B. Social.

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

 C. Geographic/environmental

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

 Does not meet any of the above local criteria.

Local Field Eligibility Assessment: The property is worthy of nomination as a local Louisville landmark for its long association with the locally prominent Carlton and Mossoni families. Although the property lacks integrity dating from the period of Carlton family ownership, it does have a long history of at least 50 years of occupation and ownership by that family. It does have integrity dating from the long 63-year period of ownership and occupation by the locally prominent Mossoni family.

37B. Applicable State Register of Historic Properties Criteria:

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

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

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

 D. The property has geographic importance.

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

 X Does not meet any of the above State Register criteria.

Resource Number: 5BL 11307
Temporary Resource Number: 157508484001

State Register Field Eligibility Assessment: Not eligible

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual)
- X Does not meet any of the above National Register criteria

39. Area(s) of significance (National Register): NA

40. Period of significance: NA

41. Level of significance: NA National State Local

42. Statement of significance: This house is associated with two locally prominent families, the Carlton and Mossoni families. The Carlton family homesteaded the property and owned and occupied the house for over 50 years. The Carltons helped to found the local Methodist Church and played a significant role in the Methodist Ladies Aid Society. The Mossoni family has owned the property for over sixty years and occupied it for most of that time. Norm Mossoni was a locally prominent businessman who owned a Main Street hardware store, a tavern, and service station. He was an investor in the local Hi-Way coal mine. Mr. Mossoni served as the Louisville fire chief and served on the town council.

43. Assessment of historic physical integrity related to significance: 841 Jefferson has integrity relative to its association with the Mossoni family, but not relative to its association with the Carltons.

Relative to its association with the Carlton family (ca. 1895 – ca. 1943): the house has integrity of location. It lacks integrity of setting due to prominent additions to the west and south that change the setting, and due to the 1959 construction of 620 Walnut to the west. It lacks integrity of design due to the west and south additions, enclosed front porch, and modified window openings. It lacks integrity of materials due to replacement siding, addition of brick, replacement windows and roofing. It lacks integrity of feeling due to the changes in scale and architectural style resulting from the extensive additions and modifications. It lacks integrity of association because the relationship to the Carlton family is not evident to a visitor; there have been too many changes to the property to convey that history. It lacks integrity of workmanship because the more recent construction does not display the same level of craftsmanship that was evident in the original.

Relative to its association with the Mossoni family (ca. 1946 – present): the house was significantly remodeled and expanded to the west in 1959. That change occurred more than 50 years ago. The significance of the Mossoni ownership/occupation was achieved both before and after 1959, so integrity can be assessed based on the property's qualities from 1959 (the major remodel/addition) and 1962 (50 years before 2012). Relative to the property's qualities between 1959 and 1962, it has integrity of location, setting, design, materials, feeling, workmanship and association. Although the south addition was built after 1962, it is not prominent from either Jefferson or Walnut, so integrity of design is compromised but not completely lost.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible X Need Data

45. Is there National Register district potential? Yes X No

Historic District Potential: Jefferson Place is eligible as a State Register and local historic district. There is potential for a National Register historic district. This house is a contributing structure to a State Register and local historic district, and to a potential National Register historic district. Although it has been extensively remodeled, the modifications occurred during the period of significance.

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

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

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

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

If there is National Register district potential, is this building: Contributing X Noncontributing _____

Discussion: Although the house has been extensively remodeled, the modifications occurred during the period of significance.

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing ____
The property is not within an existing National Register district.

VIII. RECORDING INFORMATION

47. Photograph numbers: 5BL11307_841Jefferson_01 through 5BL11307_841Jefferson_04
Digital images filed at: City of Louisville, Planning Department
48. Report title: Historical and Architectural Survey of Jefferson Place Subdivision, Louisville, Colorado
49. Date(s): 2013
50. Recorder(s): Kathy and Leonard Lingo, Avenue L Architects, and Bridget Bacon, City of Louisville
51. Organization: Avenue L Architects
52. Address: 3457 Ringsby Court Suite 317, Denver, CO 80216
53. Phone number(s): (303) 290-9930

Resource Number: 5BL 11307

Temporary Resource Number: 157508484001

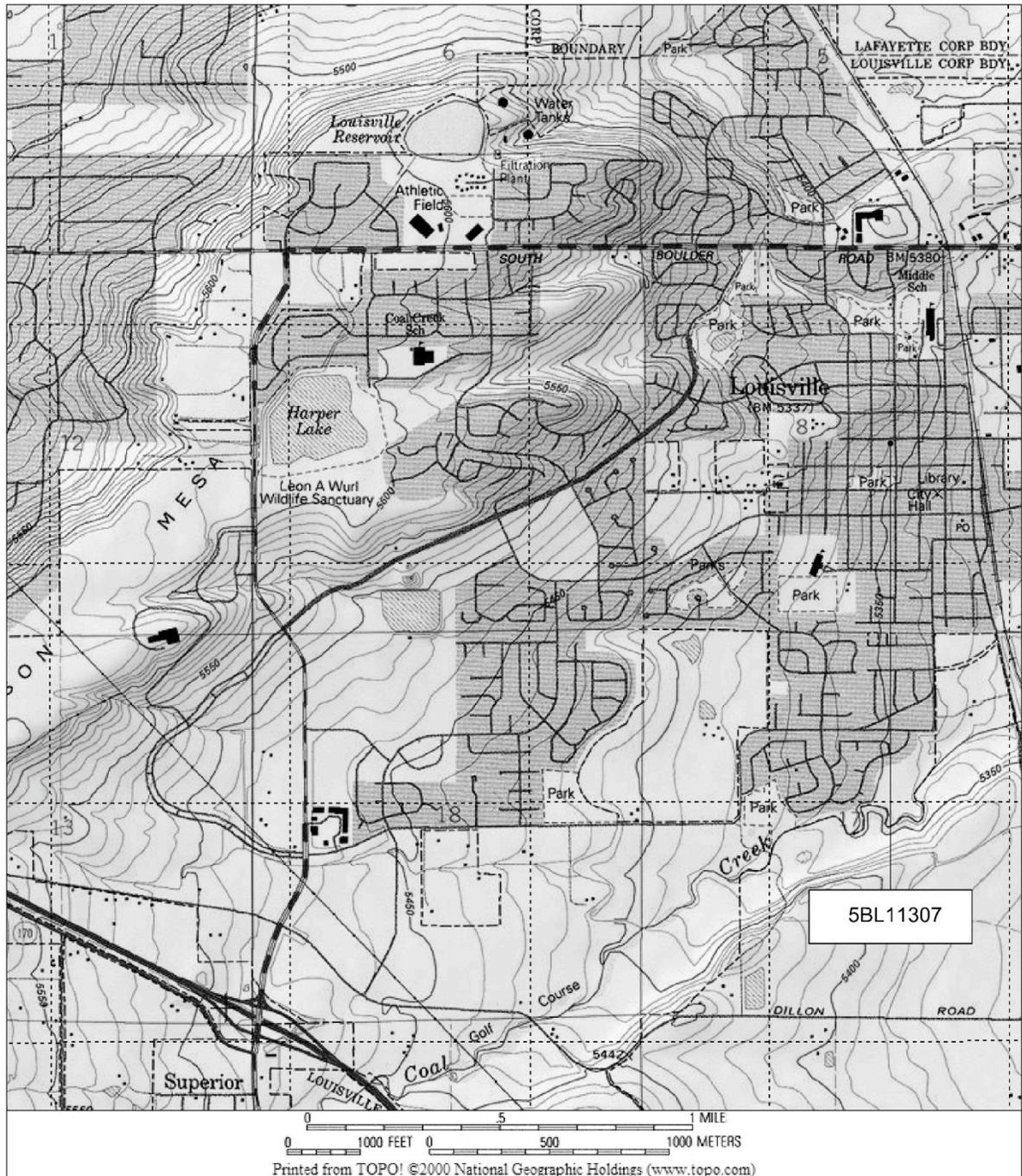
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

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

Resource Number: 5BL 11307
Temporary Resource Number: 157508484001

Resource Number: 5BL11307

Architectural Inventory Form
USGS Location Map



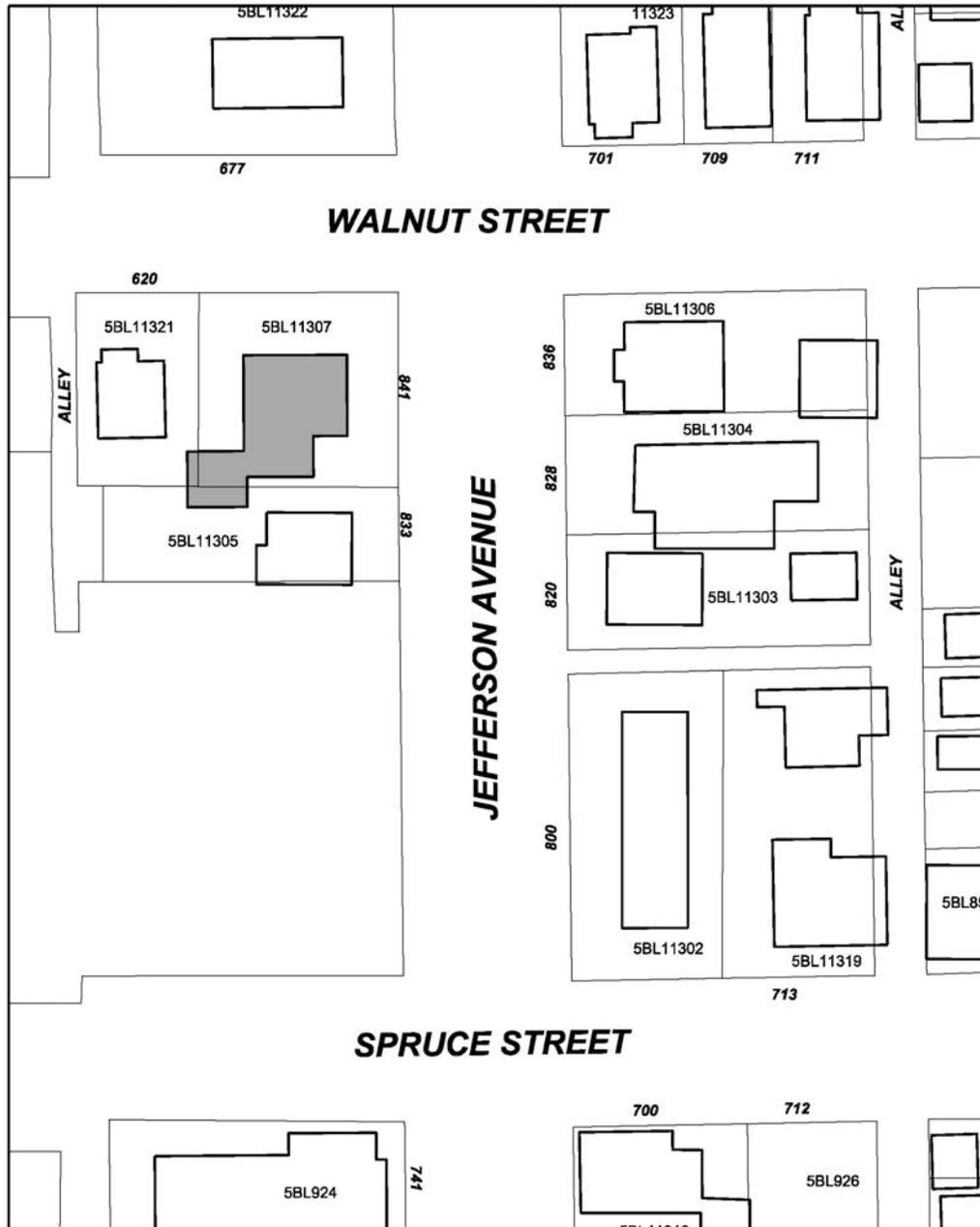
841 Jefferson Avenue, Louisville, Colorado

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



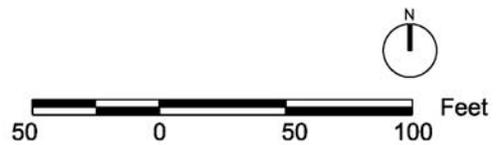
Resource Number: 5BL11307

Architectural Inventory Form
Site Location Map



841 Jefferson Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado
GIS Files.



Resource Number: 5BL 11307
Temporary Resource Number: 157508484001



5BL11307_841Jefferson_01 southeast



5BL11307_841Jefferson_02 northeast

Resource Number: 5BL 11307
Temporary Resource Number: 157508484001



5BL11307_841Jefferson_03 north



5BL11307_841Jefferson_04 west

Resource Number: 5BL 11307
Temporary Resource Number: 157508484001



841 Jefferson. Boulder County Real Estate Appraisal card, 1959.



841 Jefferson. Boulder County Real Estate Appraisal card, 1950.

Resource Number: 5BL 11307
Temporary Resource Number: 157508484001



841 Jefferson. Boulder County Real Estate Appraisal card, 1977-2.

ITEM: 633 La Farge Avenue Probable Cause Determination

APPLICANT: Levi Shepard
633 La Farge Avenue
Louisville, Colorado 80027

OWNER: Levi and Tiffany Shepard
633 La Farge Avenue
Louisville, Colorado 80027

PROJECT INFORMATION:
ADDRESS: 633 La Farge Avenue
LEGAL DESCRIPTION: Lots 1-3, Block 7, Jefferson Place
DATE OF CONSTRUCTION: ca. 1900-1908

REQUEST: A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 633 La Farge Avenue.



SUMMARY:

The applicant is requesting:

- A finding of probable cause for landmark designation to allow for funding of a historic structure assessment for 633 La Farge 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 633 La Farge Avenue under the criteria in section 15.36.050 of the LMC, making the property eligible for the cost of a historic structure assessment.

HISTORICAL BACKGROUND:

Information from Bridget Bacon, Louisville Historical Museum

This property has a common history with the properties at 722 Pine Street and 720 Pine Street located just to the west. All three properties have been in the same family for over 100 years, and for 633 La Farge, the ownership by one family continued for nearly 130 years. Part of the significance of the history of these properties is that they reflect the early settlement of Louisville by numerous German-speaking immigrants.

Joseph and Agatha Stecker came to the United States from Austria in 1881, according to the federal census. These properties have made up more or less a family compound, with different family members living in different houses over time. The Stecker family first acquired at least Lot 1 of Block 7 in 1882. Boulder County property records indicate that the Steckers acquired Lot 5, which constitutes 720 Pine, in 1889. It appears that they acquired 722 Pine, which is Lot 4, in 1909.

Louisville directories first show a record for Joe “Sticker,” a miner, in 1892. By 1896, he was both a miner and a dairyman. According to a written history prepared by the family, the Steckers kept cows at 633 La Farge “and sold milk, delivered in 5-pound lard pails.” Agatha carried on their dairy business even after the death of Joe in 1904; the 1906 directory shows her still operating the dairy. Agatha moved next door to 722 Pine Street in 1916 while her daughter, Annie, continued to reside at 633 La Farge with her husband, Robert Kerr. Annie and Robert Kerr raised their daughters, Alma and Bertha, at 633 La Farge. Following their deaths, Alma continued to live in the house with her husband, Floyd Brennan until the time of her death in 1999. The property continued to be owned by descendants of the Stecker family until the current owners bought it in 2017.



633 La Farge Avenue (in background), May 1913



633 La Farge Avenue, Boulder County Assessor's Card, 1948



633 La Farge Avenue, East view. 2020.



633 La Farge Avenue, South view. 2020.



633 La Farge Avenue, North view. 2020.



633 La Farge Avenue, Northwest view. 2020.

ARCHITECTURAL INTEGRITY:

The historic structure located at 633 La Farge Avenue is an early 20th century wood frame Folk Victorian house. Louisville contractor Herman H. Fischer constructed the house at some time between 1900 and 1908. The primary façade faces east to La Farge Avenue. The house has a front gable roof. A hipped-roof rear porch addition on the west side predates 1950. In 2000, the porch, deck and porch foundation were replaced. The porch roof was retained, supported by new posts designed to match the house. In 2001, a window on the south wall was removed and replaced with a pair of French doors with a clear transom light above, leading to a wood deck.

Primary changes occurred over time:

- Rear porch addition (pre-1950);
- Front porch replaced (2000);
- French doors added to the south-facing wall (2001).

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
<p>A. <i>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.</i></p>	Yes	<p>The principal structure at 633 La Farge Avenue was constructed circa 1900-1908.</p>
<p>1. a. <i>Architectural.</i></p> <ol style="list-style-type: none"> 1) <i>Exemplifies specific elements of an architectural style or period.</i> 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> 	Yes	<p>The house at 633 La Farge Avenue is an early 20th century wood frame Folk Victorian house. This house is associated with the historic development of Louisville and the Jefferson Place subdivision.</p> <p>The primary façade faces east to La Farge Avenue. The façade of the house has undergone minor changes over time including a front porch reconstruction but retains significant</p>

<p>6) Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.</p> <p>7) <i>Pattern or grouping of elements representing at least one of the above criteria.</i></p> <p>8) <i>Significant historic remodel.</i></p>		<p>architectural integrity when viewed from the street.</p>
<p>1. b. <i>Social.</i></p> <p>1) <i>Site of historic event that had an effect upon society.</i></p> <p>2) Exemplifies cultural, political, economic or social heritage of the community.</p> <p>3) Association with a notable person or the work of a notable person.</p>	<p>Yes</p>	<p>The house at 633 La Farge Avenue was owned by the Stecker family and their descendants from its construction through 2017. The neighboring houses at 720 and 722 Pine were both owned by the Stecker family as well.</p> <p>These properties reflect the early settlement of Louisville by numerous German-speaking immigrants.</p>
<p>1. c. <i>Geographic/environmental.</i></p> <p>1) <i>Enhances sense of identity of the community.</i></p> <p>2) <i>An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.</i></p>	<p>Yes</p>	<p>This house, in combination with the landmarked houses located at 720 Pine Street and 722 Pine Street, were owned by the Stecker family for more than 100 years.</p>
<p>3. <i>All properties will be evaluated for physical integrity and shall meet one or more of the following criteria:</i></p> <p>a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</p> <p>b. <i>Retains original design features, materials and/or character.</i></p> <p>c. Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.</p> <p>d. <i>Has been accurately reconstructed or restored based on historic documentation.</i></p>	<p>Yes</p>	<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, setting, design, workmanship, feeling, association, and materials.</p> <p>The structure retains its overall form and appearance from the street and exhibits a high level of physical integrity.</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 633 La Farge Avenue under the criteria in section 15.36.050 of the LMC, making the properties eligible for the cost of a historic structure assessment. The current maximum amount available for an HSA is \$4,000. Staff recommends the HPC approve a grant not to exceed \$4,000 to reimburse the costs of a historic structure assessment for 633 La Farge Avenue.

ATTACHMENTS:

- 633 La Farge Avenue Historic Preservation Application
- 633 La Farge Avenue Historic Survey

HISTORIC PRESERVATION APPLICATION CASE NO: _____

<p>PROPERTY INFORMATION</p> <p>Address: <u>633 La Farge Ave</u> <u>Louisville, CO 80027</u></p> <p>Year of Construction: <u>1898</u></p> <p>Legal Description: <u>Lots 1, 2, 3, Block 7</u> <u>Jefferson 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 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>Levi Sheppard</u></p> <p>Company: _____</p> <p>Address: <u>633 La Farge Ave</u> <u>Louisville, CO 80027</u></p> <p>Telephone: <u>719-238-1572</u></p> <p>Email: <u>levijsheppard@gmail.com</u></p>	<p>REQUEST SUMMARY <i>(Attach additional pages if necessary)</i></p>
<p>OWNER INFORMATION</p> <p>Name: <u>Levi & Tiffany Sheppard</u></p> <p>Company: _____</p> <p>Address: <u>633 La Farge Ave</u> <u>Louisville, CO 80027</u></p> <p>Telephone: <u>719-238-1572</u></p> <p>Email: <u>levijsheppard@gmail.com</u></p>	<p>SIGNATURES AND DATES</p> <p><u>Levi J Sheppard</u> Applicant Name</p> <p><u></u> <u>8/10/2020</u> Applicant Signature Date</p> <p><u>Levi J Sheppard</u> Owner Name</p> <p><u></u> <u>8/10/2020</u> Owner Signature Date</p>

Resource Number: 5BL921
Temporary Resource Number: 157508435012

COLORADO CULTURAL RESOURCE SURVEY
Cultural Resource Re-evaluation Form

OAHP1405
Rev. 9/98

1. Resource Number: 5BL921 2. Temp. Resource Number: 157508435012
2A. Address: 633 LaFarge Avenue, Louisville, CO 80027
Previous address prior to 1939: 130 LaFarge, 140 LaFarge, 146 LaFarge. Louisville addresses were changed in 1939. LaFarge is sometimes spelled La Farge. Alternate addresses may be 633 La Farge, 130 La Farge, 140 La Farge, and 146 La Farge.

3. Attachments
(check as many as apply)
 Photographs
 Site sketch map
 U.S.G.S. map photocopy
 Other _____
 Other _____

4. Official determination
(OAHP USE ONLY)
 Determined Eligible
 Determined Not Eligible
 Need Data
 Nominated
 Listed
 Contributing to N.R. District
 Not Contributing to N.R. Dist

5. Resource Name: Historic Name: Stecker / Kerr/ Brennan House
Current Name: McWilliams House

6. Purpose of this current site visit (check as many as apply)

Site is within a current project area
 Resurvey
 Update of previous site form(s)
 Surface collection
 Testing to determine eligibility
 Excavation
 Other

Describe This property is within the Jefferson Place Subdivision in Louisville, which is being evaluated for historic district potential in 2010 – 2011. This resurvey is part of the historic district evaluation process.



7. Previous Recordings: Architectural Inventory Form 2000, as part of “Old Town” Louisville Historical Building Survey by Carl McWilliams of Cultural Resource Historians. Historic Building Inventory Record 1985 by S. Mehls, C. Mehls of Western Historical Studies.

8. Changes or Additions to Previous Descriptions:

Construction History:

Louisville contractor Herman H. Fischer constructed the house at some time between 1900 and 1908. A barn, southwest of the house, was built shortly thereafter, but removed in 2010 along with a small tool shed that was located east of the barn. A hipped-roof rear porch addition on the west side predates 1950.

In 2000, the porch, deck and porch foundation were replaced. The porch roof was retained, supported by new posts designed to match the scrollwork brackets on the house. The scrollwork brackets are not original, having been added at some time between 1950 and 2000. In 2001, a window on the south wall was removed and replaced with a pair of French doors painted green, with a clear transom light above, leading to a wood deck.

Resource Number: 5BL921

Temporary Resource Number: 157508435012

A small shed has been added since 2000. This is a small structure with a front gable roof covered with green asphalt shingles. The exterior is clad with vertical composition siding painted dark green with burgundy trim. There is one swinging door facing north and a pair of hopper windows on the east side.

Since the 2000 survey, the exterior siding has been painted dark green with dark burgundy and white trim. The main entry door is no longer painted but has a dark stain finish.

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, the historic character-defining features of the neighborhood have generally been preserved.

633 LaFarge is consistent with these patterns, although the house is currently painted a dark color. It blends well with the scale and character of the neighborhood.

9. Changes in Condition: None.
10. Changes to Location or Size Information: None.
11. Changes in Ownership: Same ownership as 2000 inventory form.
12. Other Changes, Additions, or Observations:
Further research has yielded new information about the history of 633 La Farge.

This property has a common history with the properties at 722 Pine Street (5BL11317) and 720 Pine Street (5BL11316) located just to the west. All three properties have been in the same family for over 100 years, and for 633 La Farge, the ownership by one family has continued for nearly 130 years. Part of the significance of the history of these properties is that they reflect the early settlement of Louisville by numerous German-speaking immigrants.

These properties have made up more or less a family compound, with different family members living in different houses; at different times, the houses were also rented out.

It has been determined that Joseph and Agatha Stecker (or Stecher, or Stacher) came to the United States from Austria in 1881, according to their own reporting for the federal census. A naturalization record for Joseph Stecker that was summarized in Boulder Genealogical Quarterly, February 1994 (the record of which appears at www.Ancestry.com) indicates that Joseph came to the United States in 1882.

The Stecker family first acquired at least Lot 1 of Block 7 in 1882. (It is not clear from the online County property records whether this transaction also included Lots 2 and 3, but no separate warranty deed covering these lots was located.) The 1885 Colorado state census shows the "Stecher" family living in Louisville. Boulder County property records indicate that the Steckers acquired Lot 5, which constitutes 720 Pine, in 1889. It appears that they acquired 722 Pine, which is Lot 4, in 1909 (although this warranty deed was not recorded until 1932).

The 1948 Boulder County Assessor card for this house gives the date of construction as 1900. The Architectural Inventory Form for the Colorado Cultural Resource Survey that was completed in 2000 for 633 La Farge concluded that the house was contracted for in 1898 and completed in circa 1900. Looking at the Sanborn maps for 1893 and 1900, a one story structure can be seen in a slightly different location on this corner, and it is not until the 1908 Sanborn map that there appears a 1 ½ story house in the same location as the current structure. It can therefore be concluded that the likely time of construction was between 1900 and 1908. The house also appears in the approximate correct location on the 1909 Drumm's Wall Map of Louisville, but it seems to be only on Lot 1, not on both Lots 1 and 2, as the 1908 Sanborn map would indicate.

Joseph and Agatha Stecker had five children, of whom only one, Annie, lived to adulthood. Two sons died in the 1890s in Louisville and are buried at Sacred Heart of Mary Cemetery (located between Louisville and Boulder), as are their parents, Joseph and Agatha.

Resource Number: 5BL921

Temporary Resource Number: 157508435012

Louisville directories first show a record for Joe "Sticker," a miner, in 1892. By 1896, he was both a miner and a dairyman. According to a written history prepared by the family, the Steckers kept cows at 633 La Farge "and sold milk, delivered in 5-pound lard pails." Agatha carried on their dairy business even after the death of Joe in 1904; the 1906 directory shows her still operating the dairy.

The 1904 Louisville directory shows Agatha Stecker, a widow, living at La Farge and Pine with her daughter, Annie. Agatha continued living at 633 La Farge for several more years. However, by the time of the 1916 directory, Agatha had moved next door to 722 Pine (then called 410 Pine). Agatha conveyed her ownership to these lots to her daughter, Annie, in 1919. It appears that Agatha continued to live at 722 Pine until near the time of her death in 1931.

At the time that Agatha moved to 722 Pine, her daughter, Annie, continued to occupy 633 La Farge, now with her husband, Robert Kerr, whom she married in 1909. Robert Kerr was born in Colorado in 1879 of an Irish born father and Canadian born mother. According to the family's written history, this Kerr family came to Louisville in 1900. Annie and Robert Kerr raised their daughters, Alma and Bertha, at 633 La Farge with Agatha Stecker living next door at 722 Pine.

In Louisville directories, the former address of 633 La Farge is most often given as 146 and 140 La Farge, although 130 La Farge is also given as an address for this residence.

Annie Stecker Kerr passed away in 1931 and Robert Kerr passed away in 1937. Their daughter, Alma, married Floyd Brennan; their daughter, Bertha, moved to California. In 1953, Bertha conveyed her interest in the family properties to her sister, Alma.

Louisville directories show that Alma and Floyd Brennan resided at 722 Pine, where Alma's grandmother Agatha Stecker had lived, in the 1950s. This is shown in the directories for 1955 through 1960.

For a period of time, the house at 633 La Farge was rented out by Alma and Floyd Brennan. For the years of 1953 through 1959, for example, Francis and Kathleen Kennedy are listed in Louisville directories as residing at 633 La Farge. Francis was a technician for RCA and Kathleen worked as a waitress at Louisville's Blue Parrot Café.

By 1966, Alma and Floyd Brennan were residing at 633 La Farge. Floyd Brennan worked for thirty-five years as a labor foreman with a construction company and passed away in 1984. Alma Brennan passed away in 1999.

Today, descendants of the Stecker/Kerr/Brennan family continue to own the three properties of 633 La Farge, 722 Pine, and 720 Pine.

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.

Sacred Heart of Mary Cemetery, Boulder County, records of burials, accessed through www.findagrave.com.

Resource Number: 5BL921

Temporary Resource Number: 157508435012

Archival materials on file at the Louisville Historical Museum, including: Brennan, Alma Kerr. "Stecker-Kerr-Brennan-McWilliams: A Short History of Five Generations of Louisville People, 1870-1988."

13. National Register Eligibility Assessment:

Eligible Not eligible Need data

Explain: This house is associated with the historic development of Louisville as one of the early twentieth-century homes in Louisville's first residential subdivision, Jefferson Place. Although Jefferson Place was platted in 1880, little housing construction occurred until the early 1900s. It is significant for its architecture, as a good example of a Late Victorian style house. However, recent modifications to the front porch and south side window opening impact integrity of design and materials to the extent that the property is not individually eligible to the National Register. The building is significant for its association with European (Austrian) immigrant coal-mining families who flocked to Colorado's coal mining communities in the late nineteenth and early twentieth centuries in search of economic opportunities they could not find in their own countries. It is especially significant because it has been owned by a single family throughout its existence, up to the present day. The association with Austrian coal-mining immigrants is important, but not sufficiently significant for the property to be eligible to the National Register.

13A. Colorado State Register and Louisville Local Landmark: Eligible

This property is individually eligible for the State Register under Criterion C for architecture as a good example of a Late Victorian style house (period of significance 1900-08). The property is eligible as a Louisville Landmark for architecture, and also because it is associated with the historic development of Louisville as one of the early twentieth-century homes in Louisville's first residential subdivision, Jefferson Place. Although Jefferson Place was platted in 1880, little housing construction occurred until the early 1900s. The building is significant for its association with European (Austrian) immigrant coal-mining families who flocked to Colorado's coal mining communities in the late nineteenth and early twentieth centuries in search of economic opportunities they could not find in their own countries. It is especially significant because it has been owned by a single family throughout its existence, up to the present day.

13B. Historic District Potential: This building is contributing to a Jefferson Place State Register or local historic district, and contributing to a potential Jefferson Place National Register historic district.

There is also potential for a small State Register and local historic district comprised of this building along with the associated adjacent houses at 722 Pine Street (5BL11317) and 720 Pine Street (5BL11316) located just to the west. All three properties have been in the same family for over 100 years, and for 633 La Farge, the ownership by one family has continued for nearly 130 years. Part of the significance of the history of these properties is that they reflect the early settlement of Louisville by numerous German-speaking immigrants. This potential small State and local historic district is significant under Criterion A, Ethnic Heritage, European, but needs data to establish what ethnic or cultural traditions are significant as a result of the family's immigration to Louisville.

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.

Resource Number: 5BL921

Temporary Resource Number: 157508435012

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.

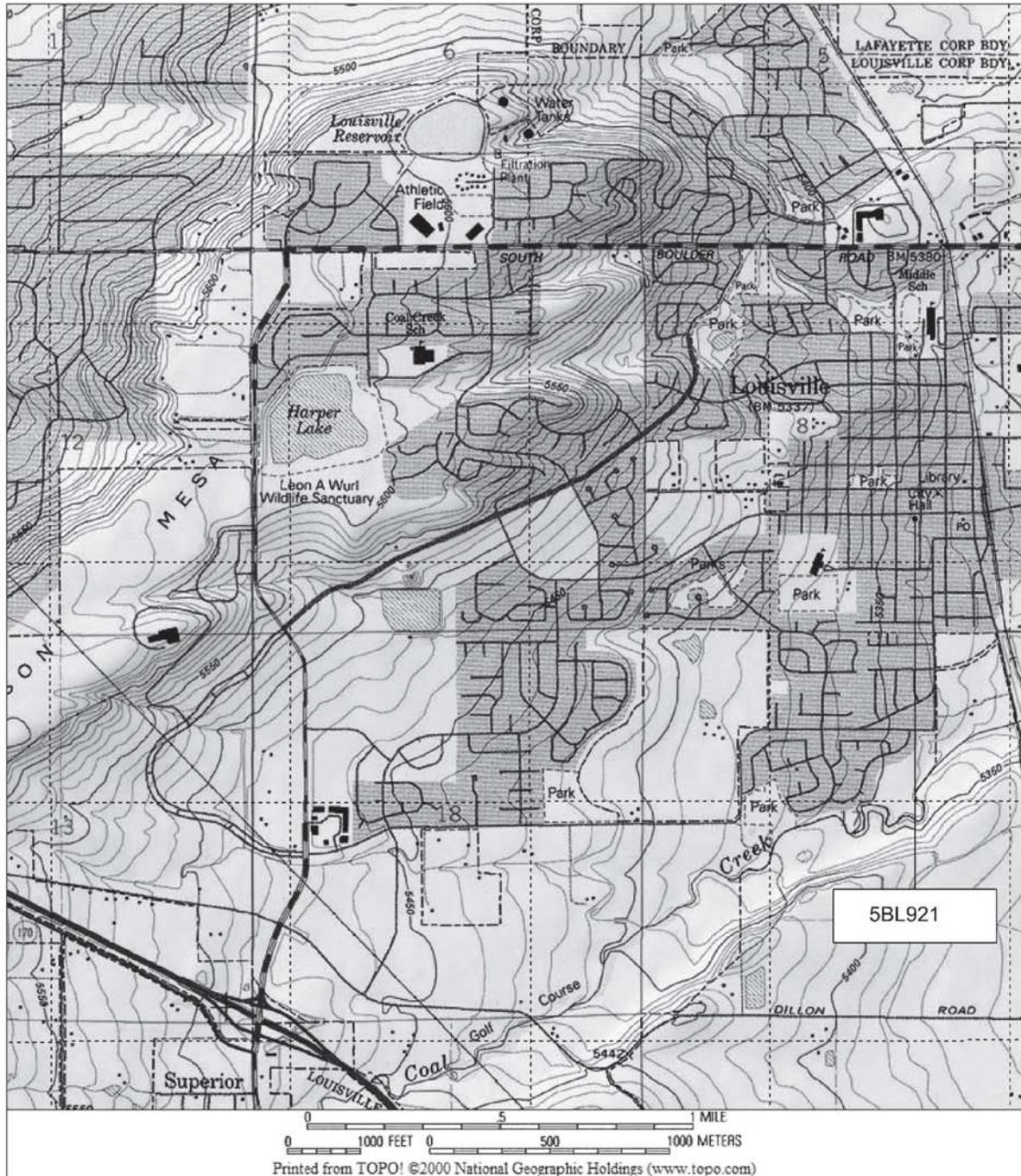
14. Management Recommendations: The property is worthy of individual nomination to the State Register as well as nomination as a Louisville Local Landmark.
15. Photograph Types and Numbers: 5BL921_01 through 5BL921_05
16. Artifact and Field Documentation Storage Location: Electronic files of forms with 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

Resource Number: 5BL921
Temporary Resource Number: 157508435012

Resource Number: 5BL921

Architectural Inventory Form
USGS Location Map



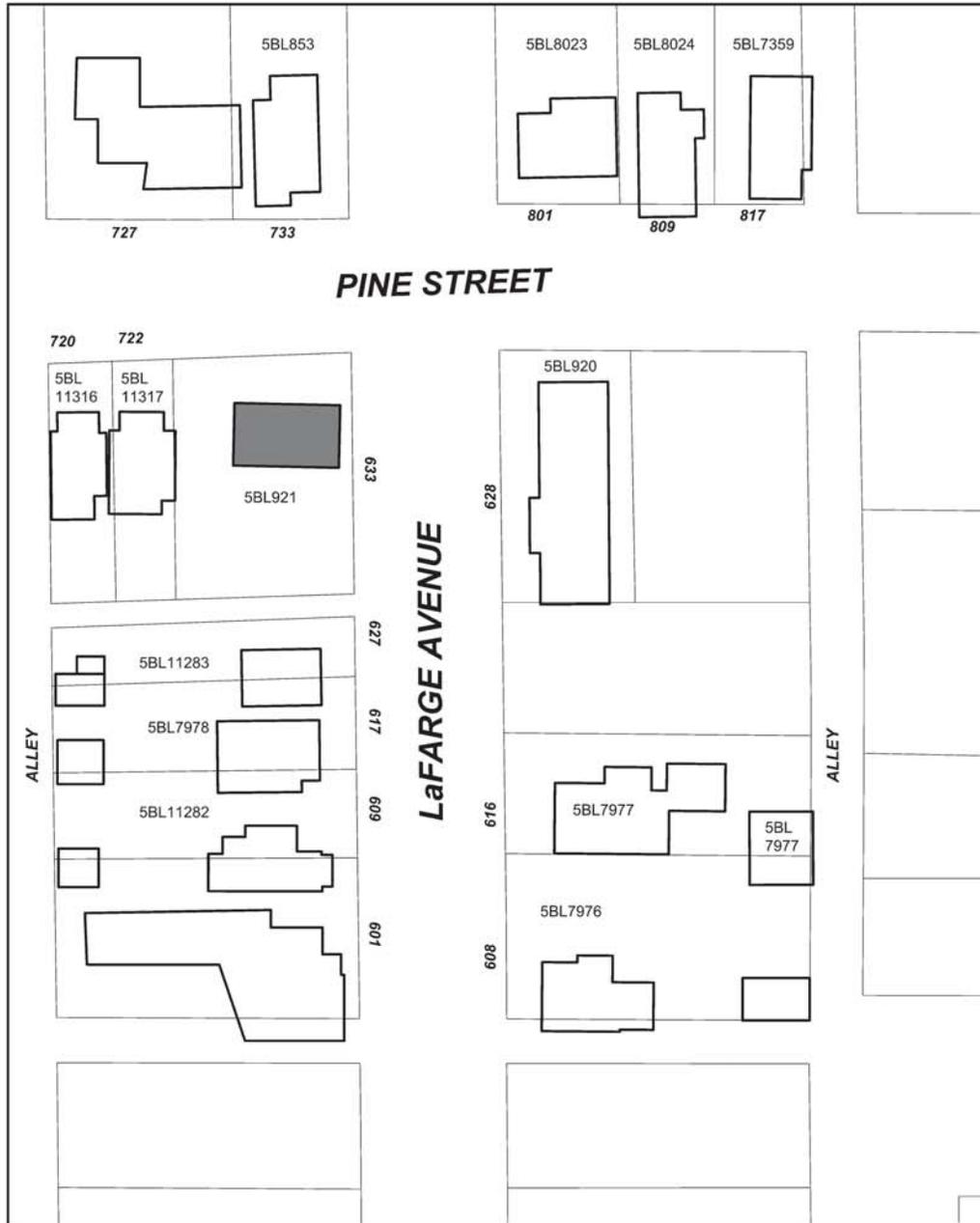
633 LaFarge Avenue, Louisville, Colorado

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



Resource Number: 5BL921

Architectural Inventory Form
Site Location Map



633 LaFarge Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado
GIS Files.



Resource Number: 5BL921
Temporary Resource Number: 157508435012



5BL921_633LaFarge_01 Northeast



5BL921_633LaFarge_02 Southeast

Resource Number: 5BL921
Temporary Resource Number: 157508435012



5BL921_633LaFarge_03 North



5BL921_633LaFarge_04 Northwest

Resource Number: 5BL921

Temporary Resource Number: 157508435012



5BL921_633LaFarge_05 Northwest with Shed



633LaFarge with Commercial Hotel (no longer extant) on left, May 1913
Louisville Historical Museum photo 90-25-08

Resource Number: 5BL921

Temporary Resource Number: 157508435012



633LaFarge c. 1960s
Louisville Historical Museum photo 2008.008.045



633LaFarge, 1948, Boulder County Appraisal card photo

ITEM: 1201 Lincoln Avenue Probable Cause Determination

APPLICANT: Levi Shepard
633 La Farge Avenue
Louisville, Colorado 80027

OWNER: Dan Berlau & Elise ter Harr
1201 Lincoln Avenue
Louisville, CO 80072

PROJECT INFORMATION:

ADDRESS: 1201 Lincoln Avenue
LEGAL DESCRIPTION: Lot 97, 98, 99 and Vacated Alley, Block 5, Nicola Di Giacomo Addition
DATE OF CONSTRUCTION: 1908

REQUEST: A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 1201 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 1201 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 1201 Lincoln Avenue under the criteria in section 15.36.050 of the LMC, making the property eligible for the cost of a historic structure assessment.

HISTORICAL BACKGROUND:

Information from Bridget Bacon, Louisville Historical Museum

This area of Louisville is called the Nicola Di Giacomo Addition, having been platted by Nicola Di Giacomo in 1907. Nicola Di Giacomo farmed this area before filing the plat for a subdivision. This addition consists of 4 ½ blocks that stretch across the north end of Old Town of Louisville.

The house at 1201 Lincoln Avenue was built in 1908 by George W. Admire who lived in Superior, CO. It is unknown if members of the Admire family resided at 1201 Lincoln Ave. or if the property was used as a rental. In 1919 the property was purchased by Joe Tartaglio. He moved to Denver in 1921 and sold the property to the Koci family who owned the house at 1201 Lincoln for 80 years. Joseph and Anna Koci were born in Austria-Hungary. Joseph worked as a coal miner in Louisville and died in 1928. According to the 1948 County Assessor card, the house was remodeled in 1928, but it is not known whether this occurred before or after his death. During the Depression of the 1930s, Anna along with other Louisville women were employed to make clothing as part of a WPA sewing program. The 1940 census records show that Anna Koci was living at 1201 Lincoln along with her daughter, Anna, and Anna’s husband, Leroy Reddington (who had been born in Louisville in 1920). Leroy was working as a miner at the time, then served in the U.S. Navy during World War II, and later worked as a plumber.



1201 Lincoln Avenue. Boulder county Real Estate Appraisal card, 1948.

ARCHITECTURAL INTEGRITY:

The existing principal structure is a one-story, front-gabled, single-family house built circa 1908. The Assessor's Card states that the structure underwent significant renovations in 1928. The structure features several elements of the Craftsman style including:

- Overhanging eaves with decorative braces
- A full-width, front-gable porch with a solid railing between porch supports
- Square porch supports with battered foundations
- Five over one, double-hung, wood windows

These Craftsman elements and overall form of the structure have maintained their integrity. Since 1948, the structure was clad in asbestos siding. The porch supports and foundation were clad in a stone veneer.

The site also features a one-story garage on the west side of the property facing Caledonia Street. A different accessory structure appears in this location in the 1948 photo.



1201 Lincoln Avenue. East view, 2020.



1201 Lincoln Avenue. Northeast view, 2020.



1201 Lincoln Avenue. South view, 2020.



1201 Lincoln Avenue. Southwest view, 2020.

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
<p>A. <i>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.</i></p>	<p>Yes</p>	<p>The principal structure at 1201 Lincoln Avenue was constructed in 1908 and meets the criteria for age.</p>
<p>1. a. <i>Architectural.</i></p> <ol style="list-style-type: none"> 1) <i>Exemplifies specific elements of an architectural style or period.</i> 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>Yes</p>	<p>The house exemplifies elements of the Craftsman-inspired style in early 20th century Louisville. This house is associated with the historic development of Louisville and the Nicola Di Giacomo Addition.</p> <p>The primary façade faces east to Lincoln Avenue. The façade of the house has undergone minor changes over time including changes to the siding as well as the addition of stone to the front porch but retains significant architectural integrity when viewed from the street.</p>
<p>1. b. <i>Social.</i></p> <ol 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. 	<p>Yes</p>	<p>This house is associated with the early development of Louisville and was associated with the Koci/Reddington family for 80 years.</p>

<p>3) Association with a notable person or the work of a notable person.</p>		<p>The house at 1201 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 Koci/Reddington family owned the property for 80 years.</p>
<p>1. c. <i>Geographic/environmental.</i> 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></p>	<p>N/A</p>	
<p>3. <i>All properties will be evaluated for physical integrity and shall meet one or more of the following criteria:</i> a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation. <i>b. 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. <i>d. Has been accurately reconstructed or restored based on historic documentation.</i></p>	<p>Yes</p>	<p>This structure adds character and value to Old Town Louisville and represents a pattern of growth typical of the early 20th century in Louisville.</p> <p>The structure retains its overall form and appearance from the street and exhibits a high level of physical integrity. The house remains in its original location and has not been moved.</p> <p>The structure has integrity of 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. Integrity of location would be lost if the structure is relocated.</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 1201 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 1201 Lincoln Avenue.

ATTACHMENTS:

- 1201 Lincoln Avenue Historic Preservation Application
- 1201 Lincoln Avenue Historic Survey

HISTORIC PRESERVATION APPLICATION CASE NO: _____

<p>PROPERTY INFORMATION</p> <p>Address: <u>1201 Lincoln Ave</u> <u>Louisville, CO 80027</u></p> <p>Year of Construction: <u>1905</u></p> <p>Legal Description: <u>Lots 97, 98, 99 Block 5</u> <u>Nicola Di Giacomo Addition</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>Levi Sheppard</u></p> <p>Company: _____</p> <p>Address: <u>633 La Farge Ave</u> <u>Louisville, CO 80027</u></p> <p>Telephone: <u>719-238-1572</u></p> <p>Email: <u>levijsheppard@gmail.com</u></p>	<p>REQUEST SUMMARY <i>(Attach additional pages if necessary)</i></p>
<p>OWNER INFORMATION</p> <p>Name: <u>Dan Berlau & Elise ter Haar</u></p> <p>Company: _____</p> <p>Address: <u>1201 Lincoln Ave</u> <u>Louisville, CO 80027</u></p> <p>Telephone: <u>949-400-9583</u></p> <p>Email: <u>danberlau@gmail.com</u></p>	<p>SIGNATURES AND DATES</p> <p><u>Levi J Sheppard</u> Applicant Name</p> <p><u><i>[Signature]</i></u> <u>8/11/2020</u> Applicant Signature Date</p> <p><u>Dan Berlau</u> Owner Name</p> <p><u><i>[Signature]</i></u> <u>8-11-2020</u> Owner Signature Date</p>



1201 Lincoln Ave. History

Legal Description: Lots 97-99, Block 5, Nicola Di Giacomo Addition, Louisville, Colorado. The parcel for many years consisted of the additional lots of 100-102 (now the location of 1215 Lincoln).

Date of Construction: 1908; County Assessor card dated 1948 states that it was remodeled in 1928

Summary: Members of the Koci/Reddington family owned this house for 80 years, from 1921 until 2001.

Development of the Nicola Di Giacomo Addition

This area of Louisville is called the Nicola Di Giacomo Addition, having been platted by Nicola Di Giacomo in 1907. Nicola Di Giacomo farmed this area before filing the plat for a subdivision. This addition consists of 4 ½ blocks that stretch across the north end of Old Town of Louisville. (On the 1909 Drumm's Wall Map of Louisville, Nicola DiGiacomo is also shown as the owner of the additional property where Louisville Middle School is now located, and of the residential area that now extends behind the school and north of it up to South Boulder Road.)

DiGiacomo was born in Italy in 1852 and immigrated to the US in about 1882. In the 1910 census, Nicola DiGiacomo was listed as being a 57-year-old farmer.

A 1907 warranty deed shows the transfer of a number of lots in this addition from Nicola Di Giacomo to John Russell Munn. The lots were those on the west side of the 1200 block of Lincoln. At about the same time, Munn sold off lots 103, et al. Munn then sold lots 97-102 to George W. Admire. These lots are currently the location of 1201 Lincoln and 1215 Lincoln.

Admire Ownership, 1908-1919; Discussion of Date of Construction

The County gives 1908 as the date of construction of 1201 Lincoln, both in its current online records and on the 1948 County Assessor card. Since Boulder County records are sometimes in

error with respect to the construction dates of historic buildings in Louisville, other evidence must also be looked to. In this case, 1908 is when George W. Admire purchased the lots and it would appear that he was responsible for the house having been built. Also, a small house appears in the correct location on the 1909 Drumm's Wall Map of Louisville. For these reasons, 1908 is presumed to be the correct date of construction. (The 1948 County Assessor card also states that the house was remodeled in 1928, in a section of the card designated to note "Major Alterations or Additions.")

George W. Admire, who purchased the lots in 1908, was born in Missouri in 1841. His wife, Nancy, was born in Ohio in 1831. They came to Colorado in the late 1880s. They had had several children who were adults and living elsewhere at the time by the time when the lots on Lincoln were purchased. The Admire family is chiefly associated with the town of Superior, but George W. Admire through his purchase of these lots may have been seeking a second home with a location closer to the amenities offered by the larger town of Louisville, or may have been seeking rental income. Specific evidence that members of the Admire family lived at 1201 Lincoln during the period of the ownership of the lots by George W. Admire could not be located.

Nancy Admire died in 1912, and George W. Admire died in 1919. Upon his death, his heirs sold 1201 Lincoln (on lots 97-102) to Joe Tartaglio. The heirs were their children Samuel W. Admire, May Admire Shockey, Abigail Admire Spicer, and Lydia Admire Grund.

Tartaglio Ownership, 1919-1921

In 1919, Joe Tartaglio purchased 1201 Lincoln and the lots of 97-102 from the heirs of George W. Admire. He was born in Italy in about 1871 and came to the U.S. He married Rose Madonna, who had been born in Italy in about 1868 and was a member of the Madonna family of Louisville. They had three sons. At the time of the 1920 census, they and their youngest son were living in Louisville, but it is unclear as to whether they actually lived at 1201 Lincoln during Joe Tartaglio's ownership. In the early 1920s, they moved to Denver.

Koci/Reddington Ownership, 1921-2001

In 1921, Joe Tartaglio sold 1201 Lincoln and lots 97-102 to Joseph Koci. He and his wife, Anna Tolfer Koci, had both been born in Austria-Hungary in about 1888. Prior to coming to Louisville in about 1921, they had lived in Wyoming. He worked as a coal miner in Louisville. The 1926 directory for Louisville described the couple's home as being on the "n end Lincoln Av.," which fits the description of the house at 1201 Lincoln. They had three children: Rudolph, born in about 1914; Anna, born in 1919; and Josephine, born in 1922.

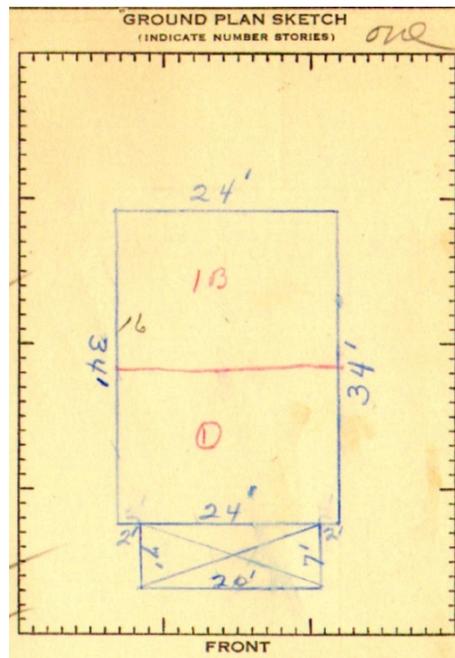
Joseph Koci died in 1928. According to the 1948 County Assessor card, the house was remodeled in 1928, but it is not known whether this occurred before or after his death. Anna Koci continued to live at 1201 Lincoln and raised her children there as a single mother. At the time of the 1930 census, she was 41 years old and living at 1201 Lincoln with Rudy, age 16, Anna, age 10, and Josephine, age 8. There was no apparent source of income for the family listed in the 1930 census records.

During the Depression of the 1930s, Louisville women were employed to make clothing as part of a WPA sewing program. A number of the women are believed to have been widowed or were otherwise single. It is thought that this was a factor that helped them qualify for the program. The following photo shows these women in front of the Louisville Town Hall, where they worked on the second floor. Anna Koci has been identified as the fourth woman from the right in the back row.



The 1940 census records show that Anna Koci was living at 1201 Lincoln along with her daughter, Anna; Anna's husband, Leroy Reddington (who had been born in Louisville in 1920); and Anna's daughter, Janet, who was age 1. Another child, Gary, would be born in the house later that year. Leroy was working as a miner at the time, then served in the U.S. Navy during World War II, and later worked as a plumber. When the Reddingtons were not living with Anna Koci, they lived on the west side of the 1100 block of Lincoln, a few doors to the south of Anna Koci's house at 1201 Lincoln.

The following photo of the house and a ground layout sketch are from the 1948 Boulder County Assessor card. The photo of the house indicates how little the area around 1201 Lincoln had been developed even in 1948.



The following excerpt of a 1962 aerial photo of Louisville (with north being to the left) shows 1201 Lincoln as the last house on the west side of Lincoln on the northwest edge of Louisville. The property that went with the house (six lots in all) extended partway up Lincoln, towards the left side of the photo. Caledonia is the street indicated to the south of the house and shown on the right of it in this photo. Lafayette Street is shown meeting Lincoln in the upper left-hand corner of the photo.



Anna Koci, the owner of 1201 Lincoln since 1963 when her children conveyed their part interests in the property to her by quit claim deeds, died in 1980. Her daughter, Anna Koci Reddington, inherited 1201 Lincoln and continued to live there. In 1981, Anna Reddington sold off lots 100-102 to the north of the house. Anna Reddington died in 2000.

Besides 1201 Lincoln, the other houses on the west side of the 1200 block of Lincoln were all constructed between 1995 and 1999.

Later Owners

After Anna Koci Reddington died in 2000, her son, Gary, acting as the personal representative for her estate, in 2001 sold 1201 Lincoln to David and Lynne Nieda.

Today, Boulder County indicates that the owners of record are David and Lynne Nieda and 1201 Lincoln LLC.

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: August 17, 2020

Landmark Updates

Landmark status for the Berardi House at 1016 Grant Avenue and the DeSantis House at 1200 Jefferson Avenue was approved at the July 21st City Council meeting.

Alteration Certificate Updates

None

Demolition Updates

None

Upcoming Schedule

August

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

November

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

December

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