

From: [Planning](#)
To: [Jess Daniels](#)
Subject: FW: HPC: 540 County Road (Grain Elevator) - Alteration Certificate and Grant Request
Date: Monday, February 23, 2026 8:26:29 AM
Attachments: [image001.png](#)

Jess Daniels, AICP

Senior Planner

Community Development

303.335.4595

jdaniels@louisvilleco.gov



LouisvilleCO.gov

From: Peter Stewart <peter@stewart-architecture.com>
Sent: Saturday, February 21, 2026 5:02 PM
To: Planning <planning@Louisvilleco.gov>
Cc: Jess Daniels <jdaniels@louisvilleco.gov>; Rob Zuccaro <rzuccaro@louisvilleco.gov>
Subject: HPC: 540 County Road (Grain Elevator) - Alteration Certificate and Grant Request

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Members of the Historic Preservation Commission,

To say I enthusiastically support the preservation and adaptive reuse of the Grain Mill project is an understatement! I have encouraged its preservation and reuse for over 30 years. In the mid 1990s I was a part of a team of architects and preservationists, including the Colorado Historical Society, to develop a plan for its preservation. In 1998 Louisville's first Preservation Master Plan identified the grain elevator as a high priority structure and a prominent gateway into Old Town. I served on the Historic Preservation Commission at the time the site was acquired by the City and during its clean up and initial structural stabilization phase of work.

The applicant, Erik Hartronft, has also worked towards the structure's preservation, like me, since at least the late 1998. Adaptive reuse projects, especially of a unique building typology such as this, are not easy. The development team has submitted project

financials that are fully transparent and clearly identify the funding gap needed for reuse success. Because of the structure's complexity it does have a high price tag. The use of the HPF to fill this gap is precisely what the Fund is intended to be used for!

This structure is very important to our community, which is the primary reason to support the project. Additional reasons include:

- **Historic Significance:** The structure is a towering landmark of unique construction that ties our present to Louisville's agricultural history. It is an iconic visual gateway into Old Town.
- **Continued Maintenance and Preservation:** An occupied building maintains the structure and preserves it into the future. A use with income stream funds its ongoing maintenance and preservation.
- **Public Benefit:** The proposed use will allow residents (and visitors) to experience the historic structure in an up-close tangible way. (This also promotes historic preservation)
- **Economic Benefit:** In addition to generating sales tax for the City numerous studies demonstrate historic preservation of commercial properties spin off additional economic benefit to its neighborhood and the town beyond.

I am super delighted to see this proposal to preserve and activate the building and its site. I strongly urge you to support the alteration certificate and the grant request. Use the HPF and let's get it done for our community!

Sincerely,

Peter Stewart

stewart

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From: [Planning](#)
To: [Jess Daniels](#)
Subject: FW: Letter of Support: Landmark Designation and Grant Funding for the Grain Elevator (540 County Road)
Date: Monday, February 23, 2026 8:26:06 AM
Attachments: [image001.png](#)

Jess Daniels, AICP

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LouisvilleCO.gov

From: Andy Johnson <andy@dajdesign.com>
Sent: Sunday, February 22, 2026 9:46 PM
To: Planning <planning@Louisvilleco.gov>
Subject: Letter of Support: Landmark Designation and Grant Funding for the Grain Elevator (540 County Road)

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Dear Commissioners,

I am writing to you today as a long-time Louisville resident and a practicing architect with extensive experience in historic preservation and adaptive reuse. Having navigated the complexities of numerous preservation projects within our community, I am writing to express my full and enthusiastic support for the landmark designation, alteration certificate, and grant funding request for the Grain Elevator.

I would first like to commend City staff and the applicant for their exceptional collaboration. This proposal represents the most inspired and viable vision for this iconic site in over 30 years. As an architect, I recognize that the Grain Elevator is "no exception" to the rule that preservation is significantly more complex than new construction; however, the current team has presented a thoughtful, high-quality solution that finally unlocks the building's potential.

In particular, I would like to highlight several key reasons for my support:

- Financial Transparency: I would like to specifically compliment the applicant on the extraordinary degree of transparency regarding the financial aspects of this development. It is rare to see such open disclosure, which provides the Commission with the data needed to make an informed, confident decision. This transparency underscores that the project is grounded in reality and positioned for long-term success.
- Investment Reflecting Community Value: The Grain Elevator has been a landmark of emotional and historical importance to Louisville for generations, as evidenced by its 1986 National Register listing. The requested grant amount is a vital and appropriate match for a building of this significance. It reflects the immense emotional attachment our community has to this structure and ensures the high level of craftsmanship required to preserve its soul.
- A Proven Path Forward: Having seen various attempts to repurpose this site since the City's initial involvement, I am confident that this partnership—bolstered by the City's Historic Preservation Fund—is the key to a lasting success story. It moves this "white whale" of local preservation into a vibrant, repurposed space that will serve as a permanent community benefit.

Please hold this concept in consideration: financial transparency is the hallmark of a developer who intends to stay in the community for the long haul. The proposed project has the right energy behind it and an honest outlook at its ultimate success.

The City's foresight in securing this property has led us to this point, where the right developer and a skillfully conceived plan have finally aligned. I want to thank the Commission and City staff for their tireless stewardship, and I heartfully urge you to approve this application in its entirety.

With gratitude and excitement,

Andy



ANDY JOHNSON, AIA

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[vCard](#)



From: [Ryan Pederson](#)
To: [Jess Daniels](#)
Subject: Grain Yard Support
Date: Friday, February 20, 2026 5:30:42 PM

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Ms. Daniels,

As residents of the community with a child at Louisville Middle School—and as a family that regularly shops, dines, and spends time in downtown Louisville—we strongly support the proposed redevelopment of the Historic Grain Yard. The idea of transforming this remarkable building into a vibrant gathering place is incredibly exciting. We look forward to the opportunity to enjoy a meal, share a drink, and spend time together in a thoughtfully designed yard space that brings people together.

Louisville truly needs a project like this. Downtown Louisville has been a regional destination for dining and entertainment but over recent years time, neighboring communities like Lafayette and Erie have developed dynamic spaces and gathering spots that now draw much of that energy away.

Reimagining a vacant historic structure as a lively, community-centered destination is exactly the kind of investment our city should prioritize. It preserves our character while creating new energy and opportunity.

I strongly encourage you to allocate and maximize the necessary funding to help bring this outstanding vision to life.

Thank you for your consideration, Ryan Pederson

From: [Karl Whittenbarger](#)
To: [Jess Daniels](#)
Subject: Grain Yard Support
Date: Monday, February 23, 2026 7:29:42 AM

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Hi Jess,

I'm writing to express my support for the renovation of the old grain elevator into the Grain Yard. I work for Melton Design Build, the GC for the project and we are honored to be a part of this historic renovation not only for the structure itself but as a monumental addition to the City of Louisville decades in the making.

Keeping and repurposing this space into a gathering place for our local community and for visitors to our lovely town would be amazing. I raised my kids in Louisville and although I live in Lafayette now, I spend a considerable amount of time in Louisville frequenting the local businesses, parks, events, and visiting friends. The use of historic preservation funds for this renovation will not only be positive for our local economy but also an investment in the City that will bring tax dollars back into our community.

Thank you,
Karl Whittenbarger

From: [Susan Hamilton](#)
To: [Jess Daniels](#)
Subject: Grain Yard
Date: Friday, February 20, 2026 1:39:33 PM

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Hi Jeff,

As a former Louisville resident, I'd like to offer my support for the Grain Yard revival. I think it will be an incredible space for the community to gather. Thank you for your efforts to revive it.

Susan Hamilton
303.827.1797

From: [Nick Welch](#)
To: [Jess Daniels](#)
Subject: Louisville Grain Yard
Date: Friday, February 20, 2026 9:04:40 AM

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Hi Jess,

I'm excited to learn of a bringing back to life of the old grain elevator into a community gathering place with food and beverage. I believe its a very fitting evolution and I hope to see this come to fruition!

Best,
Nick

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Nicholas J Welch
207.939.9521

From: [Carlos Calderon](#)
To: [Jess Daniels](#)
Subject: Remodel of Old Grain Louisville Project
Date: Thursday, February 19, 2026 3:27:43 PM

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Hi Jess, good day.

I am excited to hear about the remodeling project to turn the Old Grain into a Taphouse.

You have my full support.

Louisville Resident

Carlos Calderon

From: [Erik Van Lankvelt](#)
To: [Jess Daniels](#)
Subject: Support for the Louisville Grain Yard Remodel
Date: Thursday, February 19, 2026 4:20:36 PM

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Hello Jess,

I am writing to express my strong support for the proposed remodel of the old grain elevator into the Louisville Grain Yard.

This project represents a thoughtful and exciting adaptive reuse of a historic structure that has long been part of Louisville's character. Transforming the grain elevator into a taphouse, with a food truck court and seasonal tap house on the west side of the property, preserves the building's industrial heritage while creating a vibrant community gathering space.

Projects like this honor our past while investing in Louisville's future. The Grain Yard has the potential to become a welcoming destination for residents and visitors alike, supporting local businesses, encouraging responsible redevelopment, and breathing new life into an underutilized historic asset.

I understand that this project relies on the approval of a sizeable grant from the Historic Preservation Commission, and I strongly encourage the Commission to support this effort. The care being taken to preserve the structure while adapting it for modern use exemplifies the spirit of historic preservation at its best.

Thank you for your time, consideration, and continued work in protecting and enhancing our community's historic resources.

Thanks,

Erik Van Lankvelt

From: [Alex Parulis](#)
To: [Jess Daniels](#)
Subject: The Grain Yard (Louisville Historic Preservation Commission)
Date: Monday, February 23, 2026 9:27:30 AM

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Dear Jess,

Please consider supporting the grant funding for The Grain Yard rehabilitation project which is on the docket for the Louisville Historic Commission meeting tonight. This project would be an amazing place for all to gather, it would support the local community, and it would bring back to life this grain elevator that has been a part of Louisville's history since the late 1800s.

Thanks for your time,
Alex Parulis