

**Historic Preservation Commission
Agenda
October 19, 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 1-253-215-8782, Webinar ID # 842 9064 5601.*
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 – September 21, 2020
5. Public Comments on Items Not on the Agenda
6. **Public Hearing: Demolition Request**
 - a. 1133 Main Street
7. Discussion/Direction/Action: Historic Preservation Loan Request
 - a. 833 Jefferson Avenue
8. Referral:
 - a. Moxie Bread Company PUD and SRU
9. Items from Staff
10. Updates from Commission Members
11. Discussion Items for Future Meetings
 - a. Demolition Language Update
 - b. HSA Requirement Update
12. Adjourn

Citizen Information

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

Haley asked if the lot would be subdivided. Selvoski responded that the lot would not be subdivided but it eligible for a second dwelling unit. Dunlap asked if the lot was large enough to be subdivided and Selvoski stated that it was not.

Klemme asked about the design of the porch and if the design was historic. Selvoski responded that the porch was rebuilt but the design is historic.

Andy Johnson, DAJ Design, spoke as the applicant. He noted the original character that the house has retained over time. He clarified that the porch that exists today retains the original roof structure; at some point in the past the front porch was enclosed but was later returned to the form that exists today. He also clarified that no alterations were being proposed to the historic structure at 633 La Farge. The property may undergo alterations with the proposed relocation of 1201 Lincoln but the landmarked structure itself will not be altered.

Public Comments:

None

Discussion:

Dunlap clarified that if we landmark the structure as opposed to the property, the HPC would not be able to weigh in on future changes to the property. Staff confirmed that. Chair Haley stated that going through the alteration certificate procedure in this case showed that the HPC reviewed the proposed change against the alteration certificate requirements.

Klemme commented that she was excited to see the property begin the historic preservation process and that the structure seems to meet all the criteria for age, significance, and integrity. Haley agreed, and noted that it's exciting to possibly so many homes in the same area participating in the preservation program. Dunlap noted that the houses along Pine were all built by the same carpenter. Parris agreed that this was an excellent candidate for probable cause.

Klemme made a motion to recommend approval of the Landmarking and the \$5,000 Landmark Incentive grant. Dunlap seconded. Passed unanimously by voice vote.

Keller clarified that this property was eligible for a second dwelling unit. Selvoski responded that this was allowed in the RM zone district in Old Town with lots of a certain size.

Haley commented that the size and scale of the structure to be relocated to the property is sensitive and appropriate.

Dunlap agreed, and appreciated being able to review this proposed change.

Dunlap made a motion to approve the Alteration Certificate for 633 La Farge. Parris seconded. Passed unanimously by voice vote.

1201 Lincoln Avenue: Landmark, Alteration Certificate, Grant

Staff presented the following the research and information on 1201 Lincoln Avenue:

The house at 1201 Lincoln Avenue was built in 1908 and shows elements of the Craftsman-inspired style common in early 20th century Louisville. The residential structure was associated with the Koci/Reddington family for 80 years. Staff found that the structure had maintained

much of its physical integrity; 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 and appears to be in good condition for its age. Staff finds that the structure met the landmarking criteria and recommended approval of the landmark request as well as the name Koci House.

Selvoski also presented the alteration certificate request allowing the relocation of the structure to 633 La Farge Avenue. While the relocation of historic structures is generally not a preferred method of preservation, staff believes it is the only method of preserving 1201 Lincoln Avenue and is therefore allowable in this situation. In addition to relocating the structure, the alteration certificate also allows for the reconstruction of the front and rear porches. Staff recommends approval of the alteration certificate for the property at 1201 Lincoln Avenue allowing it to be relocated to 633 La Farge Avenue.

Selvoski presented the grant request for a matching grant in the amount of \$85,000 and a finding of extraordinary circumstances. She reminded the Commission that without extraordinary circumstances, the maximum grant amount was \$40,000. Selvoski noted that the proposed work was eligible for coverage. Selvoski stated that staff found that the original grant request included funds for City fees, however those expenses are not eligible for historic preservation funds. The applicant altered their request to remove that item. Staff recommends approval of the grant request in the amount of \$85,000.

Andy Johnson, DAJ Design, spoke as the applicant and presented on the current status of the house and its potential relocation. He noted the quantity and quality of the original materials that remain on the house. The front porch has been altered and the house is missing some detailing that can be replaced. Johnson mentioned that the chimney may need to be removed prior to the relocation. He also discussed Louisville's history of relocating structures to and within the city. Johnson confirmed that the proposal does meet the zoning requirements in regards to parking, setbacks, lot coverage and will not require any variances.

Levi Sheppard, owner of 633 La Farge Avenue, stated that the move was scheduled for the second week in October (tentatively) and that they're very excited about saving a piece of Louisville's history.

Dunlap asked what the plans were regarding the front porch. Andy Johnson responded that the plans were to return it to the original Craftsman-style porch.

Public Comments:

Dan Berlau, current owner of 1201 Lincoln, stated that he and his wife are excited about participating in this process and the possible relocation.

Discussion:

Haley commented that the structure meets the requirements for landmarking and has undergone minimal changes. The structure is proposed to be relocated which means it will lose a tie to the property, but is less of a loss than a complete demolition.

Parris responded that regardless of the property where this structure is placed, it meets enough of the criteria to be eligible for landmarking.

Klemme asked about the fireplace as well as window modifications. Johnson responded that the window changes occurred at some point in the past but it's unclear when. Potentially when the siding was replaced. The fireplace/chimney is constructed in a way that shows it wasn't original to the house.

Dunlap stated that it was a great opportunity to save the structure.

Klemme state that it meets the criteria for landmarking.

Keller stated that he agrees and is excited about the possibility of the move.

Parris made a motion to recommend approval Landmarking for 1201 Lincoln Avenue and the \$5,000 Landmark Incentive grant. Klemme seconded. Passed unanimously by voice vote.

Haley stated that the proposed relocation will impact the integrity of the structure however it is a better option than losing the structure completely. Moving structures is part of the history of Louisville and meets the guidelines discussed by the Secretary of the Interior.

Parris stated that this is the last resort. The proposed relocation does keep the house in Old Town and maintains its orientation. The story of this project is really powerful in the community and the relocation is the best case scenario. It speaks to the power of our program.

Dunlap made a motion to approve the Alteration Certificate for 1201 Lincoln. Klemme seconded. Passed unanimously by voice vote.

Dunlap asked if there had been any comments from City Council regarding Extraordinary Circumstances grants that have gone through in recent months. Selvoski commented that City Council was supportive of the grants and preservation projects they've seen.

Klemme stated that this is clearly an extraordinary circumstance and that we're extraordinarily lucky that the project has come together the way it has. This is a moment to take advantage of throughout the community.

Parris stated that she was in favor of this grant amount and that the costs seem to be in line with other grants when you take into account the work that this project will entail. Dunlap and Keller concurred.

Klemme made a motion to approve the Extraordinary Circumstances Grant in the amount of \$85,000 for 1201 Lincoln. Parris seconded. Passed unanimously by voice vote.

The Commission revisited the discussion regarding the naming of the house. Levi Sheppard stated that they'd prefer to name it "Koci House from 1201 Lincoln Ave." to show that they house was moved. All commissioners agreed with this name.

Haley expressed gratitude toward tonight's applicants and excitement at the project discussed.

HPC Subcommittee Updates

Dunlap shared the status of the demolition and landmark spreadsheets. He also provided up update on the possible coloring book/outreach project. The Commission discussed the requirements of the City purchasing policy as well as the possible uses of this project.

Items from Staff:

Selvoski provided an update on the current balance of the Historic Preservation Fund as well as upcoming educational events for the Commission.

Updates from Commission Members:

None

Discussion Items for Future Meetings:

None

Adjourn:

Parris motioned to adjourn and Klemme seconded. Voice motion passed, 5-0. Meeting adjourned at 9:18 pm.

DRAFT

ITEM: 1133 Main Street Demolition Review

APPLICANT: Phillip Larson
2090 Stony Hill Rd.
Boulder, CO 80305

OWNER: Same

PROJECT INFORMATION:

ADDRESS: 1133 Main Street
LEGAL DESCRIPTION: Lots 9-10, Block 2, Barclay Place
DATE OF CONSTRUCTION: 1904

REQUEST:

- The applicant requests to demolish the existing structures (house and garage) at 1133 Main Street. A subcommittee referred the request to the Historic Preservation Commission because they found probable cause to believe that the property may be eligible for designation as a landmark.



SUMMARY:

The applicant requests approval to demolish the existing structures (house and garage) at 1133 Main Street. According to the Louisville Municipal Code (LMC) section 15.36.020, a demolition is an act that removes “fifty percent or more of the roof area as measured from directly above,” or “fifty percent or more of the exterior walls of a building as measured contiguously around the building”. Under section 15.36.200 of the LMC, if the commission finds that the building may have historical significance under the criteria “no permit for demolition, moving or removal shall be issued for a period not to exceed 180 days from the date the permit application was accepted ... The commission will make all reasonable efforts to expedite resolution of the application or request.”

Staff recommendations:

- Staff recommends a 60-day stay on the demolition of the house, expiring on November 16, 2020.
- Staff recommends release of the demolition request for the garage.

HISTORICAL BACKGROUND:

Information from Bridget Bacon, Louisville Historical Museum

Since its construction, this home has been consecutively owned by three Italian families: the Tomoro family, the LaSalle family, and the DelPizzo family. The house and this area of Main Street in general are strongly tied to Louisville’s Italian residents. This house still exhibits evidence of traditional Italian cultural practices, and the property includes what is believed to be the last beehive-shaped traditional ash pit in Louisville.

Filomena Tomoro, an immigrant from Italy, first purchased the property in 1904 and constructed a three room house. Following a deadly altercation between her husband, Carlo Tomoro, and her brother, Filomena sold the property to Nicholas LaSalle in 1908.

Nicholas LaSalle, a Louisville miner, lived there with his mother (Mary) and brother (Joe). Following his death in 1916, the house passed to his sisters (Rose and Mary). They rented the property for several years before selling it in 1926.

Rose and Joseph DelPizzo purchased the property in 1926. Joseph immigrated to Louisville from Italy and Rose was born in Louisville to Italian parents. They raised three children, Lucile, Frank, and Dick, in the house. Joseph worked in the Louisville coal mines until 1964. Following his father’s death in 1980, Frank continued to live in the house at 1133 Main. Frank DelPizzo passed away in 2019.

The DelPizzo’s used the basement of the house to store wine that they made as well as prosciutto. The grapes from the vines in the back yard were used to supplement their winemaking needs. In the alley, a beehive-shaped ash pit remains. Once common in Louisville, this may be the last remaining example of this structure. The ash pit was used to store coal ashes from the house as well as for burning trash.



1133 Main St., Boulder County Assessor, 1948



1133 Main St., 2020



1133 Main St., 2020



1133 Main St., 2020

ARCHITECTURAL INTEGRITY:

The historic structure located at 1133 Main Street was constructed in 1904. It is an early twentieth century wood frame vernacular house with a front gable roof with exposed rafter tails. The primary façade faces east to Main Street. There is a wide front porch with a front gable roof with exposed rafter tails on the front façade. The original structure has a rectangular plan. According to documents, a two room addition was added to the house prior to 1948. The windows and doors appear to be in the original location.

Primary changes occurred over time:

- Rear addition (pre-1948);
- Stucco veneer added (timing unknown);
- Roof replaced (2005).

CRITERIA FOR DEMOLITION REVIEW:

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

Criteria	Meets Criteria?	Evaluation
<p>1. <i>The eligibility of the building for designation as an individual landmark consistent with the purposes and standards in this chapter;</i></p> <ul style="list-style-type: none">a. <i>Age</i>b. <i>Significance</i>c. <i>Integrity</i>	<p>Yes</p>	<p><u>Age</u> The principal structure at 1133 Main Street was constructed in 1904. It is 116 years old.</p> <p><u>Significance</u> This house is associated with the early-20th century development of Louisville.</p> <p>The structure at 1133 Main Street is an early twentieth century wood frame residential structure. It has a rectangular footprint and features a front gable roof. There is a porch attached to the front façade with a front gable roof as well. The door and window placement appears to be original.</p> <p>The structure at 1133 Main Street has changed hands three since being built, and early owners showed strong ties to the Louisville’s Italian heritage.</p> <p>The DelPizzo family who owned the structure from 1926 to 2019 had</p>

		<p>strong ties to the Louisville mining industry.</p> <p><u>Integrity</u> This structure adds character and value to Old Town Louisville and represents a pattern of growth typical of the post-war years 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>
2. <i>The relationship of the building as a potential contributing structure to a potential historical district per the criteria set forth in this chapter;</i>	No	The house is not located in any potential historic districts.
3. <i>The reasonable condition of the building*;</i> and	Unknown	The applicant did not provide any documentation regarding the condition of the property.
4. <i>The reasonable projected cost of restoration or repair.*</i>	Unknown	The applicant did not provide any cost estimates for restoration or repair.

** In considering the condition of the building and the projected cost of restoration or repair as set forth in subsections H.3 and H.4, above, the commission may not consider deterioration caused by unreasonable neglect.*

RECOMMENDATION:

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

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

Staff finds that the property could meet the criteria for architectural significance, integrity and

age and could potentially qualify for landmarking. Based on evaluation of the criteria in LMC Sec. 15.36.200, the HPC may release the permit, or place a stay on the application for up to 180 days from the date of application, which was 9/17/2020. A 180 day stay would expire on 3/16/2021.

Staff recommends the Historic Preservation Commission issue a 60-day stay on the demolition of the house, expiring on November 16, 2020. The applicant has been made aware of all opportunities that exist through the historic preservation program and has been communicative with staff regarding this project. Staff recommends release of the demolition request for the garage.

ATTACHMENTS:

- Application
- 1133 Main Street Social History

MAIN HOUSE



Department of Planning and Building Safety

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

HISTORIC PRESERVATION APPLICATION CASE NO: _____

<p>PROPERTY INFORMATION</p> <p>Address: <u>1133 MAIN ST</u> <u>LOUISVILLE CO 80027</u></p> <p>Year of Construction: <u>7 1908</u></p> <p>Legal Description: <u>1908</u> <u>LOTS 9 & 10 BLOCK 2</u></p> <p>Landmark Name and Resolution (if applicable): _____</p>	<p>TYPE(S) OF APPLICATION</p> <p><input 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 checked="" type="checkbox"/> Demolition Review</p> <p><input type="checkbox"/> Other:</p>
<p>APPLICANT INFORMATION</p> <p>Name: <u>PHILIP LARSON</u></p> <p>Company: _____</p> <p>Address: <u>2000 SONY HILL RD</u> <u>BOULDER, CO 80305</u></p> <p>Telephone: <u>303 819-1453</u></p> <p>Email: <u>PS LARSON CONSTRUCTION</u> <u>@YAHOO.COM</u></p>	<p>REQUEST SUMMARY <i>(Attach additional pages if necessary)</i></p> <p><u>DEMO OF EXISTING</u> <u>917' SINGLE STORY HOUSE</u> <u>& PROPOSED BUILD</u> <u>OF 2 STORY HISTORIC</u> <u>STYLE HOUSE W/</u> <u>BASEMENT</u></p>
<p>OWNER INFORMATION</p> <p>Name: <u>PHILIP S LARSON</u></p> <p>Company: <u>PS LARSON CONSTRUCTION</u></p> <p>Address: <u>2000 SONY HILL RD</u></p> <p>Telephone: <u>ABOVE</u></p> <p>Email: _____</p>	<p>SIGNATURES AND DATES</p> <p><u>PHILIP S LARSON</u> Applicant Name</p> <p>Applicant Signature _____ Date _____</p> <p><u>Philip S Larson</u> Owner Name</p> <p>Owner Signature _____ Date <u>9/6/20</u></p>

HISTORIC PRESERVATION APPLICATION CASE NO: _____

<p>PROPERTY INFORMATION</p> <p>Address: <u>1133 MAIN ST</u> <u>LOUISVILLE 80027</u></p> <p>Year of Construction: <u>1908?</u></p> <p>Legal Description: <u>LOTS 9 & 10</u> <u>BLOCK 2 BARCLAY PLACE</u></p> <p>Landmark Name and Resolution (if applicable): _____</p>	<p>TYPE(S) OF APPLICATION</p> <p><input 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 checked="" type="checkbox"/> Demolition Review</p> <p><input type="checkbox"/> Other:</p>
<p>APPLICANT INFORMATION</p> <p>Name: <u>PHILIP S LARSON</u></p> <p>Company: <u>PS LARSON CONSTRUCTION</u></p> <p>Address: <u>2090 STONY HILL RD</u> <u>BOULDER CO 80508</u></p> <p>Telephone: <u>303 819-1453</u></p> <p>Email: <u>PSLARSONCONSTRUCTION@YAHOO.COM</u></p>	<p>REQUEST SUMMARY <i>(Attach additional pages if necessary)</i></p> <p><u>ADDITION OF EXISTING 21' x 24'</u> <u>2 CAR DETACHED GARAGE</u> <u>TO BUILD NEW 3 CAR</u> <u>GARAGE W/ 2 BR SPACE</u> <u>ABOVE FOR ADU</u></p>
<p>OWNER INFORMATION</p> <p>Name: <u>SAME</u></p> <p>Company: _____</p> <p>Address: _____</p> <p>Telephone: _____</p> <p>Email: _____</p>	<p>SIGNATURES AND DATES</p> <p><u>PHILIP S LARSON</u> Applicant Name</p> <p><u>Philip S Larson 9/16/20</u> Applicant Signature Date</p> <p><u>SAME</u> Owner Name</p> <p><u>Philip S Larson 9/16/20</u> Owner Signature Date</p>



1133 Main St. History

Legal Description: Lots 9 & 10, Block 2, Barclay Place

Year of Construction: 1904

Summary: This home has been consecutively owned by three Italian families: the Tomoro family, the LaSalle family, and (since 1926) the DelPizzo family. The house and this area of Main Street in general are strongly tied to Louisville's Italian residents. This house still exhibits evidence of traditional Italian cultural practices, and the property includes what is believed to be the last beehive-shaped traditional ash pit in Louisville.

Development of Barclay Place

The Colorado Mortgage and Investment Co., Limited, a corporation organized under the laws of Great Britain and doing business in Colorado, in 1897 platted the Barclay Place subdivision in which this property is located. The subdivision was an early addition to Original Louisville.

Tomoro Family Ownership, 1904-1908; Date of Construction

Filomena Tomoro (sometimes spelled as Tomaro) purchased the parcel from the developer in January 1904. Her husband was Carlo Tomoro, who had come to Louisville in the 1890s.

A document recorded with Boulder County in October 1904 shows that Filomena Tomoro granted a chattel mortgage to Phillip Latronico in exchange for what appears to have been a \$375 loan. The chattel mortgage covered the contents of the house at 1133 Main. Significantly, the document referred to the house having had three rooms at that time. This is consistent with the DelPizzo family's theory that the house originally consisted of the front part of the house.

Newspapers in Lafayette and Denver reported in June 1908 that Carlo Tomoro shot and killed Nick Martello, who was described as being 42 years old and, in two of the accounts, as being Filomena Tomoro's brother (although this relationship could not be separately confirmed). The

description of the location of the shooting as being just outside the DiFrancia Saloon in Louisville matches with the location of today's 740 Front restaurant. Martello was said to have dropped dead at the front of the saloon, and Carlo Tomoro took off. Filomena Tomoro denied any knowledge of her husband's whereabouts. According to newspaper accounts accessible at the websites of Colorado Historic Newspapers Collection and GenealogyBank.com, the two men had a contentious relationship and had been drinking and arguing. Nick Martello was buried in the Columbia Cemetery in Boulder.

The June 26, 1908 issue of the *Lafayette Leader* stated, "The shooting occasioned little excitement. There is a large foreign element in Louisville, and fights and cutting and shooting scrapes are not uncommon. Very little attention is paid to these disturbances, and arrests are seldom made, it is stated."

Only two months later, in August 1908, Filomena Tomoro sold the house and property to Nicholas LaSalle. No additional information about either Filomena or Carlo could be located.

With respect to the date of construction of the house at 1133 Main, the 1948 Boulder County Assessor card for this property and the Boulder County Assessor's Office website both give 1908 as the date of construction of this house. Boulder County has sometimes been found to be in error with respect to the date of construction of Louisville buildings, so it is important to look to other evidence of the construction year.

For Louisville properties, Boulder County typically based the dates it gives on its website on the 1948 Assessor card information, and in looking at the card for this specific property, it can be seen that the handwriting states that the house was "40+" years old in 1948. This indicates a lack of certainty of knowledge about the exact year and suggests that the Assessor thought that the house could have been constructed earlier than 1908.

In this case, Filomena Tomoro purchased the lots in January 1904, and this was the only property in Louisville that she or her husband owned at the time. Also, the 1904 Louisville directory lists a Carlo "Tomaso" and his wife as living in this subdivision of Barclay Place, with the typing of "Tomaso" likely resulting from the misreading of handwriting of the Italian name of Tomaro or Tomoro. But perhaps the most persuasive piece of evidence is the chattel mortgage filed with the County in 1904 that describes the house on the property at what is now 1133 Main as being a three-room house containing personal belongings that provided the security for the loan of money. For these reasons, the date of 1904 is believed to be the accurate date of construction. Evidence of it having been constructed even earlier could not be located.

La Salle Family Ownership, 1908-1926

In August 1908, Nicholas LaSalle (1885-1916) of Louisville purchased this property at 1133 Main from Filomena Tomoro. He had been born in Italy and came to the U.S. as a young boy in about 1889 with his parents and siblings. The family first settled in Marshall before moving to Louisville. The 1910 federal census records show Nicholas LaSalle to be living in this house that he owned on North Main Street, and the other people listed near him in the census are known to have been living in the same block of Main Street. He was 25 at the time and living with his widowed mother, Mary, age 53, and his brother, Joe, age 32. Nicholas was working as a miner, while his brother was working as a bartender in a saloon.

In 1916, Nicholas LaSalle died at the age of about 31. His mother died the same year. According to Boulder County filings, his heirs were his sisters Rose LaSalle Jordinelli and Mary LaSalle Latronico. In another example of family members living near one another in Louisville, his sisters both lived very nearby to 1133 Main. In 1926, the two sisters sold 1133 Main to Rose Scrano DelPizzo.

Del Pizzo Family Ownership, 1926-current

Rose Scrano (sometimes written as “Scarno” and later changed to “Scran”) DelPizzo (1906-1952) purchased this property in 1926 on behalf of herself and her husband, Joseph DelPizzo (1898-1980). They may have also rented the house before buying it.

Rose Scrano was born in Louisville to Italian-born parents. She and her parents and siblings lived up one block from this house on Main Street (believed to be the house at 1237 Main).

Rose DelPizzo purchased the house from Rose Jordinelli, Mary Latronico, and the estate of Nicholas LaSalle. There were many family connections between the Louisville families of DelPizzo, Scrano, Caranci, LaSalle, Latronico, Jordinelli, and Jacoe, and others, all being related by blood or marriage and living near each other.

Rose’s husband, Joseph DelPizzo, came from the small village of Taranta Peligna, Chieti, Abruzzo, in Italy. He served in the Italian Army in World War I, then emigrated to the United States in early 1922. He came directly to Louisville to join his brother, Nicola DelPizzo, whose home for decades was at 1000 Main Street. They were among a group of people who emigrated from Taranta Peligna and came to Louisville in the late 1800s and early 1900s. Some of the surnames of those who came from that village to Louisville, besides DelPizzo, were Demarco, DiDonato, Lippis, Madonna, Merlino, Natale, and Santilli.

In 1922 or 1923, Rose and Joseph married in Louisville. Before purchasing 1133 Main, they had a daughter, Lucile (1923-2015). They later had two sons: Frank (1930-2019) and Richard “Dick” (born 1939). The three children were raised in the house at 1133 Main.

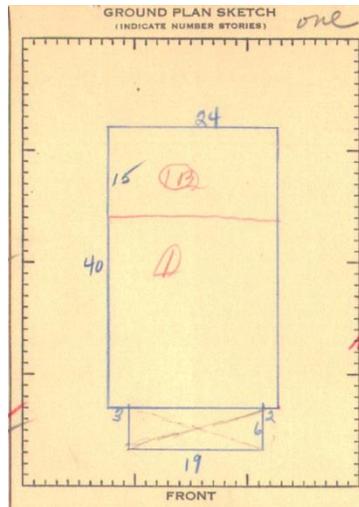
The following photo from the DelPizzo family shows Joseph and Rose DelPizzo:



Joseph DelPizzo made his living putting up timbers to hold up the ceilings in local coal mines and to thereby prevent cave-ins. Also, when a section of the mine was mined out and the miners were moving on to another area of the mine, he was responsible for cutting the timbers so that the timbers would fall and collapse naturally, and he would be the last man out of the area. He worked in coal mines for several decades and retired in 1964. By all accounts, Joseph was a man of many skills that he put to good use on the property at 1133 Main.

The following images show the photo and ground layout from the Boulder County Assessor card that was completed in 1948:





Rose DelPizzo died in 1952. Joseph continued to reside in the house, raising their youngest child with the help of Rose's sisters who lived nearby. The oldest child, Frank, lived most or all of his life at 1133 Main.

Joseph DelPizzo died in 1980. Frank was given a life estate in the house. Frank died in 2019. Today, members of the DelPizzo family continue to be the owners of the house at 1133 Main.

Parts of the Property

The house at 1133 Main is unique in Louisville for being substantially unchanged from when it was a center of activity of Italian cultural practices similar to those carried on in the homes of other Italian families in Louisville. The Museum is grateful to the DelPizzo family for providing most of the following information about the house since its family ownership started in the 1920s and for giving a tour to a member of the Museum staff.

House Exterior: The person who stuccoed the house exterior was Vincenzo Ciccarelli (1910-1975) of Frederick. He emigrated from the Italian village of Cansano, not far from the village of Taranta Peligna from which the DelPizzo family came. The stucco was on the house at the time when the 1948 Assessor card photo was taken, but the exact year of its application is not known.

House Interior:

It is believed that the kitchen and back bedroom were added to the front after the original construction.

There used to be a built-in archway between the living room and the dining room. Dick DelPizzo recalls that his father removed it in the late 1940s or early 1950s. Carmen Scarpella put in the distinctive kitchen nook and table. Joe Ross, put in the kitchen cabinets with the glass windows.

The family's washing machine was kept in the back bedroom. Once a week, Rose DelPizzo rolled the heavy machine into the kitchen to do laundry. The family recently donated this Maytag washing machine, which appears to be from 1926, to the Louisville Historical Museum.

The bathroom was likely added in the early 1950s when Louisville voters approved a bond issue to pay for a town sewage system.

Cellar:

The mostly dirt cellar includes an open area and two small rooms that are along the south side of the house. The one further back from the front of the house was for coal. Coal would be delivered through the opening where there is now a window.

Joseph DelPizzo made wine in the cellar using a wooden wine press. The following photo from the small room at the front of the house shows wine barrels that until recently were still located there. (Italian families in Louisville and Frederick would partner to place one large order of grapes from California each year, with each family ordering their preferred variety or varieties of grapes. It was not unusual for one family to make 200 gallons of wine each year for its own use.)



The above photo also shows wire hooks that Joseph DelPizzo used for hanging prosciutto that he made. (Prosciutto is made from fresh hams that are heavily salted for a long period, then hung for at least a period of months.) In the upper left of the photo, one can see brown paper on a horizontal wire where he would hang homemade sausages.

The cellar has timber supports, not unlike what Joseph DelPizzo put in coal mines to provide support for mine ceilings.

Back Yard and Side Yard - Structures:

In the square area to the north of the garage, there was a chicken yard and a chicken coop where the family raised chickens. A coal shed was located near the chicken coop.

From the door on the north side of the garage, going directly north across the yard to the other side, is where the outhouse was located (along the north property line). The following 1940s photo shows Rose DelPizzo with her son, Dick, in the back yard of the house with the outhouse being visible behind them.



The clotheslines, made of heavy wire strung on metal poles, are believed to date back to the earlier years of the DelPizzo family ownership, and were certainly put up by the 1940s. They extend on the two sides of the walkway from the house to the garage, and one goes all the way to the alley.

Back Yard and Side Yard - Gardens:

Like many families in Louisville, the residents of 1133 Main grew much of their own food. This was especially needed in order to carry families through times when coal mining work was not available.

An apple tree stood by the back of the house, and plum trees were on the south side of the house. There were also peach trees in the yard.

The area from the garage to the house, besides having fruit trees, was made up of all vegetable garden that had fava beans, lettuces, endive, escarole, tomatoes, zucchini, string beans, corn, peppers, onions, and garlic. It extended on both sides of the walkway from the garage. Joseph DelPizzo turned the soil by hand.

There were trained grape vines behind the garage, to the south of the garage, and behind the house. The vines are still growing in these locations, but are untrained, as seen in the following

photo. Many are Concord grapes. According the family, there would typically be enough grapes from these vines to make a few gallons of wine, and so the family did this from time to time, but the main winemaking needs were met by the larger amounts of grapes brought from California.



Garage:

The garage used to be a one-car garage. It was on the south side of the property. Joe DelPizzo enlarged it by moving the north wall of the garage farther north and making a new section of wall to fill it in. This photo of the back of the garage shows the seam in the wall and the original part of the wall on the left.



Alley and Ash Pit:

Before Louisville had paved streets, red ash from local coal mine dumps would be spread on the streets. Red ash was a reddish substance, a mining byproduct, that was viewed as a good alternative to having dirt streets. Joseph DelPizzo would regularly arrange for a truckload of red ash to spread on the alley behind 1133 Main. He did this at his own expense because he was the only automobile driver whose house backed up to the alley on this block and who would enter the alley from Caledonia Street to the north.

The ash pit behind the house, right on the alley, is believed to be the last remaining beehive-shaped ash pit in the area. These were once a common site behind houses and were used for dumping coal ashes and for the burning of trash. They were located along the alleys in order to keep stray sparks away from homes and so that they could be emptied easily. (Men or teenage boys could make a little money by cleaning out ash pits with the use of a shovel and a wheelbarrow or truck, and typically the ashes were taken away and dumped down an old coal mine shaft.)

The following is a recent photo of the ash pit, which is essentially a brick dome covered with concrete or cement plaster. Some metal wire is visible on the surface, suggesting that wire mesh might have been used to encase the brick dome before the cement plaster or concrete was added to the exterior.



The date of this ash pit is not known for certain, but identical beehive-shaped ones can be seen next to houses in a Louisville photo from circa 1910.

Louisville's other beehive-shaped ash pits were replaced over time by incinerators made out of concrete blocks set in a square or rectangle, and both became obsolete when people no longer produced coal ashes from burning coal in stoves (in the 1950s-1960 for the most part) and when people were required to stop burning trash (as of January 1, 1968). The Louisville Historical Museum is working with the DelPizzo family to document the ash pit and to explore options to move and preserve it.

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

ITEM: 833 Jefferson Avenue Loan Request

APPLICANT: Keith Keller and Karin Medina-Keller
833 Jefferson Avenue
Louisville, Colorado 80027

OWNER: Keith Keller and Karin Medina-Keller
833 Jefferson Avenue
Louisville, Colorado 80027

PROJECT INFORMATION:

ADDRESS: 833 Jefferson Avenue
LEGAL DESCRIPTION: Lots 7-8, Block 10, Jefferson Place
DATE OF CONSTRUCTION: circa 1895

REQUEST: A request to approve a loan in the amount of \$100,000 from the Historic Preservation Fund for approved work for 833 Jefferson Avenue.



SUMMARY:

The applicant requests:

- Approval of a loan in the amount of \$100,000 from the Historic Preservation Fund for approved work at 833 Jefferson Avenue. Under Resolution No. 4, Series 2014 the City established a revolving loan program within the Historic Preservation Fund to “*provide low-interest loans for the purposes of preservation, restoration, rehabilitation and protection of properties which are landmarked pursuant to Louisville Municipal Code Chapter 15. 36 or subject to a conservation easement to preserve the character of Historic Old Town Louisville.*”

Loans may be used for “*rehabilitation projects to include measures directed toward adapting a property to make efficient contemporary use of it while sensitively preserving the features of the property, which are significant to its historical, architectural, and cultural values. Sensitive rehabilitation or upgrading of mechanical, electrical, and plumbing systems and other code-required work to make the property functional is appropriate within a rehabilitation project.*” (Res. 4, Series 2014)

Staff recommendations:

- Staff recommends approval of the applicant’s loan request. The applicant requests a loan from the historic preservation fund in the amount of \$100,000 for preservation, restoration, and rehabilitation work to the historic structure.

This City approved a landmark designation for the property in June 2020 and named the property the La Salle House. The City also approved \$32,433.50 in grant funding when the property received the landmark designation, which was in addition to the \$5,000 unmatched landmark incentive.

HISTORICAL BACKGROUND:

Information from Jefferson Place Survey

This house is associated with the historic development of Louisville as one of the early homes in Louisville’s first residential subdivision, Jefferson Place. Although Jefferson Place was platted in 1880, few homes were actually built here before 1900. The property at 833 Jefferson was historically located directly beside the Louisville grade school for many decades, from when it was constructed until the school was demolished in the early 1960s.

The lot where 833 Jefferson is located was originally owned by Jane Carlton who also owned the lot at 841 Jefferson. She sold the property to her son-in-law, Fred Marriott, in 1895 and records suggest that the home was constructed that year. Marriott sold the property to Harry Hamilton in 1904 and various members of that family owned the property until 1931. Pearl Conley purchased the house in 1931 and used the house as a rental. In 1937 she sold it to the La Salle family who owned it for 54 years. They were coal miners who later ran the LaSalle Pool Hall and the Wagon Wheel Inn.



833 Jefferson Avenue (1948 Assessor's Photo)

CRITERIA FOR APPROVING A LOAN FROM THE HISTPORIC PRESERVATION FUND

To receive a loan from the Historic Preservation Fund (HPF), the applicants must meet the following criteria as described in Resolution 19, Series 2019:

A structural assessment shall be required pursuant to Section 2 of Resolution No. 2, Series 2012, before an applicant may apply for a loan.

- *A Historic Structure Assessment has been completed for 833 Jefferson Avenue.*

Loan funds may be awarded only for projects to be completed on landmarked portions of a property.

- *The proposed work to 833 Jefferson Avenue to be funded by the loan includes the following areas:*
 - *Structural: Install structural beams to reinforce roof and steel columns to level and support floor joists.*
 - *Mechanical: Update mechanicals (furnace/ductwork).*
 - *Sewer: Sewer line repair/replacement and subsequent site rehabilitation.*
 - *Drainage/Grading: Install drainage system and grade for proper water drainage.*
 - *Roofing: The roof and gutters will be replaced.*
 - *Siding: The original siding is damaged or missing in places. Install new wood sheathing, insulation, and siding on all existing walls.*
 - *Doors/Windows: Current windows and doors are not original. Historically appropriate windows and doors to be added.*
 - *Porch: Front porch and column repair.*

When required by Louisville Municipal Code Chapter 15.36, and as a condition of loan approval, an alteration certificate shall be obtained prior to the start of any work on the project for which loan funds are awarded.

- *The HPC approved an alteration certificate for the work being done to 833 Jefferson Avenue by Resolution 7, Series 2020.*

Loans shall be in an amount of at least \$2500. There is no specific loan limit established, but the Historic Preservation Commission and City Council shall consider the following in setting an amount:

- i. Current amount of funds in the Historic Preservation Fund and the needs of other projects;
 - ii. The necessity of the work to be performed for the preservation or rehabilitation of the structure and how the proposed work fits into the overall preservation plan for the structure;
 - iii. The availability of other funding sources.
- *The loan request is for \$100,000. The current balance of the Historic Preservation Fund is \$2,790,391.31. The applicant has previously utilized a matching grant from the Historic Preservation Fund in the amount of \$32,433.50.*

Interest rates shall be equal to 2% below the Wall Street Journal Prime Rate as reported on the date of city acceptance of a complete application, not to go below 1%. The interest rate may be increased or decreased by City Council at the time of initial approval upon a showing of extraordinary circumstances.

- *The Wall Street Journal Prime Rate when the applicant submitted their paperwork was 3.25%. The interest rate for the loan requested by the applicant would therefore be 1.25% (2% below Prime).*

Any fees for loan processing shall also be established at the time of the award.

- *Loan fees for owner-occupied residential properties is \$400.*

The loan repayment schedule shall also be established at the time of the award; provided, however, that all loans shall include a due-on-sale clause providing that any outstanding balance on the loan shall be paid in full upon sale or transfer of the property.

- *Owner-Occupied Residential: Loan amount ≤ \$10,000, maximum term 7 years, Loan amount > \$10,000, maximum term 20 years. The applicant has requested a loan term of 20 years.*

FISCAL IMPACT:

The approval of this request would result in the issuance of a loan in the amount of \$100,000 from the Historic Preservation Fund. The following table shows anticipated interest for different loan terms. The applicant has not indicated the loan term they will request. Staff also recommends paying the loan processing fee of \$400 from the HPF.

<i>Loan Term (years)</i>	<i>Total Interest Paid to HPF</i>
<i>20</i>	<i>\$13,072</i>

RECOMMENDATION:

Staff recommends that the HPC recommend to City Council approval of the loan in the amount of \$100,000 and payment of the \$400 loan processing fee for approved work to be done at 833 Jefferson Avenue and approve payment.

ATTACHMENTS:

- Resolution 24, Series 2020
- 833 Jefferson Avenue Staff Report (05/18/2020): Landmark, Grant, and Alteration Certificate Request
- Historic Preservation Fund Application

- 833 Jefferson Avenue Historic Structure Assessment (HSA)

**RESOLUTION NO. 24
SERIES 2020**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A
PRESERVATION AND RESTORATION LOAN FOR THE MARRIOTT HOUSE LOCATED
AT 833 JEFFERSON AVENUE**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration loan for the Marriott House, a historic residential structure located at 833 Jefferson Avenue, on property legally described as the north 17 feet of lot 7 and all of lot 8, and the vacated alley adjacent to the west, Block 10, Jefferson Place, Town of Louisville, City of Louisville, State of Colorado; and

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

WHEREAS, the HPC has held a properly noticed public meeting on the preservation and restoration loan; and

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

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

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

1. The Historic Preservation Commission recommends the City Council approve the proposed Preservation and Restoration Loan application for the Marriott House, in the amount of **\$100,000**.

PASSED AND ADOPTED this _____ day of _____, 2020.

Lynda Haley, Chairperson

ITEM: 833 Jefferson Avenue Landmark/ Historic Preservation Fund Grant/Alteration Certificate Request

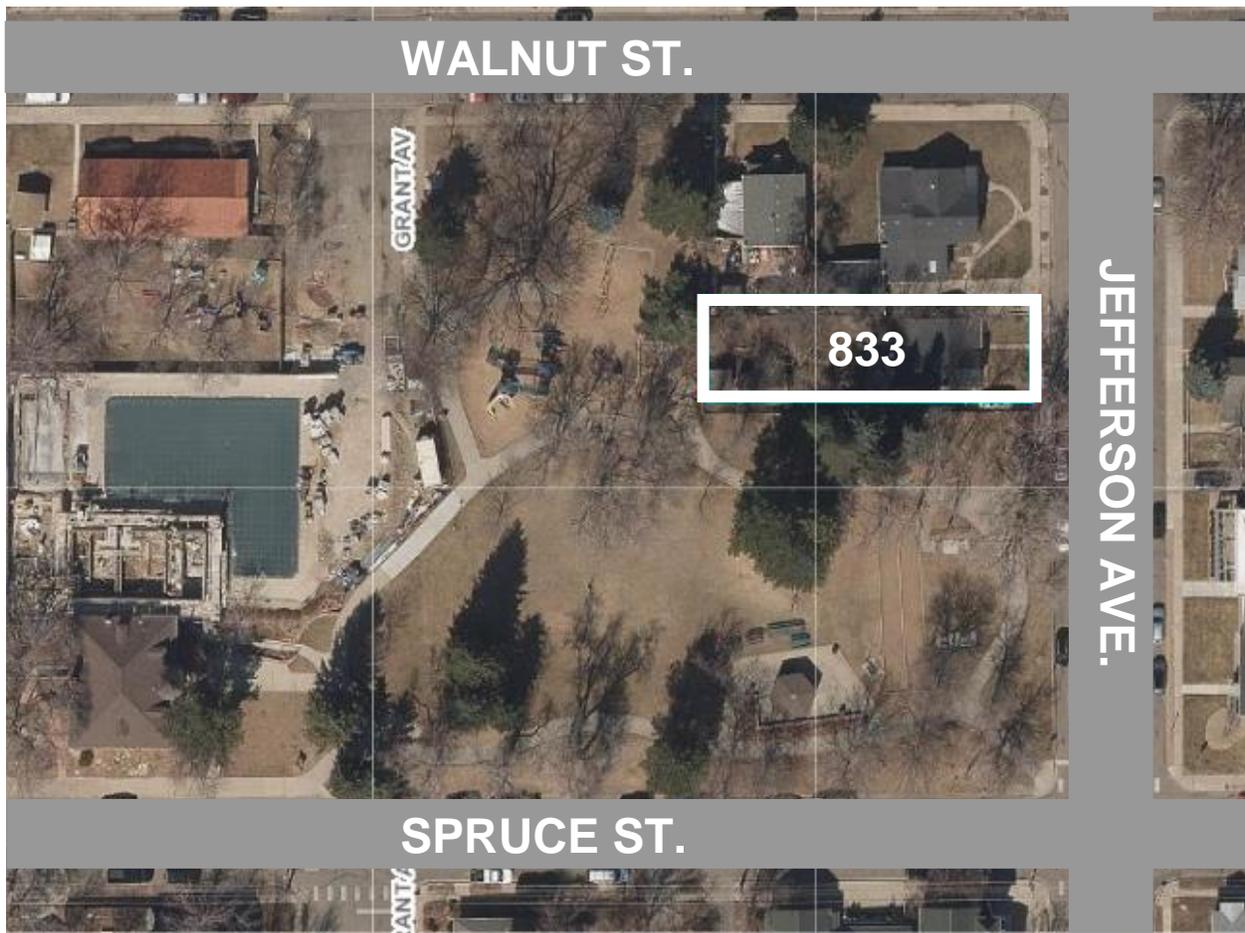
APPLICANT: Keith Keller and Karin Medina-Keller
833 Jefferson Avenue
Louisville, Colorado 80027

OWNER: Same

PROJECT INFORMATION:

ADDRESS: 833 Jefferson Avenue
LEGAL DESCRIPTION: Lots 7-8, Block 10, Jefferson Place
DATE OF CONSTRUCTION: circa 1895

REQUEST: The applicant requests to Landmark the structure at 833 Jefferson Avenue and a request for a Preservation and Restoration Grant and Alteration Certificate at 833 Jefferson Avenue.



SUMMARY:

The applicant is requesting:

- Landmark designation for 833 Jefferson Avenue and \$5,000 Landmark Grant.
- An alteration certificate allowing changes related to restoration and rehabilitation work to the existing structure as well as a modern rear addition.
- A Preservation and Restoration Grant in the amount of \$17,433.50 and a New Construction Grant of \$15,000. With the \$5,000 incentive grant for landmark designation, the total grant award would be \$37,433.50.

Staff recommendations:

- Staff recommends approval of the landmark request including a \$5,000 Landmark Grant. The property meets the requirements for age, significance, and integrity.
- Staff recommends approval of the alteration certificate contingent on a change in siding material on the new addition in order to differentiate it from the historic portion of the structure. The proposed changes to the historic structure result in minimal loss of historic materials and includes the removal of non-historic materials.
- Staff recommend approval of the applicant's grant request. The applicant requests a matching grant of \$17,433.50 for preservation and restoration work to the historic structure and a \$15,000 New Construction Grant.

HISTORICAL BACKGROUND:

Information from Jefferson Place Survey

This house is associated with the historic development of Louisville as one of the early homes in Louisville's first residential subdivision, Jefferson Place. Although Jefferson Place was platted in 1880, few homes were actually built here before 1900. The property at 833 Jefferson was historically located directly beside the Louisville grade school for many decades, from when it was constructed until the school was demolished in the early 1960s.

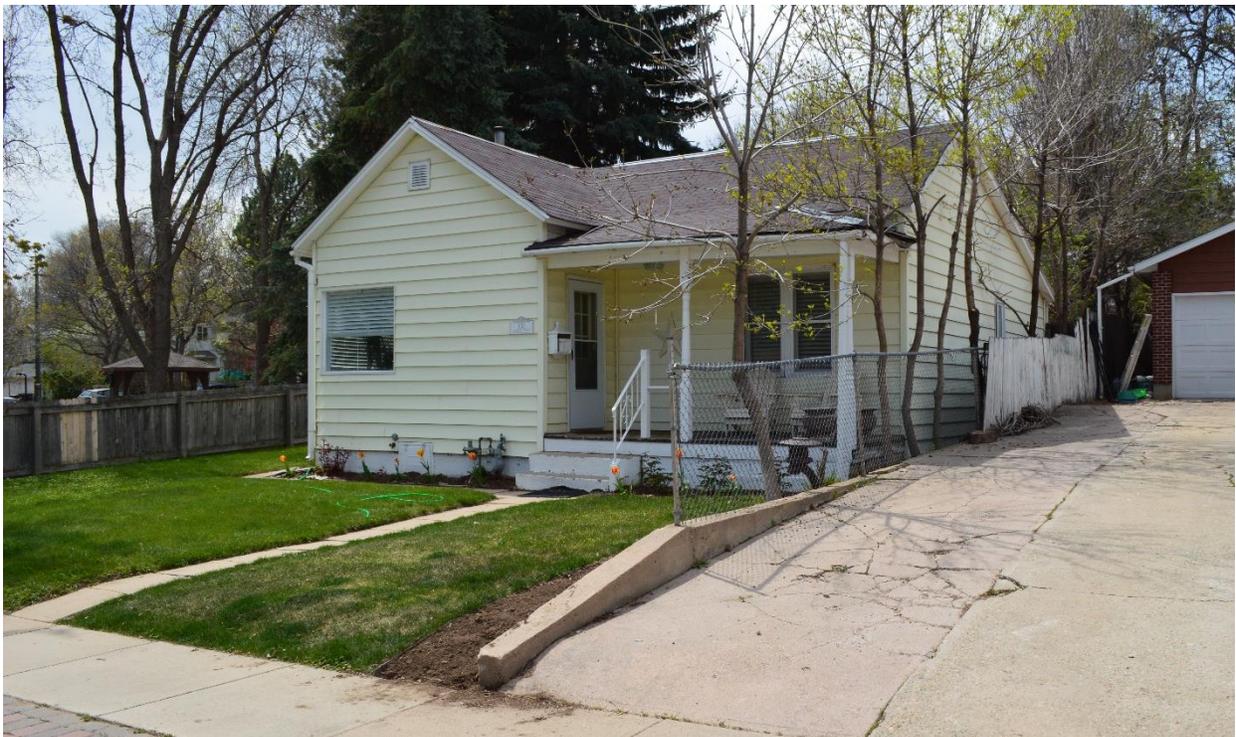
The lot where 833 Jefferson is located was originally owned by Jane Carlton who also owned the lot at 841 Jefferson. She sold the property to her son-in-law, Fred Marriott, in 1895 and records suggest that the home was constructed that year. Marriott sold the property to Harry Hamilton in 1904 and various members of that family owned the property until 1931. Pearl Conley purchased the house in 1931 and used the house as a rental. In 1937 she sold it to the La Salle family who owned it for 54 years. They were coal miners who later ran the LaSalle Pool Hall and the Wagon Wheel Inn.



833 Jefferson Avenue (1948 Assessor's Photo)



833 Jefferson Avenue, southeast view – Current Photo



833 Jefferson Avenue, northeast view – Current Photo

ARCHITECTURAL INTEGRITY:

833 Jefferson is a one-story, wood framed house, L-shaped in plan, with its primary façade facing east to Jefferson Avenue. The foundation is concrete. The exterior is clad with horizontal composition siding painted yellow. The roof is a cross gable covered with red-brown asphalt shingles. Eaves are boxed. There is a parged brick chimney exposed on the center of the south wall. The front entrance faces north to a recessed porch at the north half of the front façade. The porch roof is supported on two turned wood posts. The porch has wood board flooring and two painted concrete steps leading to the concrete sidewalk. The entrance door is non-historic with a 6-light glass panel and a white aluminum security door. There is a large non-historic “picture window” at the south end of the east façade. A pair of single-hung wood sash windows facing the front porch could be historic.

There is a shed/garage at the west end of the lot constructed of painted concrete masonry with a gable roof covered with red/brown asphalt shingles.

The house was built circa 1895. Since 1950, the wood shingle roofing has been replaced with asphalt shingles, the original wood siding has been replaced with composition siding, some windows have been replaced and an enlarged “picture” window added on the south end of the front façade. The dates of these modifications are unknown.

HISTORICAL SIGNIFICANCE ANALYSIS AND CRITERIA FOR LISTING AS LOCAL LANDMARK:

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

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

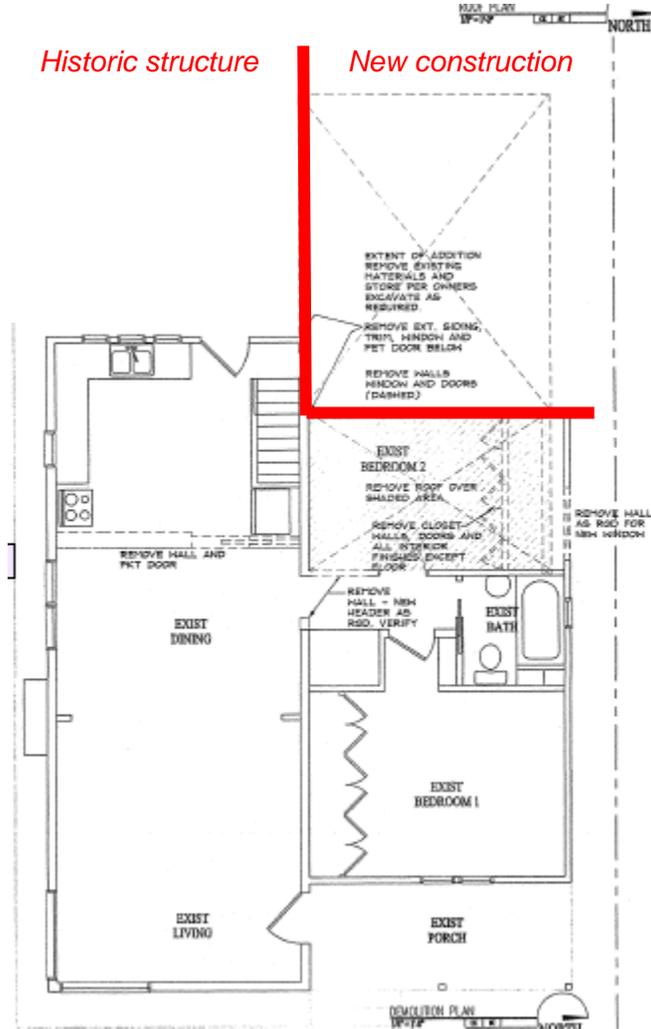
Sec. 15.36.050. - Criteria for Designation

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 833 Jefferson Avenue was constructed circa 1895 and meets this criteria.
1. a. <i>Architectural.</i> 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>	Yes	This house is associated with the historic development of Louisville. The structure at 833 Jefferson Avenue is a late 19 th century wood frame residential structure. It has L-shaped floorplan with a cross gable roof. There is a porch attached to the front façade as well. The door placement appears to be original.

<ul style="list-style-type: none"> 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>1. b. <i>Social.</i></p> <ul style="list-style-type: none"> 1) <i>Site of historic event that had an effect upon society.</i> 2) <i>Exemplifies cultural, political, economic or social heritage of the community.</i> 3) Association with a notable person or the work of a notable person. 	Yes	<p>The home is associated with the Souply family, a Belgian family who worked as miners and operated the Forte's grocery store in Jefferson Place. It is also associated with the LaSalle family who owned the house for 52 years. They were coal miners who later ran the locally well-known LaSalle Pool Hall and the Wagon Wheel Inn.</p>
<p>1. c. <i>Geographic/environmental.</i></p> <ul style="list-style-type: none"> 1) <i>Enhances sense of identity of the community.</i> 2) <i>An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.</i> 	N/A	
<p>3. <i>All properties will be evaluated for physical integrity and shall meet one or more of the following criteria:</i></p> <ul style="list-style-type: none"> a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation. b. <i>Retains original design features, materials and/or character.</i> c. Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago. d. <i>Has been accurately reconstructed or restored based on historic documentation.</i> 	Yes	<p>The property has integrity of location and design. Integrity of association with the previous owners is lost, but association with Jefferson Place subdivision is still intact.</p> <p>The structure retains its overall form and appearance from the street and exhibits a moderate level of physical integrity. The picture windows on the southeast corner of the house are not original.</p>

ALTERATION CERTIFICATE REQUEST:

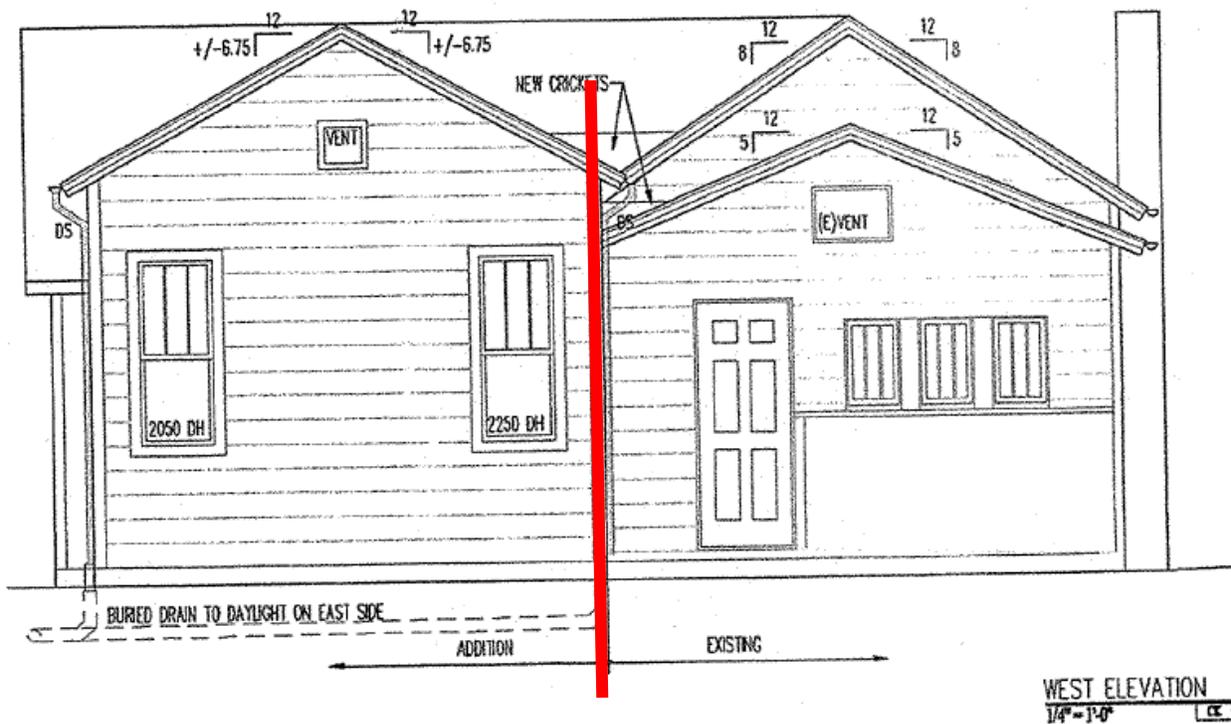
The applicant is also applying for an alteration certificate to allow for restoration and rehabilitation work to the historic house as well as a modern addition.



833 Jefferson Avenue – Site Plan



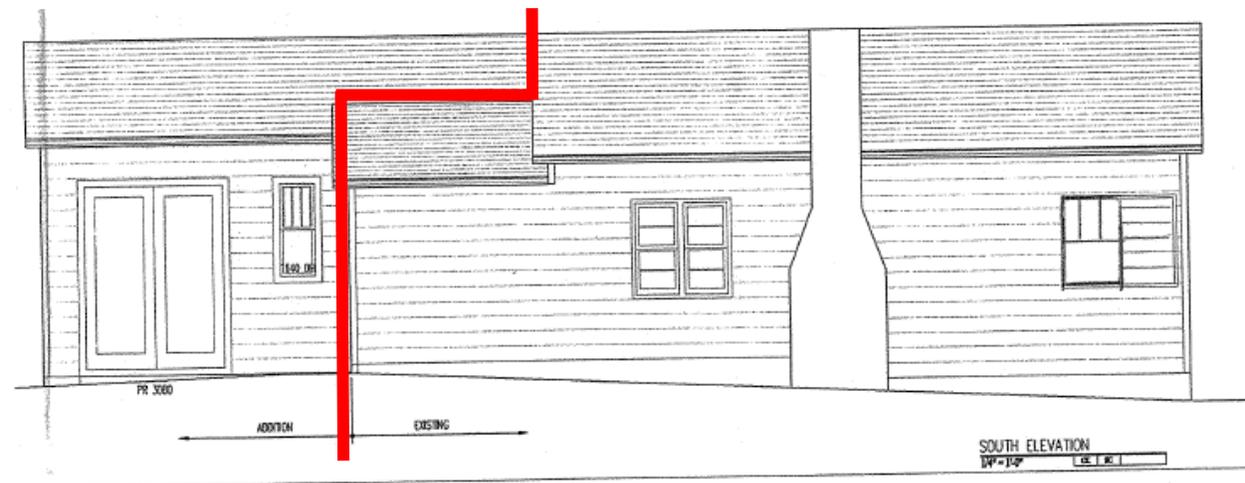
833 Jefferson Avenue – East Elevation, proposed



833 Jefferson Avenue – West Elevation, proposed



833 Jefferson Avenue – North Elevation, proposed



833 Jefferson Avenue – South Elevation, proposed

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

- Replace knob and tube wiring as necessary to bring the house up to code;
- Reinforce foundation walls as necessary;
- Remove existing, non-original siding and replace with historically appropriate siding;
- Remove replacement windows and replace with historically appropriate window;
- Regrade site to allow for positive drainage.

ALTERATION CERTIFICATE CRITERIA AND STANDARDS ANALYSIS:

Sec. 15.36.120. - Criteria to review an alteration certificate.

A. The commission shall issue an alteration certificate for any proposed work on a designated historical site or district only if the proposed work would not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historical designation.

B. The commission must find the proposed alteration to be visually compatible with designated historic structures located on the property in terms of design, finish, material, scale, mass and height. When the subject site is in an historic district, the commission must also find that the proposed alteration is visually compatible with characteristics that define the district. For the purposes of this chapter, the term "compatible" shall mean consistent with, harmonious with, or enhancing to the mixture of complementary architectural styles, either of the architecture of an individual structure or the character of the surrounding structures.

C. The commission will use the following criteria to determine compatibility:

Criteria and Standards	Meets Criteria?	Evaluation
1. <i>The effect upon the general historical and architectural character of the structure and property.</i>	Yes	The proposed work, including removing replacement windows and siding and replacing with period appropriate pieces will enhance the historic architectural character of the structure.
2. <i>The architectural style, arrangement, texture, and material used on the existing and proposed structures and their relation and compatibility with other structures.</i>	Partial	The change in wall plane distinguishes the new addition from the historic structure. Staff recommends a change in siding material on the new addition to further distinguish it from the historic portion of the building.
3. <i>The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structures and the site.</i>	Yes	The addition is modest and in scale with the historic portion of the structure; its proposed location is secondary to the original structure allowing the original structure to retain its historic form.
4. <i>The compatibility of accessory structures and fences with the main structure on the site, and with other structures.</i>	N/A	
5. <i>The effects of the proposed work in creating, changing, destroying, or otherwise impacting the exterior architectural features of the structure upon which such work is done.</i>	Yes	The proposed work on the historic structure will not result in the removal of historic materials. The proposed addition has minimal impact on the historic structure.
6. <i>The condition of existing improvements and whether they are a hazard to public health and safety.</i>	Yes	The existing condition of the improvements on the property is currently not hazardous to public health and safety.

<p>7. <i>The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property.</i></p>	<p>Yes</p>	<p>Proposed rehabilitation work (foundation, grading, floor framing) will result in the preservation and continued used of the property.</p>
<p>8. a. <i>A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.</i></p>	<p>Yes</p>	<p>The structure at 833 Jefferson Avenue will continue to function as a single family home.</p>
<p>8. b. <i>The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.</i></p>	<p>Yes</p>	<p>The proposed work on the historic structure will not result in the loss of historic materials or character.</p>
<p>8. c. <i>Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.</i></p>	<p>Yes</p>	<p>The proposed work includes restoration and rehabilitation work (siding and porch repair, window replacement) appropriate for this structure.</p>
<p>8. d. <i>Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</i></p>	<p>N/A</p>	
<p>8. e. <i>Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.</i></p>	<p>N/A</p>	
<p>8. f. <i>Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. In the replacement of missing features, every effort shall be made to substantiate the structure's historical features by documentary, physical, or pictorial evidence.</i></p>	<p>Yes</p>	<p>The proposed work does not call for the loss of historic materials or features.</p> <p>The proposed windows are similar to those found on other historic structures in the Jefferson Place subdivision and are appropriate for a home of this age and style.</p>
<p>8. g. <i>Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the</i></p>	<p>N/A</p>	<p>Damaging techniques are not proposed for use on this project.</p>

<i>gentlest means possible.</i>		
<i>8. h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</i>	N/A	Significant archeological resources have not been identified on this property.
<i>8. i. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.¹</i>	Partial	The proposed rear addition will result in the removal of a portion of the rear wall on the original house. Staff recommends a change in siding material on the new addition to further distinguish it from the historic portion of the building.
<i>8. j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i>	Yes	The proposed rear addition will result in the removal of a portion of the rear wall on the original house. The essential form and integrity of the historic property when viewed from Jefferson Avenue will be retained.

Staff believes the proposed changes would result in the preservation, restoration and rehabilitation of the historic structure. Section 15.36.120 of the LMC gives the criteria for evaluating alteration certificates and based on the proposed design, staff finds that the proposed design partially meets the standards. Staff is concerned about the continuation of the horizontal siding from the historic house onto the new addition and the inability to distinguish the between the two. Because of that, staff recommends approval of the alteration certificate contingent on a change in siding material on the new addition.

¹ For reference, the Secretary of the Interior’s Standards for Rehabilitation recommend the following when designing an addition for a historic structure:

Designing a New Exterior Addition to a Historic Building

This guidance should be applied to help in designing a compatible new addition that that will meet the *Secretary of the Interior’s Standards for Rehabilitation*:

- A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old.
- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.
- The construction materials and the color of the new addition should be harmonious with the historic building materials.
- The new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building.

GRANT REQUEST:

The applicant is requesting approval of a Preservation and Restoration Grant for rehabilitation and restoration work on the structure 833 Jefferson Avenue. The total grant request for preservation work is \$17,433. This grant would be in addition to the \$5,000 signing bonus for landmarking the structure and the \$900 grant for the Historic Structure Assessment previously approved for the property. In addition, the applicant is requesting a \$15,000 new construction grant. The total amount of grant money sought by the applicant is \$37,433.50.

A Historic Structure Assessment was previously done for the property in 2015 and paid for by the Historic Preservation Fund. The assessment (attached) makes several recommendations including: foundation repairs where necessary; reinforced floor system; remove and repair siding; and site regrading. The proposed total cost for all of the work on the historic structure is \$34,867.

Work proposed with total cost:

- Siding: \$7,298
 - *Remove existing vinyl composite siding*
 - *Replace with period appropriate siding*
- Windows: \$4,099
 - *Replace existing windows (not historic) with period appropriate windows*
- Foundation/crawlspace: \$10,930
 - *Evaluate and repair as necessary*
 - *Replace failing foundation wall*
- Floor structure: \$4,040
 - *Repair/replace existing joists and support beam*
- Electrical wiring: \$4,500
 - *Remove existing knob and tube wiring (code required)*
- Site Grading: \$4,000

COST ESTIMATE OF PROPOSED WORK: \$34,867

MATCHING GRANT REQUESTED: \$17,433 (matching grant maximum \$40,000)

Preservation Grant:

Under Resolution No. 17, Series 2019, residential applicants are eligible for a \$5,000 unmatched incentive grant as a landmark bonus. Owners of a landmarked property will be eligible for this grant following the signing of the landmark and grant agreements. Owners are also eligible for up to \$40,000 in preservation grant funds conditioned on the applicant matching one hundred percent of the amount for approved work. Approved work must fall under the categories of preservation, rehabilitation, and restoration.

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

Rehabilitation *is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. The limited and sensitive upgrading of*

mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate.

- Foundation/crawlspace
- Floor structure
- Site grading
- Electrical upgrade

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

- Window replacement
- Siding replacement

The applicant is requesting a matching grant amount of \$17,433 be considered under Resolution No. 17, Series 2019. The Resolution allows for matching grants up to the amount of \$40,000 “conditioned based on the applicant matching at least one hundred percent (100%) of the amount of the grant.”

New Construction Grant:

In addition, the applicant is also requesting a \$15,000 new construction grant under Resolution No. 17, Series 2019. “Owners of landmarked property on which additions to existing residential structures are proposed are eligible for matching grants of up to \$15,000 for new residential construction that, beyond mandatory requirements, substantially limits mass, scale, and number of stories, preserves setbacks, and protects the historic integrity of the property and its environment by differentiating new work from the old. Qualifying new construction must maintain the existing height of the historic structure over the first 1/3 of the overall structure and have a floor area ratio (FAR) 10% below what is allowed by zoning.”

Staff finds that the proposed design does limit the mass and scale of the proposed addition, does not include a second story, and preserves the existing front and side setbacks. Staff is concerned about the continuation of the horizontal siding from the historic house onto the new addition and the inability to distinguish the between the two. The proposed new construction proposes no changes to the height of the structure. The maximum floor area ratio (FAR) for this property is 0.55 following landmarking or 2,577 SF. Ten percent below that would be an FAR of 0.495 or 2,320 SF. The FAR for the property following the addition proposed by the applicants is 1,340 SF. Based on that, staff recommends approval of the new construction grant in the amount of \$15,000 contingent on a change in siding material on the new addition in order to differentiate the new work from the old.

FISCAL IMPACT:

Approval of this grant request allows for a total grant of up to \$37,433.50 from the Historic Preservation Fund: a \$5,000 landmark incentive grant (unmatched), a \$17,433 matching grant, and a \$15,000 new construction grant.

STAFF RECOMMENDATION:

Landmarking

The structure at 833 Jefferson Avenue has maintained its style and form since at least 1948, giving it architectural significance and integrity. Staff finds that the property is eligible to be landmarked and for a \$5,000 landmark grant.

Staff recommends that the structure be landmarked by approving Resolution No. 06, Series 2020. Staff also recommends that the house be named for the Marriot Family who owned the property when the home was constructed.

Alteration Certificate

Staff believes the proposed changes to 833 Jefferson would result in the preservation, restoration and rehabilitation of the historic structure.

Staff recommends approval of Resolution No. 07, Series 2020 recommending approval of the alteration certificate for 833 Jefferson Avenue, contingent on a change in siding material on the new addition.

Grant

The grant request includes preserving and rehabilitating the existing structure. The proposed changes will facilitate the continued preservation of the structure, and are historically compatible. The proposed addition to the structure is sensitive to the historic structure, limiting mass and scale.

Staff recommends the HPC recommend approval of a preservation fund grant of \$37,433.50 by approving Resolution No.08, Series 2020.

ATTACHMENTS:

1. Resolution No. 06, Series 2020
2. Resolution No. 07, Series 2020
3. Resolution No. 08, Series 2020
4. Historic Preservation Application
5. Historic Preservation Application Drawings
6. Historic Structure Assessment
7. Jefferson Place Survey Report



Historic Preservation Fund
Grant and Loan Application and Information

(Revised June 2019)

Guidelines

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

Staff contact

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

Deadlines

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

Eligible Applicants

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

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

Historic Structure Assessments

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

Landmarking Grants

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

Eligible Costs and Improvements:

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

Repair and stabilization of historic materials:

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

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

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

Energy upgrades:

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

Reconstruction of missing elements or features:

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

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

Ineligible Costs and Improvements:

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

Application Review Process

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

Project Review and Completion

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

Disbursement of Funds

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

Grant/Loan Process Outline

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

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

Historic Preservation Application

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

TYPE(S) OF APPLICATION

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

1. OWNER/APPLICANT INFORMATION

Owner or Organization

Name(s): Keith and Karin Keller

Mailing Address: 833 Jefferson Avenue

Telephone: 303-829-9840

Email: keller1389@gmail.com

Applicant/Contact Person (if different than owner)

Name: _____

Company: _____

Mailing Address: _____

Telephone: _____

Email: _____

2. PROPERTY INFORMATION

Address: 833 Jefferson Ave, Louisville CO 80027

Legal Description: _____

Parcel Number: _____ Year of construction (if known): 1895-1905

Landmark Name and Resolution (if applicable): La Salle House

Primary Use of Property: residence

3. REQUEST SUMMARY

Historic Preservation Loan

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

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

Additional funds are needed to complete the restoration and rehabilitation work on the La Salle historic landmark home.

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

The entire foundation was replaced with concrete and steel rebar reinforcement. 10 existing windows were replaced with energy efficient dual-pane windows. The entire original siding will be replaced with durable James Hardie fiber cement siding and R-15 rated insulation in all walls. The 30 year old furnace will be replaced with a new energy efficient furnace.

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

We discovered during excavation that portions of the foundation were missing or severely deteriorated. Also, the support structure for the roof required several new beams and support posts. While demolition, we discovered there were four layers of siding and no outer boards to retain the insulation. To date, we have invested \$60,000 on this project, and are quickly running out of available funds to complete the restoration of this historic home.

A loan from the historic preservation fund is needed to assure that the restoration and rehabilitation of this landmark home, located in the heart of Old Town, is restored to its near original glory and will endure for another 100 years.

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

Name of Architectural Feature:

<p>Describe feature and its condition: Windows: Original windows have been replaced over time with wider, shorter versions. Remaining original windows on the second floor are rotted and non-functional.</p>	<p>Describe proposed work on feature:</p>
--	---

Name of Architectural Feature:

<p>Describe feature and its condition:</p>	<p>Describe proposed work on feature: We are using pictures and structural clues to restore the</p>
--	--

Name of Architectural Feature:

<p>Describe feature and its condition:</p>	<p>Describe proposed work on feature: We have removed most of the exterior siding so that we can insulate the house, while the original siding was too damaged to salvage - we are having to replace all of the siding.</p>
--	--

Name of Architectural Feature:

<p>Describe feature and its condition:</p>	<p>Describe proposed work on feature:</p>
--	---

6. COST ESTIMATE OF PROPOSED WORK

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

Type of Incentive: GRANT LOAN BOTH

Feature	Proposed Work to be Funded	Fund Request	Match (M)	Total
A.	install structural beams to reinforce roof and steel columns to level and support floor joists	\$	\$	\$ 5,000
B.	install new furnace and duct work	\$	\$	\$ 8,000
C.	Install new wood sheathing, insulation, and siding on all existing walls	\$	\$	\$ 24,000
D.	repair chimney	\$	\$	\$ 10,000
E.	purchase and install new doors	\$	\$	\$ 8,000
F.	remove large picture windows	\$	\$	\$ 10,000
G.	install drainage system and grade lot for proper water drainage	\$	\$	\$ 10,000
H.	new roof weatherproofing, shingles, & gutters	\$	\$	\$ 8,000
I.	sewer line repairs/site repair	\$	\$	\$ 14,500
J.	Porch and Column repair	\$	\$	\$ 3,500
K.		\$	\$	\$
	Total Proposed Work	\$	\$	\$ 101,000

For loan requests, indicate total loan request here:	\$ 100,000
--	-------------------

If partial incentive funding were awarded, would you complete your project? YES NO

7. ADDITIONAL MATERIALS REQUIRED

The following items must be submitted along with this application:

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

8. ASSURANCES

The Applicant hereby agrees and acknowledges that:

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

Keith Keller Digitally signed by Keith Keller
Date: 2020.09.29 16:20:30 -06'00'

Signature of Applicant/Owner

Karin Medina-Keller Digitally signed by Karin Medina-Keller
Date: 2020.09.29 16:21:24 -06'00'

Signature of Applicant/Owner

9/29/2020

Date

9/29/2020

Date

APPENDIX A: HELPFUL TERMS & DEFINITIONS

BASIC PRESERVATION

The Concept of Significance

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

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

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

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

BUILDING RATING SYSTEM

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

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

Supporting category

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

Non-contributing building category

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

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

PRESERVATION APPROACHES

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

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

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

THE SECRETARY OF THE INTERIOR'S STANDARDS

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

Rapid Visual Screening
Existing Condition Assessment

City: Louisville
Building: 833 Jefferson St.

A - New
B - Good
C - Fair
D - Poor
Date _____

Single Family home of Keith and Karin Keller
with single detached garage and shed

Item	Building Component	Reviewer	Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)		Recommendations*	Approximate Cost*	
					A	B	C	D	No w	5-10	20-25	Code	Repa r/ Other			Maint.
A SUBSTRUCTURE																
A1	Foundations/ Basement	Scott Coburn, Architect	unable to observe footings, if any. Basement walls 8"x16" standard grouted CMU, painted. 7' ceiling ht. perimeter of partial full basement. Also partial partition walls 4" CMU. Floor in this area is slab on grade. S.E. and N.E. section of basement is just 18" crawl space with dry stack brick foundation, dirt floor.	Part of the brick foundation on west side has fallen in due to settling, probably from surface water seepage in area, There is occasional water coming into crawl space and basement from this area. Owner also reports minor occasional seepage to basement along south wall. Probably fixed with better exterior drainage.		X					X				"Missing" foundation wall along west perimeter should be replaced, along with rim joist, support beam and 2 floor joists.	\$2,500
A2	Floor Construction		Finish floors are 1x3 oak, on joists. No underlay. 2x8 floor joists @ 24" o.c. supported by steel railroad rail "beams", varying spans of 4' to 8'. Beams supported by 4x4 wood posts, spaing varies. Appears to be frictio fit and shimmed with no nails/bolts/plates. (see photo)	1. Unusual and non-code construction but appears to be solid and stable, with no sagging, cracking, damage. WEST perimter section has missing/rotting/failing of rim joist, support beam, floor joist.		X						X			Replace rim joist, support beam, floor joist. (cost included in foundation work above)	incl.
B SHELL																
B1	Roof Construction		2x6 and 2x4 wood stick-built rafter/beam and truss,original construction. No sagging, cracking or failure visible. Garage/studio and shed have 2x4 rafters nailed together			X					X		xx	xx		
B2	Roofing		Asphalt-composition lap shingle, 20 year. Unerlayment not visible.	At end of life.						X					Replace roofing, underlayment, flashing. (house, garage/studio, shed)	\$5,000
B3	Exterior Walls		"Modern era" 8" light gauge white vinyl lap siding , with vinyl corner/window/soffit trim. Garage/studio has 'stone pattern' tar paper. Shed has plywood & wafer board. 1st Floor 2nd floor	Not historic, nor attractive		X					X		X		Recommend replacing with painted 3"-4" wood ship-lap siding	\$6,000
B4	Exterior Windows		one small awning window, original, Basement Original wood double hungs, painted. Single pane glass.Some storm windows attached on exterior. Three fixed tri-pane at back 1st Floor 2nd floor none	Front of house, S.E. corner appears to have 1950s picture window added which is not traditional, nor attractive with the style of house.		X					X			X	Replace front picture window with new façade centered double double-hung, wood painted.	\$2,500
	Trim		Vinyl at corners, window/door edges, soffit. Wood (painted) at fascia, porch columns, porch rail, porch belly board.Vinyl gutters and downspouts. Outbuildings have painted wood trim, poor condition.			X					X				Replace vinyl trim with wood. (cost included in siding estimate)	
B5	Exterior Doors		(2) painted wood, not original. Trim 1x wood painted, 5-pc., original/historic	Consider replacing for better historic look		X					X					
B6	Roof Openings		(Skylights, Chimneys & Access Hatches) none: old painted brick chimney penetrates soffit			X					X					

**Rapid Visual Screening
Existing Condition Assessment**

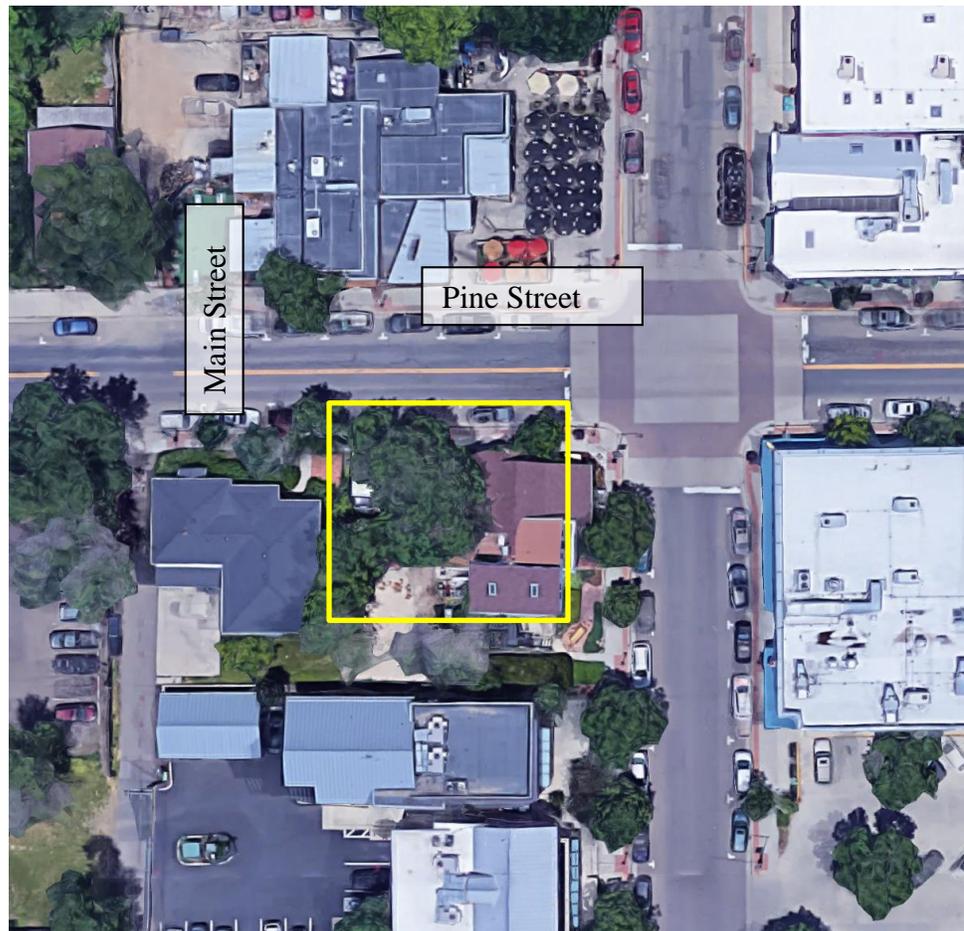
City: Louisville
 Building: 833 Jefferson St.
 Single Family home of Keith and Karin Keller
 with single detached garage and shed

A - New
 B - Good
 C - Fair
 D - Poor
 Date _____

Item	Building Component	Reviewer	Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)		Recommendations*	Approximate Cost*	
					A	B	C	D	No w	5-10	20-25	Code	Repair/Maint.			Other
B7	Porches	Scott Coburn, Architect	Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)		Recommendations*	Approximate Cost*	
			Covered front porch, approx. 6x10 rect. Porch has unpainted wood floor boards on wood frame joists.	Porch boards, rim trim, and joists are partially rotted/sagging/failing and need replacing,				X			X		X	X	Level and replace floor boards and framed floor structure below.	\$1,800
B8	Exterior Trim/Ornamentation		Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)		Recommendations*	Approximate Cost*	
			Two wood round tooled columns, painted, at front porch, support roof porch beam. Some standard wood trim around doors/windows with vinyl applied edges.	none		X					X				replace vinyl trim with painted wood	incl. in siding est.
C	Site		Components (Description)	Observations (Unusual)	Condition				Expected Life Span (Yrs)			Category (Issues)		Recommendations	Approximate Cost*	
C1	Site Drainage		Vinyl-modern gutters and downspouts. Site drains from north to south and west to east. Lot is 37.5'x145'=5438sf	Site drains poorly, and into basement, at NW corner area. Also in side south yard. Sections of gutter overflowing to grade/foundation		X								X	Repair or create new sub-surface area drain in yard @ NW corner of house. Replace all gutters and downspouts for better drainage and historic appearance.	\$3,500
D1	Professional Fees		Architect, engineer, general contractor					X	X							1000

*Notes:
 - Estimated costs assume no lead or asbestos present.
 - Lead testing is noted for every area that includes a potential source of lead paint. A series of 3 tests, one for each of the sources of old paint (windows, doors, siding), would likely provide all the testing needed for the entire project.
 SEWER line is partially "orangeberg" and should be replaced as it puts house at structural risk if back-up flooding 2000
 CHAIN LINK fence at north front should be removed 500
 ELECTRICAL: Old unsafe wiring in hall area should be replaced wire romex to code 200
 Architecture/onsulting for above items 1000
 PRIORITY LIST: Roof, sewer line, exterior siding/trim, gutters, porch, front window, fence, electrical
 Total estimate 26000

- ITEM:** Case No. PUD-0323-2020 and SRU-0324-2020 – Moxie Bread Company
- APPLICANT:** Erik Hartronft, Hartronft and Associates
- OWNER:** Two Racoons, Inc.
- PROJECT INFORMATION:**
ADDRESS: 641 Main Street
LEGAL DESCRIPTION: East 87.5' of the South ½ of Lot 21 and east 87.5' of Lot 22, Town of Louisville
DATE OF CONSTRUCTION: 1917
- REQUEST:** A request for a PUD and SRU to construct a single-story addition on the south side of the existing structure.
- VICINITY MAP:**



SUMMARY:

The applicant proposes a Final PUD to allow a 990 sf addition to the south of the existing structure. The addition allows expansion of the interior kitchen and dining spaces on the first floor and includes a rooftop deck with a trellis for additional exterior dining space. The proposal includes additional covered and uncovered patio space at ground level in front of the building, along with reconstructed retaining walls and new landscaping. In order to accommodate the addition, the existing exterior stairs on the south elevation would be removed.

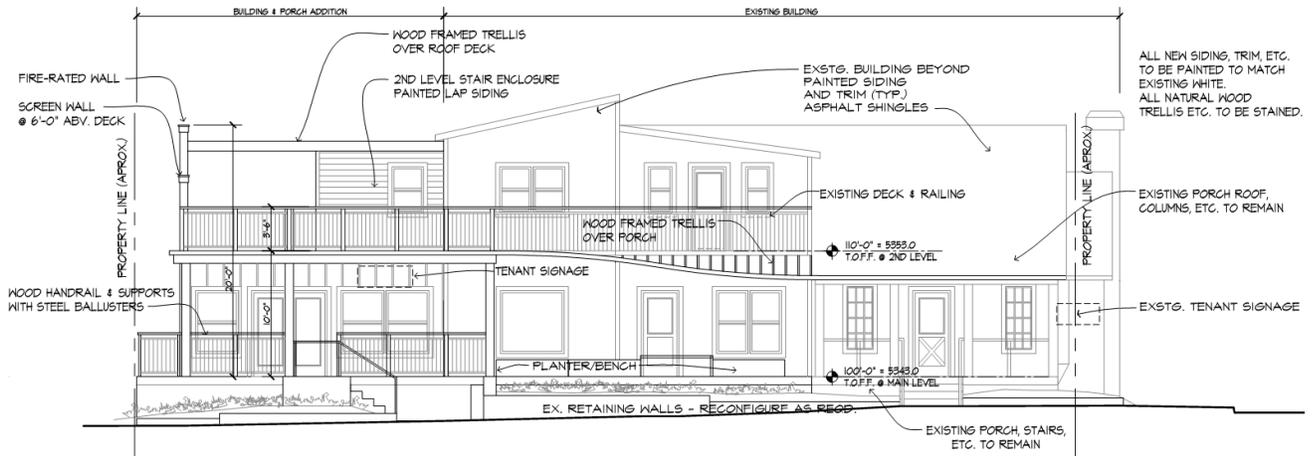
BACKGROUND:

The property at 641 Main Street was platted as part of the Town of Louisville subdivision in 1890, and the existing 2,327 sf building was originally constructed circa 1880, with additions following the original construction over a period of years. The property currently houses the bakery and restaurant Moxie Bread Company. In 1995, City Council approved a Planned Unit Development for the property which approved an addition off the rear of the property, which was never constructed. In 2019, the City approved an administrative SRU updating the areas for outdoor dining and acoustic music hours.

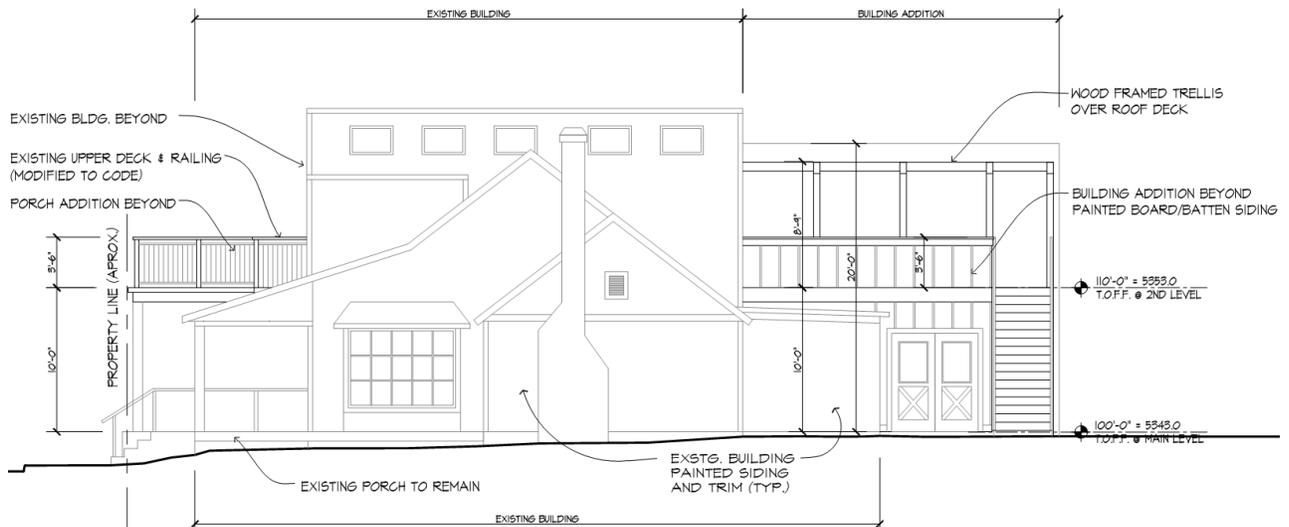
The property is zoned Community Commercial (CC) and subject to the Downtown Louisville Design Handbook ("Design Handbook"). The property is within the "Transition Area" of downtown. The Transition Area of the Downtown Framework plan is designed to provide a buffer between commercial development and the existing residential area in the adjacent Old Town neighborhood. This buffer area requires a lower building height and smaller floor area ratio than what is permitted in the Core Commercial Area throughout the remainder of downtown.

The property is not landmarked. Staff is bringing this application on referral for review and comment to the Historic Preservation Commission because it is located within the historic downtown.

641 Main Street, proposed east elevation (From Main Street)



641 Main Street, proposed north elevation (From Pine Street)



641 Main Street, location of proposed addition



ANALYSIS:

The following policies of the Design Handbook are applicable in considering the approval of the PUD changes to the subject property, along with staff's findings in italics:

- G29.** Maintain the existing range of exterior wall materials found in downtown.
1. Appropriate materials for primary structures include horizontal and vertical siding, shingles and brick.
 2. The lap dimensions of siding should be similar to those found traditionally. Typically 4-6 inches exposed.
 3. Stucco is generally inappropriate as a primary material on the street.
 6. For larger buildings, consider a combination of appropriate materials as a means to reduce the apparent size of the project.

The existing structure is primarily clad with painted horizontal wood lap siding and board and batten siding. The application proposes a mix of horizontal wood lap siding and board and batten siding.

- G38.** Design an addition to a building such that it will not diminish the character of building traditions in downtown.

1. An addition should be an asset to the building, enhancing its overall character.

The addition does not diminish the existing structure and does not detract from the existing street facing facades. The addition is an asset to the property, allowing additional uses and development on the site and enhancing the character and amenities on the property.

G39. An addition should be compatible in size and scale with the main building.

1. An addition should respect the proportions, massing and siting of the building. This includes dormer additions.
2. The form and detailing of an addition should be compatible with the original building.

The addition is in scale and is compatible with the original building. The form of the addition is rectangular, with windows, doors, and porch elements provided at a residential scale appropriate for the Transition Area.

G41. Use color to coordinate façade elements in an overall composition.

1. Use only one base color for the majority of the background wall surface. Base colors should be muted earth tones or pastels.
2. Look for “built-in” features of the façade that can be highlighted with an accent color. Window frames, sills, moldings, and cornices are potential elements to dramatize with a contrasting color.

The addition will be painted white to match the existing building. The porch railings and trellis will be stained wood.

T1. Maintain the general alignment of building fronts.

1. Front yard setbacks range from 5 feet to 25 feet. This range of setbacks should be maintained in new construction.
2. Where similar front setbacks are characteristic, maintain the alignment of building facades.
3. New construction should be set back to match the general alignment of buildings on the street and to maintain the traditional front yard.
4. Landscaping and fences that help define the yard’s front edge are encouraged.

The proposal locates the addition in line with the front of the existing structure. A new porch is proposed that enhances the front yard area with the outer face at the front property line.

T2. Use porches to define entrances and to provide a sense of scale to building fronts.

1. Open porches are preferred, but enclosed porches may be considered on new buildings where the basic character of the porch is retained.
2. Porches are strongly encouraged, whereas decks are not appropriate in front yards.

The proposal includes additional covered porches along the front elevation on the first floor. The rooftop deck is at the second level.

T3. Maintain the pattern created by the even spacing of building side yards.

1. Buildings should be evenly spaced with side yards.
2. Use side yard setbacks similar to those seen historically in the area. Typically, this was no less than 5 feet
3. Consider especially the traditional rhythm of building spacing in the immediate block.
4. Although actual spacing dimension may vary, it should fall within the established range of the block.

The side setback for the proposal varies between roughly 4 to 5 feet, due to a slight angle of the property line. This is consistent with the roughly 5 foot side setback for the property to the south.

T5. Maintain the average perceived scale of one-story residential buildings.

The addition is single-story, with a small second story to accommodate stair access. The remainder of the second floor level primarily open with a trellis cover. While not required along the entire block face, this application balances other projects that exceed one-story, including the two-story project immediately to the south at 615-625 Main Street.

T7. Maintain the traditional scale of buildings along the alley.

This property does not abut an alley.

T8. Buildings that are predominately rectangular in form are encouraged.

The proposal includes a predominately rectangular form, with minor inset areas and other elements that add architectural interest.

T9. Use roof forms that are similar to those used traditionally.

1. Sloping roof forms, such as hip, gable and shed should be the dominant roof shape.
2. Roofs composed of a combination of roof planes, but simple in form, are also encouraged.
3. Roofs should be in scale with those on historic structures.
4. Non-traditional roof forms are inappropriate.

The roof line of the addition is primarily flat, and balances the existing mix of sloping roof styles and forms.

T10. Roof should be similar in scale to those used traditionally on comparable buildings.

The roof is similar in scale and does not dominate the structure. It is lower in height than the existing structure.

T11. Roof materials should also be similar to those used on traditional residential buildings.

1. Appropriate roof materials include composition shingle, tile or standing seam metal.

The applicant proposes an open trellis as the roof structure at the second floor level, and the main roof structure is covered by the rooftop deck.

T12. Use porches, balconies, bay windows, decks and stoops which are familiar in form and scale to those found traditionally, to provide visual interest and a human scale.

As described above, the proposal includes new porches along the front façade, increasing the activation of the street edge at a human scale.

T13. Building details that maintain the simple character of this area are encouraged.

The proposal includes building details, including lighting, fencing, landscaping, and windows and doors that are simple in character and do not include ornate elements or other designs that are inconsistent with the existing structure or downtown Louisville.

T14. Repeat the patterns created by similar shapes and sizes of traditional residential building features.

The proposal includes windows, doors, porches and landscaping elements of a residential nature in terms of scale and design.

H1. Respect the original design character of the building.

The proposal is deferential to the existing building, and does not disrespect the original character. The proposal enhances the use of the property while not negatively impacting the original structure.

H2. New uses that require the least change to existing structures are encouraged.

The proposal allows additional use and development on the property with the least impact to the existing structure that allows reasonable development.

H3. Preserve a historic structure in its original location on the site when feasible.

The proposal preserves the existing structure in its original location.

H16. Design an addition to be as inconspicuous as possible.

1. An addition should be visually subordinate to the main building.
2. Set an addition back from the primary façade in order to allow the original proportions, form and overall character of the main building to remain prominent.
3. Consider setting back an addition from the sides of buildings, as well.

As shown above, the addition is subordinate to the prominent views into the property from the corner of Main Street and Pine Street. It allows the original form and character to remain the most prominently visible element.

The application requires a waiver from the CC zone district standard for a 20'-0" rear setback to accommodate an accessory structure in the patio area. Staff finds the approval of this waiver request will not detrimentally impact the criteria as it relates to Historic Preservation Commission review. This waiver will be analyzed further for Planning Commission and City Council.

NEXT STEPS:

The application is scheduled for a public hearing with the Planning Commission on November 12, 2020 and with City Council on December 15, 2020. Staff is seeking HPC's recommendation to the City Council on compliance of the project with the Design Handbook policies on maintaining the historic and traditional context of downtown.

ATTACHMENTS:

1. Applicant Narrative
2. PUD and SRU
3. 641 Main Street History
4. [Design Handbook for Downtown Louisville](#)



**HARTRONFT
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Interior Design*

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Mr. Rob Zuccaro, Planning Director
Ms. Lisa Ritchie, Senior Planner
City of Louisville, Colorado
749 Main Street
Louisville, CO 80027

08 September 2020

Re: 641 Main Street
PUD Amendment
Special Review Use Amendment

Rob and Lisa,

Attached please find the PUD and SRU Plans indicating the proposed building addition for 641 Main for Moxie Bread Company. This addition will provide much needed additional kitchen, prep and storage areas, enhance Moxie's retail sales and add additional vibrancy to their currently established place in the success Downtown Louisville. As you are aware, the pandemic has seriously affected all of our downtown food service businesses. This expansion will help Moxie to adapt their business to address the new realities.

PLANNED UNIT DEVELOPMENT (PUD)

The proposal includes a one-story addition of approximately 1,000sf (plus a basement) to the south of the existing building, expanding Moxie's kitchen/baking area as well as some additional indoor seating, retail area and an expanded porch & patio area along the east side. It will also have a rooftop deck area over the addition. We plan to have the exterior building wall on the south extend up past the deck as a noise barrier to the adjacent property, and for fire separation purposes. We are not planning any significant changes to the existing building, other than minor modifications to accommodate the addition and porch connections to the existing structure. This will replace the existing stair on the south with a code-conforming egress from the second level.

We will be utilizing existing utilities, and at this time do not anticipate any new plumbing demand, and the grading/drainage around the perimeter of the building will remain essentially the same. The new addition will replace some existing hardscape and landscaped area. We will discharge roof drainage to generally conform to existing drainage patterns, and will be incorporating some water quality features to improve the existing stormwater drainage situation.

We estimate that the increased impervious areas represent less than 8% of the site area. The site drains generally from the west to the east. Part of the site drains off to Pine Street to the north, and the rest drains to the east to Main Street (please see attached survey).

We think that the best approach for this site would be to formalize a drainage route along the south of the new addition with a flagstone and crusher fine path that will act as a swale between the building and a new retaining wall we will provide along the south property line. This will provide some water quality, (and we can provide a lined gravel bed beneath the path as well). The existing roof drains on the east side, and the new deck drains will be routed to a gravel/sand water quality basin beneath a

wood framed porch area at the southeast corner of the site, which will also collect the runoff from the swale/path along the south property line. This feature would discharge to a piped sidewalk chase to the curb/gutter at Main Street.

We will work with the Public Works department as we develop the construction drawings to ensure that the drainage pattern is acceptable and that our proposed water quality features will work as intended, and we'll provide an engineered grading plan with our permit.

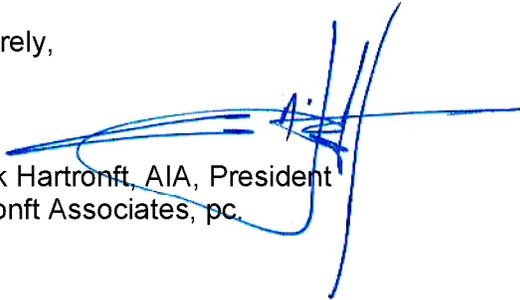
SPECIAL REVIEW USE (SRU)

This SRU Amendment (subject to other applicable regulations) is intended to provide additional outdoor sales area on an expanded patio/porch on Main Street and a rooftop deck on the addition.

- 1) The proposed uses / development is consistent in all respects with the spirit and intent of the comprehensive plan, downtown framework plan, and of chapter 17, and it is not contrary to the general welfare and economic prosperity of the city or the immediate neighborhood;
- 2) The proposed uses / development will lend economic stability, compatible with the character of any surrounding established areas;
- 3) The proposed uses / development are adequate for internal efficiency of the proposal, considering the functions of residents, recreation, public access, safety and such factors including storm drainage facilities, sewage and water facilities, grades, dust control and such other factors directly related to public health and convenience;
- 4) The external effects of the proposal are controlled, considering compatibility of land use; movement or congestion of traffic; services, including arrangement of signs and lighting devices as to prevent the occurrence of nuisances; landscaping and other similar features to prevent the littering or accumulation of trash, together with other factors deemed to effect public health, welfare, safety and convenience;
- 5) An adequate amount and proper location of pedestrian walks, malls and landscaped spaces are provided to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities.

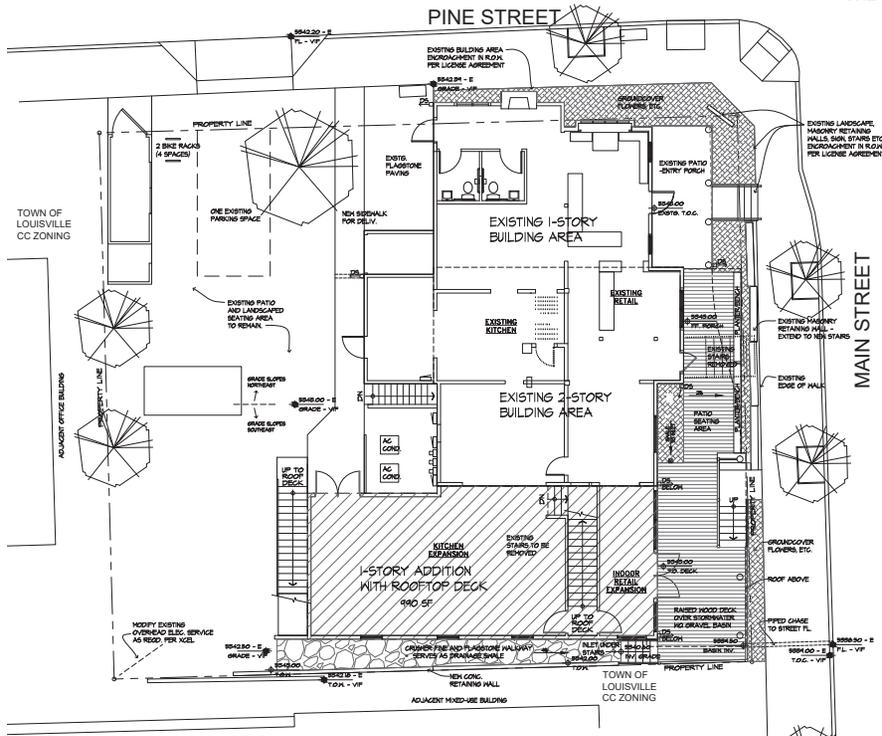
Please consider this request for approval of the Planned Unit Development and Special Review Use attached herein. Let us know if you have any questions regarding this proposal.

Sincerely,


J. Erik Hartronft, AIA, President
Hartronft Associates, pc.

FINAL PUD & SRU MOXIE BREAD COMPANY - ADDITION 641 MAIN STREET

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8 TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE
THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



1
A1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

SHEET INDEX		PROJECT DIRECTORY	
SHEET	DESCRIPTION	OWNER	Two Razoons Inc. 9/5 Maple Bread Co. 641 Main Street Louisville, Colorado 80027 Contact: Andy Clark 703-420-9818
A1	Cover Sheet: Project Data & Site Plan	ARCHITECT/PLANNER	Horntoft Associates, p.c. 850 Spruce Street, Suite 1A Louisville, Colorado 80027 Contact: Erik Horntoft, AIA 303-673-9304
A2	Floor Plans		
A3	Building Elevations		
A4	Site Photometric		
A5	Special Review Use		
SURVEY			
1	ALTA/ACSM Land Title Survey		

PROJECT DATA			
PROJECT LOCATION:	641 Main St Louisville, CO 80027		
PROJECT DESCRIPTION:	This project consists of a new one story addition to the existing building at 641 Main Street. This addition will be comprised of a new commercial kitchen space with basement storage, a dining roof deck, and new covered porches facing onto Main Street.		
ZONE DISTRICT:	CC- Commercial Community		
PROPERTY AREA:	6,550 sf		
RESIDENTIAL AREA: (EXISTING)	2nd Level: 623 sf		
BUILDING AREAS:	NEW BUILDING	EXISTING BUILDING	TOTAL
Basement:	990 gsf	0 gsf	990 gsf
Main Level:	990 gsf	1724 gsf	2714 gsf
2nd Level:	90 gsf	623 gsf	623 gsf
TOTAL BUILDING AREA:	1980 gsf	0 gsf	4327 gsf
TOTAL BUILDING AREA: (ABOVE GRADE)	980 gsf	2327 gsf	3357 gsf
TOTAL BUILDING AREA: (FOR PARKING)	2156 gsf	2420 gsf	576 gsf
FLOOR AREA RATIO:	.50		
PARKING REQUIRED:	2 spaces (1 dwelling unit + 1 commercial space)		
PARKING PROVIDED:	1 spaces		
BIKE PARKING PROVIDED:	4 spaces		
DESIGN ELEMENTS:	Building Height Allowed: 35'		
	*Available square footage to allow one dwelling unit or one dwelling unit + available commercial area.		
	*Kitchen, bathroom, and storage areas excluded from parking area calculations.		

SIGNATURES

OWNER'S SIGNATURE BLOCK
By signing this PUD, the owner acknowledges and accepts all the requirements and intent set forth in this PUD. Witness my hand(s) seal(s) this ___ day of _____, 20__.

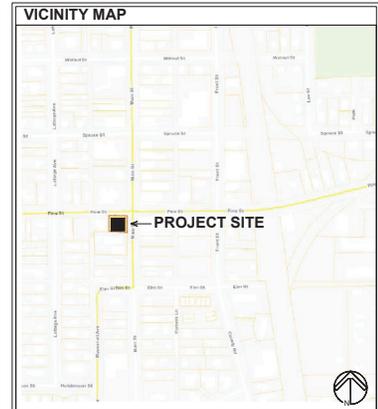
Owner Name and Signature _____
Owner Name and Signature _____ (Notary Seal)
Notary Signature _____
My Commission Expires _____

PLANNING COMMISSION CERTIFICATE
Approved this ___ day of _____, 20__ by the Planning Commission of the City of Louisville, Colorado.
Resolution No. _____ Series _____

CITY AND RECORDER CERTIFICATE
(COUNTY OF BOULDER, STATE OF COLORADO)
I hereby certify that this instrument was filed in my office at _____ o'clock, _____ M., this ___ day of _____, 20__ and is recorded in Plan File _____, Fee _____, pd. _____, File No. _____, Reception.

Clerk & Recorder _____
Deputy _____

CITY COUNCIL CERTIFICATE
Approved this ___ day of _____, 20__ by the City Council of the City of Louisville, Colorado.
Resolution No. _____ Series _____ (City Seal)
Mayor Signature _____
City Clerk Signature _____



HARTRONFT ASSOCIATES
A Professional Corporation
Planning
Architecture
Interior Design
950 Spruce Street, #2A
Louisville, CO 80027
TEL: 303.673.9304
FAX: 303.673.9319

**MOXIE BREAD CO ADDITION
FINAL PUD AND SRU
641 Main St, Louisville, CO 80027**

PROJECT # 2051
DATE 04/08/20
DRAWN BY: HAPC
CHECKED BY: JEH
REVISIONS

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**COVER SHEET
PROJECT DATA
SITE PLAN
SIGNATURES**

Sheet
A1
of 5 Sheets



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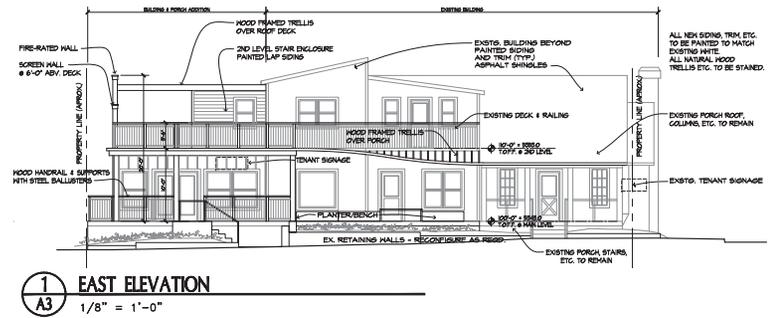
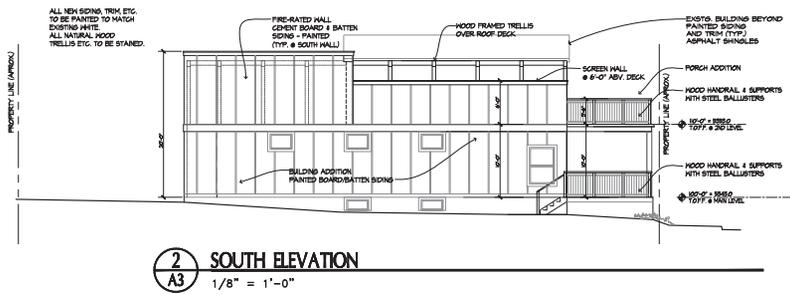
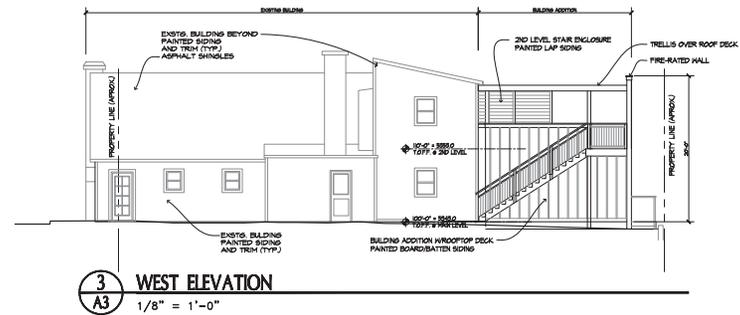
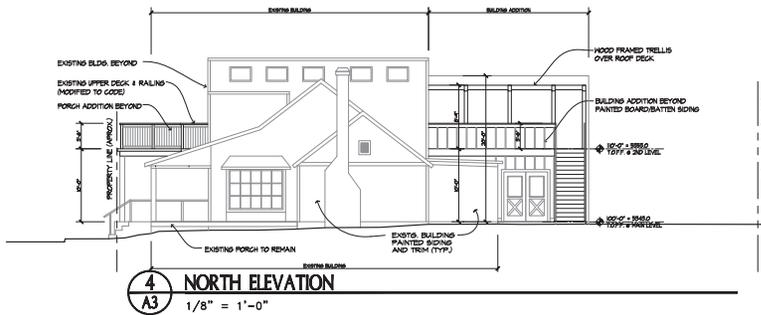
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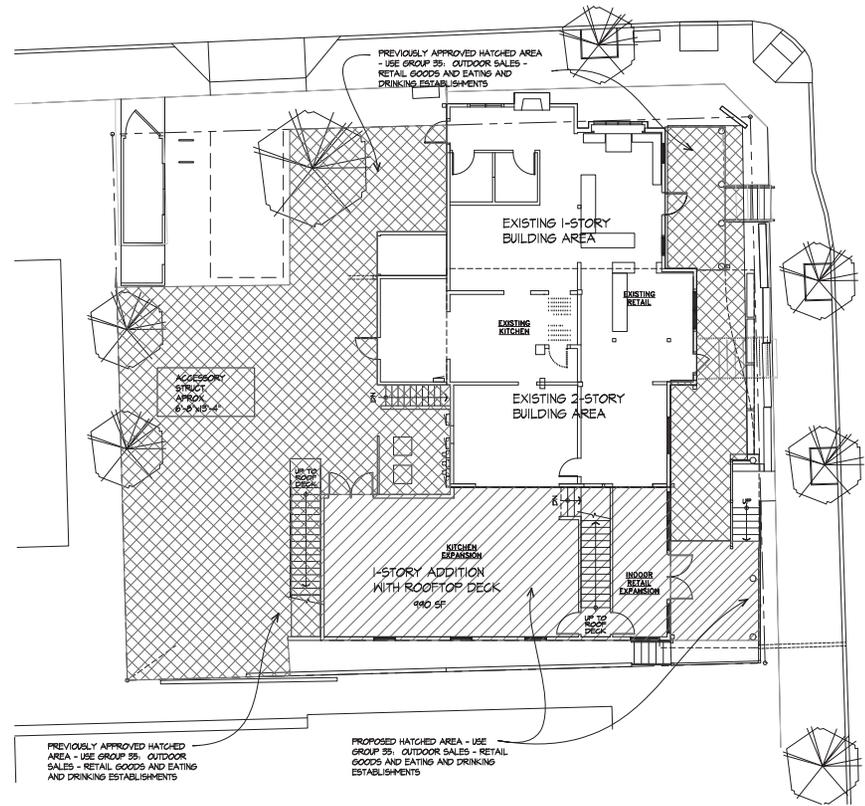
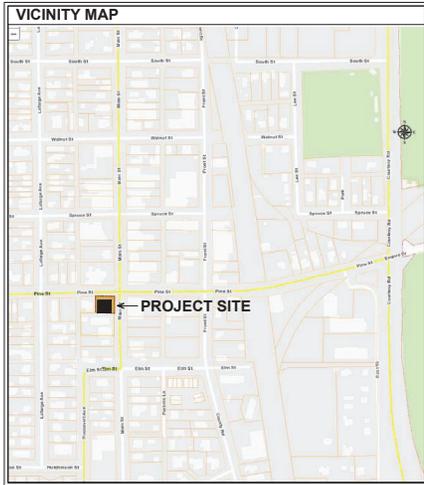
ELEVATIONS

Sheet

A3

5 of 5 Sheets





1 SPECIAL REVIEW USE PLAN
A5 1/8" = 1'-0"

SRU NOTES:

- 1- EXISTING ZONING CC ALLOWS OUTDOOR SALES AND EATING AND DRINKING ESTABLISHMENTS USES WHEN AUTHORIZED THROUGH A SPECIAL REVIEW USE.
- 2- OUTDOOR ACTIVITY USES SHALL INCLUDE: OUTDOOR SALES AND EATING AND DRINKING ESTABLISHMENTS.
- 3- OUTDOOR AMPLIFIED MUSIC SHALL BE ALLOWED AT THE FOLLOWING TIMES:
 FRIDAY 5:00PM - 11:00PM
 SATURDAY 10:00AM - 10:00PM
 SUNDAY 10:00AM - 5:00PM
- 4- NIGHTTIME HOURS OF OPERATION FOR THE OUTDOOR DINING AREAS SHALL NOT EXTEND PAST 12:00AM ON FRIDAY, SATURDAY, AND SUNDAY, OTHERWISE HOURS OF OPERATION FOR OUTDOOR DINING AREAS SHALL NOT EXTEND PAST 10:00PM.
- 5- IF SERVING FOOD, BEVERAGE, OR OTHER ITEMS TO PERSONS IN THE PUBLIC RIGHT OF WAYS, MOXIE BREAD COMPANY SHALL ENSURE THAT A MINIMUM OF 4 FOOT CLEARANCE ON THE SIDEWALK IS MAINTAINED AT ALL TIMES.
- 6- MOXIE BREAD COMPANY SHALL KEEP ALL AMENITIES ASSOCIATED WITH THE BUSINESS ON PRIVATE PROPERTY, INCLUDING TRASH RECEPTACLES, SEATING, AND COUNTER SPACE.
- 7- MOXIE BREAD COMPANY SHALL ENSURE THAT THE SIDEWALK SURFACE, BOTH ON THE PROPERTY AT 641 MAIN STREET AND THE ADJACENT PINE STREET RIGHT-OF-WAY, REMAINS CLEAR OF TRASH AND DEBRIS, AND THE SIDEWALK SURFACE SHALL REMAIN CLEAN FROM SPILLS AND OTHER SUBSTANCES.



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**MOXIE BREAD CO ADDITION
 FINAL PUD AND SRU
 641 Main St, Louisville, CO 80027**

PROJECT # 2051
 DATE 04/08/20
 DRAWN BY: HAPC
 CHECKED BY: JEH
 REVISIONS

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Sheet

A5

of Sheets

641 Main Street History

Legal Description: E 87 1/2 FT OF S1/2 Lot 21 & E 87 1/2 FT Lot 22, Block 5, Original Louisville

Year of Construction: circa 1880

Architect/Builder: Unknown

Previous addresses used to refer to this property: 142 2nd Street, 140 2nd Street, 132 Main, 136 Main, 130 Main (under Louisville's old address system that ended in the late 1930s). Today, different parts of the building bear the addresses of 637 Main, 639 Main, and 641 Main, but the County's official address for the entire building is 641 Main.

Summary: This is one of the oldest structures in Louisville. The original sections appear on the 1893 Sanborn fire insurance map for Louisville. It was the home of Thomas and Rebecca Thirlaway and their family for over thirty years, beginning in 1884. Beginning in 1917, it was then the home and office for four consecutive Louisville doctors at this important intersection that many would consider to be the main intersection, or center, of Louisville.

The building has three obvious sections, which will be referred to as the north, middle, and south sections.

Earliest Ownership

This property is part of Original Louisville that was platted and recorded with the County in 1878. Records show that George Steuble purchased the property in 1879. An early map for Louisville from 1880-81 shows George Steuble (1827-1915) to be living on this exact corner. Also, George Steuble and his wife, Elizabeth, and children are shown on the 1880 census for Louisville as living in the general vicinity of what is now 641 Main Street, although the census did not give exact locations. According to a Steuble relative, the very oldest part of the house was the middle section, first floor, and it was constructed by George Steuble. George Steuble was a native of the German-speaking part of Switzerland.

The chain of ownership could not be connected from Steuble to the person known to have been the owner in 1883, Christopher Rosenbaum. (This is a common occurrence with early Boulder County

records due to variations in spelling of names and problems with interpreting handwriting from that time.)

By 1883, Christopher Rosenbaum was the owner of this parcel, and he transferred his ownership in it to Anton Rosenbaum that year. The Rosenbaum family was a German family that settled in Louisville very early in its history.

Thirlaway Ownership, 1884 – 1917

According to a deed recorded in 1884, Anton Rosenbaum sold this property to Thomas Thirlaway. By 1908, both Thomas Thirlaway and his wife, Rebecca, were owners.

Thomas Thirlaway (1855-1925) and Rebecca Smith Thirlaway (1860-1935) were some of Louisville's earliest settlers from England. They were among a number of English families who came to Louisville from coal mining areas of England. The Thirlaways were from Durham, England, and were related to the Smith, Barker, Dixon, and Wardle families, who were other English families who settled in Louisville in the 1800s who came from the vicinity of the villages of Trimdon Colliery and Wingate in County Durham.

Records indicate that Thomas Thirlaway came to Louisville in 1881 and that Rebecca Thirlaway followed with their son, John Robert, a year later. The 1885 state census for Colorado shows the family to be living in the right location for it to be the corner of Pine and Main (which is where 641 Main is located). The federal census records for 1900 and 1910 similarly show them to be in this location. In 1910, the residents were Thomas and Rebecca, plus their daughter, Lizzie, and son-in-law, Martin Black. Records indicate that Martin Black was the bookkeeper for the United Mine Workers district.

Thomas and Rebecca Thirlaway had six children: John Robert, Owen, George Victor, Lizzie (Black), Evelyn (Ryall), and Inez (Knill). The following undated photo shows the family. In the rear are George Victor, John Robert, and Owen; in the front are Rebecca, Evelyn, Thomas, Inez, and Lizzie.



The Thirlaway sons for many years had a grocery store/meat market in Louisville, located in the area where City Hall is now situated at 749 Main Street. Their father, Thomas Thirlaway, although his main occupation was coal mining, was identified in the 1916 Louisville directory as working as a meat cutter

at this business. The following images are a photo of the interior of the Thirlaway market on Main Street and an advertisement for this business that appears on the 1920s era Rex Theatre movie curtain:



In 1917, Thomas and Rebecca Thirlaway sold this property and moved to another home in Louisville.

Snair Ownership, 1917 – c. 1939

Dr. Walter Snair was a longtime Louisville doctor whose home and medical office were located in this building. He was the first of four consecutive doctors to have their residences and medical practices located in this building. Dr. Snair's wife, Lulu, purchased the property in 1917. Newspaper reports indicate that the Snairs had already been living in the Louisville area for several years when they moved into 641 Main. They were to play a large role in Louisville's life of the 1920s. Dr. Snair was not only a doctor serving Louisville, but was a mine doctor for coal miners and their families and even went to Marshall to deliver babies. Lulu Snair played an active role in women's organizations of Louisville and is shown in the middle, rear, in the following photo of members of an unidentified Louisville women's club:



Walter Snair (1873-1938) and Lulu Clarke Snair (1880-1929) had four children who were raised in this house: Betty, Walter, Berta, and Ann.

The 1920 and 1930 federal census records show them to be living at this location. In 1930, the household consisted of Walter and Lulu Snair, their four children, and a servant, Mary McCullough, who was a widow.

In the 1930s, the Snairs' son, Walter, lived at 641 Main with his wife, Audrey.

Dr. Jack D. Bartholomew Ownership, c. 1939 – 1940

Although Dr. Jack Bartholomew didn't take ownership of this building until around 1939 (1939 being the year that the deed was recorded), he was already living in it and working in it as a Louisville doctor at the time of the 1936 Louisville directory. (He was also listed in the 1939 directory along with Dr. Walter Boyd.) It appears likely that he started renting it from the Snair family (Lulu Snair having died in 1929, and Dr. Walter Snair having moved away to California), or possibly the deed was signed earlier but not recorded until 1939.

The Louisville Historical Museum has in its collection a painted wooden sign from Dr. Bartholomew's office that hung by chains on the exterior of 641 Main Street.

Jack Bartholomew and his wife, Dorothy, lived at 641 Main and he had his medical practice there. Dr. Bartholomew later had a medical practice in Boulder.

Dr. Walter Boyd Ownership, 1940-1943

Dr. Bartholomew and Dr. Boyd were business partners for a time in the 1930s. Similar to Dr. Bartholomew's situation, Dr. Walter Boyd's years of ownership do not exactly coincide with when he was known to have worked as a doctor out of 641 Main.

Walter Boyd was born in North Dakota in 1908 and received his medical degree from the Colorado School of Medicine in 1925. He and his wife, Kathleen Towne, who was born in 1909, married in 1935 and came to Louisville by 1937. They resided at 641 Main, where he also had his medical office. In a sad accident remembered by many current Louisville residents, Kathleen Boyd drowned in an accident during a storm and flood of Coal Creek just east of downtown Louisville as the couple was driving home from Denver after dark. The flood waters in Coal Creek apparently cut a new channel and there was little warning. This occurred on September 2, 1938. Walter Boyd was thrown from the car and dived in to try to save his wife, but was unsuccessful. Newspaper reports state that he walked to town for help, while suffering from a skull fracture, and was hospitalized in critical condition. The terrible flooding caused extensive damage in Boulder County.

The following photo from an undated newspaper clipping shows Dr. Walter Boyd:



The 1940 census shows that Dr. Boyd, between the time of the death of his first wife in 1938 and the time of his remarriage in 1941, was living at 641 Main Street. Living with him were his mother, Winneogene Boyd, age 71, and a housekeeper, Mabel Walsh, age 46.

Walter Boyd remarried in 1941 to Marion Lippert. The following photo from the Boyd family shows her sitting in the front living area at 641 Main. The window behind her faces Pine Street and the front door is out of sight, but would be to the right. This photo is believed to have been taken in 1941-42.



Dr. Boyd delivered many babies in Louisville and is particularly remembered for having suggested names for them. One former resident has stated that his parents told him that Dr. Boyd named him "Robert Louis" after one of the doctor's favorite authors, Robert Louis Stevenson.

Dr. Walter Boyd joined the US Army Medical Corps during World War II, and he and Marion Boyd left Louisville. He served with the 10th Mountain Division and then in the South Pacific theatre with the 58th Evacuation Hospital.

Dr. Walter Boyd died in 1974 in Greeley. Marion Boyd, who was born in 1911, died in 1975 in Greeley.

Dr. Leonard Becker Ownership, 1943 -1946

The fourth and last doctor to live at 641 Main and have a medical practice there was Dr. Leonard Becker. He and his wife, Lucille, are shown with the address of 641 Main in the 1945 and 1946 directories.

Ralph and Martha Irish also briefly owned the property in 1946.

George and Mildred Thompson Ownership, 1946 – 1955

George and Mildred Thompson next purchased this property, the deed being recorded in 1946. George Thompson (1915-1998) grew up in Louisville as the son of George and Hilda Thompson. He married Mildred Carlson (1918-2002) in 1941. Directories show that they lived here during the period of 1948 to at least 1953. George Thompson worked as a machinist, while Mildred was a bookkeeper at Toney La Salle Furniture Store on Main Street.

During the Thompson ownership of this building, they rented out part of the building. Tom and Mary Cable and their family rented an apartment in the building in the late 1940s.

Zinda/Camps Family Ownership, 1955 – 1995

In 1955, Anna Zinda (1887-1971) purchased 641 Main Street and it became the home for herself and her daughter, Rosanna Zinda Camps (1915-1984), as well as Rosanna's three sons when they moved from Wisconsin in 1955. (In 1960, Anna Zinda transferred ownership to her daughter and herself.) Rosanna Camps worked for J.C Penney in Denver and later worked as an accountant for the National Center for Atmospheric Research. She is believed to have been NCAR's first female executive. Rosanna's sons (Joe Camps, Greg Camps, and Tim Camps) all graduated from Louisville High School in the period of 1963-66 and all three served in the Vietnam War. Directories confirm that the family lived at 641 Main.

The Camps family came to Louisville at a time, in 1955, when both Pine Street and Main Street were still unpaved. Directly across from them was a very busy restaurant, the Blue Parrot, which drew diners from the Denver area and beyond.

According to Tim Camps, this house had several amenities not typically seen in Louisville homes from the time. These amenities are believed to have added when it was a doctor's office and residence. It had a laundry chute, dumbwaiter, two coal chutes, an auger used to keep coal going into the furnace, a full bath, a half bath with a shower, and flush toilets.

In 1995, the Camps family sold 641 Main to the current owner, Sheri Levine. For many years, A Grande Finale Patisserie, a pastry business, operated from the building. Currently, it is the location of The Porch Deli & Market.

Date of Construction and Chronology of Additions

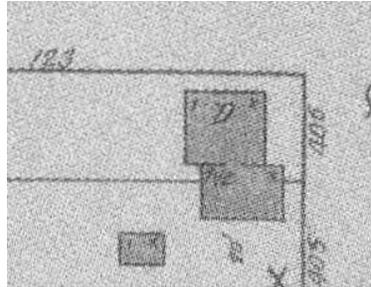
At least the middle section of this building, first floor, is believed to date from circa 1880 (see discussion on page 1). The name of George Steuble, who constructed this section of the building, is shown on an 1880-81 map as living on this corner.

The Boulder County Assessor card from 1948 put the estimated date of construction as 1883.

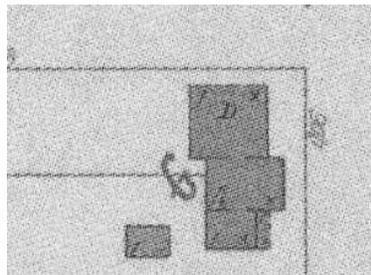
The Boulder County Assessor card from 1966 gives 1917 as the date of construction, but with a question mark handwritten next to it. It is believed that 1917 represents when the building was remodeled to be

Dr. Snair's office and residence for his family. The County Assessor has been documented as frequently giving a date that a Louisville building was remodeled as its original year of construction. Although the date of 1917 appears on the County website as the date of construction for 641 Main, possibly due to the reference to 1917 on the 1966 County Assessor card with a question mark, it is clearly not the accurate date of construction for this building.

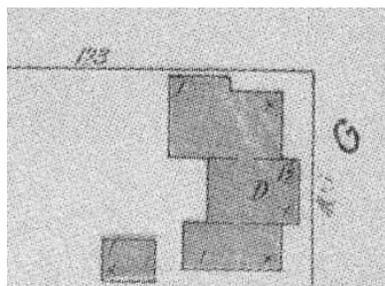
By the time of the 1893 Sanborn fire insurance map, a small excerpt of which is shown below, a one-story addition had been added to the north side of the original Steuble house.



The 1900 Sanborn fire insurance map of this property, shown below, shows that the south section had been added to the building by 1900.



The 1908 Sanborn fire insurance map of this corner shows that between 1900 and 1908, the building was further expanded. Most notably, the north section now had an expansion to the north that is to this day a characteristic part of the building on the Pine Street side. Also, this north section was expanded to the west. According to Tim Camps, the evidence of the change to the roof from this time can be seen inside the attic of the north section.



Photos of 641 Main

This photo from the Carnegie Library in Boulder is a view looking south on Main Street. It shows 641 Main on the right and the Acme Mine dump in the middle of Main Street, farther south. This undated photo was taken by Boulder photographer J.B. Sturtevant prior to 1910 (the year that he passed away).



This undated photo shows a joke scene in front of 641 Main in which the cart is literally being put before the horse. The brick Miners Trading Co. building at what is today 701 Main is in the background.



This undated photo also shows 641 Main (the middle and north sections):



This 1909 photo from the Carnegie Library was taken by photographer Louis Meile and shows the Miners Trading Co. at what is today 701 Main; part of 641 Main is seen on the left of the photo:



Here is a detail from the above 1909 photo:



The following three photos are from a family album of the Moffitt family that lived in the house to the south of 641 Main. The photos likely date from the 1920s or 1930s. The photos particularly show the exterior of the middle and south sections of 641 Main.



In this Moffitt family photo, 641 Main is on the left of the photo and the original Blue Parrot building and what is today the Huckleberry building at 700 Main can be seen in the background.

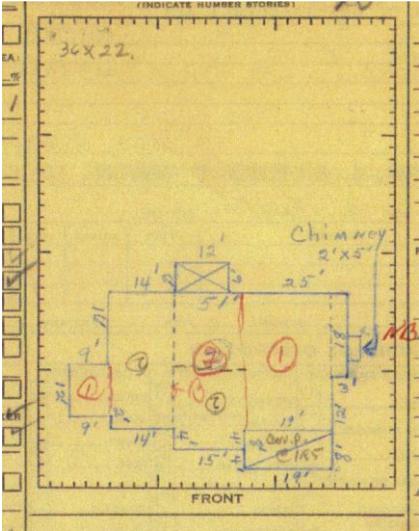


This Moffitt photo is believed to show, on the left, the rear of the south part of 641 Main.



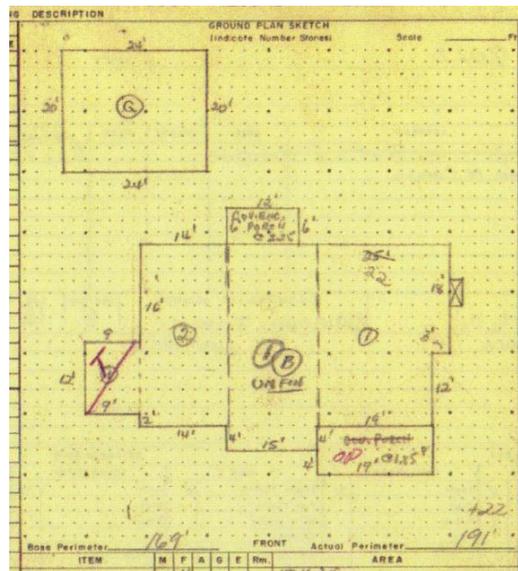
This photo and layout are from the County Assessor card for 641 Main that is dated 1948. (This characteristic view of the Pine Street side of the building also appears in a scene from the Louisville

Historical Museum’s film showing Louisville during World War II, “Our Boys and Girls in the Armed Forces, 1943-44.”) Interestingly, the street sign on the corner has directional arrows that state that it is 12 miles to Boulder and 22 miles to Denver.

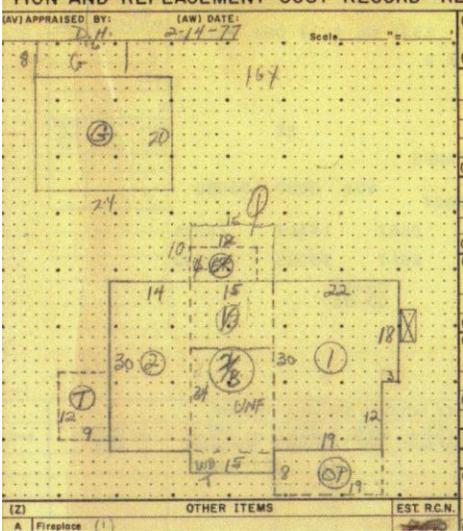


The above layout shows a room on the very south side of the building. According to Tim Camps, this room was supposedly used as an operating room during the time that the building was the location of medical practices for four doctors. He stated that the Camps family removed this room and replaced it with a small patio that is still present on the south side of the building.

The following photo and layout are from the County Assessor card dated 1966.



This photo and layout are from the County Assessor card dated 1977.



The following photo, from the 1980s, shows the building with the middle and south sections after they were remodeled following an occasion when the middle section was struck by lightning and damaged in 1980. According to Tim Camps, the Camps family simplified and modernized the façade of these sections at that time.



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

Bridget Bacon, Louisville Historical Museum
April 2012

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: Staff Updates
Date: **October 19, 2020**

Landmark Updates

None

Alteration Certificate Updates

None

Demolition Updates

None

Upcoming Schedule

October

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

27-30th – National Trust for Historic Preservation Past/Forward Conference, Virtual

November

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

December

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