

**City Council
Special Meeting
Agenda**

**Tuesday, May 26, 2015
City Hall, Council Chambers
749 Main Street
7:00 PM**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF AGENDA**
- 4. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**
Council requests that public comments be limited to 3 minutes. When several people wish to speak on the same position on a given item, Council requests they select a spokesperson to state that position.
- 5. COUNCIL INFORMATIONAL COMMENTS ON PERTINENT ITEMS NOT ON THE AGENDA** (Council general comments are scheduled at the end of the Agenda.)
- 6. CITY MANAGER'S REPORT**
- 7. REGULAR BUSINESS**
 - A. HISTORIC PRESERVATION MASTER PLAN – REVIEW AND ENDORSEMENT OF GOALS AND OBJECTIVES – *Continued from 05/19/2015***
 - Staff Presentation
 - Public Comments (Please limit to three minutes each)
 - Council Questions & Comments
 - Action

Citizen Information

If you wish to speak at the City Council meeting, please fill out a sign-up card and present it to the City Clerk.

Persons with disabilities planning to attend the meeting who need sign language interpretation, assisted listening systems, Braille, taped material, or special transportation, should contact the City Manager's Office at 303 335-4533. A forty-eight-hour notice is requested.

B. EXECUTIVE SESSION

1. REAL PROPERTY ACQUISITION

(Louisville Charter, Section 5-2(c) – Authorized Topics – Consideration of real property acquisitions, only as to appraisals and other value estimates and strategy, and C.R.S. 24-6-402(4)(a))

City Manager is Requesting the City Council Convene an Executive Session for the Purpose of Consideration of Potential Real Property Acquisition Concerning Property in Louisville

Mayor is Requesting the City Council Convene An Executive Session for the Purpose of Conducting A Semi-Annual Performance Review of the City Manager

REGULAR BUSINESS ITEMS SUSPENDED

- Requests for Executive Session
- City Clerk Statement
- City Attorney Statement of Authority
- City Council Action on Motions for Executive Session
- Executive Session
- Council Reconvene

REGULAR BUSINESS ITEMS CONTINUED

REPORT – DISCUSSION/DIRECTION/ACTION – REAL PROPERTY ACQUISITIONS

8. CITY ATTORNEY’S REPORT

9. COUNCIL COMMENTS, COMMITTEE REPORTS, AND IDENTIFICATION OF FUTURE AGENDA ITEMS

10. ADJOURNMENT

SUBJECT: HISTORIC PRESERVATION MASTER PLAN – REVIEW AND
ENDORSEMENT OF GOALS AND OBJECTIVES

DATE: MAY 26, 2015

PRESENTED BY: LAUREN TRICE, PLANNING AND BUILDING SAFETY
MARY THERESE ANSTEY, HISTORYMATTERS, LLC

SUMMARY:

Over the past several months staff, along with the Historic Preservation Commission (HPC), has been working on a Preservation Master Plan for Louisville’s historic preservation program. Louisville has a unique voluntary preservation program supported by a dedicated sales tax that has resulted in over 20 landmarks. However, the City has never had an adopted preservation master plan to guide the program. The 2013 Comprehensive Plan update called for the creation of such a plan to define the goals of the preservation program and map out how to achieve them. The study area for the project extends beyond Old Town and Downtown Louisville to the city limits. The process of developing the plan involves engaging the community in a discussion of issues facing the historic preservation program including but not limited to: Louisville’s period of significance, current historic preservation processes, preservation strategies to streamline the review process, future incentive programs, and outreach to residents.

Planning Staff is working with consultant, HistoryMatters, LLC, for an external review of the existing program and guidance on best practices to produce the plan.

This planning effort is divided into four phases: *vision, evaluation, goals, and implementation*. When complete, the plan will identify action items and an implementation timeline to achieve the preservation goals for the future of the preservation program. The following is the Vision and Purpose endorsed by HPC and City Council:

Vision:

The citizens of Louisville retain connections to our past by fostering its stewardship and preserving significant historic places. The preservation will reflect the authenticity of Louisville’s small town character, its history, and its sense of place, all of which makes our community a desirable place to call home and conduct business.

Purpose:

The purpose of the Plan is to outline Louisville’s city-wide voluntary historic preservation program for the next 20 years.

We are now at the culmination of the Goals phase of the project, and staff is seeking City Council endorsement of the project’s goals and objectives. The HPC endorsed the

goals and objectives during its April 27, 2015 meeting. The endorsed goals and objections will lead to the creation of action items and an implementation timeline for the Preservation Master Plan.

There were several opportunities for public participation during the first three phases: Kick-Off Meeting, EnvisionLouisvilleCO.com website, Customer Survey, Open House, and Community Workshop. Planning Staff has encouraged participation in the plan through mailings, flyers, large signs, Facebook, Twitter, City newsletter, and City website.

Kick-Off Meeting

On December 3, 2014, the City held a public kick-off meeting for the Preservation Master Plan. The meeting was attended by 25 adults and 16 children. The adult meeting included a presentation giving a general overview of the plan purpose and process, as well as three activity stations to elicit input (attachment #1).

The children participated in the kick-off of the Junior Preservationist Program by designing new uses for old buildings, adding ideas to a Louisville architecture timeline, writing about their homes, and playing with a map of Downtown.

EnvisionLouisvilleCO.com

The City has partnered with MindMixer to operate www.EnvisionLouisvilleCO.com, which allows the public to share and discuss ideas related to historic preservation in Louisville. Staff has posted the following questions to the site:

- What will historic preservation in Louisville be like in 20 years?
- What is the most important place in Louisville? (Upload a photo of your favorite building or site.)
- What do you consider to be the most effective strategies to engage the community in historic preservation?
- What role do historic buildings play in creating Louisville's small town character?
- Do you feel that 1950s and 1960s homes contribute to the historic character of Louisville?
- Do you agree that Louisville is a liveable City that appreciates its history?

The comments and ideas posted are included as attachment 2. The comments included a discussion of what Louisville defines as historic and whether it should be more or less inclusive. In general, the comments are positive about historic preservation in Louisville and show interest in finding ways use preservation to maintain Louisville's small town character. In response to the question about community engagement, the majority of people felt that historic preservation should have information at existing community events and platforms.

Customer Survey

The twelve-question, one-page, confidential questionnaire (attachment #5) was designed to gather opinions from individuals with direct experience with the City of Louisville’s historic preservation program over the past 3 years. The answers will inform the Preservation Master Plan. They have influenced the draft goals and objectives and indicate possible action items to enhance and improve the existing program over the next twenty years. A summary of the responses is included in attachment #3.

Open House/Community Workshop

On March 11, 2015, the City held an Open House for the Preservation Master Plan. The Open House was attended by 50 community members. The Open House allowed attendees to explore the development of Louisville through maps and timelines. The timeline culminated in a poster with all of the development maps and the question: “What is important for Louisville?” Attendees were asked to put dots on the decades they thought were important. Every decade, including the “next decade” (a response the public added), received a dot (attachment #4).

Decade	Dots
Pre 1900	14
1900-1909	21
1910-1919	10
1920-1929	11
1930-1939	12
1940-1949	8
1950-1959	8
1960-1969	9
1970-1979	7
1980-1989	10
1990-1999	3
2000-2010	2
“the next decade”	3

At the April 8, 2015, Community Workshop, 33 community members shared ideas related to goals and preservation strategies for the Preservation Master Plan (attachment #6). Each table received all five draft goals and worked to prioritize the objectives under each goal with a dot exercise. Overall, the participants were interested in increasing preservation awareness, developing relationships with other organizations, and promoting the Historic Preservation Fund (attachment #7).

The Community Workshop also featured a presentation entitled “Preservation 101” that explored how we decide what to preserve and how we determine the “when” of

preservation. Historic preservation relies on significance (the importance of historic buildings) and integrity (the physical intactness of these resources) to determine what to preserve. The “when” of preservation is the period of significance. History is about the reasoned assessment of past events and we must allow sufficient time to pass so we can understand the causes, effects, and influences of events in the past. The standard time to wait in historic preservation, based upon guidance from the National Park Service, is fifty years. Louisville’s preservation program currently follows this rolling 50-year standard when considering eligibility of landmarks and completing design review.

The Community Workshop participants received four scenarios related to preservation challenges and a chart of preservation strategies to address the challenges (attachment #8 and 9). One of the current preservation challenges is determining how to treat the two 1960s era neighborhoods, Bella Vista and Scenic Heights, just outside of the existing Old Town Overlay incentive area (attachment #10). The participants were interested in exploring creative ways of documenting structures and facilitating historic preservation through voluntary plan books, design guidelines, and changes to existing regulations.

GOALS AND OBJECTIVES:

The following Draft Goals and Objectives for the Preservation Master Plan were developed by the Historic Preservation Commission subcommittee, staff, and HistoryMatters, LLC based on input from the public. The comments, including additional objective suggestions, from the Community Workshop appear in attachment #6. Since the Community Workshop, some of the objectives have been moved to potential action items for the next phase of the plan.

All phases of the plan development process have led to the conclusion it is important to:

- Follow preservation best practice and retain a rolling period of significance in order not to preclude future conversations about what is important in Louisville (the current time period—50 years—may be refined in recommended action items),
- Respect and enhance the voluntary nature of the Louisville’s preservation program by streamlining processes and increasing outreach, and
- Recognize the existing preservation program can and should be improved to become more user-friendly.

Some of these concepts are stated in the Goals and Objectives below while others are merely suggested and will appear more succinctly in the action items developed to achieve the plan goals and objectives.

City of Louisville Preservation Master Plan: Goals and Objectives

GOAL #1 - Promote public awareness of preservation and understanding of Louisville's cultural, social, and architectural history

By initiating the following:

- **Objective 1.1** - Engage in public outreach to all citizens
- **Objective 1.2** - Promote the benefits of historic preservation and Louisville's unique incentive-based voluntary program
- **Objective 1.3** - Collaborate with Louisville Historical Museum, Library, and other community organizations on programs and initiatives to celebrate Louisville's history and architecture
- **Objective 1.4** – Share Louisville's history with residents and visitors

GOAL #2 - Encourage preservation of significant archaeological, historical, and architectural resources

By initiating the following:

- **Objective 2.1** - Research historic periods and themes important to Louisville's past
- **Objective 2.2** – Identify and evaluate historic and archaeological sites
- **Objective 2.3** - Encourage voluntary designation of eligible resources
- **Objective 2.4** - Promote alternatives to demolition of historic buildings
- **Objective 2.5** - Support appropriate treatment for historic buildings

GOAL #3 – Pursue increasingly effective, efficient, user-friendly, and voluntary based preservation practices

By initiating the following:

- **Objective 3.1** - Improve existing preservation operations
- **Objective 3.2** - Clarify roles and responsibilities within preservation processes
- **Objective 3.3** - Enhance efficacy of Historic Preservation Commission and Staff

GOAL #4 - Foster preservation partnerships

By initiating the following:

- **Objective 4.1** - Encourage greater collaboration between Historic Preservation Commission and other City Boards and Commissions

- **Objective 4.2** - Maintain and enhance cooperation between Planning staff and other City departments, including Louisville Historical Museum
- **Objective 4.3** - Expand partnerships with community organizations
- **Objective 4.4** - Make better use of preservation expertise and existing professional networks in Boulder County and other nearby communities
- **Objective 4.5** – Strengthen relationships with relevant State, Federal, and global preservation organizations

GOAL #5 – Continue leadership in preservation incentives and enhance customer service

By initiating the following:

- **Objective 5.1** - Promote availability of Historic Preservation Fund grants and other incentives
- **Objective 5.2** – Evaluate benefits of Historic Preservation Fund
- **Objective 5.3** - Raise awareness for and support state and federal tax credit projects
- **Objective 5.4** – Consider modifications to zoning requirement incentives

FISCAL IMPACT:

None

HISTORIC PRESERVATION COMMISSION ACTION:

The Historic Preservation Commission has appointed subcommittees for each phase of the plan. The Goals subcommittee met on March 25th and April 14th to develop the Goals and Objectives statements. The full Historic Preservation Commission reviewed the Goals and Objectives at the April 27th meeting, made minor revisions, and voted unanimously to endorse them. The Historic Preservation Commission recognized that the additional Objectives added by participants at the April 8th Community Workshop were more appropriate as potential action items and will be explored in the next phase of the plan. There was no public comment at the April 27th Historic Preservation Commission meeting regarding the Preservation Master Plan.

RECOMMENDATION:

The endorsed goals and objectives will facilitate the creation of action items and an implementation timeline. These will be developed by staff, HistoryMatters, and the HPC Implementation subcommittee. The draft Preservation Master Plan will be reviewed by the public, the Historic Preservation Commission, and City Council this summer.

SUBJECT: HISTORIC PRESERVATION MASTER PLAN

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Staff recommends the City Council make any desired changes to the Goals and Objectives, then vote to endorse them.

ATTACHMENT(S):

1. [Link to December 3 Kick-Off Meeting Presentation and Feedback](#)
2. EnvisionLouisvilleCO Responses
3. Customer Survey Summary
4. Customer Survey Example Sheet
5. [Link to April 8 Community Workshop Presentation](#)
6. [Link to *What is important for Louisville?* Poster](#)
7. Goals and Objectives Community Workshop Feedback
8. Scenarios and Responses
9. Preservation Strategies Spreadsheet
10. Bella Vista and Scenic Heights Report
11. City Council, May 26, 2015 Presentation



Topic Name: Preservation Master Plan: Most Important Places in Louisville

Idea Title: Coal Creek Trail and all the other trails in Louisville are the most important place(s). They provide scenery, exercise, etc.

Number of Comments 2

Comment 1: important? of course. historic? Not so much -- construction began in 1990. | By Michael M

Comment 2: Sense of Place, Small Town Character | By Kevin P



Topic Name: Preservation Master Plan: Future of Preservation in Louisville

Idea Title: The truly historic structures downtown are already protected

Idea Detail: OLI (740 Front St.), Mercantile Building, Huckleberry, Casa Alegre are already protected and registered. Hard to come up with any other commercial structures of true historic merit in downtown. We need to guard against nostalgia standing in for historical merit.

Idea Author: Michael M

Number of Stars 5

Number of Comments 3

Comment 1: Sure, I plan to add my personal subjective picks on the "most important places" board, on this site, but I recommend a list be developed based on criteria - objective - by a comprehensive historic evaluation/ survey. Facts are always helpful in these matters! | By Peter S

Comment 2: I don't worry about buildings on the National Register (all but OLI in the list above). I wonder if you'd provide a list of the "numerous other structures which have historical merit"? In my view we've really stretched the "social significance" criteria in the past. | By Michael M

Comment 3: I agree all these structures have historical merit, however only one (the former OLI) is "protected" by local designation. The others are recognized (honorary) but have no protection. There are numerous other structures which have historical merit as well. We also need to guard against beauty or a "pleasing" aesthetic standing in for true historic merit- which is based on quantitative criteria and standards. | By Peter S

Idea Title: Today's Nostalgic is Tomorrow's Historic

Idea Detail: Keep in mind, not one building in Louisville was historic when it was first built or even 30 years after that. It became historic over time. So we need to look toward the future and preserve structures (at least in the Old Town area) that may currently just be nostalgic but will one day be historic. Hopefully we're not just talking about commercial structures either. Many homes along Main Street and nearby have great historical appeal (as well as nostalgic). On the other hand, there are a couple places that distract from the historic appeal. (I can only think of one on Main Street that really stands out.) It would be nice if, over time, we tried to remove or renovate the distractions. This should be viewed as a long-range plan rather than a



quick-fix.

Idea Author: Kevin P

Number of Stars 2

Number of Comments 1

Comment 1: Time doesn't turn nostalgia into history. Time just makes it old. We confuse nostalgia and history far too often in Louisville. | By Michael M

Idea Title: A less literal idea of "historic"

Idea Detail: In 20 years, I hope that Louisville will move to a less literal idea of historic preservation based strictly on dates and ownership and to more of a historic "look and feel" throughout the city. I fear that the current incentives offered only to qualifying properties in Old Town are too narrow and benefit only a small number of people, thereby only impacting a very small number of (upper middle class to affluent) homeowners.

Idea Author: kristi G

Number of Comments 0

Idea Title: Stronger protections and design guidelines

Idea Detail: Very few historic structures in Old Town, including Main Street, are actually protected. In 20 years, with luck, there may be 50 or so landmarks, but the rest of Old Town will be scraped and replaced by oversized, out-of-character replacements. Many residential streets downtown are already devastated, and this will continue unless city leaders have the courage to enact real protections for historic structures and design guidelines for replacement structures.

Idea Author: Michael K

Number of Comments 0



Topic Name: Preservation Master Plan: Housing Outside of Old Town

Idea Title: Yes, the '50s/'60s/early '70s homes have historical value

Idea Detail: These homes remind us of a more reasonable and sustainable concept of what it means to be middle class.

Idea Author: Ken W

Number of Stars 10

Number of Comments 0

Idea Title: Preserve early 1900's

Idea Detail: The historical era I think worth preserving is early 1900's and prior. The roots of Louisville are in the early days of mining in this region.

Idea Author: Keith P

Number of Stars 5

Number of Comments 0

Idea Title: Yes.

Idea Detail: Having homes of various time periods gives us a clear view of the history and growth patterns of Louisville. It also helps the city from looking cookie cutter.

Idea Author: Kaylah Z

Number of Stars 5

Number of Comments 0

Idea Title: What are the alternatives?

Idea Detail: We can take these homes for granted, but what are the alternatives? For example the neighborhood I grew up in in South Denver is nothing like it was formerly. It was a peaceful



middle class neighborhood with big yards, smallish houses and lots of trees. Now the majority of those homes have been replaced by huge houses that take up the entire lots, are unaffordable to those who don't have at least a million dollars, and seem quite uniform. It would be a pity to re make Louisville into another 'anywhere USA' for those can afford sky high prices and don't care much for any space outside their four walls. The feel of this place will change dramatically if the ratio of house to lot and the average price change dramatically.

Idea Author: Sherry S

Number of Stars 4

Number of Comments 0

Idea Title: They exist and contribute to the fabric that is Louisville.

Idea Detail: What would is the point of this discussion?

Idea Author: Michael B

Number of Stars 4

Number of Comments 0

Idea Title: Retain as many as possible

Idea Detail: Some of these homes were built to exacting standards, but there are a handful around town that are in poor repair and it would be difficult to justify the cost to renovate. Having methods for incentivizing upgrades and even new construction, where poor quality homes exist today, will help to improve our overall community appearance and increase our local market values.

Idea Author: Mike C

Number of Stars 3

Number of Comments 0

Idea Title: Yes, but older homes should be the priority.

Idea Detail: Trend of scrapping lots in Old Town is creating mismatched structures and odd feel where newer homes dwarf their older neighbors. I would support more restrictions on the



type and size of new home construction in Old Town.

Idea Author: Justin S

Number of Stars 3

Number of Comments 0

Idea Title: It depends...most of the houses built in the 60's are boring

Idea Detail: Those houses that have unique characteristics and design features should be preserved. If feasible or desirable, the owners should be able to remodel and/or expand their homes in keeping with the unique features

Idea Author: Jeff M

Number of Stars 2

Number of Comments 0

Idea Title: As the 60's and 70's move a half century away these neighbor

Idea Detail: hoods become historic and preserve the history of Louisville. They provide a different rental/ownership option as single family detached living with yards. The homogenization of constant development will leave a historic small town Louisville of a few dozen blocks.

Idea Author: Steven B

Number of Stars 1

Number of Comments 0

Idea Title: Absolutely not.

Idea Detail: This speaks to why we need a "period of significance" for historic preservation in Louisville. My suggestion is from founding in 1877 through 1945. By then the mines were barely producing and a new era had begun.

A McStain tract home is not now, nor never will be, "historic". Nice, but not historic.

Idea Author: Michael M



Number of Comments 0



Topic Name: Preservation Master Plan: Small Town Character

Idea Title: Crucially important, we must maintain the hometown feel!

Idea Detail: As attractive as modern may be in Boulder, which has been completely overrun by canyons of ultra high end condos and townhomes, that is not a fit here. We cannot allow big money developers to turn South Boulder Rd. into another 30th St or Canyon Blvd. The high density allowances that exist now are more than we should have allowed to start with.

Idea Author: Mike C

Number of Stars 6

Number of Comments 1

Comment 1: I so agree--If people want high density, there is plenty to be found all around the area. | By Sherry S

Idea Title: The charming historic structures are everything.

Idea Detail: The historic structures *are* the small town character of Louisville.

Idea Author: Jennifer G

Number of Stars 6

Number of Comments 0

Idea Title: Very important.

Idea Detail: We are vastly superior to Thornton and Northglenn because we look like what we are - a long lasting small town. Destroying these historic homes would destroy our unique personality.

Idea Author: Kaylah Z

Number of Stars 6

Number of Comments 0



Idea Title: They create warmth and establish a great foundation

Idea Detail: The preservation is very important or else it becomes something other than small town character.

Idea Author: Michael B

Number of Stars 5

Number of Comments 0

Idea Title: Give this town a sense of place

Idea Detail: These are the structures that connect us with our past and give shape to this town. So many places are so bland and are becoming blander by the day. The fact that we live in a distinct place is so important and we need to preserve our historic structures. Just look at Denver--around Capitol Hill you will see many cheap high density units that were put up in the 70's. They are ugly and add nothing to local character. Beautiful historic mansions were demolished to make room for these structures. Thank goodness for Historic Denver and the work they have done to preserve historic structures--I hope Louisville takes a page from their playbook.

Idea Author: Sherry S

Number of Stars 3

Number of Comments 0

Idea Title: Vitally important.

Idea Detail: Without the character of the older homes, Old Town will eventually take on the character of an average modern subdivision. There is no "old" in Old Town without preserving the original homes and ensuring new construction is limited, and done smartly to match the character and size of the structures found in Old Town.

Idea Author: Justin S

Number of Comments 0



Topic Name: Preservation Master Plan: Liveable City That Appreciates Its History

Idea Title: Open up the underground tunnels!

Idea Detail: Louisville has a rich history and I love our little history museum and the potential for the grain elevator. One other thing I would love to see is opening the underground tunnels left over from prohibition for public tours. I have no idea what all that would entail, but I could see an underground pub crawl of sorts drawing people to Old Town bars and restaurants. And maybe someone could open a speakeasy?

Idea Author: Megan B

Number of Stars 7

Number of Comments 1

Comment 1: Interesting idea...is this feasible? | By Jeff M

Idea Title: I would love Louisville to keep close to our title "City of

Idea Detail: Trees" and focus on more trees, parks and open space. Fill in the empty commercial bldgs with restaurants or businesses. Just say no to the philosophy of build high and build to the curb. Keep our small town feel.

Idea Author: Regina M

Number of Stars 3

Number of Comments 1

Comment 1: I definitely agree with the idea that we should be filling in all the empty retail spaces before we allow much new commercial development. We have a lot of undeveloped land (e.g. west of McCaslin) that is zoned for commercial development. I'd hate to see that land developed while so much commercial development stands vacant. | By Laura D

Idea Title: Yes

Idea Detail: Louisville cherishes and preserves it's old town feeling



Idea Author: Mike C

Number of Stars 3

Number of Comments 0

Idea Title: It is liveable

Idea Detail: but seems disjointed. The design and access to McCaslin business district is horrible. It is a maze that one is not sure how to get in or out of. It is unfortunate that the larger big box are turning into churches.

Idea Author: Michael B

Number of Stars 3

Number of Comments 0

Idea Title: I always have loved Louisville's small town feel.

Idea Detail: We need to focus on "The City of Trees" and expanding trails and parks to keep Louisville in the running for best small city in the country. I urge caution around the new thrust of urbanization (the negative impact can be huge). The "build up and to the curb" mentality can change the open feel of the small town. We can redo any restaurants or businesses that are vacant . Yes, keep the historic buildings intact, but redo and rebuild the vacant, non-historic sites. A good motto might be, "restore and renovate."

Idea Author: Regina M

Number of Comments 2

Comment 1: +1 Michael M! | By Pete S

Comment 2: It is interesting to me that the Downtown Design Guidelines want buildings to be as close to the curb as possible. Yet there is resistance to this in new development. I find Alfalfa's much more welcoming to pedestrians than the Safeway it replaced with its sea of asphalt in front of the store. And with North Main, Steel Ranch and the coming Coal Creek Station, there is the potential for much more pedestrian traffic in the area. | By Michael M



Topic Name (Instant Poll): Preservation Master Plan: Community Engagement

Idea Title: Booths at Public Events (Farmer's Market, Street Faire, etc.)

Number of votes: 16

Idea Title: City Newsletter

Number of votes: 14

Idea Title: Mail out flyers

Number of votes: 13

Idea Title: Online forums (like EnvisionLouisvilleCO.com)

Number of votes: 12

Idea Title: Public Meetings

Number of votes: 11

Idea Title: Social Media (Twitter, Instagram, Facebook, YouTube, etc.)

Number of votes: 10

Idea Title: Local Newspaper

Number of votes: 10

Idea Title: City Website

Number of votes: 10

Idea Title: Meeting announcement signs

Number of votes: 9

Idea Title: Workshops for property owners



Number of votes: 9

Idea Title: Other (Please Comment)

Number of votes: 3

Idea Title: Handouts/Brochures at City Hall

Number of votes: 2

Idea Title: Radio

Number of votes: 1

Idea Title: TV News

Number of votes: 1

Comments

Number of Comments 3

Comment 1: The Oh Oh Two seven Facebook group would be a good tool for getting the word out. Very active, 5,000+ members. | By Dave I

Comment 2: Have to agree with Michael M. I think that you would need to go directly to the folks that have historically significant properties and not expect them to seek you out. For the community as a whole, you need to go where the people are. One thing isn't going to reach everyone. City newsletter, social media and newspaper articles would be my top recommendations. | By Alex B

Comment 3: Apparently, this form will only let you pick one thing. To reach property owners, targeted, personalized mailings with specific the incentive program would be most effective. Those mailings should A) promote an "owners" workshop AND offer a one-to-one conversation with staff. | By Michael M

EXECUTIVE SUMMARY OF CUSTOMER SURVEY RESULTS

PURPOSE: The twelve-question, one-page, confidential questionnaire (see attached) was designed to gather opinions from individuals with direct experience with the City of Louisville's historic preservation program over the past 3 years. The answers will inform the Preservation Master Plan. They have influenced the draft goals and objectives and indicate possible action items to enhance and improve the existing program over the next twenty years.

CUSTOMERS AND RESPONSE RATE: The questionnaire was sent to a total of 127 previous customers, and received twenty-three responses. This response rate is typical for postal/ online instruments. Fortunately, those who responded represented a diverse group in terms of both which historic preservation activity they participated in and their role-- property owners, architects/ engineers, contractors, and others-- within these processes.

RESULTS- WHAT WORKS:

- All respondents agreed or strongly agreed historic preservation adds value to the character of Louisville
- Over three-quarters of customers agreed or strongly agreed historic preservation review processes were: completed in appropriate amount of time, consistent with their expectations, fair, and produced a reasonable outcome
- Over two-thirds of customers agreed or strongly agreed historic preservation review processes were valuable and would recommend them to someone else
- City staff and Historic Preservation Commission members received positive (Excellent or Good) ratings for courtesy, knowledge, professionalism, helpfulness, timeliness, and overall performance ranging from 95 to 54.4 percent
- HPF grants within Old Town Overlay District: 71.4 percent informed about possible eligibility and 57 percent took advantage of these funds

RESULTS – ENHANCEMENTS NEEDED:

- Lack of consensus on well-defined and easy to follow historic preservation processes: 54.6 percent of customers agreed or strongly agreed while 31.8 percent of respondents disagreed or strongly disagreed
- Suggested improvements to historic preservation processes: more recognition of issues (codes, use requirements, customer service) facing owners of historic commercial buildings; greater clarity about tax implications of HPF grants; increased training for HPC members; more proactive planners; greater HPC and property owner collaboration; and strategies to discourage demolitions and new construction out of scale with existing architecture
- HPF grants within Old Town Zoning Overlay District: Only half of respondents familiar with incentives and 28.6 percent of answering customers not eligible
- Suggested improvements to education and outreach: more literature on preservation processes, complete guidance and expectations for professionals, preservation participation/ presence at events, better web site, use of GIS maps with historic details, direct marketing to eligible owners within Old Town, use testimonials from former customers in marketing materials, annual workshops for residential and commercial property owners, greater promotion of incentives and preservation benefits, and more assertive stance for historic preservation when issues considered by Planning Commission and City Council
- Concerns about rapid changes to the historic built environment: “epidemic of scrape offs that are replaced with mega-houses,” “pretty soon there will be no historic district,” and “town is losing our charm because of how easy it is to tear down a historic home”

City of Louisville Historic Preservation Customer Survey 2015

As a part of the city-wide Preservation Master Plan, the City of Louisville is asking for feedback from those who have been involved with the Historic Preservation Program. The results of this survey will help guide the future of the program. Please fill out both sides of this sheet and return it by **March 17th, 2015** in the enclosed postage-paid envelope. If you need extra space, please include additional comments on a separate piece of paper. Your responses will be confidential. Thank you for your participation.

The survey is also available online at: <https://www.surveymonkey.com/s/PresPlan>

1. Which Historic Preservation process(es) did you go through?

Check all that apply:

- Landmark Designation for Commercial Property
- Landmark Designation for Residential Property
- Pre-filing Conference with Historic Preservation Commission
- Probable Cause Determination (for Historic Structure Assessment)
- Landmark Alteration Certificate
- Demolition Review
- Historic Preservation Fund (Grant Program)
- Sought information about the Historic Preservation process

2. In what capacity did you go through the process(es)? *Check all that apply:*

- Property Owner
- Architect/Design/Engineer
- Contractor
- Other: _____

3. Please rate to what extent you agree or disagree with the following statement about your experience with the Historic Preservation review process.

	1 Strongly Disagree	2 Disagree	3 No Opinion	4 Agree	5 Strongly Agree
Timeliness: The process was completed within an appropriate amount of time.					
Predictability: The process was consistent with my expectations.					
Clarity: The process was well-defined and easy to follow.					
Fairness: The process was fair and produced a reasonable outcome.					
Overall: The process was valuable and I would recommend it to someone else.					

4. Please rate your interaction with City staff and Historic Preservation Commission members:

Interaction with	Criteria	1 Poor	2 Fair	3 No Opinion	4 Good	5 Excellent	6 Not applicable
City staff	Courtesy and respect						
	Knowledge						
	Professionalism						
	Helpfulness						
	Timeliness of response						
	Overall impression						

Interaction with	Criteria	1 Poor	2 Fair	3 No Opinion	4 Good	5 Excellent	6 Not applicable
Historic Preservation Commission	Courtesy and respect						
	Knowledge						
	Professionalism						
	Helpfulness						
	Timeliness of response						
	Overall impression						

5. What changes, if any, would you suggest to improve Louisville’s historic preservation processes?

6. Currently, owners of historic properties within the Old Town Zoning Overlay district are eligible for incentives

a. Are you familiar with available incentives? ___ Yes ___ No ___ N/A

b. Were you informed about your possible eligibility for incentives? ___ Yes ___ No ___ N/A

c. If eligible, did you apply for and/or receive incentives? ___ Yes ___ No ___ N/A

7. How might the City of Louisville better provide education and outreach for historic preservation issues?

8. Please rate the extent to which you agree with the following statement:

“Historic Preservation adds value to the character of Louisville.”

___ Strongly Agree ___ Agree ___ Disagree ___ Strongly Disagree

9. What sources have been most beneficial to inform you about Louisville’s Historic Preservation Program?

10. Do you have additional comments or recommendations for Louisville’s Historic Preservation Program?

11. Would you like to receive email updates and notifications of upcoming Preservation Master Plan public meetings? Your survey answers will remain confidential. Please write legibly.

No, thank you.

Yes, my email address is: _____.

If you have any questions please contact Lauren Trice: laurent@louisvilleco.gov or 303-335-4594.

Preservation Master Plan | Community Workshop [Goals Exercise] | April 8, 2015

(dots represent priority items, public comments added in italics)

Goal	Objective	Dots				Total Dots
Promote public awareness of preservation and understanding of Louisville's cultural, social, and architectural history						
	Public outreach to citizens: promotional booth at various public events, Social Media, messages in utility bill, newspaper articles, and DBA Newsletter "Historic Building, or subdivision of the Month", etc	4	3	4		11
	Promote the benefits of historic preservation and Louisville's unique incentive-based voluntary program	4		10	5	19
	Continue and expand youth engagement in preservation understanding and practices	2			1	3
	Produce promotional materials for Louisville's historic resources	4		1	1	6
	Collaborate with Louisville Historical Museum, Library, other community organizations on programs and initiatives to celebrate Louisville's history and architecture	2	1	2	1	6
	Develop interpretive program to share Louisville's history with residents and visitors.	2	2	1		5
	Encourage heritage tourism: tours (organized and self-guided), information on website, mobile phone application	4			2	6
	Provide rehabilitation skill-building program for local trade workers	3	1	1		5
	Design interactive maps which provides social histories of historic properties	1	3	3	3	10
	Create targeted outreach to commercial property owners	3	1	2	2	8
	Improve City website to promote existing and future preservation programs, as well as promote existing landmarks	2	2			4
	<i>Pursue a local Historic District</i>					
	<i>Presentation - Re: Zoning Options #2 - no building-by-building review; get general guidelines for entire area (refer to the 4th home on Jefferson south of Pine!! On West</i>					
	<i>People need better awareness of the rich cultural and community roots of Louisville - not just cute buildings and quaint mining statues. Real struggles took place here and we should honor those hard-working people.</i>					
Encourage preservation of significant historical and architectural resources						
	Research historic periods and themes important to Louisville's past			1	3	4
	Identify/ evaluate historic sites through survey and documentation	2	4	3	3	12
	Develop procedures for preserving and protecting archaeological resources	3	5	1		9
	Encourage voluntary designation of eligible resources as Louisville landmarks and/or National and State Registers	1	1	1	6	9
	Promote alternatives to demolition	4	3	3	3	13
	Track demolitions and improve documentation of eligible structures	1	1	1		3
	Explore a variety of best practice preservation approaches, including revised yard and bulk standards, design guidelines, pattern books, and cultural landscape identification	1		1		2
	Create maintenance guidelines for older buildings	1	4	1		6
	Evaluate establishing minimum maintenance standards for landmark properties	1.5	2		1	4.5
	<i>Consider supporting this. (The maintenance of structures)</i>					

	<i>Have city pursue a discounted plaque from the company that does the landmark signs for the the city -> to individuals who want an extended /historical sign. Re: John Leary's extra sign. He was asked if he was eligible for a discount thru an organization... (see him for more info on this...it may encourage more signs on homes)</i>					
	<i>Include giving the house away rather than demo-ing it...present as an option when demo permit is applied for.</i>					
	<i>Create a Pioneer Park to place some important buildings that otherwise will be demolished i.e. Hecla Club Home @ Balfour.</i>					
	<i>Find a way to incentivize improving basements rather than adding second floors (or demolishing & building a 2-story house where there was a bungalow)</i>		1			1
	<i>Postcards w/information on them about or history should be for sale around town.</i>					
	<i>Better awareness of established criteria for scrape/rebuild. Size/design/location in Old Town</i>					
	Pursue increasingly effective, efficient, and user-friendly voluntary based preservation practices					
	Consider ordinance amendments to improve and clarify the preservation practices and processes			3	3	6
	Alter public notice process to align with Planning Commission and City Council policies	1	1		2	4
	Improve existing applications and informational materials		5	1	1	7
	Develop information and interactive resources through the City website, Planning Counter, and other locations	4	2	1	1	8
	Provide orientation and training materials for Historic Preservation Commission					0
	Create technical preservation briefs for the Historic Preservation Commission, property owners, and tradespeople	7	3	1	7	18
	Evaluate and update standards for Historic Structure Assessment grant program	7	1	4	6	18
	<i>The current approach is too subjective depending on who is on the HPC. Make criteria of "historical significance" more detailed and clear.</i>	6				6
	<i>Ideas to engage & inform the public & residents of the value of historic preservation</i>					
	Foster preservation partnerships					
	Encourage greater collaboration between Historic Preservation Commission and other City Boards and Commissions	3	3	4		10
	Maintain cooperation between Planning staff and other City departments, including Louisville Historical Museum	2	5	4	3	14
	Make better use of preservation expertise and existing network in Boulder County and other nearby communities	2	4	5	3	14
	Expand partnerships with existing community organizations including: Chamber of Commerce, Downtown Business Association, schools, neighborhood associations/groups, arts and cultural organizations, and other interest groups	6	5	7	3	21
	<i>Better news coverage - the Louisville Tmes needs to pring maps and addresses - the lot descriptiosn mean nothing to the average Joe.</i>					
	Continue leadership in preservation incentives and enhance customer service					
	Promote availability of Historic Preservation Fund grants and other incentives: handouts, info on website, part of community outreach and education	1	3	7	4	15

Celebrate completed preservation projects	1	1	1	1	4
Advocate for continuation/renewal of Historic Preservation Fund	2	2	2		6
Explore strategies for establishing an emergency preservation fund		1			1
Consider expansion of preservation incentives outside Old Town to encourage sensitive design	5	1	3		9
Evaluate making additional modifications to zoning requirements and incentives (setbacks, lot coverage, floor area ratio, etc.)	1	2	4		7
Develop expedited public process for landmarked projects	1				1
Raise awareness, encourage, and support state and federal tax credit projects	2	3	2	3	10
Clarify steps in preservation processes and responsibilities of all parties	1	3	3	3	10
Implement loan program	2	1		1	4
<i>New homes built that fit the neighborhood</i>					
<i>Talk w/ owners who want to demo when they apply; 6 months from the permit you can demo...sometimes the issue reaches HPC 2-3 months in & consultants don't have time to convince/ owners already invested in plans, etc.</i>					
<i>Improved signage in public spaces so residents and visitors can better know Louisville history.</i>					

PRESERVATION MASTER PLAN | CITY OF LOUISVILLE
Community Workshop | April 8, 2015

Scenario #1

You own a home in a 1980s subdivision. The majority of your neighbors are original homeowners within the subdivision, but some of them are getting older and considering downsizing and selling their houses. These changes in neighborhood composition could result in loss of the stories of the original owners and what the neighborhood and Louisville were like in the 1980s. You decide to...

- Somehow document the history of the residents
 - Ask people who are leaving if they're willing to share their oral histories w/ Museum
 - Contact Museum – see if they'll reach out
 - Reach out to new owner to share understanding of pertinent history
 - [Welcome new owners w/ a neighborhood picnic]
 - Have city provided program to make it easy for long-time residents to have their stories documented and archived
-
- Get oral histories
 - Video documentation
 - Put someplace (museum, library) where it could be accessed
 - Stories about why they built there, experiences, history before construction
 - Architectural history/inventory –pictures- to determine which structures represent that period of significance
 - Middle School/H. School project to get students to research, interview their family/neighbors as a project – give to museum.
-
- Use resources like Evernote to assist. Keep City resource use very light.
-
- Web page for people to discuss info, history, photos of their home
 - Let them know of oral history at museum
 - Encourage voice/video recording
 - Find an advocate for the neighborhood
 - Flyer w/ yearly assessment notify of resources
 - 2013 flood- how/did it affect the property?
 - Any wild animal sightings?

Scenario #2

You recently purchased a house in a 1960s subdivision which features modern Ranch homes with clean lines and uniform setbacks with generous grass lawns. You recently heard a rumor the house next door is being sold to a developer who wants to scrape the existing home and build a two-story, 3,000 square foot house faced in corrugated metal. You decide to...

- Ask City if this is approved
 - Talk to owner
 - Good reason to expand overlay district and change zoning to prevent future attempts
 - Establish feasibility conservation districts
-
- Set guidelines
 - Hire architects – pre-selected
 - Give waivers for sensitive design
 - Keep incentive based
-
- What are the planning guidelines?
 - What are the historic preservation guidelines?
 - Start a petition

- Get neighborhood involved
 - Are there design guidelines for the neighborhood?
-
- Provide pattern book – let them know of its availability...encourage voluntary use
 - Educate homeowner of applicable incentives, if any
 - Potentially consider expanding the boundaries of the incentive program?

Scenario #3

You own a small business in a nearby town, but are interested in relocating to Louisville in order to take advantage of the small-town character within the popular historic Downtown. You are interested in purchasing a historic building, but are concerned about the high price of real estate and worry you cannot afford both a historic home and a business location. You decide to...

- Adopt a Live/Work Ordinance
 - Alley/Businesses ← “parking waivers”, “setback waivers”
-
- Live in the back
 - Live/work structure
 - Explore tax incentives/grants
 - Buy a trailer (joke)
 - Alley businesses
-
- Live/work options
 - Check out tax credits, grants, loans
-
- Landmark retail building and add residence (or 2 if required)
 - Work to change zoning to allow a single- family addition

Scenario #4

You recently purchased a property with a house more than 50 years old on a corner lot in Old Town Louisville. You purchased the lot for the location and are interested in building a bigger home. You haven't decided whether to scrape the existing house or build an addition. What City incentives would encourage you to keep the existing home?

- Increased – lot coverage
 - Floor ratio
 - Move small structure to another spot on the lot
 - Help with design ideas for adding on
-
- City pay for the addition
 - Building size incentive
 - Setback waivers
 - Property tax incentive
 - Financial based
 - Clear/easy collaborative design
-
- Tax breaks to keep original structure w/ sympathetic addition to offset lack of equity
 - Publicity by City to appreciate smaller size homes – original size i.e. advertise this as the reason people live in Louisville
 - Relief – esp. alley or back from setback boundaries to create use & “illusion” of large yard
-
- More square footage
 - Reduced setbacks
 - Financial
 - At time of construction
 - Ongoing maintenance
 - Lower property tax rate
 - Low interest loan

Scenario #1

You own a home in a 1980s subdivision. The majority of your neighbors are original homeowners within the subdivision, but some of them are getting older and considering downsizing and selling their houses. These changes in neighborhood composition could result in loss of the stories of the original owners and what the neighborhood and Louisville were like in the 1980s. You decide to...

- Somehow document the history of the residents.
- Ask people who are leaving if they're willing to share their oral histories w/ Museum.
- Contact Museum - see if they'll reach out
- Reach out to new owner to share understanding of pertinent history.
 - [Welcome new owners w/ a neighborhood picnic]
- Have city provided program to make it easy for long-time residents to have their stories documented & archived.

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get oral histories

video documentation

put someplace (museum, library) where it could be accessed

Stories about why they built there, experiences, history before construction

Architectural history/inventory^{pictures} to determine which structures represent that period of significance

Middle School/H. School project to get students to research, interview their family/neighbors as a project - give to museum.

Scenario #1

You own a home in a 1980s subdivision. The majority of your neighbors are original homeowners within the subdivision, but some of them are getting older and considering downsizing and selling their houses. These changes in neighborhood composition could result in loss of the stories of the original owners and what the neighborhood and Louisville were like in the 1980s. You decide to...

* Use resources like Evernote to assist. Keep city resource use very light.

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- web page for people to discuss info, history, photos of their home
- let them know of oral history at museum
- encourage voice / video recording
- find an advocate for the neighborhood
- flyer in yearly assessment notify of resources
- 2013 flood - how / did it affect the property?
- Any wild animal sightings?

Scenario #2

You recently purchased a house in a 1960s subdivision which features modern Ranch homes with clean lines and uniform setbacks with generous grass lawns. You recently heard a rumor the house next door is being sold to a developer who wants to scrape the existing home and build a two-story, 3,000 square foot house faced in corrugated metal. You decide to...

- * SET GUIDELINES
- * HIGHER ARCHITECTS - PRE-SELECTED
- * GIVE WAIVERS FOR SENSITIVE DESIGN.
- * KEEP INCENTIVE BASED

Scenario #2

You recently purchased a house in a 1960s subdivision which features modern Ranch homes with clean lines and uniform setbacks with generous grass lawns. You recently heard a rumor the house next door is being sold to a developer who wants to scrape the existing home and build a two-story, 3,000 square foot house faced in corrugated metal. You decide to...

- *What are the planning guidelines?*
- *• historic pres. guidelines?*
- *Start a petition*
- *Get neighborhood involved*
- *Are there design guidelines for the neighborhood?*

Scenario #2

You recently purchased a house in a 1960s subdivision which features modern Ranch homes with clean lines and uniform setbacks with generous grass lawns. You recently heard a rumor the house next door is being sold to a developer who wants to scrape the existing home and build a two-story, 3,000 square foot house faced in corrugated metal. You decide to...

- Provide ~~the~~ pattern book - let them know of ^{its} availability... encourage voluntary use. ~~the~~
- Educate homeowner of applicable incentives, if any.
- Potentially consider expanding the boundaries of the incentive program?
- ~~the~~

Scenario #3

You own a small business in a nearby town, but are interested in relocating to Louisville in order to take advantage of the small-town character within the popular historic Downtown. You are interested in purchasing a historic building, but are concerned about the high price of real estate and worry you cannot afford both a historic home and a business location. You decide to...

Landmark retail building and add
a residence (or 2 if required)

Work to change zoning to allow
a single-family addition

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* Adopt A LIVE-WORK ORDINANCE

* ALLY/BUSINESSES "PARKING WAIVERS"
"SET BACK WAIVERS"

Scenario #3

You own a small business in a nearby town, but are interested in relocating to Louisville in order to take advantage of the small-town character within the popular historic Downtown. You are interested in purchasing a historic building, but are concerned about the high price of real estate and worry you cannot afford both a historic home and a business location. You decide to...

- live in the back...
- live-work structure
- explore tax incentives / grants
- buy a trailer — joke
- alley business —

Scenario #3

You own a small business in a nearby town, but are interested in relocating to Louisville in order to take advantage of the small-town character within the popular historic Downtown. You are interested in purchasing a historic building, but are concerned about the high price of real estate and worry you cannot afford both a historic home and a business location. You decide to...

LIVE WORK OPTIONS
Check out tax credits, grants, loans

Scenario #4

You recently purchased a property with a house more than 50 years old on a corner lot in Old Town Louisville. You purchased the lot for the location and are interested in building a bigger home. You haven't decided whether to scrape the existing house or build an addition. What City incentives would encourage you to keep the existing home?

increased-lot coverage

-Floor ratio

*move small structure to another spot
on the lot*

-help with design ideas for adding on

Scenario #4

You recently purchased a property with a house more than 50 years old on a corner lot in Old Town Louisville. You purchased the lot for the location and are interested in building a bigger home. You haven't decided whether to scrape the existing house or build an addition. What City incentives would encourage you to keep the existing home?

* ^{CITY} PAY FOR THE ADDITION

* FINANCIAL BASED

* - BUILDING SIZE INCENTIVE

* CLEAR/EASY COORDINATION DESIGN

* - SET BACK WAIVERS

* PROPERTY TAX INCENTIVE

Scenario #4

You recently purchased a property with a house more than 50 years old on a corner lot in Old Town Louisville. You purchased the lot for the location and are interested in building a bigger home. You haven't decided whether to scrape the existing house or build an addition. What City incentives would encourage you to keep the existing home?

- tax breaks to keep orig. structure w/ sympathetic addition to offset lack of equity
- Publicity by City to appreciate smaller size homes - orig size. i.e. advertise this as the reason people live in Louisville.
- relief - esp. alley or back from setback boundaries to create use to "illusion" of large yard

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You recently purchased a property with a house more than 50 years old on a corner lot in Old Town Louisville. You purchased the lot for the location and are interested in building a bigger home. You haven't decided whether to scrape the existing house or build an addition. What City incentives would encourage you to keep the existing home?

- more square footage

- Reduced SET Backs

- Financial

- at time of construction
- ongoing maintenance
- lower property tax rate
- low interest loans

Scenario #2

You recently purchased a house in a 1960s subdivision which features modern Ranch homes with clean lines and uniform setbacks with generous grass lawns. You recently heard a rumor the house next door is being sold to a developer who wants to scrape the existing home and build a two-story, 3,000 square foot house faced in corrugated metal. You decide to...

ask city if this is approved

talk to owner

Good reason to expand overlay district
and change zoning to prevent future
attempts

Establish conservation districts
^
Feasibility



Preservation Strategies

Category	Strategy	What is it?
Research & Documentation	Historic context	Based upon extensive research, tells the story of community's key historical themes, areas or time periods
	Oral histories	Recorded interviews with key individuals who have personal memories relevant to community's history
	Historical & architectural survey	Information-gathering activity to identify and evaluate historic buildings
	Documenting cultural landscapes	Information-gathering activity to identify and evaluate areas with special social and historical significance
	Historic Structure Assessments	A prioritized plan for maintenance of a historic structure
Historic Designation	Landmarks	National or State Register: Official recognition for historic buildings that are both important (based upon established eligibility criteria) and physically intact; no review of alterations to landmark Louisville local landmark: Official recognition for historic buildings that have architectural and social significance; Historic Preservation reviews alterations to exterior of landmarked properties
	Historic districts	Official recognition for groups of historic buildings that share significance (based upon established eligibility criteria) and are within a justifiable boundary; two types of resources within historic districts: contributing and non-contributing
Zoning Options	Code modifications	Accessory Dwelling Units: Allows for residential use of historic garages and outbuildings Live-Work Ordinance: Re-establishes historic pattern of business owners living adjacent to their business
	Conservation areas	Overlay zone intended to protect scale, house size, and setback; often referred to as "historic district lite"
	Old Town Overlay Yard & Bulk Standards	Lot coverage and floor area ratio bonuses for preserving the street-facing façade or for obtaining a landmark designation.
Design-based Options	Design guidelines	Specific guidance recommendations on how to make appropriate changes to historic buildings or within historic districts; include both narrative text and illustrations (photos/ line drawings) to advise property owners undertaking maintenance, alterations, and new construction
	Pattern books	Standard solutions for making alterations to common, modest house forms (such as Bungalows, Ranches or Split Levels) in areas experiencing development pressure
	Adaptive reuse	Accepted preservation practice of repurposing an historic site while making minimal physical changes to the original building
Planning	Neighborhood Plans	Recommended in the 2013 Comprehensive Plan, these documents address strategies for preserving the unique and special qualities of each residential area.
Financial Incentives	HPF grants	Monies from 2008 voter-approved, dedicated sales tax to finance historic preservation projects within Old Town and Downtown
	Tax credits	Financial bonus for investment in the rehabilitation and reuse of historic buildings.
	Revolving loans	2014 City Council-approved use of a portion of the HPF to fund building rehabilitation



The Bella Vista & Scenic Heights Subdivisions

Year of plat of Bella Vista: 1957

Year of plat of Scenic Heights: 1959

By the 1950s, it had become difficult for people who had grown up in Louisville to purchase a house in the town due to the lack of available housing. Louisville had a family-oriented culture, yet people who had grown up in Louisville were often not able to continue to live in the town. Louisville residents have said that “there was nothing” in terms of housing stock at the time, and “there was no place for people to live.” The Fischer subdivision, platted in 1948, is believed to have been the only previous modern subdivision. Many would agree that Louisville would be a different community today if members of its longtime families hadn’t been able to stay.

The successes in the early 1960s of the Bella Vista subdivision south of downtown and the Scenic Heights north of downtown were due to the efforts of Louisville businessmen who recognized this need for more housing. Almost all of the men involved in these two developments grew up in Louisville and were veterans of World War II.

The Bella Vista development had close connections with Steinbaugh’s Lumber Co. on Front Street. Two of the partners, Herbert Steinbaugh and Glenn Steinbaugh, were the grandsons of Steinbaugh’s founder J.J. Steinbaugh. The other two partners were Joe Madonna and his brother-in-law, James McDaniel. They named four streets in Bella Vista for their wives.

Carmen “Carmie” Scarpella was the person most closely identified with the establishment and development of Scenic Heights. He was in partnership first with Joe Colacci, then with Charles Hindman.

Advertising for both subdivisions promoted the mountain views. The views of the mountains were likely not as blocked by additional construction as they are today. The tendency to promote the mountain views also shows a shift towards changing ideas of what was valued by home buyers in the late 1950s and early 1960s.

Though the Bella Vista and Scenic Heights subdivisions were being developed at around the same time in the early 1960s, by all accounts there was little competition between the two because demand was so high. Both still have residents who were the original owners of the houses since the early 1960s.

History of the Bella Vista Subdivision

County property records indicate that the land for the Bella Vista development was provided by Klubert and Helen Warembourg, Romie and Nelle Green, and Boulder Laundry, Inc. The property is believed to have previously been owned by Rocky Mountain Fuel Co, a company that owned coal mine properties in the area. The names of those who platted Bella Vista in 1957 were Herbert Steinbaugh, Glenn Steinbaugh, James Milton McDaniel, and Anthony "Joe" Madonna, plus Klubert and Helen Warembourg and Romie and Nelle Green. The Warembourgs and the Greens then signed over their interests to the four main partners.

The project was closely aligned with Steinbaugh's Lumber Co., then located on Front Street. As mentioned above, two of the partners, Herbert Steinbaugh (1923-2013) and Glenn Steinbaugh (1927-2013), were the grandsons of Steinbaugh's founder, J.J. Steinbaugh, and the sons of Herman and Laura Steinbaugh. According to the 1956 directory for Louisville, Herbert was president of Steinbaugh's and Glenn was vice-president. Their brothers, Jim and Jack, also worked at Steinbaugh's, and their father, Herman, was also still involved in the business.

The third partner was Joe Madonna (1917-1984), who had grown up in Louisville. In the 1950s, he worked as a building contractor and is remembered as having been the foreman of the building department at Steinbaugh's. He had served on the Louisville Planning Commission and later worked for Boulder County. Joe Madonna's sister, Lois, was at the time married to James Milton McDaniel (1916-1998), the fourth partner, who is remembered as having been a manager at Steinbaugh's. All four partners had served in World War II. James McDaniel is believed to have at some point moved elsewhere in Colorado and didn't have as extensive an involvement that the other three men had in the Bella Vista subdivision.

The four developers of Bella Vista formed the S & M Corporation to sell lots in the new Bella Vista neighborhood. Steinbaugh's Lumber Co. supplied lumber and materials for the construction of at least some of the houses that would be built in Bella Vista. It is remembered by Louisville residents that Joe Madonna constructed some of the homes in the development.

Anyone who drives or walks through this subdivision no doubt wonders about the origins of the street names that are women's given names. The four men involved in the project named the streets for their wives. Aline Street was named for Aline DiGiallonardo Steinbaugh, wife of Glenn; Rose Street was named for Rose Dionigi

Steinbaugh, wife of Herbert; Lois Drive was named for Lois Madonna McDaniel, wife of James McDaniel; and Barbara Street was named for the wife of Joe Madonna. She was an English war bride whom Joe Madonna had met in World War II and had brought back to live in Louisville.

The following image shows an advertisement from the August 26, 1960 issue of *The Louisville Times*:

**SUBSCRIBE TO YOUR
HOMETOWN PAPER
THE LOUISVILLE TIMES**
\$2.00 Per Year

Choice Building Sites Are Available IN BELLA VISTA



**LET US BUILD THE HOME OF YOUR DREAMS
Or Do It Yourself**

<p>Lowest taxes in Boulder County (42.45 mills)</p> <p>All utilities in and paid for Paved streets</p>	<p>Protective restricted covenants</p> <p>Beautiful mountain view</p> <p>Spacious lots, 65 to 70-foot fronts</p>
------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------

**REGISTER FOR A LUCKY GIVEAWAY DRAWING
ATTEND BELLA VISTA OPEN HOUSE
Sunday Aug. 28 Through Labor Day, September 5**

CLIP THE COUPON BELOW. If you do have us build your house in Bella Vista and are the lucky winner in our drawing you will receive either an

**Automatic Washer
Retail Value \$279**

or

**Built-in Oven and Burner
FREE**

Regardless if you build a home or not, you are eligible for these two prizes simply by registering and filling out the coupon below:

First Prize ELECTRIC TOASTER

Second Prize .. COOK and SERVER SET

Free Souvenirs for Children September 4 and 5 when accompanied by their parents

Registration and Information Card

S & M CORPORATION
Builders of Fine Homes
Bella Vista — Louisville

All Cards Must Be Completely Filled Out to Win

Name

Address

Home Ph. Bus. Ph.

We Own We Rent

We think have GI benefits

We do not have GI Benefits

We would like to own our own home if it were possible

We are positively not interested in owning a home

We feel that we should not exceed monthly payments of:

\$ 70-\$ 80

\$ 80-\$ 90

\$ 90-\$100

\$100-\$110

\$110-\$120

\$120-\$130

\$130-\$140

To be eligible, this coupon must be deposited in the registration box, 701 Lois Drive

The drawing is closed to present residents of Bella Vista and members of the S & M Corporation and their families.

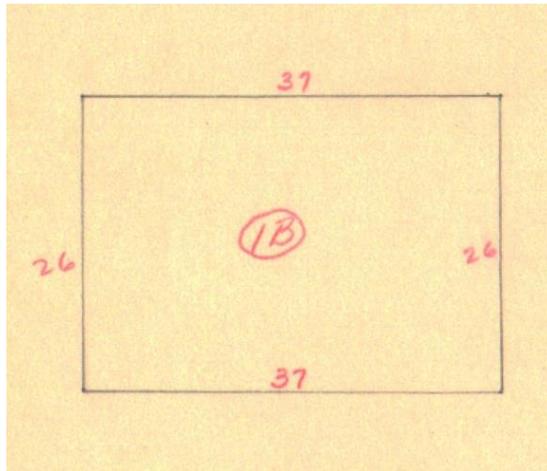
Some Louisville residents did move to new developments in Broomfield and around the area, but many longtime Louisville families were able to stay in Louisville as a result of having homes available to buy in Bella Vista. A few of the family names of longtime Louisville families who were early owners of Bella Vista properties were DiCarlo, Ferguson, Kupfner, Martella, Kimmett, Finleon, Rotar, Steinbaugh, Junior, Pol, Domenico, Symanski, Delforge, De Santis, and Lombardi.

The following section of a 1962 aerial photo of Louisville looking east shows the Bella Vista neighborhood as it was being developed. (The houses on the right are not part of the subdivision.) This photo shows that many of the first houses were located on Lois Drive and on Rose Street.



As an illustration of a sample house in Bella Vista, the following photo and ground layout are from the County Assessor card from 1962-63 and show 107 Rose St. (built in 1962):





History of the Scenic Heights Subdivision

The following excerpt of a City map shows the Scenic Heights subdivision at the top center. The neighborhood is located on the south side of South Boulder Road, and in close proximity to the Louisville Middle School (formerly Louisville High School) grounds.



County records indicate that the land for the Scenic Heights subdivision originally came from James and Mary DiGiacomo. The property was a section of farmland that had been acquired by James's father, Nicola DiGiacomo, in around 1900. Nicola DiGiacomo, who had been born in Italy in about 1853, died in 1915. In addition to the Scenic Heights subdivision, the Louisville Middle School, the Nicola DiGiacomo subdivision, and the Fischer subdivision are all on former Nicola DiGiacomo farmland.

As seen above, an irrigation ditch marks the south border of the subdivision. The subdivision's location so close to Louisville High School (which became Louisville Middle School in 1972) was no doubt an attractive selling point.

Carmen Scarpella and Joe Colacci acquired this land by a deed recorded in 1959 and platted the subdivision the same year. By later in 1959, Charles Hindman had taken over Colacci's interests. It is believed that Scarpella and Hindman were involved in the construction of many of the houses in Scenic Heights, although one could also purchase a lot and have the house constructed by someone else.

Carmen Scarpella (1922-2009) was born in Louisville to Thomas Scarpella and Giovina Palizzi Scarpella. He graduated from Louisville High School and attended the University of Northern Colorado, and served in the U.S. Army during World War II. He worked as a contractor in the Louisville area and later worked as a carpenter at the Rocky Flats plant.

Joe Colacci (1916-2007), who was a partner with Scarpella in the purchase of the land for the subdivision and the platting of it, also served in World War II. He was involved in a number of business pursuits in Louisville, and is best known for his ownership and operation of the Blue Parrot Italian restaurant, which had been founded by his parents.

Charles Hindman (1914-1981) is believed to have taken over Joe Colacci's interest in the Scenic Heights subdivision early in its development, in 1959 or 1960. He was born in 1914 in Indiana and moved to Louisville with his parents in the early 1930s. His father, James, served as mayor of Louisville from 1942 to 1951. Hindman was a longtime resident of both Louisville and Lafayette, and built houses in both locations.

The following images from the August 26, 1960 and November 23, 1960 *Louisville Times* issues show advertisements for Scenic Heights. The first one appeared in the same issue as the Bella Vista advertisement shown above.

BEAUTIFUL SCENIC HEIGHTS
Overlooking the Rocky Mountains

• Home of Your Choice
We build to your plans and specifications, the home YOU want.

• Conventional and FHA Financing

• City Services
City water, sewage disposal, gas, fire protection.
Sewage disposal
Gas
Fire Protection
City Police
Black Top Streets

• Convenient Location
40 minutes from downtown Denver
10 minutes from Boulder
Grade school within one mile, high school on adjoining property

Two homes just completed on Circle Drive, Scenic Heights

**ON SOUTH BOULDER ROAD
AT NORTH EDGE OF LOUISVILLE**

Enjoy all the convenience of suburban living in a small town atmosphere. In Scenic Heights you will find quality in home construction not available in mass housing projects. Your home will be designed and built the way you want it. Come by and take a look. It's right around the corner of South Boulder Road from the high school.

C. HINDMAN
Lafayette, CO 81305 5-5365

For Your Building Needs

C. SCARPELLA
Louisville, CO 81001 4-4519

OPEN HOUSE

SATURDAY, Starting at 2 p. m.
SUNDAY, Starting at 10 a. m.

1611 and 1613 CIRCLE DRIVE IN

SCENIC HEIGHTS

North of the High School off South Boulder Road

Louisville's Newest Subdivision



SEE THESE TWO NEW HOMES
Two Different Styles, 3 Bedrooms,
Full Basement, Attached Garage.

FHA and Conventional Financing

C. SCARPELLA
 CA 6-6519

C. HINDMAN
 CA 5-5365

The following section of a 1962 aerial photo of Louisville looking east shows the Scenic Heights neighborhood as it was being developed. This photo shows that many of the first houses were located on Circle Drive and shows the subdivision's relationship to Louisville High School, shown in the upper right corner of the photo. South Boulder Road is shown on the left side of the photo.

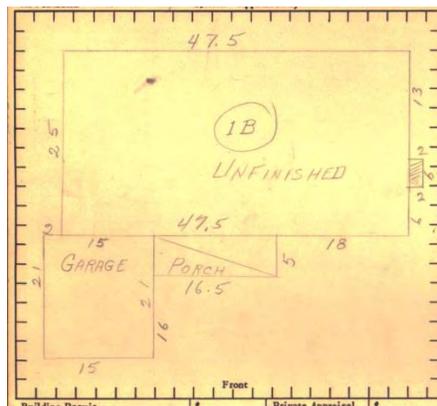


Alan Scarpella, whose uncle Carmen Scarpella developed Scenic Heights and whose father-in-law, Glenn Steinbaugh, was one of the developers of Bella Vista, has stated that Carmen did build some of the houses in Scenic Heights and did the cabinetry for the houses that he built. According to Alan, Carmen likely learned carpentry and house construction from having watched the older generation and was mostly self-taught. According to several sources, Carmen was particularly known for his finishes on his carpentry, which often included scallop effects in the exteriors and interiors. Carmen Scarpella and Charles Hindman are believed to have worked on houses together, got along well, and decided to go into business together. The houses that they built were small and basic, and perhaps most importantly, they were affordable to people who had grown up in Louisville and wanted to live in the town. Alan Scarpella recalls his uncle saying that they couldn't keep up with the sales in Scenic Heights, and confirmed that there was not really any competition between Scenic Heights and Bella Vista because demand was so high and because the men behind the two developments all knew one another.

According to Dick DelPizzo, who purchased a lot from Carmen Scarpella in 1962, Dick arranged with Carmen to build his own house. Dick has stated that it was the first house in Scenic Heights to be built independently.

As noted above, some Louisville residents did move to new developments in Broomfield and around the area. However, many longtime Louisville families were able to stay in Louisville as a result of having homes available to buy in Scenic Heights. A few of the family names of longtime Louisville families who were early owners of Scenic Heights properties were DelPizzo, Rizzi, Channel, DiLorenzo, and Steinbaugh.

As an illustration of a sample house in Scenic Heights, the following photo and ground layout are from the County Assessor card from 1963 and show 1604 Circle Drive (built in 1963):



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



city-wide preservation master plan
Status Update
Goals & Objectives Endorsement

May 26, 2015



Dr. Mary Therese Anstey – HistoryMattersLLC

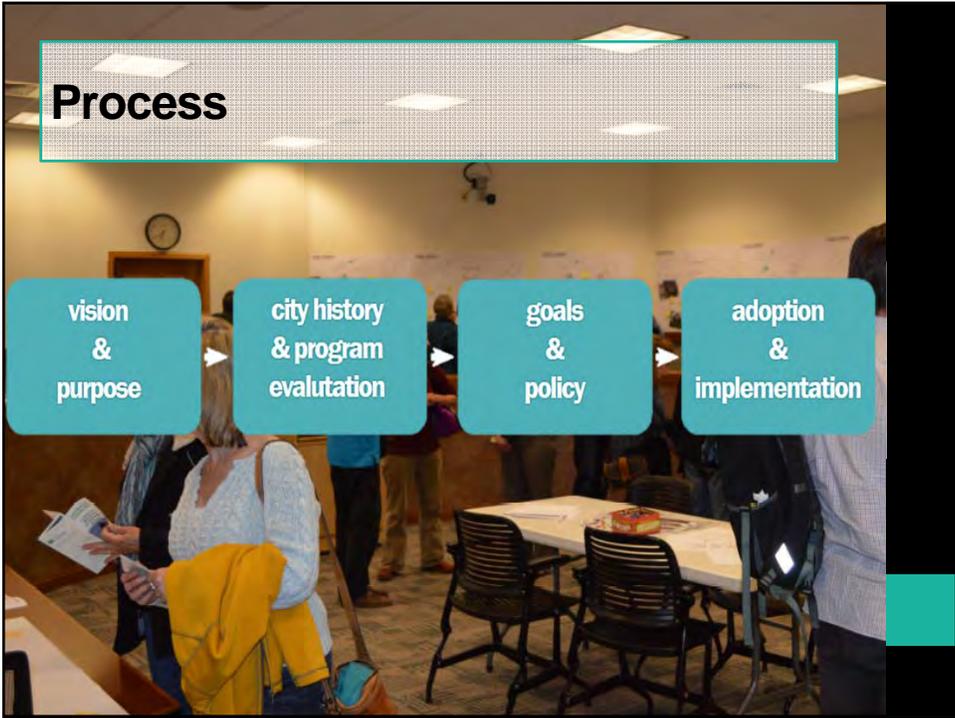
Previous City Council Endorsement

VISION:

The citizens of Louisville retain connections to our past by fostering its stewardship and preserving significant historic places. The preservation will reflect the authenticity of Louisville's small town character, its history, and its sense of place, all of which makes our community a desirable place to call home and conduct business.

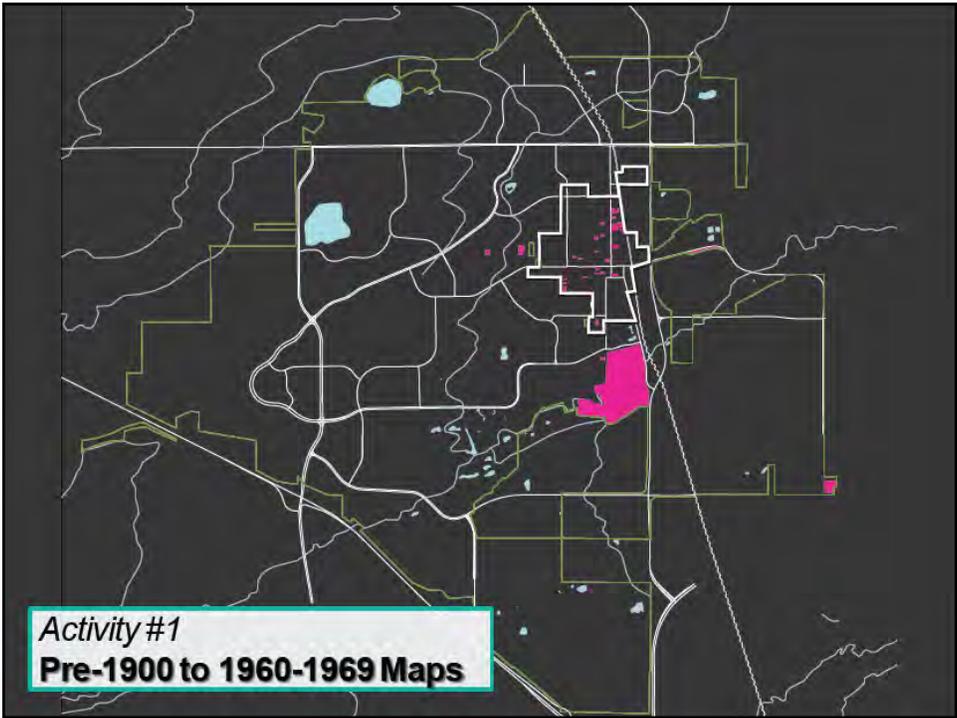
PURPOSE:

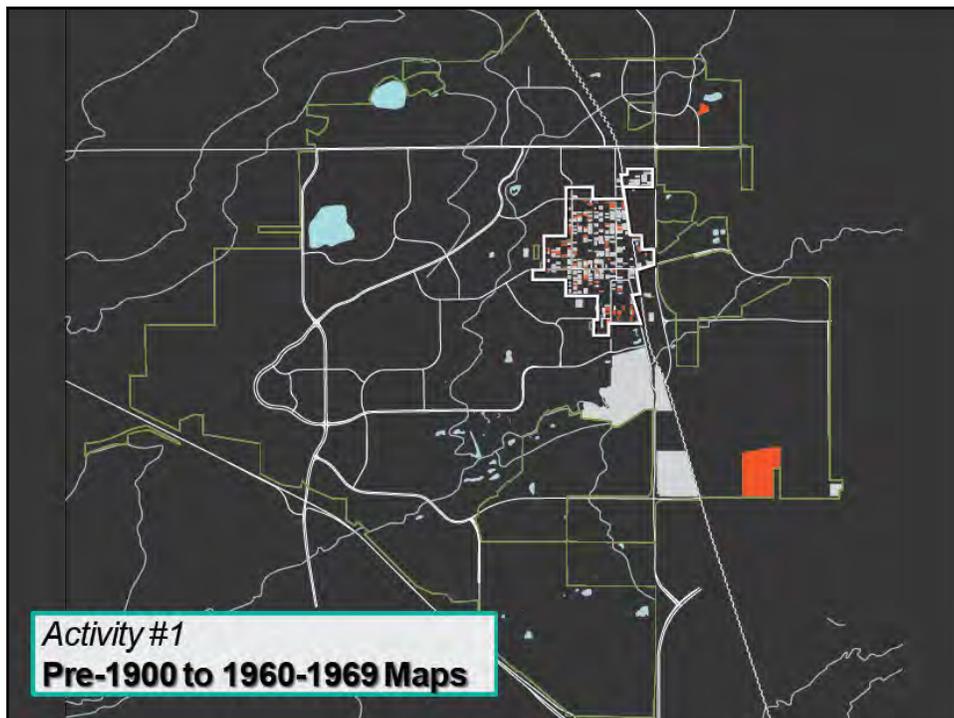
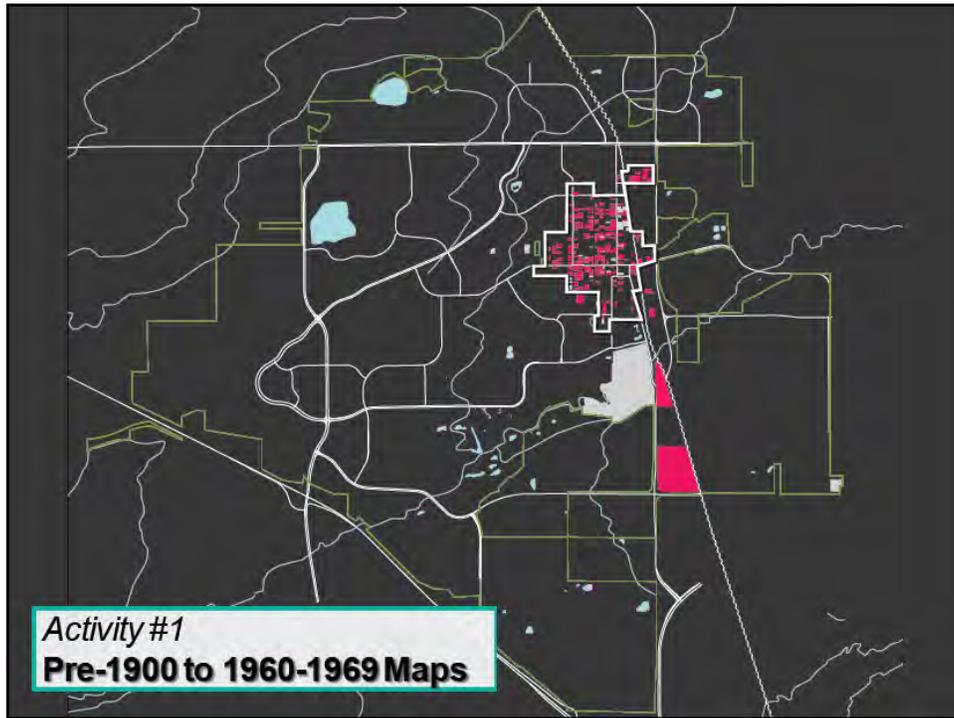
The purpose of the Plan is to outline Louisville's city-wide voluntary historic preservation program for the next 20 years.

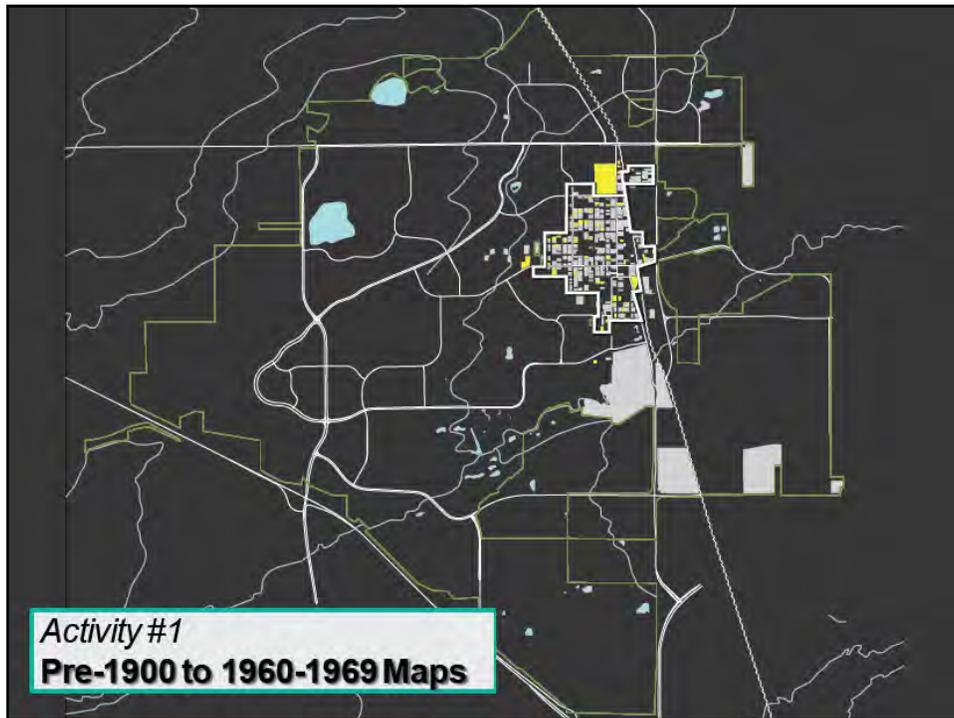
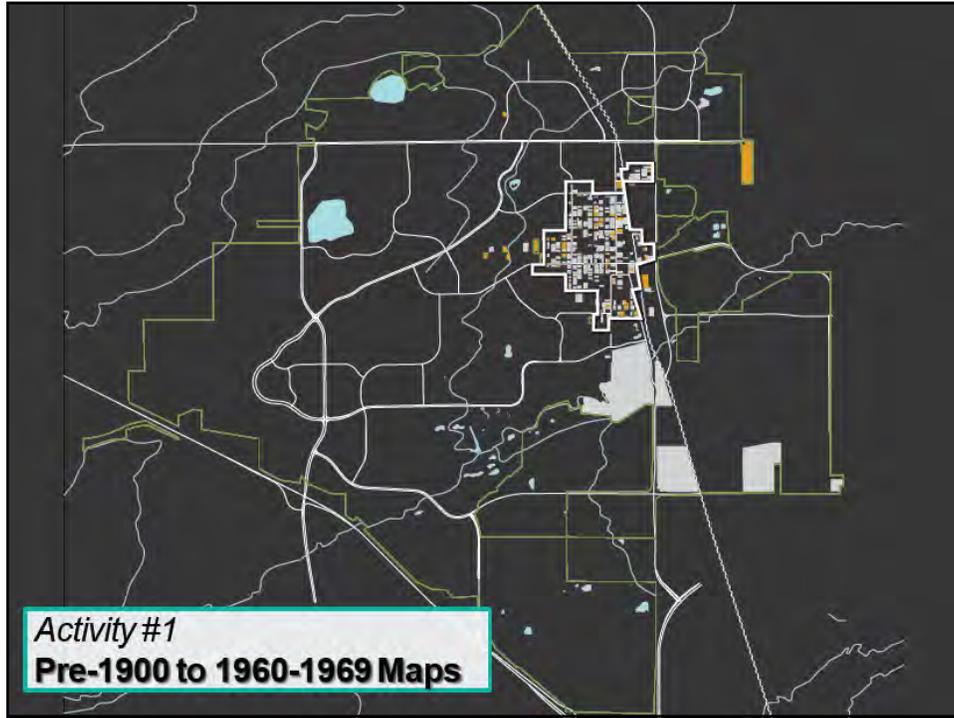


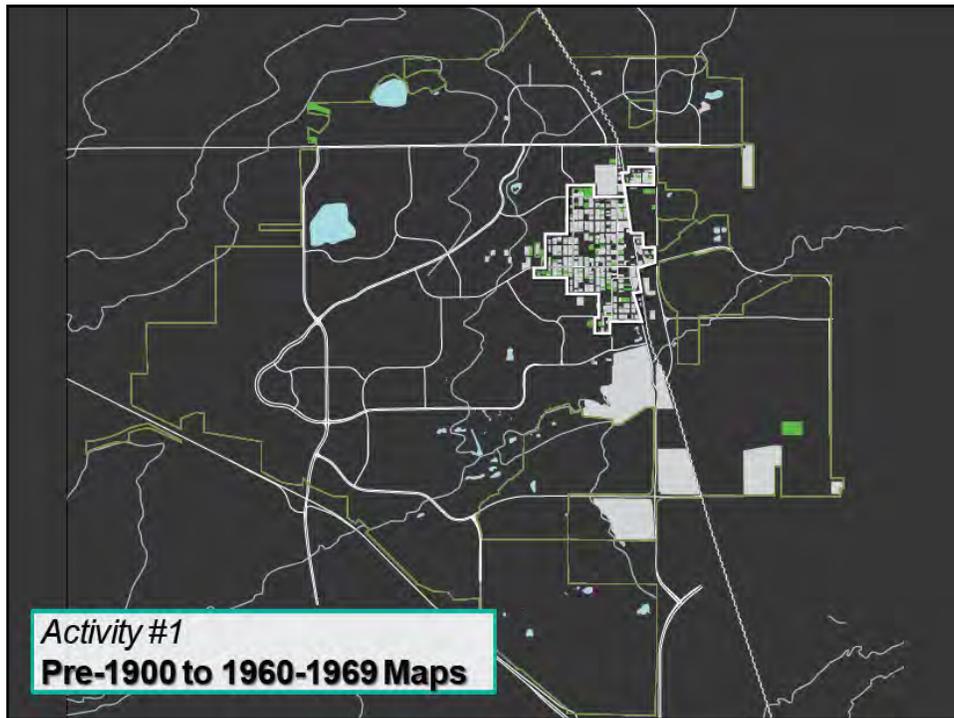
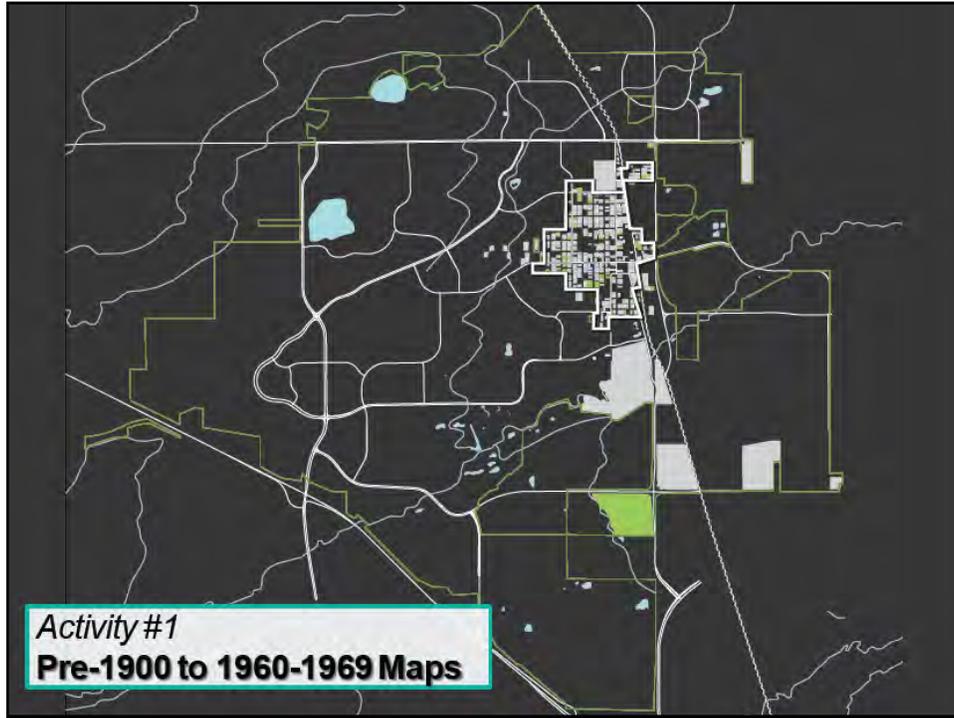
Participation & Engagement

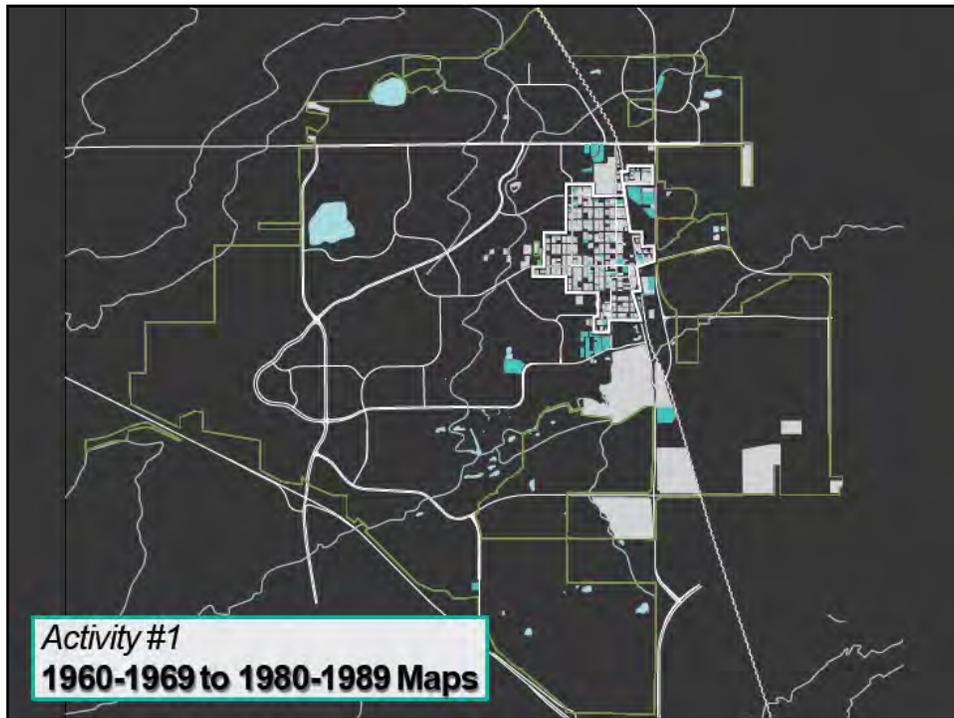
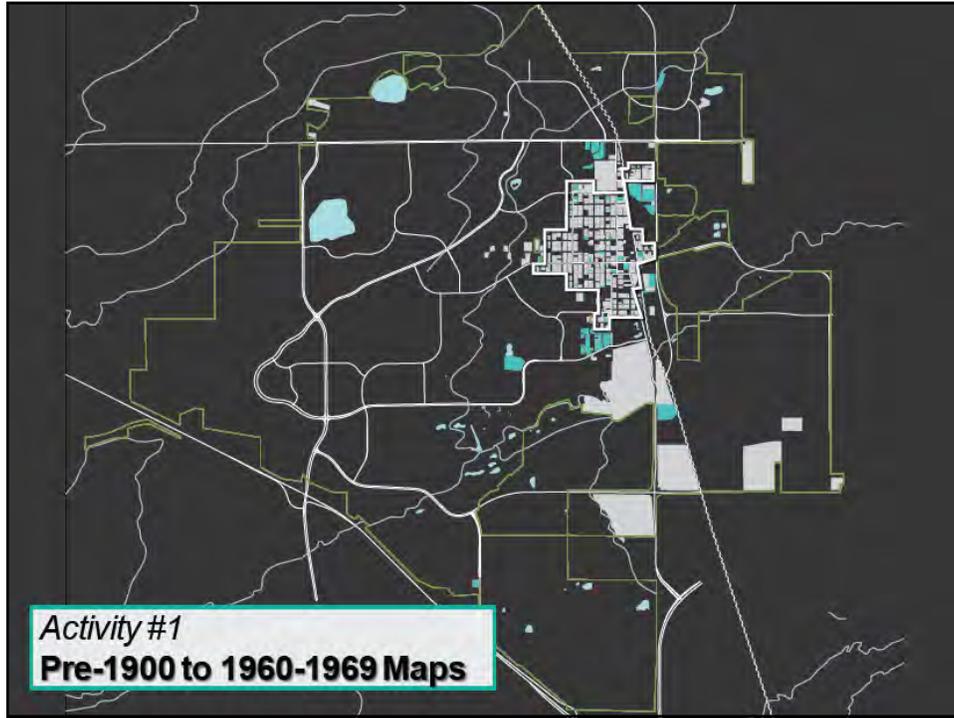
- Customer Survey
- EnvisionLouisvilleCO.com
- Stakeholder Interviews
- Utility Bill & Mailings
- Flyers & Cards
- Large Meeting signs
- City newsletter
- Social Media (Twitter, Facebook, Instagram)

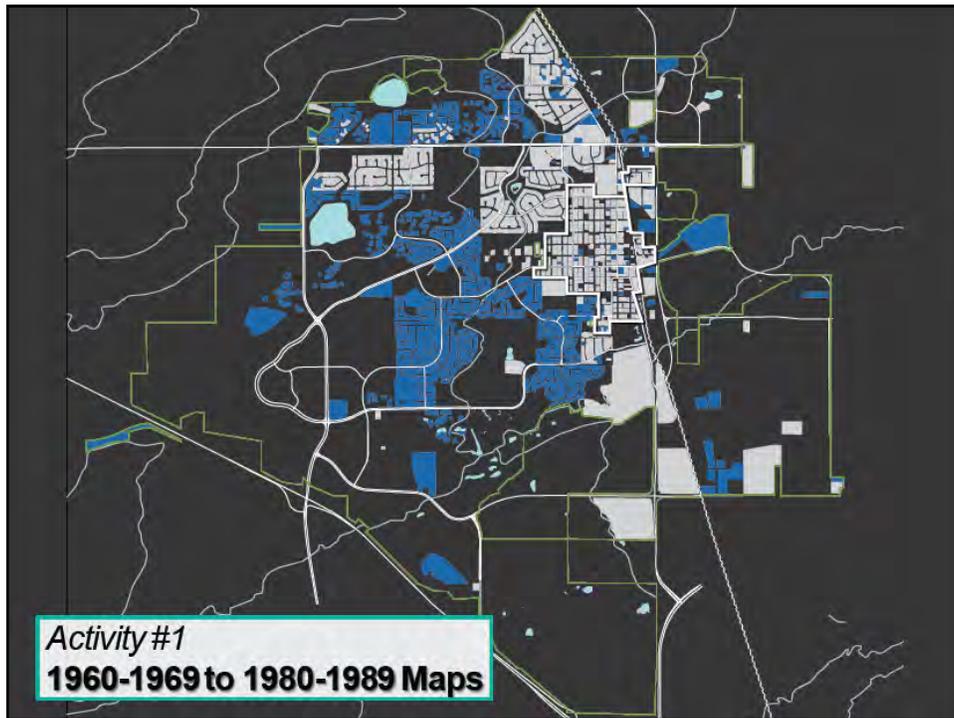
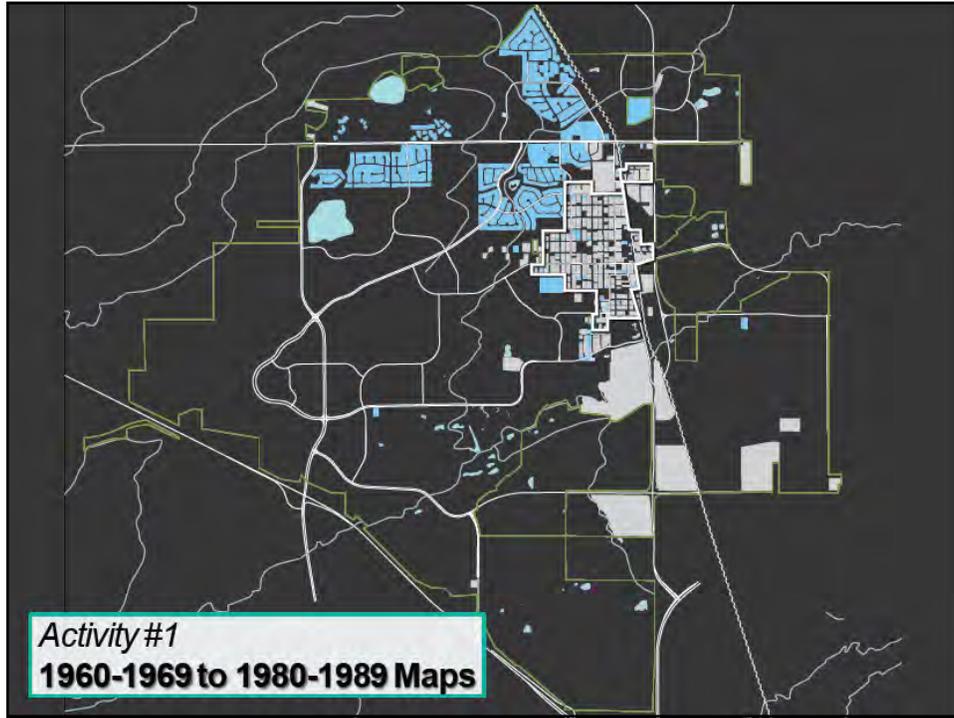








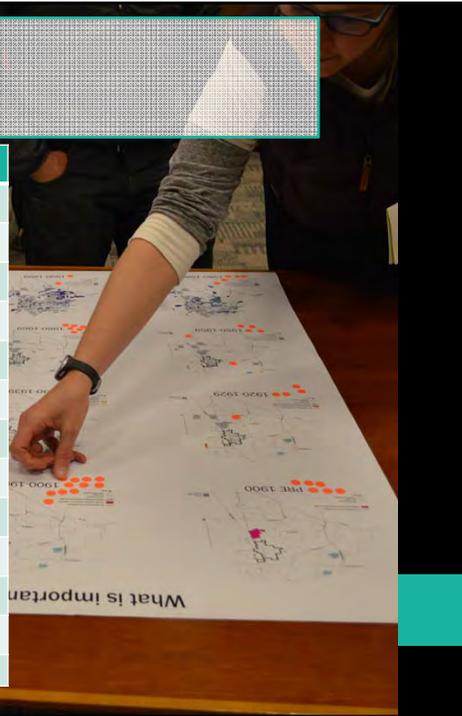




Activity #2

Dots on Decades

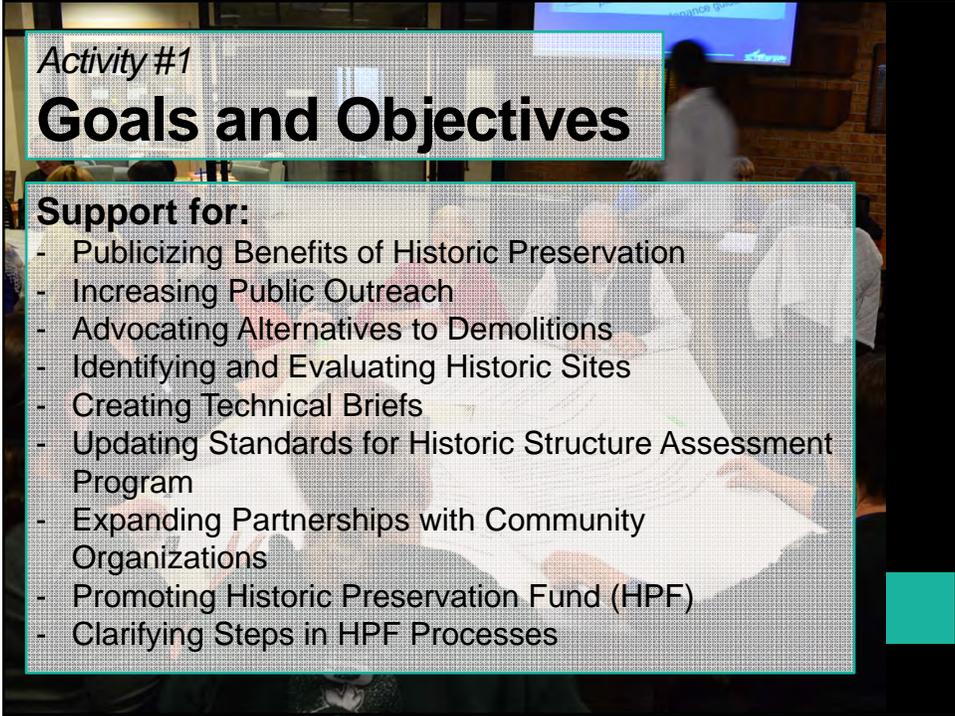
Decade	Dots
Pre 1900	14
1900-1909	21
1910-1919	10
1920-1929	11
1930-1939	12
1940-1949	8
1950-1959	8
1960-1969	9
1970-1979	7
1980-1989	10
1990-1999	3
2000-2010	2
"the next decade"	3



April 8, 2015 Community Workshop

- Attendance:** 33 citizens
- Active participation:**
- #1: *Goals and Objectives*
Prioritization
 - #2: *Scenarios and*
Preservation Strategies





Activity #1

Goals and Objectives

Support for:

- Publicizing Benefits of Historic Preservation
- Increasing Public Outreach
- Advocating Alternatives to Demolitions
- Identifying and Evaluating Historic Sites
- Creating Technical Briefs
- Updating Standards for Historic Structure Assessment Program
- Expanding Partnerships with Community Organizations
- Promoting Historic Preservation Fund (HPF)
- Clarifying Steps in HPF Processes



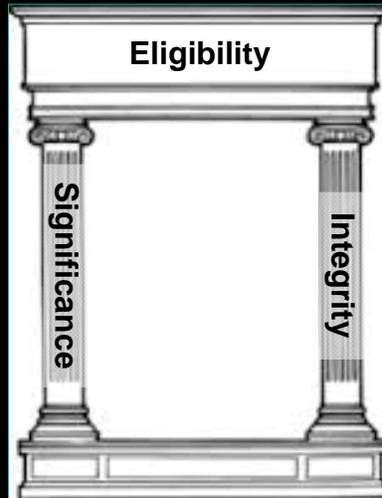
Activity #1

Goals and Objectives

Community Suggestions:

- Improving Interpretive Signage
- Informing Public About Value of Historic Preservation
- Increasing Newspaper Coverage of Historic Preservation
- Expanding Landmark Plaque Program
- Considering Pioneer Park
- Pursuing Local Historic District
- Exploring Incentives for Improving Basements
- Encouraging Compatible New Construction
- Consulting More with Owners Interested in Demolition
- Emphasizing Significance and Integrity Standards

Significance and Integrity



When does the past become “history”?



- National Register uses “50-year rule”
- Denver considers properties 30 years or older
- Chicago has no age restrictions

Preservation Strategies

Existing Program

- Oral Histories
- Historical Structure Assessments
- Historic Designation
- Old Town Overlay Yard & Bulk Standards
- Adaptive Reuse
- HPF Grants
- Revolving Loans

Optional Strategies

- Historic Contexts
- Surveys
- Code Modifications
- Conservation Areas
- Design Guidelines
- Pattern Books
- Neighborhood Plans
- Tax Credits

Activity #2

Scenarios and Strategies

<u>Scenario Topic</u>	<u>Strategies</u>		
Neighborhood Stories	Oral Histories	Historical & Architectural Survey	Historic Context
New Construction	Consult with Owner	Design Guidelines	
	Historic District	Plan Books	
	Conservation Area	HPF Expansion	
Affordable Properties	Live/ Work Ordinance	Grants	
	Alley Businesses	Basement Incentives	
	Tax Credits	Landmark Designation & HPF	
	Loans	Zoning Changes	
Incentives	Increased Lot Coverage	Basement Incentive	
	Move in Small Building	Property Tax Relief	
	Plan Books	Low Interest Loans	

Goals & Objectives Endorsement

GOAL #1 - Promote public awareness of preservation and understanding of Louisville's cultural, social, and architectural history

Objective 1.1 - Engage in public outreach to all citizens

Objective 1.2 - Promote the benefits of historic preservation and Louisville's unique incentive-based voluntary program

Objective 1.3 - Collaborate with Louisville Historical Museum, Library, and other community organizations on programs and initiatives to celebrate Louisville's history and architecture

Objective 1.4 - Share Louisville's history with residents and visitors

Goals & Objectives Endorsement

GOAL #2 - Encourage preservation of significant resources

Objective 2.1 - Research historic periods and themes important to Louisville's past

Objective 2.2 – Identify and evaluate historic places, archaeological sites, and cultural landscapes

Objective 2.3 - Encourage voluntary designation of eligible resources

Objective 2.4 - Promote alternatives to demolition of historic buildings

Objective 2.5 - Support appropriate treatment for historic buildings

Goals & Objectives Endorsement

GOAL #3 – Pursue increasingly effective, efficient, user-friendly, and voluntary based preservation practices

Objective 3.1 - Improve existing preservation operations

Objective 3.2 - Clarify roles and responsibilities within preservation processes

Objective 3.3 - Enhance efficacy of Historic Preservation Commission and Staff

Goals & Objectives Endorsement

GOAL #4 - Foster preservation partnerships

Objective 4.1 - Encourage greater collaboration between Historic Preservation Commission and other City Boards and Commissions

Objective 4.2 - Maintain and enhance cooperation between Planning staff and other City departments, including Louisville Historical Museum

Objective 4.3 - Expand partnerships with existing community organizations

Objective 4.4 - Make better use of preservation expertise and existing professional networks in Boulder County and other nearby communities

Objective 4.5 – Strengthen relationships with relevant State, Federal, and global preservation organizations



Goals & Objectives Endorsement

GOAL #5 – Continue leadership in preservation incentives and enhance customer service

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

Objective 5.2 – Evaluate benefits of Historic Preservation Fund

Objective 5.3 - Raise awareness for and support state and federal tax credit projects

Objective 5.4 – Consider modifications to zoning requirement incentives