

Historic Preservation Commission

Agenda

Monday, February 12, 2024
City Hall, 2nd Floor Council Chambers
749 Main Street
6:30 PM

Members of the public are welcome to attend and give comments remotely; however, the in-person meeting may continue even if technology issues prevent remote participation.

- You can call in to **+1 253 215 8782, Webinar ID # 827 0375 4963**
Webinar ID **#575287**
- You can log in via your computer. Please visit the City's website here to link to the meeting: www.louisvilleco.gov/hpc.

The Board will accommodate public comments during the meeting. Anyone may also email comments to the Board prior to the meeting at Planning@LouisvilleCO.gov.

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes from October and November 2023, and January 2024
5. Public Comments on Items Not on the Agenda
6. **Public Hearing Items**
 - a. **1045 Front Street Alteration Certificate**
7. Probable Cause
 - a. 1213 Jefferson Avenue
 - b. 733 McKinley Avenue
 - c. 800-804 Main Street
8. Discussion/Direction
 - a. Louisville Comprehensive Plan Update, Jeff Hirt, Planning Manager

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Clerk's Office at 303 335-4536 or MeredythM@LouisvilleCO.gov. A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión, por favor llame a la Ciudad al 303.335.4536 o 303.335.4574.

9. Discussion/Direction
 - a. 2024 HPC Work Plan, Part 2
10. Items from Staff
11. Updates from Commission Members
12. Adjourn

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: Minutes Memo
Date: February 12, 2024

Attached are the minutes from the October, November, and January HPC meetings. December minutes are in process. The attendance for the meetings was as follows:

October

- Haley
- Burg
- Dunlap
- Anderson
- Beauchamp
- Keller
- Dalia

November

- Haley
- Burg
- Dunlap
- Anderson
- Beauchamp
- Keller
- Dalia

January

- Haley
- Burg
- Dunlap
- Anderson
- Whidden
- Beauchamp
- Keller

Historic Preservation Commission

Meeting Minutes

**October 16, 2023
City Hall, Council Chambers
749 Main Street
6:30 PM**

Call to Order – Chair **Haley** called the meeting to order at 6:30 PM.

Roll Call was taken and the following members were present:

Board Members Present: Lynda Haley, Chair
 Christine Burg, Vice Chair
 Gary Dunlap
 Josh Anderson
 Randy Dalia
 Marty Beauchamp
 Keith Keller

Staff Members Present: Amelia Brackett Hogstad, Senior Planner
 Ben Jackson, Planning Clerk

Approval of Agenda

The agenda was approved by voice vote.

Staff Comments on Items Not on the Agenda

Dunlap asked for the Commission to discuss the conservation easement for 601 Lincoln, as it was before the City Council.

Brackett Hogstad said that the Commission could not discuss it, but that she could give an update. She asked that the update be added to the agenda.

Public Comments on Items Not on the Agenda

None were heard.

Public Hearing

a. 829 Lincoln – Landmark, Alteration Certificate, and Grant Request

Brackett Hogstad introduced the landmark, alteration certificate, and grant request for 829 Lincoln, and noted that all of the requirements were met. She displayed images showing the changes in the condition of the property between 1920 and 2023. She noted that the alteration certificate would affect the porch restoration and the change in window

design, and that the applicant would also add a new safety railing to the porch. The requested grant was below the maximum amount, and all works were identified in the HSA.

Staff Recommendation

Staff recommended approval of resolutions 8, 9 and 10, Series 2023.

Commissioner Questions of Staff

Dunlap questioned the estimated labor costs for the project, and was concerned that the estimate was too conservative.

Brackett Hogstad said that if the applicant went over the amount requested for the grant, they would have to come back before the Commission. She added that the Commission could also change the grant amount to be better reflective of the expected cost.

Haley concurred that the expected cost seemed to be too low.

Brackett Hogstad suggested that the Commission could consider adding a 10% contingency.

Dalia asked what the Commission had done previously for window replacement projects.

Brackett Hogstad said that similar requests had occurred before. Some older homes that were previously upgraded had these upgrades done poorly, and as a result had deteriorated since their completion. She noted that the Commission had approved similar cases before, even though they were not true restoration projects.

Dalia said that he would be more inclined to support the application if the window replacements were part of a broader renovation rather than a standalone project.

Anderson asked whether there were any pictures of the restoration. He was concerned that the current windows were of different proportions than the original ones.

Burg asked what material the sidings added in the 1950s were made out of.

Brackett Hogstad said that she was unsure, and would have to check.

Burg noted that work on the sidings was not included in the request, and that any changes to the windows could necessitate changes to the sidings.

Anderson acknowledged Burg's concern, and said that he wanted it to be a discussion point for the Commission.

Dunlap said that the window size and shape from 1948 appeared to be the same as in the present.

Burg noted that the updated siding and windows may qualify for landmarking as they were completed around 50 years ago, but that the proposed works would be in the Victorian style.

Applicant Presentation

None was heard.

Questions of Applicant

None were heard.

Public Comment

None was heard.

Discussion by Commissioners

Beauchamp said that he had hoped to ask the applicant about whether the railing was included for aesthetics or for code related reasons, but the applicant was not in attendance. He would prefer not to have the railing.

Haley agreed, but noted that the installation of a railing would be reversible.

Anderson noted that the materials, shape and profile were not from the same time frame, and this was of concern to him.

Haley questioned whether the Commission should be paying to replace non-original windows, and wondered whether it would be wasteful.

Dalia asked whether the age of the current windows were in line with the period of significance in the application.

Burg said that the application referenced the Victorian era, so it would not apply to the current windows.

Anderson said that whilst the windows had been there for a significant period of time, they did not fit the style of the originally landmarked house.

Burg asked whether the house would still qualify for landmarking if the alterations were not approved. She also asked what order the resolutions needed to be approved in.

Haley said that the landmark would be on the existing structure.

Anderson asked whether the applications could be separated, as they seemed to be bundled together.

Haley noted that even if they were approved tonight, the applications would still have to go before City Council, or that the applicant could withdraw the application.

Dalia asked Burg whether her question was about what the Commission could do about the windows or the railing if they landmarked the property before approving the alterations.

Burg clarified that her question related to whether the property would still be eligible to be landmarked if the windows and railing were installed first.

Brackett Hogstad added that the social significance included that the same family had owned the property for the last 75 years.

Dunlap noted that many of the windows appeared to be from different eras and of different styles.

The Commissioners discussed the different sizes and shapes of the windows.

Haley noted that Staff said that changing the shape of the windows would cause issues with the interior design.

Brackett Hogstad said that it was her understanding that changing the window shape could cause structural issues, and noted that there would be a cost issue. A larger proposal would trigger a much high cost for the applicant.

Burg said that the applicant specified that the windows would be made of wood, which would be more in line with the historic style of the house.

Anderson said that this would reduce the longevity, and increase the maintenance required for the windows.

Haley said that the Commission had landmarked similar homes before, and that she thought it would be eligible given the 75 years of ownership by the same family. She added that the shape of the house had remained the same, regardless of the changes to

the sidings and windows. She asked whether the Commission would prefer windows that reflected the style of when the sidings were installed.

Beauchamp asked whether the Commission needed to consider all the factors to approve the landmarking.

Haley said that no, each part was separate.

Brackett Hogstad said that the Commission needed to think about landmarking the property as it was, and not as it would be if the other grants were approved. She said that the Commission could consider the discontinuity in historical styles after discussing the landmarking.

Haley said that the Commission should first address the landmarking, then address the alteration certificate. She added that the applicant could then decide not to proceed if they disagreed with the Commission.

Dalia asked whether the applicant could still change the windows if the landmarking was approved but the grant was not.

Brackett Hogstad said no, but noted that it would not be final until it was approved by Council.

Anderson reiterated his concerns about the styling of the windows.

Haley asked for the other Commissioner's thoughts on the landmarking proposal.

Burg thought that the application met the criteria given that it had retained its initial design. It had a strong social history, and met the landmarking criteria.

Dunlap said that the Commission had landmarked structures less accurate to their original designs than this previously. He asked whether the Commission could request that the applicant change the windows to be more like the original design.

Keller said that he did not have an issue with the change in windows, and noted that they could be rehabilitated or restored at a later date. He said that the single pane windows could be replaced with more energy efficient ones through restoration. He felt that the historical and social significance was important, and would therefore like to see it landmarked.

Dalia said that he was in support of landmarking.

Motion to approve the landmarking was moved by **Burg** and seconded by **Keller**. The motion was adopted by a vote of 7 to 0.

The Commissioners moved on to the Alteration Certificate and Grant Request.

Burg asked whether the owner could request an alteration certificate in the future for the sidings after the landmarking was approved.

Haley said that they could.

Beauchamp said that he liked Anderson's idea of recommending that the applicant restore the original design of the windows.

Dalia said that he was supportive of just changing the proportions of the front façade, not all of the windows on the property.

Haley asked to see the grant request again.

Brackett Hogstad said that the request was for the windows and the front porch.

Burg noted that the grant request was under the maximum, so the applicant had some wiggle room.

Beauchamp asked what a new construction grant would cover, and whether it could potentially be appropriate for the current application.

Haley said that it would cover a new addition to the house, so it would not be appropriate in this instance.

Haley suggested that the Commission could approve the grant request with an additional allowance up to the grant maximum to allow the applicant to consider changing the front façade.

Anderson asked how much extra the Commission could add to the grant. He noted what the extra money would need to cover. He thought it would not be more than around \$3500.

Beauchamp did not think the added cost would be significant, so they would not need to increase the grant amount to the maximum.

Haley said that the increase would need to be checked by Staff.

Anderson suggested adding up to \$3,000 without further review of the Commission, or more if the applicant returned and requested it.

Burg asked whether the Commission should consider adding a contingency to the grant.

Anderson did not think it would be necessary above this proposed increase.

Burg said she thought the structure had a lot of things going for it, and would like to incentivize the owner to restore it to its original design by approving the extra funding.

Anderson said that he was leaning towards approving the grants, but would like to request the suggested modifications.

Haley said that she wanted the property to be the best it could be, and wanted the owner to feel supported by the City in doing more than the minimum.

Motion to approve the Alteration Certificate with the condition that the applicant consider restoring the front window was moved by **Anderson** and seconded by **Beauchamp**. The motion was adopted by a vote of 7 to 0.

Brackett Hogstad wanted to clarify if the motion asked the applicant to consider restoring the design of the front window to what was shown in the photograph from the 1920s, and if the alteration certificate was approved as is if the applicant decided that changing the windows was not feasible or that they did not want to do it. She asked if they could include a clearer framing of the instruction from the Commission in a new motion.

Haley asked whether the Commission should ask for more information from the applicant.

Brackett Hogstad said that they could continue the application and ask for more information.

Haley noted that there were a lot of moving parts, and it made it very difficult to decide on the application without the applicant being present.

Brackett Hogstad asked if the Commissioners had any issue with the porch.

Dalia said that he did not have an issue with the porch.

Berg said that her only recommendation for the porch was to consider not including the railing if it was not required by code.

Brackett Hogstad suggested that the Commission could either continue the application, or deny them and take it through a subcommittee process.

Anderson said that he would rather not deny then try go some other route, he would rather continue the issue.

Dalia asked whether Anderson would include the \$3,000 allowance for the grant request. **Anderson** said yes, and reiterated that he would rather either approve the application with the condition or to continue it, instead of denying the application.

Haley said that she would be in favor of continuing it. She asked whether there was anything preventing the applicant from attending a future meeting.

Brackett Hogstad said that she was not aware of anything.

Dunlap asked whether Brackett Hogstad could discuss the issue with the applicant.

Anderson moved that the Commission rescind the last vote approving the Alteration Certificate. **Beauchamp** seconded, and the motion was adopted by a vote of 7 to 0.

Motion to continue the Grant Request and Alteration Certificate was move by **Anderson** and seconded by **Beauchamp**. The motion was adopted by a vote of 7 to 0.

b. 816 McKinley – Alteration Certificate and Grant Requests

Brackett Hogstad introduced the application for an alteration certificate and grant approvals. She noted that the property had already been landmarked, and that the alteration certificate was for changes to the porch and the addition of some windows. These were to be part of a restoration project.

Staff Findings

Staff found that it met the requirements by preserving landmarked part of property. However, it was no longer eligible for standard request, and therefore must meet the extraordinary circumstances criteria. Staff found that it met these extraordinary circumstances criteria.

Staff Recommendation

Staff recommended approval of Resolutions 11, 12, and 13, Series 2023.

Commissioner Questions of Staff

Anderson asked whether previously approved matching funds could be deducted from the newly requested amount.

Brackett Hogstad said that the applicant would not be eligible for a new construction grant because extraordinary circumstances do not make you eligible for other grants.

Anderson suggested it could make sense to change this in the future to allow past recipients to take advantage of newly available grants.

Brackett Hogstad agreed, but reiterated that under current rules they would not apply to the applicant.

Dalia noted that the grant request was for 7.5% of the project cost, which he considered reasonable. He asked for clarification of how “extraordinary” was defined, and what part of the application qualified as extraordinary.

Brackett Hogstad said that the “extraordinary” designation applied to the historic foundation, as it was no longer suitable for its current use, and was not sufficiently stable to support the historic structure.

Dunlap said that the property was historically separated from 301 Spruce and subdivided. He noted that the property was issued a preservation grant for painting in 2011. He asked how this would have worked if the property was subdivided. He also asked whether painting would still be eligible for preservation grants today.

Brackett Hogstad said that she was unsure whether it would have been enough to qualify then, but that it would be unlikely to be eligible today. She did not think that the property was part of 301 Spruce in 2011.

Dunlap said that “extraordinary circumstances” gave the Commission more leverage and ability to make determinations as it was not clearly defined in the Louisville Municipal Code. He said it referred to circumstances that were beyond what was foreseeable or controllable by the applicant, but it was up to the Commission to make that determination.

Dalia said that he would consider a project creating extraordinary circumstances differently than if the condition of a property created those extraordinary circumstances.

Brackett Hogstad said that the condition of the foundation referred directly to the condition of the historic property.

Haley noted that these sorts of structural issues were unforeseeable with historic homes, as it was dependent on how well the building was built.

Applicant Presentation

Andy Johnson, DAJ Design, resident, said that changes to homes were as much a part of their significance as the way that they were built. The property was originally part of 301 Spruce, and was subdivided sometime in the 1930s.

Johnson said that there was an accessory structure in the north-east corner of the property. He showed how the floor plan had changed over time. The applicant was proposing to replace the existing garage, and to build a new one-level house and basement to the rear of the existing structure. He showed comparisons of how the property would look before and after the proposed renovation. They felt that it was important to restore the original front porch.

Johnson showed a spreadsheet with the costs of the proposed works. He said that the extraordinary circumstances referred to the foundation and the restoration works needed for it, and to the front porch and window restorations.

Questions of Applicant

Dunlap asked whether the proposed subdivision for 301 Spruce was related to this project.

Johnson said no.

Dunlap asked whether the foundation needed to be able to support two floors as was suggested in the drawings.

Brackett Hogstad said that the scope for what was needed for the foundation was greater because it was supporting two stories. It was not going from one to two stories.

Dalia asked what the original request for the construction grant was.

Brackett Hogstad said that the original request was for \$15,000, which was the maximum amount. She added that the Commission could still issue a new construction grant, even though staff found that the applicant did not qualify.

Anderson said that the budget spreadsheet was hard to digest, and that it was hard to tell what parts were from the new construction instead of the restoration.

Johnson said that this budget was only for the historic part of the home, not the new construction. It also did not include the 1940s era parts of the home, only the original structure.

Haley asked whether the floor structure was related to the foundation work.

Johnson said that it was about stabilizing the interior of the house.

Anderson asked what company they would use for the window restorations.

Johnson said that they had previously used a company in Denver for a similar project but could not recall the name of the window company.

Beauchamp said he appreciated the minimal change design for the original structure. However, he was unsure how to proceed with the extraordinary circumstances grant request, and how much of the project should qualify.

Public Comment

None were heard.

Discussion by Commissioners

Beauchamp wanted to discuss the extraordinary circumstance, noting that he was inexperienced with this on the Commission. He was concerned that many homes like this would have similar foundation issues.

Haley said that one of the key factors was that it was landmarked before most of the preservation grants were established, so their only avenue to obtaining funds were to claim extraordinary circumstances. She said that this was an example of a house that did the right thing by landmarking early, but were asking for equivalent funds for grants that did not exist at that time. She wondered whether this qualified as an extraordinary circumstance.

Beauchamp said that as Dunlap said, it may not meet the definition of extraordinary, but the Commission had the latitude to act regardless.

Brackett Hogstad showed the Commission the language from the LMC regarding extraordinary circumstances.

Burg said that the project involved a good deal of rehabilitation on the property, and noted that they would be refurbishing the original windows rather than installing newer replicas. She suggested that the extra cost and labor required to do this could be considered extraordinary in and of itself.

Anderson said that the windows would come under some other item, and that his preference would be to have them restored. He again questioned the punitive nature of not allowing newly introduced grants to be applied to properties that had already been landmarked.

Burg agreed that the new additions to the property were thoughtful, and were a positive addition to the original structure.

Dalia said that absent a full construction audit, it would be impossible to determine exactly what parts of the request qualified as extraordinary. He would like to see the City push for the right kind of preservation, something he felt this project exemplified.

Dunlap thought that the proposal was in keeping with the property, and agreed with the staff assessment of the new construction grant. The property was not eligible at the time it was landmarked, and the new construction did not qualify now. He was in support of the alteration certificate.

Beauchamp suggested that the Commission should advocate for modifying the code to allow landmarked properties to apply for new grants that did not exist when they were landmarked.

Brackett Hogstad clarified that the Commission could only assess the proposal for the new construction grant that was before them, they would have to come back at a different time to issue any other type of grant.

Haley said that the applicant could come back if the Commission wanted to issue them a different type of grant.

Beauchamp asked whether other Commissioners felt that landmarking a property before the grants were introduced could qualify as extraordinary circumstances.

Burg did not believe that the LMC would allow for this. She noted the cost of the door for the porch, and concurred with Beauchamp's earlier comment that they would prefer to see an open porch, but she understood that this would not be feasible. She thought that the cost would still be worthwhile.

Haley said that if the applicant had access to the funds previously, she would not consider it extraordinary. However, she did consider the applicant's situation to be relevant to the matter.

Dalia said that he viewed it as a discretionary call for the commission, and that they could use this to expand the reach of the grants.

Anderson reiterated his belief that the applicant should be able to qualify for a grant that adds up to the total amount they would be eligible for if they landmarked the property at that time. However, he believed that the \$58,000 requested would be too much.

There was an extended discussion between **Haley** and **Anderson** on how much the applicant was requesting, and how much they should be eligible for.

Burg asked whether the request would include the new construction grant.

Haley said that it would not.

Haley suggested the Commission could allow the extraordinary circumstances, but cap it at \$40,000. The total amount requested was \$58,000.

Burg noted the two applications that were made, and that the alteration certificate was separate from the grant.

Brackett Hogstad clarified that the alteration certificate would include the extended addition and the detached garage, in addition to the porch and windows.

Dunlap moved to approve the alteration certificate, and was seconded by **Burg**. Motion was adopted by a vote of 7 to 0.

Dalia moved that the commission approve the full restoration grant, and was seconded by **Beauchamp**. Motion was adopted by a vote of 7 to 0.

Dalia moved to deny the new construction grant, and was seconded by **Burg**. Motion was adopted by a vote of 7 to 0.

c. 1045 Front – Landmark, Alteration Certificate, and Grant Request

Request for landmark, alteration certificate, and grant request. Meets criteria for age, architectural significance, social significance as a long time woman owned property among others, and physical integrity.

Alteration request covers siding and window restoration, to differentiate the 1990s addition, and to rebuild the existing porch.

Staff Findings

Staff found that the property met the grant criteria, however they also found that the professional management did not qualify for extraordinary circumstances. Staff found that the foundation, sidings and walls, asbestos abatement, and windows all met the extraordinary circumstances criteria.

Staff Recommendation

Staff recommended approval of Resolutions 14, 15 and 16, Series 2023 to the amount of \$132,000.

Commissioner Questions of Staff

Dunlap said that he recalled the HSA saying that the HVAC was in good condition, but it was listed as needing to be replaced under extraordinary circumstances.

Brackett Hogstad clarified that the HVAC system was not part of the extraordinary circumstances request. She added that the extraordinary circumstances were for the foundation, sidings, wall structure, insulation, asbestos, and windows.

Beauchamp asked about the inspection of the rear and exterior crawlspaces.

Brackett Hogstad deferred to the applicant.

Dalia asked whether Brackett Hogstad could explain the math behind the line items and their applicable extraordinary circumstances, particularly with relation to the foundation.

Brackett Hogstad said that the HSA described the need to redo the foundation as being necessary to ensure the structural integrity of the home. Regarding the math, she said that all of the line items were matching funds, with the grant covering up to \$40,000, and that the extraordinary circumstances would relate to any amount above that. She added that the numbers may not add up as the grant would not cover anything above the \$40,000.

Burg asked about the funding mechanisms for the grant, and how a loan would work.

Brackett Hogstad said that the loans ran at 2% below the market rate with a 20 year term, and that approval of the loan is determined by whether it meets the preservation, restoration and rehabilitation criteria, and then on financial criteria set out by the loan servicer. She said that there was no cap on size of the loans, but noted that approval was not guaranteed. She added that the Commission could consider changing some of the grant amount to a loan.

Dalia asked for some clarification on the cost of some of the extraordinary items, and read through some of the line items.

Applicant Presentation

Jessica Bronson, nonresident, noted that the application met all of the landmark criteria. She spoke about the history of the house, noting that she was the first person to buy the house since it was built. They wanted to restore the historic siding and windows. The foundation is unstable, partly built on stumps rather than rock or wood.

Peter Stewart, resident, was the architect of the project. He noted that the property was in poor condition, and that some kind of renovation was necessary to keep it in a habitable condition. He discussed why the project needed to be completed in one go, and could not feasibly be done piecemeal.

Questions of Applicant

Stewart responded to Dunlap's earlier question about the HVAC, and said that it was easier and more cost effective to do complete the replacement as part of the project, rather than trying to do it later and risk damaging the structure.

Beauchamp asked the applicant about the inspection of the crawlspace.

Stewart said that they had inspected it a few times, and that a civil engineer came up with their plan. They were disappointed that they could not come up with a better solution for the issue.

Beauchamp asked how they planned on replacing the floor structure.

Stewart said that it was not going to be replaced, but that it was instead going to be reinforced as it has started to sag over the years. They would use a combination of a beams in the mid-spans.

Beauchamp asked about how they were going to replace the foundation.

Stewart said that they would keep the structure in place, would excavate under the house to remove the existing foundation, and then pour it back up to the existing floor structure.

Public Comment

None was heard.

Discussion by Commissioners

Beauchamp said that he could appreciate foundation work that was needed for the house, and that it would not make sense to have a "bandage" solution that would not last more than 10 years.

Burg asked whether the HSA called for the siding and insulation to be removed as was in the alteration certificate.

Brackett Hogstad said that she did not recall if it was included, but that as part of a restoration project, the question was whether they would be valuable in bringing the property back to a single point of historical significance.

Burg wondered whether not approving the alteration certificate would bring down the overall cost as they would not have to include those items in the restoration. She noted that the primary issue the HSA found was with the foundation, and not with the siding.

She felt that the house met the criteria for landmarking, and that restoring the porch would help return the house to a more historic look.

Haley noted that the house met the requirements for landmarking, and she was in favor of approving the landmarking.

Dunlap was in favor of landmarking the house. He also raised his concerns about the cost of the extraordinary circumstances request, and how it could impact other historic preservation projects in the City.

Beauchamp agreed with Dunlap on the costs.

Haley suggested Commissioners focus on the landmarking first.

Motion to approve the Landmarking was moved by **Dalia** and seconded by **Beauchamp**. The motion was adopted by a vote of 6 to 0, with one absent.

Haley reiterated that the extraordinary circumstances applied to the foundation, siding, wall structure, and insulation.

Dalia asked Brackett Hogstad to display the extraordinary circumstances criteria.

Brackett Hogstad explained the criteria and how staff applied them to the Commission.

Burg noted that all of the proposed grants would aid in bringing the property back to the one time period of significance, and would be doing so in one go. She added that it was a tough situation given the sum of money that was requested.

Dalia said that he was not supportive initially, but that as he came to understand the criteria and the situation with this property he found himself very supportive.

Burg read out some of the findings of the HSA regarding the fair condition of some of the existing walls.

Haley said she initially felt some sticker shock given the price for the size of the house, but given the details of the property she accepted that the price was necessary to restore the house. She noted that while many historic homes do have foundation issues, none rise to the same level as this one. She was open to the full amount, but would also have been supportive of a loan.

Beauchamp noted that much of the asbestos work was in the interior as part of remodeling the kitchen, and would not fall as neatly into the rehabilitation category.

Burg discussed potential alternatives to treating the exterior walls.

Beauchamp questioned whether the interior and exterior remodeling needed to be done at the same time, though he did add that it would make sense from the perspective of asbestos mitigation.

Haley asked the applicant to speak to the interior versus exterior for the asbestos mitigation.

Peter Stewart said that an asbestos survey is a part of any historic restoration work, and that in order to get a building permit they would have to treat and remove all of the asbestos, both inside and outside. Therefore it would make the most sense to do it all at the same time.

Jessica Brunson added that the foundation damage meant that the interior walls needed to be stripped, which meant the asbestos needed to be removed.

Anderson noted the risk that the project would face if the asbestos were not removed before construction work on the foundation began. He discussed the construction process that would be necessary to complete the project.

Commissioners discussed possible alternatives to removing the asbestos, and the process that would be needed to remove it.

Haley asked if the Commissioners had any ideas about how they would change the amount of the grant, and what they would change it to.

Anderson said he did not know how to change it, but noted that it was far larger than any other application he had seen.

Haley said that while they had seen larger amounts recently, they had all been for much larger scale projects. However, she noted that the house was not built well in the first place, and had a lot of things working against its stability and structural integrity.

Burg said that given the circumstances, she was supportive of the application.

Anderson said that he was inclined to follow staff's recommendation.

Motion to approve the Alteration Certificate was moved by **Beauchamp** and seconded by **Anderson**. The motion was adopted by a vote of 6 to 0, with one absent.

Dunlap moved a motion to approve a Grant Request of \$40,000, however no Commissioner seconded.

Motion to approve the Grant Request of \$132,000 was moved by **Dalia** and seconded by **Anderson**. The motion was adopted by a vote of 5 to 1, with one absent.

Work Plan and Subcommittee Updates

Dalia asked that staff include discussion of the extraordinary circumstances criteria to the agenda for the upcoming working session.

The Commissioners discussed the "Evaluating Integrity" video, and there was agreement that it was valuable. There was also discussion of how the local historic designation system integrated with the state and federal systems.

Staff Updates

Brackett Hogstad provided an update on the state of the museum campus. She also spoke about the upcoming agenda for the Commission, and the planned work retreat in January, 2024.

Brackett Hogstad also spoke about some of the details surrounding the application for 601 Lincoln.

The Commission adjourned at 10:14pm

Historic Preservation Commission

Meeting Minutes

**Monday, November 27, 2023
City Hall, Spruce Room
749 Main Street
6:30 PM**

Call to Order – 6:45 PM

Roll Call was taken and the following members were present:

Commission Members Present: Lynda Haley, Chair
Christine Burg, Vice Chair
Gary Dunlap
Josh Anderson
Randy Dalia
Marty Beauchamp
Keith Keller

Staff Members Present: Amelia Brackett Hogstad, HPC Planner
Ben Jackson, Planning Clerk

Approval of Agenda

The agenda was approved by voice vote.

Approval of September 18, 2023 Meeting Minutes

The minutes from the September meeting were approved as written by voice vote.

Public Comments on Items Not on the Agenda

None was heard.

Public Hearing Items

a) 708 Grant Probable Cause

Staff Findings:

Brackett Hogstad introduced the presentation on the application, and noted that the property had changed little since 1948. She highlighted the social history of the site, particularly with regard to the Long Strike, which she noted was the most violent in Louisville history. She added that the site also had a long history of women ownership, and that the applicant had owned the property since the 1980s. The property was around

119 years old, and met criteria for physical and social significance and the physical integrity criteria.

Staff Recommendation:

Staff recommended a finding of probable cause, allowing for an HSA grant.

Commissioner Questions of Staff:

Dunlap asked whether details of the strike were included in the packet.

Brackett Hogstad said yes, but that she wanted to provide a more drawn out description in the presentation.

Beauchamp asked whether the homeowner was pursuing historic preservation because they were looking at selling.

Brackett Hogstad said yes, and said that the owner may have changed since the start of the application process but staff was unaware of a change.

Applicant Presentation:

None was heard.

Question of Applicant:

None was heard.

Public Comment:

None was heard.

Commissioner Discussion:

Dunlap asked whether the change in owner would affect the application.

Brackett Hogstad said that the application ran with the property, but that the new owners could change their mind. She added that this would not affect the approval of the grant.

Burg asked whether there would be a required timeframe for the HSA to be completed.

Brackett Hogstad said no.

Dalia asked whether they should make the grant contingent on the approval of the current owner.

Haley noted that the current owner would not be obligated to do anything if the grant is approved, it would just mean they would not have to go through the public hearing process again.

Brackett Hogstad added that this was not the same as a landmark application.

Dalia said that the former owner would have no hand in the process, and that the new owner would have to take charge.

Haley said that the old owner started the process, but they could not get reimbursed for any of the process as they no longer owned the property.

Brackett Hogstad said that she had not received any communication from the new owner. She added that the Commission could continue the issue to the next meeting and make approval contingent on getting support from the current owner.

Dalia said he would be supportive of this approach.

Dunlap said that it would be good to get the HSA done, and that there was no downside to approving the request as it would not compel the owner to anything.

Burg said that the HSA would live with the property, regardless of whether it was sold again.

Anderson said that there was no reason not to approve regardless of who the applicant was as this was just a first step. He was not sure whether adding conditions would make the process unnecessarily complicated.

Brackett Hogstad said that the Commission could approve with the condition that the new owner needed to be in support. She noted that they did technically need the approval of the owner.

Burg said that she liked the property and that it met all of the criteria. She was in support of the approval with the condition.

Beauchamp said he disliked the past changes to the enclosure of the front porch, but felt the property was otherwise true to form.

Anderson did not think the porch changed the look or feel of the property.

Dunlap said that the porch was likely older than 50 years, and would be historically significant too.

Keller said that he was in support of the conditional resolution.

Beauchamp said that it was possible the owner may not have known the meeting or application were happening. He wondered whether the Commission could proactively approve HSAs for other houses.

Dalia said that he would have some concern about approving the grant without the condition, as he felt it would not be fair for someone to make that application without the owner's consent or knowledge.

Brackett Hogstad suggested that the Commission could continue the application to the next meeting given it was only three weeks away.

Dalia suggested that the new owners may be more inclined to continue the application if they knew that the whole Commission was supportive of it. He felt the new owner deserved to have a say in the process.

Haley noted that it would be a shame if the new owner discontinued the application, given the work that had already been put into it. She said she was not in favor of continuing it, and would prefer to approve with conditions. She felt there would be a greater risk of the application being withdrawn if they continued.

Anderson agreed.

Dunlap noted that it would still be the responsibility of the new owner to choose a contractor.

Anderson moved to approve the finding of probable cause with the condition that they receive the consent of the new owner, and was seconded by **Dalia**. The motion was adopted by a vote of 7 to 0.

b) 600 Pine Probable Cause

Staff Findings:

Brackett Hogstad introduced the probable cause presentation. She compared current

photos of the property with those from the 1948 assessor's card, which showed very little change. She said that the property had over 100 years of ownership within the same family, who had extensive connections to military service and local businesses. She also noted that there was a connection to the museum campus. The property was around 118 years old, and met significance and structural integrity criteria.

Staff Recommendation:

Staff recommended approval of the HSA grant.

Commissioner Questions of Staff:

None were heard.

Applicant Presentation:

Victoria Malcolm, resident, said that house was the same as it had always been, and was happy to provide any further details requested by the Commissioners.

Public Comment:

None were heard.

Commissioner Discussion:

Anderson said that he did not see any reason not to approve the request, and was in support.

Beauchamp said that it was interesting that the door was on the side of the property. He thought it would be important to consider both of the front facades given that the property was on a corner lot. He was in support of the resolution.

Dalia said that he was strongly in support.

Haley said that any changes made to the property were insignificant given the social significance.

Dunlap added that there would be a lot to learn about the property from the structural assessment.

Anderson moved to approve the finding of probable cause, and was seconded by **Dunlap**. The motion was adopted by a vote of 7 to 0.

Work Plan & Subcommittee Updates

Brackett Hogstad updated the Commission on the status of the 829 Lincoln application, and noted that it had been withdrawn due to the projected cost for the applicant. There was a consensus amongst Commissioners that this was disappointing yet understandable. There was some debate as to whether there was any further assistance the Commission could provide the applicant.

The Commissioners also discussed plans for the next scheduled meeting, a retreat, and their future work plan.

Brackett Hogstad provided an update to the Commissioners on the Downtown Vision Plan. She noted that the Commission would be included as a stakeholder in the process.

Commissioner Updates

Dunlap asked about the status of the application for 1155 Pine.

Brackett Hogstad said that the Commission could not discuss the application as it was still pending before the Commission for the December, 2023 meeting.

Motion to adjourn was moved by **Dunlap**, seconded by **Anderson**, and adopted by voice vote.

The Commission adjourned at 7:38pm.

Historic Preservation Commission

Meeting Minutes

**Monday, January 22, 2024
City Hall, Spruce Room
749 Main Street
6:30 PM**

Call to Order – 6:34 PM

Roll Call was taken and the following members were present:

Commission Members Present: Lynda Haley, Chair
Christine Burg, Vice Chair
Gary Dunlap
Josh Anderson
Sloan Whidden
Marty Beauchamp
Keith Keller

Staff Members Present: Amelia Brackett Hogstad, HPC Planner
Ben Jackson, Planning Clerk

Approval of Agenda

The agenda was approved by voice vote.

Approval of Posting Locations

The posting locations were approved by voice vote.

Election of Officers and Museum Advisory Board Liaison

Dunlap nominated **Haley** as Chair, and was seconded by **Burg**. The nomination was confirmed by voice vote.

Anderson nominated **Burg** as Vice Chair, and was seconded by **Beauchamp**. The nomination was confirmed by voice vote.

Keller nominated **Whidden** as Museum Advisory Board Liaison, and was seconded by **Burg**. The nomination was confirmed by voice vote.

Approval of 2024 Meeting Dates

The 2024 meeting dates were approved by voice vote.

Public Comments on Items Not on the Agenda

City of Louisville

Community Development 749 Main Street Louisville CO 80027
303.335.4592 (phone) www.LouisvilleCO.gov

None were heard.

Public Hearing Items

a) Caboose Record Clarification

Brackett Hogstad explained that there needed to be clarification as to whether the probable cause finding for the “Caboose” from the December 2023 meeting included a condition. She said that it was unclear if the condition recommended by staff was included as part of the resolution adopted by the Commission. She added that the clarification vote was only for those that were present at that meeting.

Dunlap asked whether the condition was meant to be an expiration date for the probable cause finding.

Brackett Hogstad said yes.

Anderson said that he thought the Commission’s intention was to have the condition attached.

Keller said that this was his recollection.

Burg agreed.

Anderson moved to amend previous approval to include the expiration condition, and was seconded by **Burg**. The motion was adopted by a vote of 4 to 0.

b) 516 Grant Avenue – Demolition Review

Staff Findings:

Brackett Hogstad introduced the presentation for the demolition review. She went over the criteria from LMC and its purpose. She showed photos of the structure from 1948 and today, and noted the limited changes. She said that the house was around 80 years old, with some noted social significance, and that it could qualify for landmarking.

Staff Recommendation:

Staff recommended releasing the demolition request, as even though some social and architectural significance was present, it was not strong enough to warrant a stay.

Commissioner Questions of Staff:

None were heard.

Applicant Presentation:

Vincent Colson, non-resident, noted his record of historic preservation as a developer, but said that the house did not fit as something that could be preserved. He said that his previous experience with the Commission taught him what preservation options were available, but that none were viable in this case. The house was full of asbestos, and would cost upwards of \$50,000 to remove and have it remediated. He added that costs have gone up with higher interest rates, and given the larger size of the foundation, it was not viable to rent it out or renovate it. He wanted to preserve some parts of it, like the garden and flagstone.

Questions of Applicant:

Dunlap asked if applicant had had any additional demolition requests before Commission in the past.

Colson said no, just the one other one at 1209 Main.

Public Comment:

Christine Mestas, resident, former owner, described her strong connection to the home but ultimately spoke in support of Mr. Colson's request. She said that her family had owned the home and she grew up there, and that she wanted a new family to have a chance to build a home on the site.

Commissioner Discussion:

Beauchamp said that there had been significant changes to windows and doors, and that there was obvious sagging in the roof. He believed that demolition was clearly the best path forward, and was in favor of releasing the property.

Dunlap said that he also noted sagging in the roof.

Burg said that the property ended up before the full Commission because it was eligible for landmarking, but noted that the applicant was not interested in preserving it. She said that there were a good number of similar properties landmarked and preserved, so it would be okay to release it for demolition.

Anderson suggested that the application came from the subcommittee to the full Commission to get a broader opinion. He said that asbestos mitigation was the most important cost consideration, and that it would be easier to manage it during a demolition process.

Haley said that came to the Commission because it met the age, architectural, and social significance criteria required for landmarking. She said that the Commission should make sure that holds weren't punitive, so given there was no intention of preservation, it was best to release the property for demolition.

Dunlap moved to release the property for demolition, and was seconded by **Beauchamp**. The motion was adopted by a vote of 7 to 0.

c) 824 Lee Avenue – Demolition Review

Staff Findings:

Brackett Hogstad introduced the presentation for the demolition review. She said that the house was approximately 89 years old, and that it was moved to its current site from a mine in 1964. She noted that there appeared to have been some changes to the doors and windows, however there was very little documentation to show the original condition of the property. It did have some social significance due to its relocation from a mine site, and it could qualify for landmarking.

Staff Recommendation:

Staff recommended releasing the demolition request.

Commissioner Questions of Staff:

None were heard.

Applicant Presentation:

Michael Reis, resident, recapped the staff presentation. He said that he was second owner of the property, and that the first owner told him the house was originally moved from a mine in Erie. He said that the demolition was part of a plan to subdivide and redevelop the lot, and that he believe the property was not of significant historical value.

Questions of Applicant:

Beauchamp asked whether the applicant had explored incorporating the existing structure into their redevelopment plans.

Reis said that their plan for subdividing the lot meant that keeping the existing structure was not feasible.

Public Comment:

Jean Morgan, resident, had some concerns about what would go on the lot after the demolition. She was concerned about the possibility of 3 residential subdivisions fitting into the neighborhood, and would rather something like the current house remain there.

Haley said that Commission could make recommendations, but did not have jurisdiction over future development.

Commissioner Discussion:

Beauchamp said this one was tougher for him as the structure looked to be in good condition. He was hung up on the location being next to the neighboring cabins. He appreciated the applicant's desire to redevelop the site, but wondered whether the existing house could have been relocated somewhere else.

Anderson appreciated concerns from Beauchamp, but it was not a concern he shared. He noted the unique history of the structure as it had been moved before.

Burg said that she had some concern about the lack of documentation about the architectural history of the house. She said that the location near Miner's Field was important, and noted the importance of the history of the area to the town. She believed it would be a good candidate for landmarking.

Keller said that he agreed with staff's recommendation, and would lean towards supporting releasing it, though he could be convinced otherwise.

Beauchamp said that the lack of documentation gave him pause to put a hold on the demolition.

Burg appreciated that the applicant had met with staff multiple times, and noted the probable cause process and assumed it had been discussed. She wanted to make sure that the applicant knew there were preservation options.

Haley said that it was hard because of the location. The neighborhoods east of railroad tracks were likely the next to be redeveloped. However, the fact it was moved in 1964 made the property seem less significant to her. She was concerned by the lack of documentation, but was leaning towards releasing the property.

Beauchamp said that he did not want to set a precedent for unnecessary delays in the demolition review process, and that it was important to consider each application on the

merits.

Dunlap said that it seemed like the structure was appropriate for neighborhood, and that it would be shame to lose it. However, he understood it was not that simple.

Anderson said that it was a tough and unfortunate situation, but that it would not be fair to delay the demolition.

Whidden said that she felt the same tension regarding the character of the neighborhood, but she was inclined to support staff's recommendation.

Anderson moved to approve the demolition release, and was seconded **Beauchamp**. The motion was adopted by a vote of 6 to 1, with Commissioner Burg voting nay.

HPC Work Plan Discussion

Brackett Hogstad introduced the work plan. She said that the goals were to identify the Commissioner's top priorities for the Commission in 2024, and to add to or alter list of projects from the packet.

There was an extended discussion amongst the Commissioners about the work plan for 2024, and what their priorities should be. There was also discussion about updating the Commission's bylaws.

Items from Staff

Brackett Hogstad explained the Open Government rules for the Commission, and updated the Commissioners about the agenda for the February 2024 meeting.

The Commission adjourned at 8:21pm.

ITEM & REQUEST: 1045 Front Street Alteration Certificate

OWNER & APPLICANT: Jessica Bronson
5395 Centennial Trail
Boulder, CO 80303

LEGAL DESCRIPTION: Lots 1, Block 17, Caledonia Place



SUMMARY & BACKGROUND:

The applicant is requesting approval of an Alteration Certificate the following at 1045 Front Street:

- A request to approve the design of the second dwelling unit.
- A request to approve the design of the detached garage.
- A request to demolish the existing garage.

Staff recommends approval of the request.

1045 Front Street was landmarked in 2023. It is zoned Residential Medium Density (R-M) and has a lot size of 7,332 sf. Per the R-M Zone District regulations, the property is large enough to support two primary dwelling units based on the lot size. In the R-M Zone District, per the Louisville Municipal Code (LMC) Section 17.12.040, the minimum lot area per dwelling unit is 3,500 square feet. This means that lots equal to or greater than 7,000 square feet are eligible

for 2 or more units based on surveyed or platted lot size, provided they can meet the other zoning requirements such as setbacks and lot coverage. This project will undergo a separate zoning review through the Building Permit process once the applicant submits a permit; however, staff has conducted an initial review of the zoning requirements based on the Alteration Certificate documents to assess the general zoning viability of this proposal.

There is an existing garage on the site that is proposed for demolition. The garage was built circa 1984. There are no changes to the primary structure in this Alteration Certificate request.

ALTERATION CERTIFICATE CRITERIA AND STANDARDS ANALYSIS:

Sec. 15.36.120. - Criteria to review an Alteration Certificate.

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

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

C. The commission will use the [criteria] to determine compatibility [summarized in the table below].

Note that the Alteration Certificate criteria relate to whether and how the proposal impacts the historic resources on the landmarked property. Alteration Certificate criteria do not include any HPC review of zoning standards or compatibility with surrounding lots or the neighborhood.

Criteria and Standards	Meets Criteria?	Evaluation
<p>For the purposes of reviewing separately the different aspects of the Alteration Certificate request, this table will refer to them as follows:</p> <p>Request 1 is the request to approve the design of the second dwelling unit.</p> <p>Request 2 is the request to approve the design of the detached garage. Note that this proposal is for an “accessory” unit and is evaluated under the criterion relevant to accessory structures.</p> <p>Request 3 is the request to demolish the existing garage.</p>		
<p>1. <i>The effect upon the general historical and architectural character of the structure and property.</i></p>	<p>Yes</p>	<p>Requests 1, 2, & 3 The proposed second dwelling unit and detached garage are completely detached from the existing primary</p>

<p>2. <i>The architectural style, arrangement, texture, and material used on the existing and proposed structures and their relation and compatibility with other structures.</i></p>		<p>unit. They are on the rear of the property and do not affect the front or side view of the primary unit. The detached structures are differentiated from the historic primary structure in siding, window design, and overall form and massing. Finally, the existing garage was built in 1984 and has not gained historic significance through age. Staff does not find evidence that the garage has social or architectural significance.</p>
<p>3. <i>The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structures and the site.</i></p>	<p>Yes</p>	<p>Request 1 The second dwelling unit is 5'9" away from the primary structure, which meets zoning requirements but could be construed as close to the existing structure. It is also a two-story structure where the primary structure is one story. However, staff finds that the location and setbacks do not have a negative impact on the existing primary structure. The existing structure has a rear 1990s addition, which is the portion of the existing structure that the proposed second unit is closest to. The addition does not represent an important historic element of the existing home, and therefore the impact of the closeness of the second unit on the historic resources of the property are lessened. In addition, the location of an open front porch on the northeast corner of the second unit provides some visual access to the primary unit from west of the property on Short Street. Finally, none of the proposed structures obstruct direct street views of the side or front elevations of the existing primary structure.</p>
<p>4. <i>The compatibility of accessory structures and fences with the main structure on the site, and with other structures.</i></p>	<p>Yes</p>	<p>Request 2 The garage is a two-story structure and is visible from Short Street. However, staff finds that the detached garage has a minimal</p>

		effect on the historic elements of the property given its distance from the existing primary structure, its location on the other side of the proposed second dwelling unit, and its location at the back of the property.
<p>5. <i>The effects of the proposed work in creating, changing, destroying, or otherwise impacting the exterior architectural features of the structure upon which such work is done.</i></p> <p>8. d. <i>Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</i></p> <p>8. e. <i>Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.</i></p>	Yes	Request 3 Staff finds that the garage is not historic and its demolition would not result in the loss of historic resources or features on the property.
6. <i>The condition of existing improvements and whether they are a hazard to public health and safety.</i>	N/A	The existing improvements do not appear to be a hazard.
7. <i>The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property.</i>	Yes	Request 1 Staff finds that the request to create two dwelling units on the property enables the property to be developed to maximize and enhance residential use as zoning allows.
8. a. <i>A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.</i>	Yes	Requests 1 – 3 The proposal does not affect the continued residential use of the primary structure or change the residential use of the property.
8. b. <i>The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.</i>	Yes	Request 3 Staff does not find that the demolition of the existing garage would result in the loss of historical materials or characterizing structures or elements for the reasons stated elsewhere in this table.
8. c. <i>Each property shall be recognized</i>	Yes	Request 1 and 2

<p><i>as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.</i></p>		<p>The two proposed structures are differentiated from the existing primary structure as described elsewhere in this table.</p>
<p><i>8. f. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. In the replacement of missing features, every effort shall be made to substantiate the structure's historical features by documentary, physical, or pictorial evidence.</i></p>	<p>N/A</p>	<p>This proposal does not include preservation or restoration work.</p>
<p><i>8. g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</i></p>	<p>N/A</p>	<p>Damaging techniques are not proposed for this project.</p>
<p><i>8. h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</i></p>	<p>N/A</p>	<p>Significant archeological resources have not been identified on this property.</p>
<p><i>8. i. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.¹</i></p>	<p>Yes</p>	<p>No additions are proposed. However, Requests 1 and 2 constitute new construction on the property. Given that they are detached, they do not alter or destroy historic materials. They are differentiated from the existing primary structure through material and design choices, as illustrated below.</p>
<p><i>8. j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form</i></p>	<p>Yes</p>	<p>No new additions are proposed. The proposed structures could be demolished without touching the existing primary structure.</p>

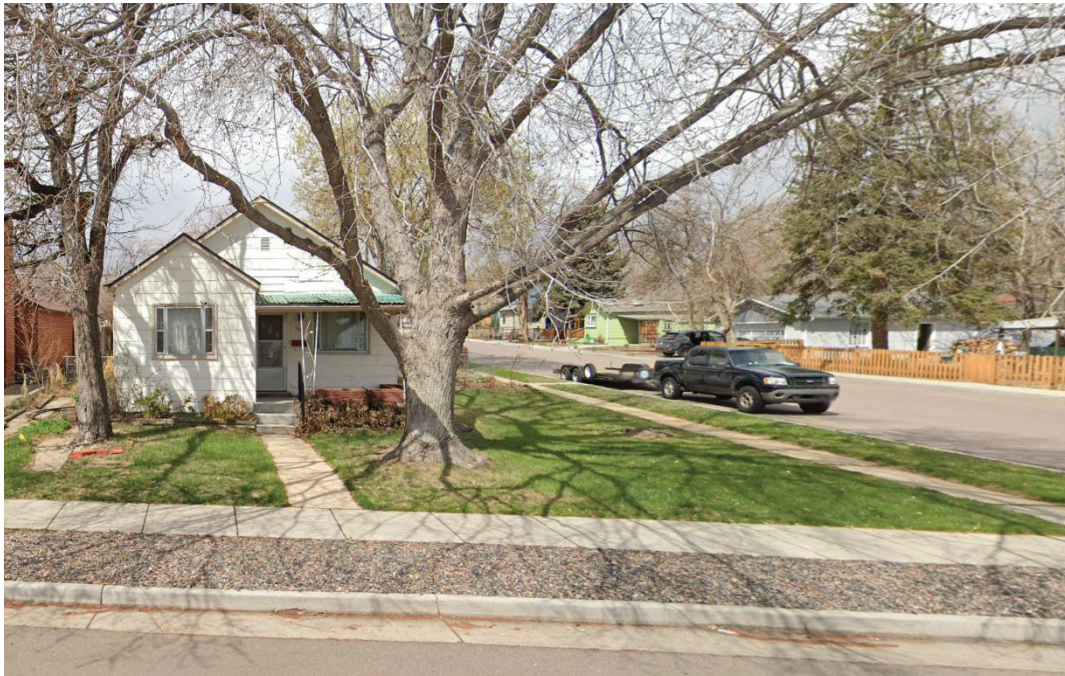
<i>and integrity of the historic property and its environment would be unimpaired.</i>		
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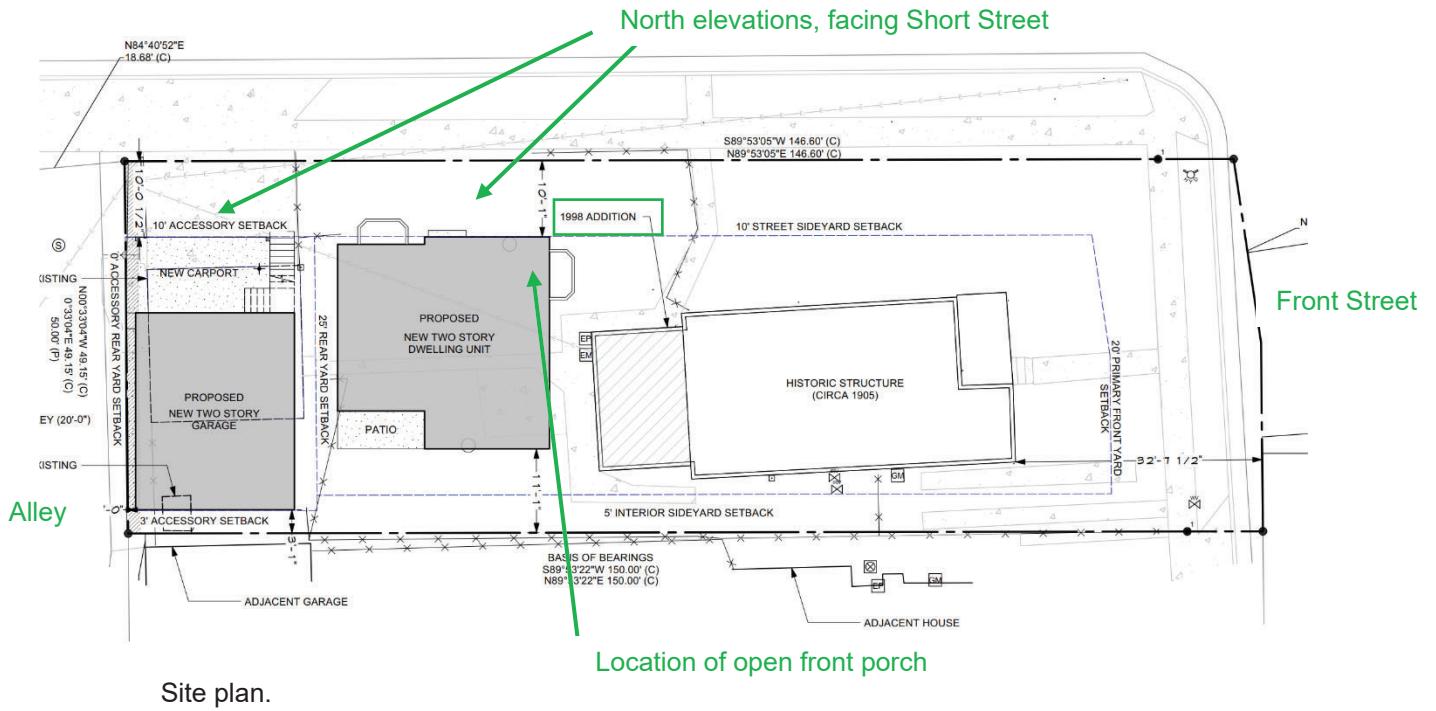
View from northwest corner of Short and Front Street.



View from Short Street. Side elevation of primary structure at left. Existing garage at right.



View from Front Street.

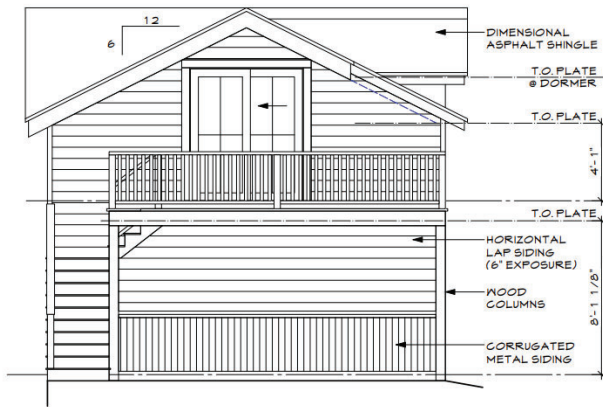


Site plan.



North elevation of second dwelling unit, facing Short Street.

Open front porch, allows limited angled streetview from South Street to the primary structure



Left: North elevation of proposed detached garage (view from Short Street). Right: view of existing garage.

STAFF RECOMMENDATION:

Staff recommends **approval** of the request.

The HPC may approve, deny, or continue the Alteration Certificate request. HPC is the determining body for Alteration Certificates; City Council does not review these applications.

ATTACHMENTS:

1. Resolution No. 1, Series 2024
2. Application

**RESOLUTION NO. 1
SERIES 2024**

**A RESOLUTION APPROVING AN ALTERATION CERTIFICATE FOR THE LANDMARK
LOCATED AT 1045 FRONT STREET FOR EXTERIOR ALTERATIONS.**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting an alteration certificate for a historic residential structure located on 1045 Front Street, on property legally described as Lot 1, Block 17, Caledonia Place, Town of Louisville, City of Louisville, State of Colorado; and

WHEREAS, the City Staff and the HPC have reviewed the application and found it to be in compliance with Chapter 15.36 of the Louisville Municipal Code, including Section 15.36.120, establishing criteria for alteration certificates; and

WHEREAS, the HPC has held a properly noticed public hearing on the proposed alteration certificate where evidence and testimony were entered into the record, including findings in the Louisville Historic Preservation Commission Staff Report.

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

Does hereby recommend approval of the application for an alteration certificate for the landmarked property at 1045 Front Street as described in the Staff Report and included in the attached Exhibit A:

PASSED AND ADOPTED this 12th day of February, 2024.

Lynda Haley, Chairperson



City of
Louisville

Historic Preservation Program

Alteration Certificate Application (Landmarks Only)

APPLICATION MATERIALS REQUIRED

- Application form
- Site plan, drawings, spec sheets, and/or photos showing existing conditions AND identifying location of all proposed changes, AND identifying all proposed replacement materials or addition(s)
- Optional: Cover letter describing the proposal, including what would be demolished and what would be added

GENERAL INFORMATION

Site Address: 1045 Front Street

Owner Name: Jessica Bronson

Owner Phone: 303-817-4011

Owner Email: 1045front@gmail.com

Owner Representative Name: Peter Stewart

Owner Rep. Phone: 303-665-6668

Owner Rep. Email: peter@stewart-architecture.com

PROPOSED CHANGES INCLUDE

- Addition
- Changes to siding, windows, or doors
- Detached accessory structure
- Roof-mounted solar panels
- Fence
- Other: detached dwelling unit

Note that landscaping and painting do not require Alteration Certificates (except for the alteration of historic painted signs and advertisements).

Please see page 2 to complete the application.

FOR CHANGES TO SIDING, WINDOWS, AND DOORS

Will the changes remove or alter any original architectural details, such as original windows?

- Yes
- No
- Don't know

Are you proposing to use historic replacement styles based on historic photographs, existing materials, or other historic references?

- Yes
- No
- Don't know

Certify that your site plan clearly identifies the windows, doors, and siding to be changed: _____

FOR ADDITIONS

Does the proposed addition alter any aspects of the existing structure (such as removal of walls, roof, etc.)?

- Yes
- No
- Don't know

If yes, certify that your site plan and/or site photographs clearly identify the areas to be removed: _____

Certify that you have reviewed the Alteration Certificate Design Handout or met with staff: _____

Certify that your application includes zoning compliance information: _____

SIGNATURES AND DATES

Owner Signature	Date
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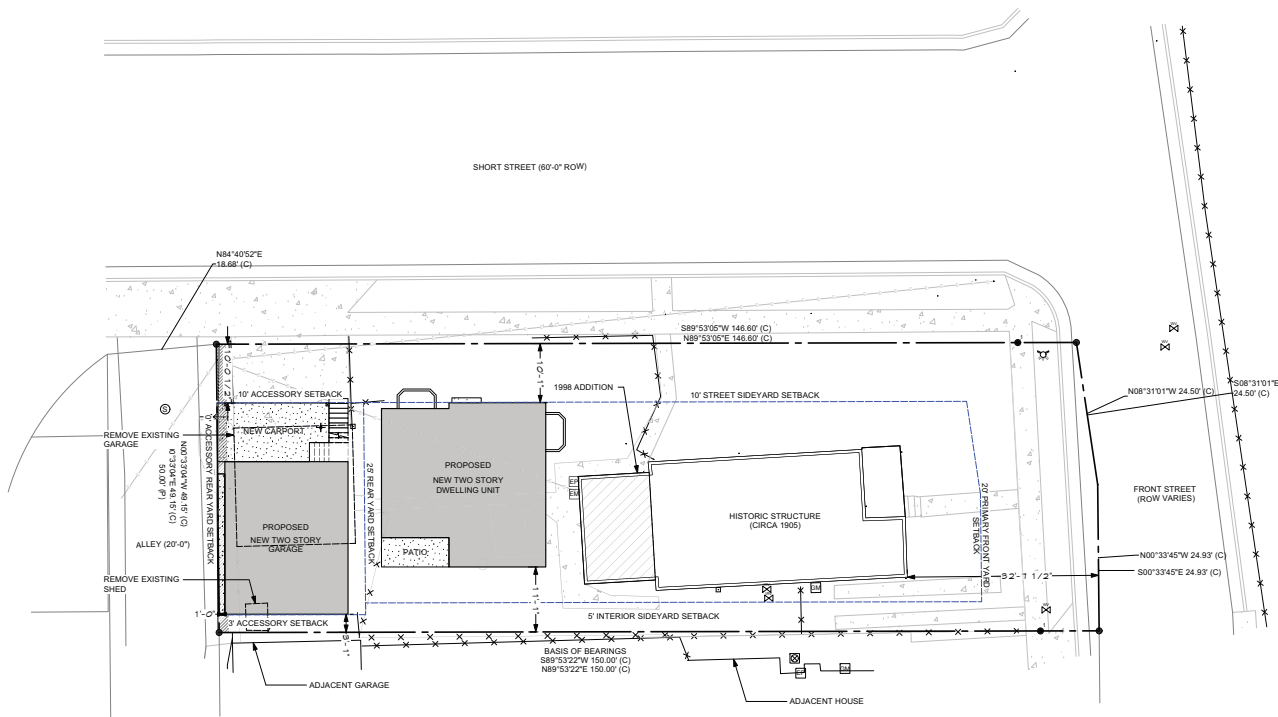
Owner Representative Signature	Date
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CITY USE ONLY – INTAKE VERIFICATION

Application includes:

- Sufficient information to evaluate zoning for additions
- Materials to be demolished are identified
- Materials and/or addition(s) to be added are identified

Comments for incomplete applications:



SITE PLAN BASED ON IMPROVEMENT SURVEY PLAT PREPARED BY FLATIRONS SURVEYING DATED: 05/05/23

SITE PLAN
1"=10'

PROJECT INFORMATION

PROJECT DESCRIPTION:
Lot 1 Blk 17 Caledonia Place

JURISDICTION:
City of Louisville

ZONING:
RM District (Old Town Overlay)

PROJECT DESCRIPTION:
New Detached Dwelling Unit & Garage

BUILDING CODES:
2018 International Residential Code (IRC)
2021 International Energy Conservation Code (IECC)
2020 National Electrical Code (NEC)

PROJECT DATA

LOT SIZE (SF) 7,332
LOT COVERAGE ALLOWED 40% (Landmark Bonus) 2,933
FLOOR AREA RATIO ALLOWED 0.45 (Landmark Bonus) 3,299

FLOOR AREA (Net)	SF
Historic House	N/A
Crawl Space	N/A
1st Floor	1,034
Total	1,034
New Dwelling	N/A
Basement	N/A
1st Floor	488
2nd Floor	603
Total	1,091
New Garage	N/A
1st Floor	503
2nd Floor	468
Total	971
Total Net Floor Area	3,096
LOT COVERAGE	
Historic House	1,109
Historic House Front Porch	84
New Dwelling Unit	715
Garage	546
Carport	210
TOTAL LOT COVERAGE	2,580

Building Height
Maximum Allowed: 27'-0"
Proposed: 26'-7"

PROJECT DIRECTORY

OWNER Jessica Bronson	ARCHITECT Stewart Architecture 1132 Jefferson Ave. Louisville, CO 80027 Contact: Peter Stewart 303-665-6668
BUILDER Fourth Generation Contracting Contact: Gary Fillan 303-359-6844	STRUCTURAL ENGINEER JVA Consulting Engineers 1319 Spruce Street Boulder, CO 80302 Contact: Ian Glaser 303-565-4918

DRAWING INDEX

ARCHITECTURAL DRAWINGS
A0.0 COVER SHEET
A1.0 BASEMENT PLAN
A1.1 MAIN FLOOR PLAN
A1.2 SECOND FLOOR PLAN
A1.3 ROOF FLOOR PLAN
A2.0 HOUSE ELEVATION
A2.1 GARAGE ELEVATION
A3.0 NORTH STREET ELEVATION

stewart
1132 JEFFERSON AVE.
LOUISVILLE, CO 80027
303.665.6668

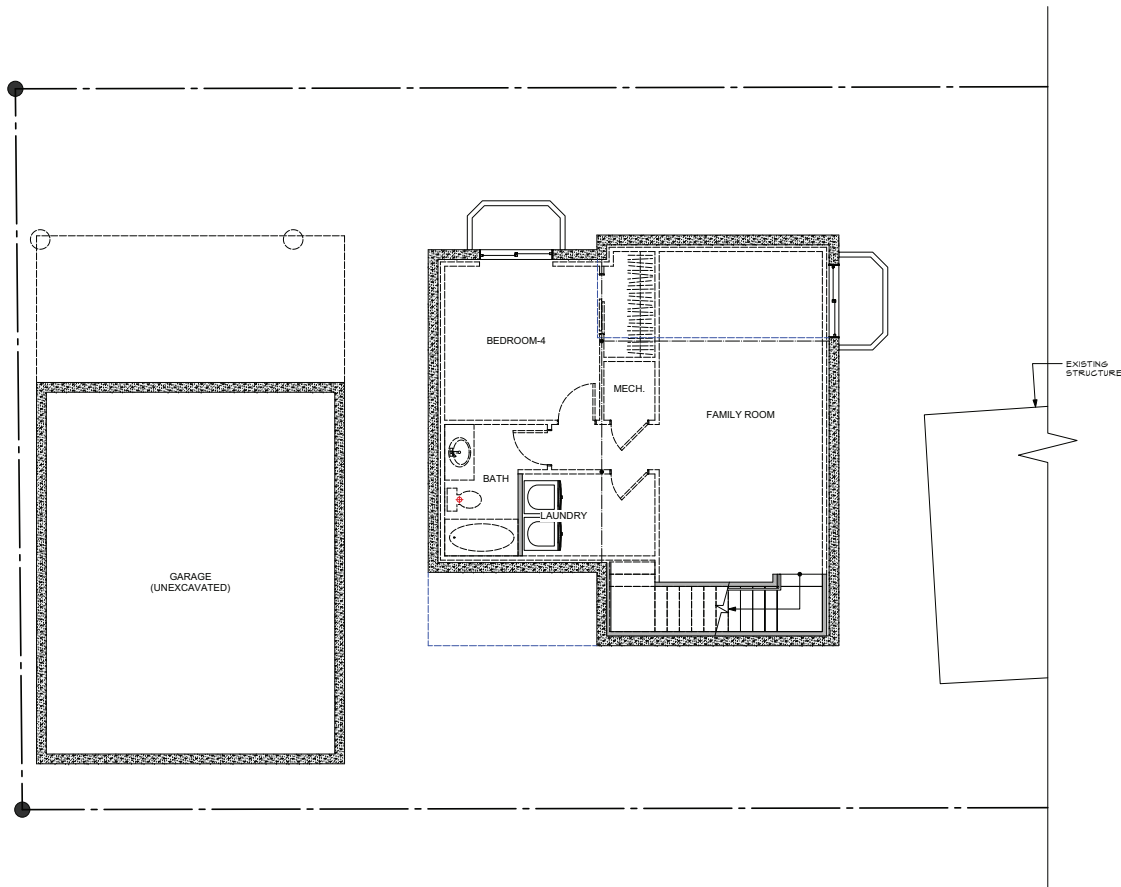
Prepared for:

PROPOSED ALTERATIONS
LOCAL LANDMARK: 1045 FRONT ST. LOUISVILLE CO 80027
LOT 1 BLK 17 CALEDONIA PLACE

Issue:
Date: Comments: Init:
HPC Review
12/14/2023
NOT FOR CONSTRUCTION

Sheet Title
Cover Sheet

Sheet No.
A0.0



BASEMENT PLAN
1/4" = 1'-0" 

stewart
ARCHITECTURE
1132 JEFFERSON AVE.
LOUISVILLE, CO 80027
303.665.6668

Prepared for:

PROPOSED ALTERATIONS
LOCAL LANDMARK: 1045 FRONT ST. LOUISVILLE CO 80027
LOT 1 BLK 17 CALEDONIA PLACE

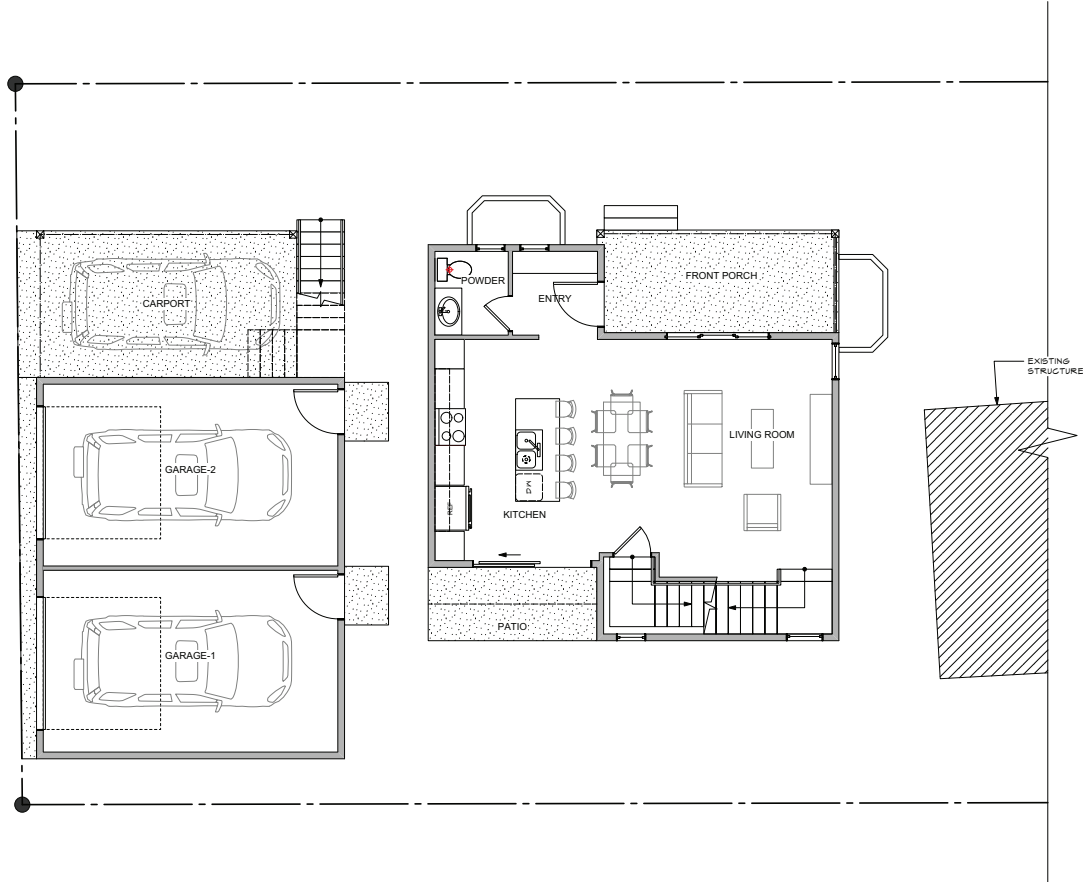
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HPC Review	12/14/2023		
NOT FOR CONSTRUCTION			

Sheet Title

Basement Plan
Sheet No.
A1.0

Prepared for:

PROPOSED ALTERATIONS
 LOCAL LANDMARK: 1045 FRONT ST. LOUISVILLE CO 80027
 LOT 1 BLK 17 CALEDONIA PLACE



MAIN FLOOR PLAN
 1/4"=1'-0" 

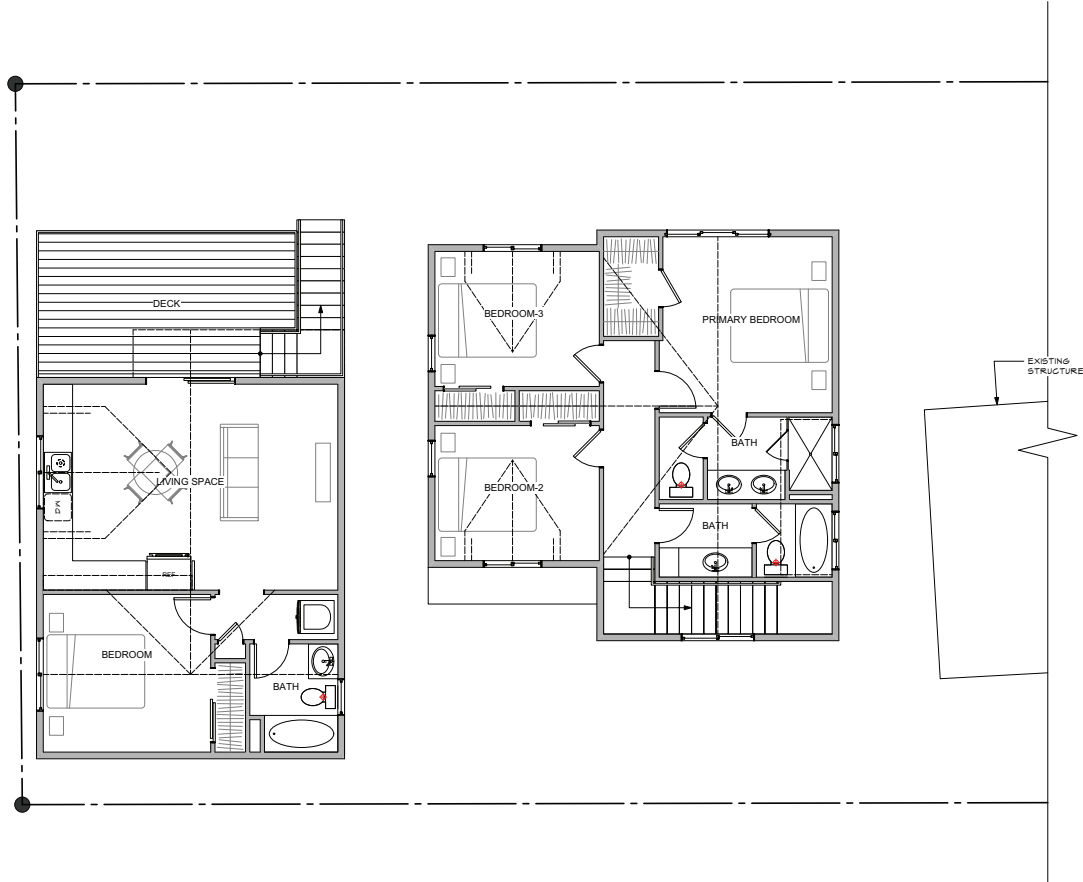
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HPC Review	12/14/2023	NOT FOR CONSTRUCTION	

Sheet Title

Main Floor Plan
 Sheet No.
A1.0

Prepared for:

PROPOSED ALTERATIONS
 LOCAL LANDMARK: 1045 FRONT ST. LOUISVILLE CO 80027
 LOT 1 BLK 17 CALEDONIA PLACE



SECOND FLOOR PLAN
1/4"=1'-0"

Issue:	Date	Comments	Init.
HPC Review	12/14/2023	NOT FOR CONSTRUCTION	

Sheet Title

Second Floor Plan
 Sheet No.
A1.2

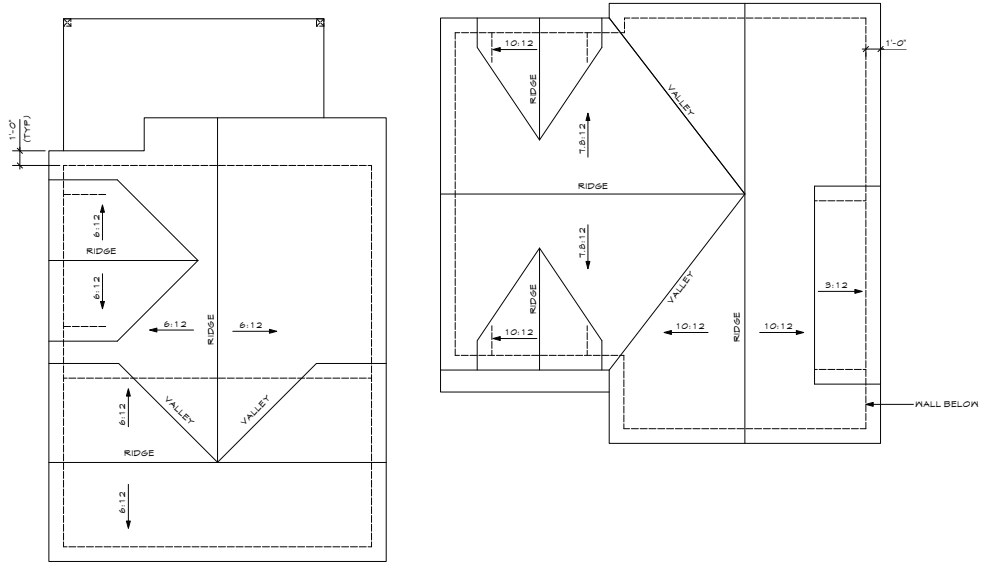
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PROPOSED ALTERATIONS
LOCAL LANDMARK: 1045 FRONT ST. LOUISVILLE CO 80027
LOT 1 BLK 17 CALEDONIA PLACE

Issue:	Date	Comments	Init.
HPC Review	12/14/2023		
NOT FOR CONSTRUCTION			

Sheet Title

Roof Plan
Sheet No. **A1.3**



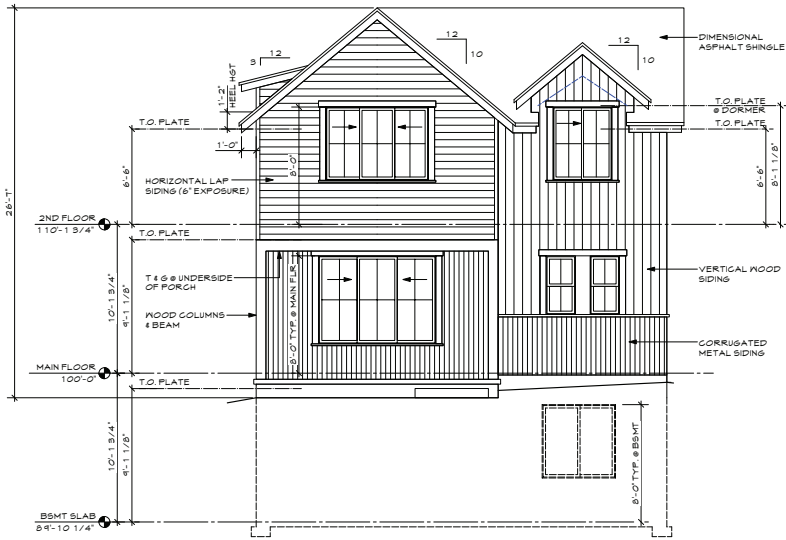
ROOF PLAN
1/4"=1'-0"

Prepared for:

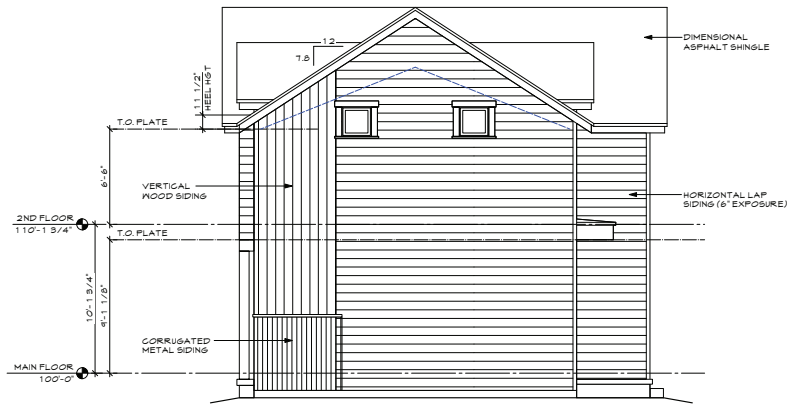
PROPOSED ALTERATIONS
 LOCAL LANDMARK: 1045 FRONT ST. LOUISVILLE CO 80027
 LOT 1 BLK 17 CALEDONIA PLACE

Issue:	Date	Comments	Init.
HPC Review	12/14/2023		
NOT FOR CONSTRUCTION			

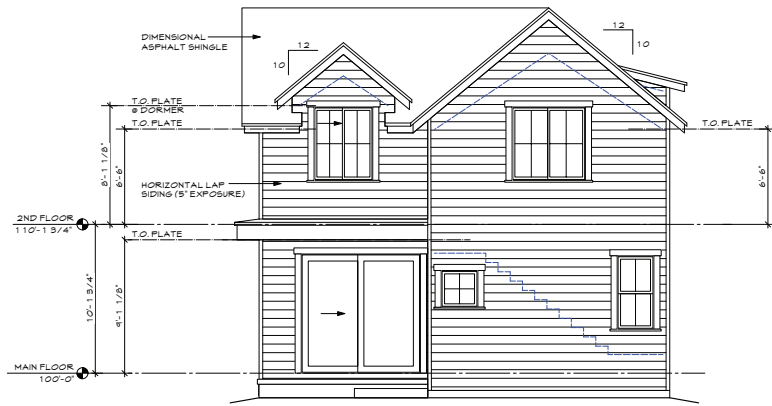
Sheet Title
 House Elevation
 Sheet No.
A2.0



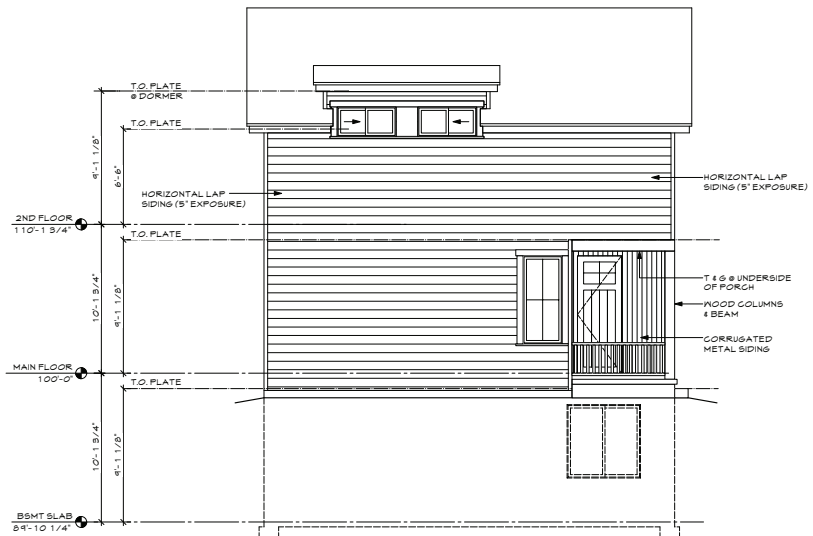
NORTH ELEVATION
 1/4"=1'-0"



WEST ELEVATION
 1/4"=1'-0"



SOUTH ELEVATION
 1/4"=1'-0"



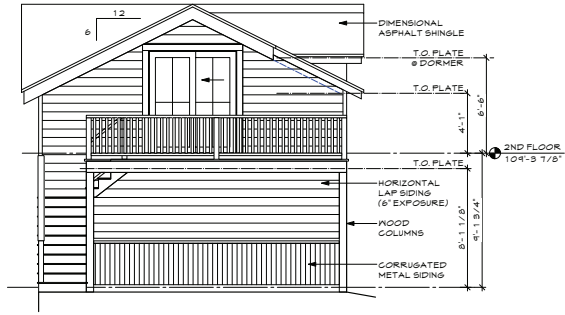
EAST ELEVATION
 1/4"=1'-0"

Prepared for:

PROPOSED ALTERATIONS
LOCAL LANDMARK: 1045 FRONT ST. LOUISVILLE CO 80027
 LOT 1 BLK 17 CALEDONIA PLACE

Issue:
 Date: 12/14/2023
 Comments: HPC Review
 NOT FOR CONSTRUCTION

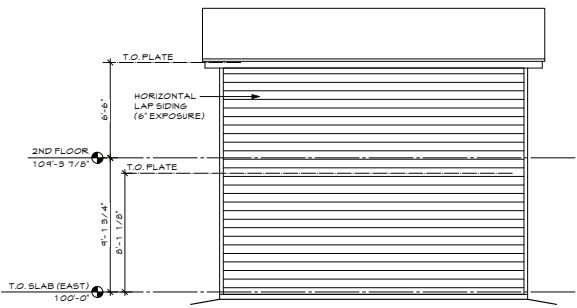
Sheet Title
 Garage Elevation
 Sheet No.
A2.1



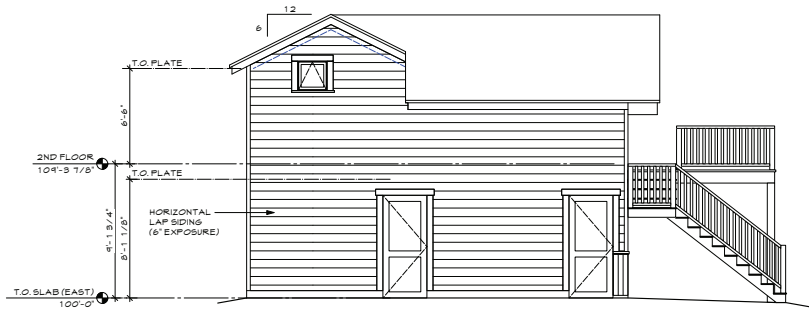
NORTH ELEVATION
 1/4"=1'-0"



WEST ELEVATION
 1/4"=1'-0"



SOUTH ELEVATION
 1/4"=1'-0"



EAST ELEVATION
 1/4"=1'-0"

Prepared for:



NORTH ELEVATION
(STREET FACING) 3/16"=1'-0"

PROPOSED ALTERATIONS
LOCAL LANDMARK: 1045 FRONT ST. LOUISVILLE CO 80027
LOT 1 BLK 17 CALEDONIA PLACE

Issue:	Date	Comments	Init.
HPC Review	12/14/2023	NOT FOR CONSTRUCTION	

Sheet Title

Street Elevation
Sheet No. **A3.0**

ITEM 1213 Jefferson Probable Cause Determination

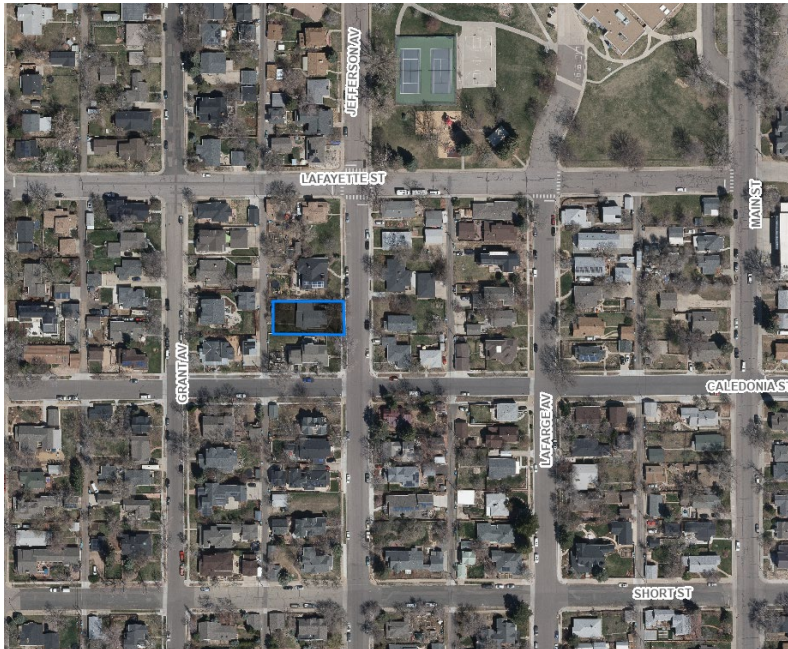
OWNER/APPLICANT Cody Colyer and Kiera Russell
1213 Jefferson Ave.
Louisville, CO 80027

PROJECT INFORMATION

ADDRESS: 1213 Jefferson
LEGAL DESCRIPTION: Lots 52 & 53 & N 5 FT Lot 51, Block 3, Nicolas DiGiacomo Addition
DATE OF CONSTRUCTION: 1948

REQUEST A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 1213 Jefferson.

VICINITY MAP



SUMMARY

The applicant requests a finding of probable cause for landmark designation to allow for funding of a historic structure assessment for 1213 Jefferson Avenue.

Staff recommends approval of the request.

ARCHITECTURAL INTEGRITY

The structure at 1213 Jefferson is a one-story, side-gabled residence. The 2018 [“Stories in Places”](#) context lists this style as “Minimal Traditional,” an early twentieth-century form popular from the 1930s to 1950. Though older than the popular postwar Ranch form, they have a similar history in that they were a simple structure to build quickly with a growing home-owning and -renting population of the midcentury. 1213 Jefferson displays characteristic elements of this form; it is one story, “boxy,” and with minimal ornamentation and no overhanging eaves. In addition, it displays a central entry on the front elevation with windows on each side, emblematic of side-gabled Minimal Traditional structures.

The current front portion of the structure appears unchanged from the 1948 Assessor’s Card photo, though the windows and siding have changed and metal posts and railings have been added to the portico. In addition, there is a rear addition behind the original portion of the home and an attached garage on the rear north side of the structure. According to the building permit file, there was a permit for an addition in 1967, which may have been the rear addition, and a permit for a garage foundation in 1974. Steel siding was added to at least part of the house in 1979.

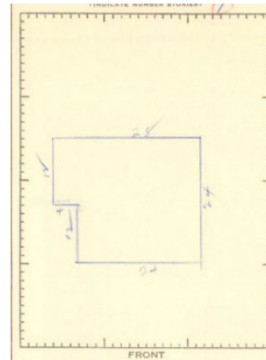


Figure 1. 1948 Assessor’s Card photo and footprint.

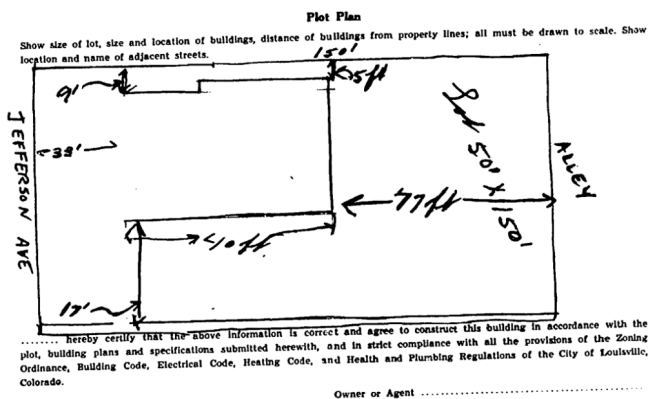


Figure 2. Site plan circa 1967 for "addition."



Figure 3. Recent photos of the structure.

ANALYSIS

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

Staff analysis of the **criteria under LMC Sec. 15.36.050** is as follows:

Criteria	Criterion Met?	Findings
<i>Landmarks must be at least 50 years old</i>	Y	76 years old
<i>Landmarks must meet one or more of the criteria for architectural, social or geographic/environmental significance</i>	Y	<p>Social Significance - <i>Exemplifies cultural, political, economic or social heritage of the community.</i></p> <ul style="list-style-type: none"> • European immigration to Louisville (English, German, Italian immigration) • Labor history (Long Strike, 1910-1914) • Downtown retail history • Notable individual, Roberta Nigon (teacher) <p>Architectural Significance - <i>Exemplifies specific elements of an architectural style or period.</i></p>

Criteria	Criterion Met?	Findings
		<ul style="list-style-type: none"> Exemplifies era of its development, 1940s, via Minimal Traditional form
<p><i>Landmarks should meet one or more criteria for physical integrity</i></p>	<p>Y</p>	<p>Physical Integrity - <i>Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</i></p> <ul style="list-style-type: none"> Appears to maintain original portion Changes over time include rear and side additions, siding and window changes <p><i>Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.</i></p> <ul style="list-style-type: none"> Remains in original location

FISCAL IMPACT

The finding of probable cause allows for a grant of up to \$4,000 for a Historic Structure Assessment from the Historic Preservation Fund.

RECOMMENDATION

Staff recommends a finding of Probable Cause, making the property eligible for up to \$4,000 toward the cost of a historic structure assessment.

ATTACHMENTS

1. Application
2. Social History Report

HISTORIC PRESERVATION APPLICATION CASE NO: _____

<p>PROPERTY INFORMATION</p> <p>Address: <u>1213 Jefferson Ave</u> <u>Louisville, CO 80027</u></p> <p>Year of Construction: _____</p> <p>Legal Description: <u>The north five feet of lot 51 and all</u> <u>of lots 52 and 53, block 3, in Nicola di Giacoma addition</u></p> <p>Landmark Name and Resolution (if applicable): _____</p>	<p>TYPE(S) OF APPLICATION</p> <p><input checked="" type="checkbox"/> Probable Cause/Historic Structure Assessment</p> <p><input type="checkbox"/> Landmark Designation</p> <p><input type="checkbox"/> Historic Preservation Fund Grant</p> <p><input type="checkbox"/> Historic Preservation Fund Loan</p> <p><input type="checkbox"/> Landmark Alteration Certificate</p> <p><input type="checkbox"/> Demolition Review</p> <p><input type="checkbox"/> Other: _____</p>
<p>APPLICANT INFORMATION</p> <p>Name: <u>Cody Colyer + Kiera Russell</u></p> <p>Company: _____</p> <p>Address: <u>1213 Jefferson Ave</u> <u>Louisville, CO 80027</u></p> <p>Telephone: <u>970-769-6264</u></p> <p>Email: <u>codycolyer21@gmail.com</u></p>	<p>REQUEST SUMMARY <i>(Attach additional pages if necessary)</i></p>
<p>OWNER INFORMATION</p> <p>Name: <u>Same as above</u></p> <p>Company: _____</p> <p>Address: _____</p> <p>Telephone: _____</p> <p>Email: _____</p>	<p>SIGNATURES AND DATES</p> <p><u>Cody Colyer</u> Applicant Name</p> <p><u>[Signature]</u> <u>12/15/23</u> Applicant Signature Date</p> <p><u>Same</u> Owner Name</p> <p>_____ Owner Signature Date</p>

Gigi Yang
Louisville Historical Museum
Department of Cultural Services
City of Louisville, Colorado
February 2024



1213 Jefferson Ave History

Legal Description: LOTS 52 & 53 & N 5 FT LOT 51 BLK 3 NICOLAS DI GIACOMO ADD

Year of Construction: 1948

Summary: This property is associated with Louisville's early history of English, German, and Italian immigrants, labor rights during the Long Strike (1910-1914), and the Carveth Bros. & Dalby General Store and Supermarket that was located on Main Street for sixty years. More recently, it was the home of Roberta Nigon, a well-known elementary school teacher who lived in the house for more than fifty years.

History of the Nicola DiGiacomo Addition

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

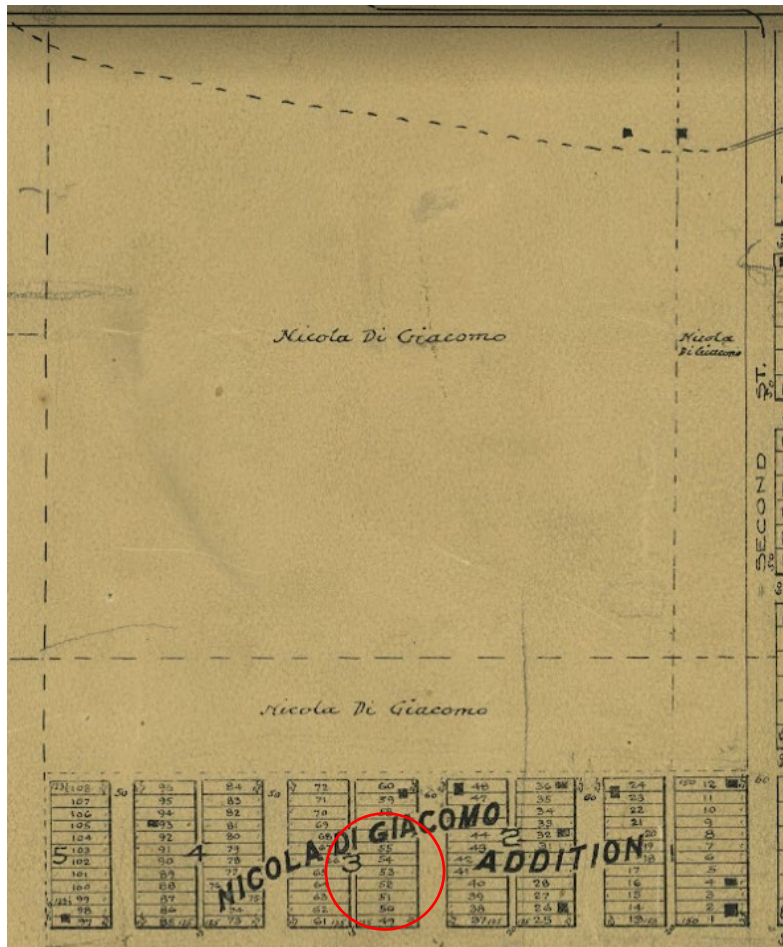
DiGiacomo was born in Italy in about 1852 and immigrated to the US in about 1882. In the 1910 census, Nicola DiGiacomo was listed as a 57-year-old farmer. Nicola DiGiacomo's wife, Lucia, was also born in Italy in about 1852 and she immigrated in about 1888. Nicola DiGiacomo passed away in 1915.

Early Property Ownership, 1908-1948

This property was part of a larger parcel of land owned by several notable Louisville families between 1908-1948. It remained undeveloped until 1948 when the house at 1213 Jefferson was built.

Thirlaway Ownership, 1908-1923

In 1908, Nicola DiGiacomo, sold lots 49-54 to Rebecca Smith Thirlaway (1860-1935) for \$300. Rebecca Smith was born in England and married Thomas Thirlaway (1855-1925) in England in 1879. They immigrated to the U.S. around 1881 and by 1900 were living in Louisville with their six children. Thomas worked as a coal miner and three of their sons were listed in the 1900 census as working in a grocery store. The Thirlaways did not build a house on this location as can be seen on the 1909 Drumm's Map of Louisville. During the Long Strike of 1910-1914, Rebecca Thirlaway was a staunch figure, appearing in local newspapers along with fourteen other women when they attended a legislative hearing to demand relief for families of striking miners. (See Appendix A) Thomas Thirlaway passed away in 1925 and Rebecca Thirlaway remained in Louisville living on Garfield in the 1920s and with her daughter Lizzie Black, until her death in 1935.



1909 Drumm's Map of Louisville showing no development on Lots 49-54.

Jannucci Ownership, 1923-1940

In 1923, Rebecca Thirlaway sold Lots 49-54 to Ernest Jannucci [Jannucci] (1877-1934) for \$150. Ernest was born in Italy and immigrated to the US in 1904 and by 1910 census he was listed as living on LaFarge

with his siblings Joe and Cleonice. In the beginning, he worked as a butcher and advertised his Meat Market in the 1909 Black Diamond World newspaper. He later worked as a coal miner. The house most associated with the Jannucci family is the one they lived in at 1116 LaFarge. The property on Jefferson was left undeveloped. After Ernest's death in 1934, the Jefferson property was left to his siblings, Joe, Cleonice, and Genevieve. They sold the lots in 1940 to Joseph and Grace Dalby.



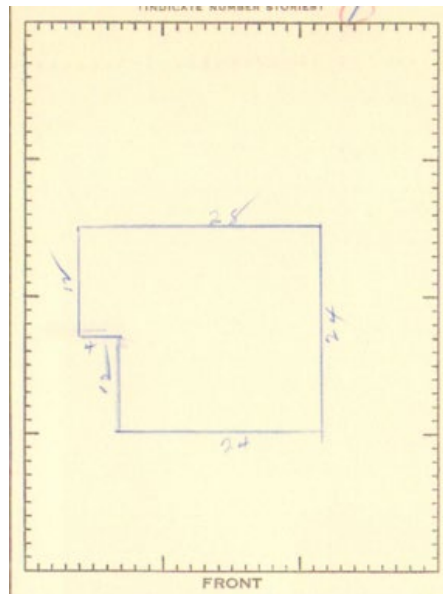
Dalby Ownership, 1940-1948

Both Joseph Dalby (1911-1997) and Grace Fischer Dalby (1913-2007) were the third generation of early Louisville families. Joseph Dalby's grandfather, James Dalby came to the US as a child in 1858 and lived in Iowa until moving to Louisville in 1896 to work as a coal miner. He married Johanna Carveth and they had three children – George, Frank, and Clara. George Dalby went into partnership with his cousins Frank and James Carveth to open a general merchandise store in 1911 at 801 Main, the current State Mercantile Building. George's son, Joseph Dalby, took over the business in 1946 and operated it as Dalby's Supermarket until 1969. Grace Fischer Dalby's grandparents, Herman and Marie Fischer emigrated from Germany in 1869 and lived in Illinois and Nebraska before coming to Louisville around 1900. Grace's father, Gottlieb Fischer worked as a farm laborer and carpenter in Louisville.



The Dalby family run business at 801 Main from 1911-1969.

In 1940, Joseph and Grace Dalby owned Lots 49-54 on Jefferson. They built a house on Lots 49-51 which became 1201 Jefferson, directly south of Lots 52 and 53 that encompass the current address of 1213 Jefferson. According to Boulder County Assessor records, in 1948, the Jannucci's built a small house on their side yard which later became 1213 Jefferson.



1948 Assessor photo of and floorplan of 1213 Jefferson.

Schoser Ownership, 1948-1954

In 1948, Joseph and Grace Dalby split their property and sold 1213 Jefferson (Lots 52 and 53) to Joseph Schoser (1923-2006) and Lucille DelPizzo Schoser (1923-2015) for \$275. Joseph Schoser was born in South Dakota to George and Katherina Schoser who emigrated from Germany and Austria in 1905. The Schosers moved to Superior in the 1930s where George worked as a coal miner until his death in 1941. In 1942 at age 19, Joseph Schoser was working as a clerk at the Boulder Safeway and registered for the draft for WWII. Lucille DelPizzo grew up in Louisville at 1133 Main with her two brothers, Frank and Richard. Her father Joseph DelPizzo immigrated to the US from Italy in 1922 to work as a coal miner and her mother, Rose Scran was born in Louisville to George and Clara Scran [Scrano] who came to the US in 1890 and 1892. Joseph and Lucille were married in 1946 and moved to the house on Jefferson in 1948. They only stayed at 1213 Jefferson until 1952 when Joe became assistant manager at the Safeway in Aurora and the family moved out of Louisville. The Schosers kept the house as a rental property as evidenced by "For Rent" advertisements published in the Louisville Times between 1953-1962.

FOR RENT: House available Jan.
1. 1213 Jefferson, 226-6793. LCP

Nigon Ownership, 1964-2021

Gerald D. Nigon (1919-1978) and Roberta Williams Nigon (1935-2019) purchased 1213 Jefferson from the Schosers in 1964. Gerald Nigon grew up in Minnesota and in 1940 enlisted to serve in WWII. He was trained as an electrician and is listed as the owner of Jerry's Appliance Repair in a 1961 Boulder, CO directory. He married Roberta Williams in 1962 and soon after, they moved to Louisville. The Nigons lived at 1213 Jefferson, raising two sons (Mark and Daniel) and were active in Louisville social life through the American Legion, Rod and Gun Club, and St. Louis Church. In 1972, the Dalbys sold five feet of Lot 51 to the Nigons for \$100, creating the current description of the property. Gerald Nigon died in 1978. Starting in 1970, Roberta taught for Boulder Valley School District, most notably at Pioneer Elementary and Sanchez Elementary in Lafayette. She frequently showcased her student writing in the Louisville Times and retired in 2000 after 30 years of teaching. Roberta Nigon died in 2019. *(See Appendix B)*

Recent Ownership 2021-present

The Nigon Family sold 1213 Jefferson to Diana Armstrong in 2021. The current owners are Cody Colyer and Kiera Russell who purchased the property in 2023.



Current Boulder County Assessor photo of 1213 Jefferson.

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

Appendix A

THE DAILY NEWS: DENVER, COLORADO, SATURDAY, FEBRUARY 15, 1913.

WIVES of northern coal field strikers who visited legislature to demand relief. Top row: Mrs. P. M. Powers, Mrs. Henry Porter, Mrs. C. Romani, Mrs. H. Biber. Second row: Mrs. Mary Robinson, Mrs. J. Wardle, John R. Lawson, Mrs. George Robinson. Third row: Mrs. Rebecca Thirlaway, Miss Mary Zarine, Mrs. John Biella, Miss Marie Massoni. Bottom row: Mrs. O. Farrari, Mrs. John Monasil.

KILL INITIATIVE? NO! SAYS SENATE

Amendment to Circumvent the Referendum Law in Utilities Bill Is Lost.

ADAMS AND BURRIS CLASH

Cornforth Measure to Segregate Negroes and Whites in Schools One of Several Laid Over.

Senators Adams and Burris clashed on the floor of the senate yesterday afternoon. The debate on the public utilities bill, a question by Adams of referring the measure, and the submission of a resolution, looking to a reconsideration of the initiative and referendum, brought about the clash.

Burris, offering amendments to the bill, submitted a provision that if the bill passed it was the declared intention of the legislature that the bill was for the "immediate preservation of the public peace, health and safety." This clause the supreme court of Oregon had ruled, Burris declared, had prevented the people from referring a measure passed by the Oregon assembly.

As Burris read the amendment Adams jumped to his feet. "Is it your desire to nullify the initiative and referendum?" Adams asked of Burris.

"On this particular measure, yes," Burris answered.

Burris Evades Question.

"Will you support a resolution here to re-submit the initiative and referendum?" Adams fired back.

Burris evaded the question.

"I am with you on this bill and I want to see it passed," said Adams. "But, I want to know if you are opposed to the initiative and referendum."

"No trades go here," laughed Burris, and the crisis in the debate passed.

Senator Tierney declared that he, for one, was anxious to go on record to declare for the law referring measures.

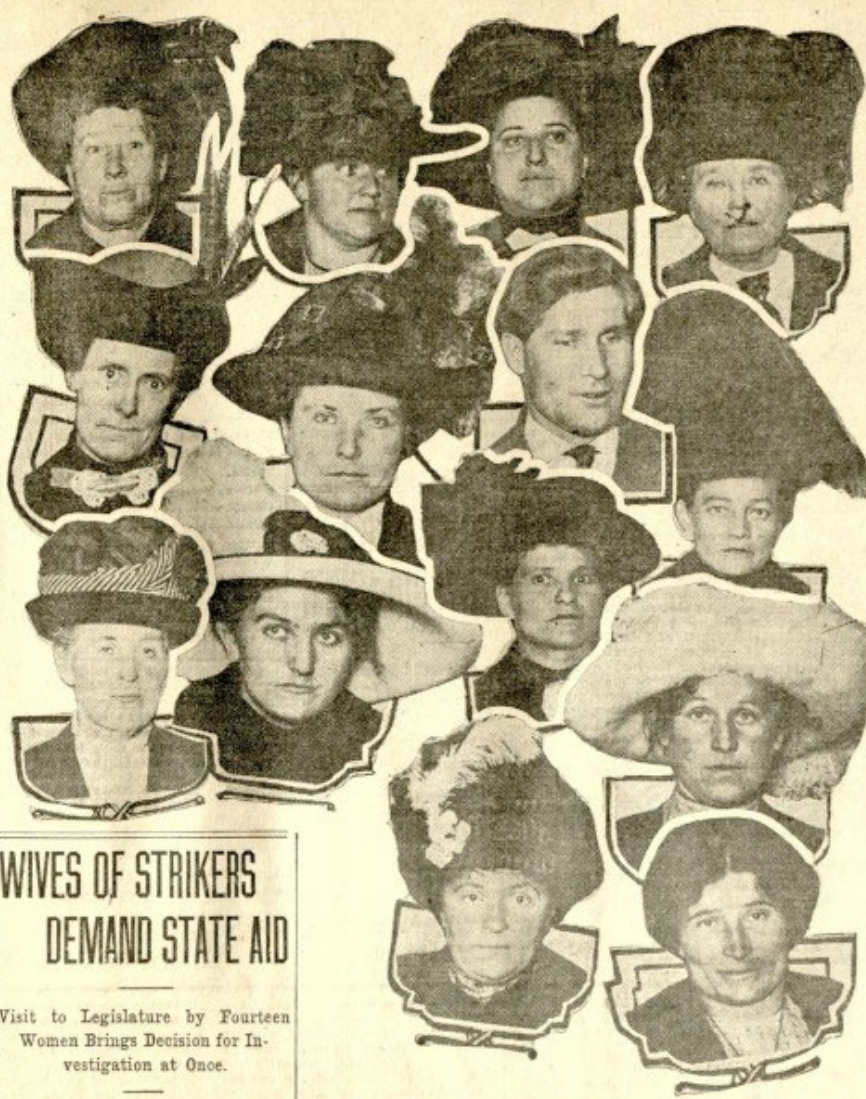
The amendment to insert the clause to circumvent the initiative and referendum lost when put to a vote. Burris will bring it up later.

The senate put in the entire afternoon on the public utilities bill. A score of unimportant amendments were offered.

Franchises Debated.

Senator Hills led a movement to strike out section 25, which provides that the utilities commission shall not interfere with franchises where they are granted by the people in cities operating under the twentieth amendment to the constitution.

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WIVES OF STRIKERS DEMAND STATE AID

Visit to Legislature by Fourteen Women Brings Decision for Investigation at Once.

A legislative hearing of the strike

Appendix B

After 30 years, Sanchez teacher ready for change

By DOUG PIKE
Staff writer

As a youngster, Roberta Nigon's parents instilled in her the importance of education.

"I think your priorities can definitely be traced to the home," Nigon said. "Both my mother and father strongly believed in the importance of a good education. I remember they would say to me, 'What you put in your head, no one can take away from you.'"

As a Boulder County educator for the past 30 years, Nigon has been passing on that message to Lafayette students for three decades. And her efforts have not gone without notice.

Two of Nigon's former students, Carl and Maggie Simes, share fond memories of their days in Nigon's classroom, and hang onto the les-

sons and ideals she instilled in them years ago. When they learned that the 2000-01 academic year would be a landmark year for their former educator, the couple decided that some kind of proper recognition was long past due.

Recently, thanks to the Simes' actions, Nigon was recognized by Masonic Lodge 14 and presented with a plaque for 30 years of service in the Boulder Valley School District.

Nigon's 30th year will be her last.

Nigon came to the Lafayette area after a six-year tenure in Minnesota, and since the move, has remained in Boulder County for her entire career. After stints at Lafayette Elementary, Pioneer and now Alicia Sanchez Elementary, Nigon

■ Please see NIGON, page B3



Photo by DOUG PIKE

SANCHEZ ELEMENTARY TEACHER Roberta Nigon shows off the plaque recently given to her for 30 years of service in the Boulder County School District.

NIGON

From page B1

will leave the classroom behind this spring, but teaching will always be a part of her life.

"This will be my last year of school, but I plan to spend more time with my grandchildren, teaching them," Nigon said. "I'm really looking forward to it."

Nigon plans to spend the coming years taking a few courses herself, as well as passing on her knowledge down the generations.

One of Nigon's grandchildren is blind. In order to become a

more efficient and successful teacher for her grandchild, Nigon plans to learn braille and utilize a common medium in their future lessons.

"What you put in your head, no one can take away from you."

Roberta Nigon, Alicia Sanchez teacher

"That's one of the first things I plan to do," Nigon said. "I think it's important, and I think it will be fun for me. I guess I'll

be doing some learning too."

While Lafayette and Boulder County will lose one of its most valuable assets to a more exclusive audience after the spring semester, Nigon's contribution to local schools, and their students, will not soon be forgotten.

ITEM

733 McKinley Probable Cause Determination

OWNER/APPLICANT

Robert Tully & Genevieve Braus
733 McKinley Ave.
Louisville, CO 80027

PROJECT INFORMATION

ADDRESS:

733 McKinley

LEGAL DESCRIPTION:

S ½ Lot 4 & All Lot 5, Block 9, Louisville Heights

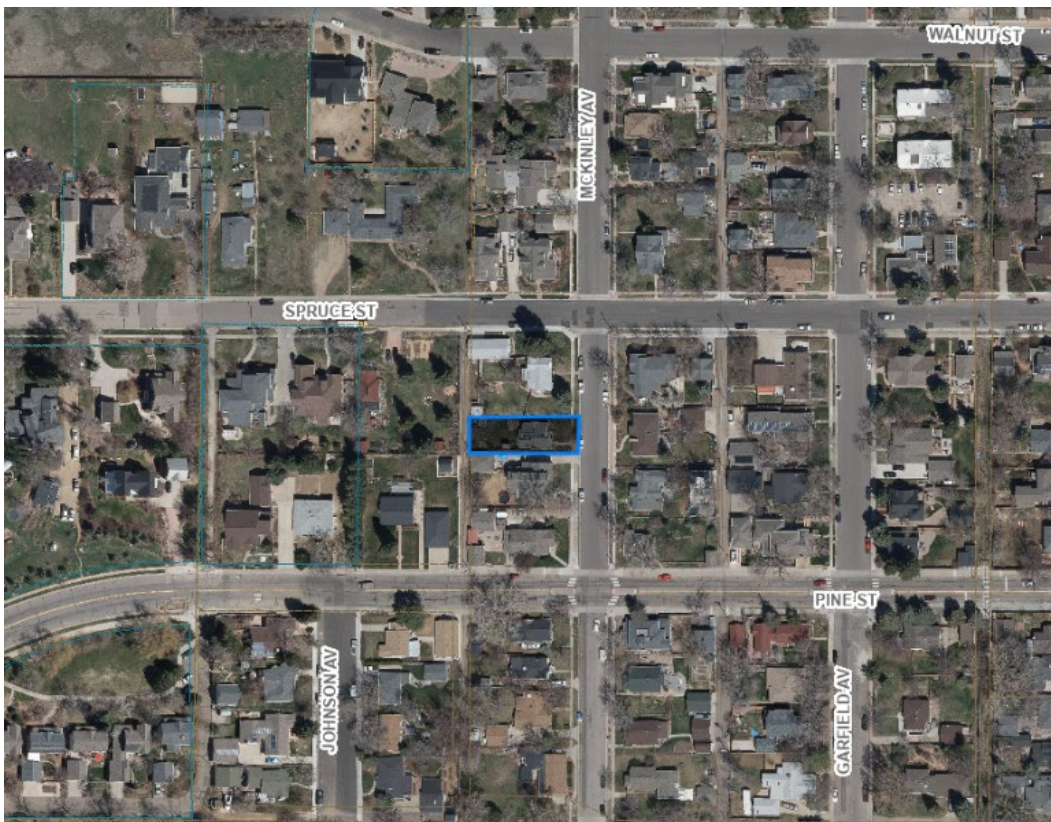
DATE OF CONSTRUCTION:

1939

REQUEST

A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 733 McKinley.

VICINITY MAP



SUMMARY

The applicant requests a finding of probable cause for landmark designation to allow for funding of a historic structure assessment for 733 McKinley Avenue.

Staff recommends approval of the request.

ARCHITECTURAL INTEGRITY

The structure at 733 McKinley is a one-story, front-gabled residence with a covered side porch and brick chimney. The 2018 "[Stories in Places](#)" context lists this style as "Minimal Traditional," an early twentieth-century form popular from the 1930s to 1950. Though older than the popular postwar Ranch form, they have a similar history in that they were a simple structure to build quickly with a growing home-owning and -renting population of the midcentury. 733 McKinley displays characteristic elements of this form; it is one story, "boxy," and with minimal ornamentation and no overhanging eaves.

The current form appears unchanged from the 1948 Assessor's Card photo. The windows and siding today appear similar to 1948. However, the building permit file includes permits for new windows (location unknown) in 1974 and new siding (location unknown) in 1975). The building has been re-roofed multiple times and solar panels were added or updated circa 2008. The rear windows were replaced circa 2015.



Figure 1. 1948 Assessor's Card photo.



Figure 2. Current streetviews.

ANALYSIS

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

Staff analysis of the **criteria under LMC Sec. 15.36.050** is as follows:

Criteria	Criterion Met?	Findings
<i>Landmarks must be at least 50 years old</i>	Y	85 years old
<i>Landmarks must meet one or more of the criteria for architectural, social or geographic/environmental significance</i>	Y	<p>Social Significance - <i>Exemplifies cultural, political, economic or social heritage of the community.</i></p> <ul style="list-style-type: none"> • Several families lived in this home over its 85 years, though there is limited information recorded about their lives in the social history report. • Residents’ employment history includes mining, Rocky Flats, craftsmanship, downtown businesses, and industrial and electrical development.

		<p>Architectural Significance - <i>Exemplifies specific elements of an architectural style or period.</i></p> <ul style="list-style-type: none"> • Exemplifies era of its development, 1930s, via Minimal Traditional form
<p><i>Landmarks should meet one or more criteria for physical integrity</i></p>	<p>Y</p>	<p>Physical Integrity - <i>Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</i></p> <ul style="list-style-type: none"> • Appears to maintain original footprint • Little change over time <p><i>Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.</i></p> <ul style="list-style-type: none"> • Remains in original location

FISCAL IMPACT

The finding of probable cause allows for a grant of up to \$4,000 for a Historic Structure Assessment from the Historic Preservation Fund.

RECOMMENDATION

Staff recommends a finding of Probable Cause, making the property eligible for up to \$4,000 toward the cost of a historic structure assessment.

ATTACHMENTS

1. Application
2. Social History Report
3. Colorado Cultural Resources Inventory

HISTORIC PRESERVATION APPLICATION

CASE NO. _____

<p>PROPERTY INFORMATION</p> <p>Address: <u>733 McKinley Ave</u></p> <p>Date of Construction: <u>1939</u></p> <p>Legal Description:</p> <p>Lot: <u>5 and south half of 4</u> Block: <u>9</u></p> <p>Subdivision: <u>Louisville Heights</u></p> <p>Landmark Name and Resolution (if applicable):</p> <p>_____</p>	<p>TYPE(S) OF APPLICATION</p> <p><input checked="" type="checkbox"/> Probable Cause/Historic Structure Assessment</p> <p><input type="checkbox"/> Landmark</p> <p><input type="checkbox"/> Historic Preservation Fund Grant</p> <p><input type="checkbox"/> Historic Preservation Fund Loan</p> <p><input type="checkbox"/> Alteration Certificate</p> <p><input type="checkbox"/> Demolition Review</p> <p><input type="checkbox"/> Other: _____</p>
<p>APPLICANT INFORMATION</p> <p>Name: <u>Robert Tully/Genevieve Braus</u></p> <p>Company: _____</p> <p>Address: <u>733 McKinley Ave</u> <u>Louisville CO 80027</u></p> <p>Telephone: <u>720-771-8502</u></p> <p>Email: <u>robert@tullyartworks.com</u></p>	<p>REQUEST SUMMARY</p> <p>We wish to begin the landmark process.</p> <p><u>A social history has been completed.</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
<p>OWNER INFORMATION (IF DIFFERENT)</p> <p>Name: _____</p> <p>Company: _____</p> <p>Address: _____</p> <p>_____</p> <p>Telephone: _____</p> <p>Email: _____</p>	<p>SIGNATURES AND DATE</p> <p>Robert Tully/ Genevieve Braus 1/1/24</p> <p>Applicant Name (print) <u>1/1/24</u> Date</p> <p><u>Robert Tully Genevieve Braus</u></p> <p>Applicant Signature</p> <p>_____</p> <p>Owner Name (print) _____ Date</p> <p>_____</p> <p>Owner Signature</p>



733 McKinley Ave. History

Legal Description: South half of Lot 4 & All of Lot 5, Block 9, Louisville Heights

Year of Construction: 1939

Architect: Unknown; however, records indicate that the house was constructed by then-owner, Elmer Hilton.

Previous addresses used to refer to this property: none

Summary: This home, built in 1939, was the home of Elmer Hilton and Muriel Thompson Hilton from 1939 to 1957. Elmer Hilton built the house. Its history is connected with that of the longtime Royal and Lula Belle Thompson residence next door at 741 McKinley.

Development of the Louisville Heights Subdivision; Wintle Ownership of Lots

The Louisville Heights Addition in which this house sits was first developed in 1904 by the Colorado Mortgage and Investment Co. Ltd.

James and Augusta Wintle purchased the lots at 741 McKinley in 1905, according to Boulder County records. These included what is now 733 McKinley. James and Augusta lived at 741 McKinley until circa 1918-1920. Following the death of James Wintle, Augusta Wintle then sold the lots to Royal Thompson, by a deed recorded in 1924, though records show that the Thompsons began living there in around 1920.

Connected History of 733 McKinley to 741 McKinley

The house at 733 McKinley is on property that was part of the original 741 McKinley property. The properties also have a family connection. Muriel Thompson, who grew up at 741 McKinley, married Elmer Hilton and they lived at 733 McKinley. This arrangement was made possible by Muriel's parents, Royal and Lula Belle Thompson.

Royal Thompson was born in Nebraska in 1881, while Lula Belle (sometimes stated in the records to be Lulu Belle, Lulu Bell, or with other similar spellings) Fletcher was born in Iowa in about 1888. Records indicate that Royal's work over the years included being a "Grain Mill Elev. Foreman," watchman, and hoisting engineer at a coal mine. (Though another Thompson family historically lived catty-corner at 301

Spruce, no family connection between the two Thompson families has been found.) Their daughter, Muriel, was born in 1913.

Property records indicate that in 1936, Royal Thompson conveyed ownership to the lots that now comprise both 733 McKinley and 741 McKinley to his wife, Lula Belle Thompson.

Elmer and Muriel Hilton, Ownership 1939-1957

In 1937, Muriel Thompson married Elmer Hilton. In 1938, Lula Belle Thompson conveyed the lots for 733 McKinley to her daughter and son-in-law, Muriel and Elmer Hilton.

Elmer Hilton had grown up in Louisville as the son of William Hilton and Elizabeth Barker. Both the Hiltons and the Barkers were pioneer families of Louisville. Like Muriel, Elmer was born in 1913.

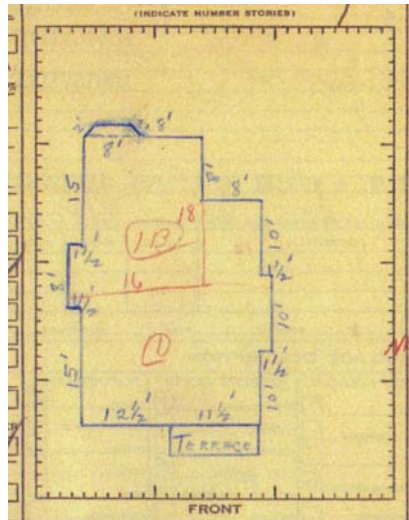
The house at 733 McKinley was constructed in 1939. Elmer Hilton's obituary states that he built the house.

Elmer Hilton worked at a variety of jobs in Louisville. He worked for the Industrial Mine, Monarch Mine, and Black Diamond Mine, and for Rocky Flats as an operations engineer. He also had at least two businesses as a woodworker. The 1949 directory shows that he was in business with his father-in-law, Royal Thompson. The business was called Hilton Wood Products and it was located at 741½ McKinley, behind Royal Thompson's house. The 1951 directory also shows Elmer to have been in business with Louisville resident Ralph Harmon. The business was "The Woodshop" and it was located on Main Street. By the time of the 1955 directory, however, Ralph Harmon had the business by himself and Elmer Hilton was back to working at the Black Diamond Mine. The 1958 directory listed Elmer as being a cabinetmaker.

The 1940 Louisville directory shows that Muriel Hilton worked at Bungalow Drug on Main Street in Louisville. She later worked for the University of Colorado Wardenburg Medical Center as a nurse's aide, and retired from there.

The following images are from the 1948 Boulder County Assessor card and show the house from that time, when it was owned by Elmer and Muriel Hilton, along with a sketch of the layout. The photo is believed to date from 1948. Notations on the card indicate that the blue markings on the layout sketch were made in 1948 and the red markings in 1950.





The Hiltons sold the house in 1957. Muriel Hilton died in 1973 and Elmer Hilton died in 1995. Elmer Hilton's obituary states that they had a daughter. Elmer remarried after Muriel's death.

Eugene and Palmena DiCarlo, Ownership 1957-1963

The owners of 733 McKinley from 1957 to 1963 were Eugene and Palmena DiCarlo. They had been married in 1951 and likely raised their children at 733 McKinley. Directories from the time show them to be living in this location. Eugene DiCarlo worked for Dow Chemical. He is still a Louisville resident. Palmena Ferrera DiCarlo passed away in 2006.

Robert and Margaret Sneddon, Ownership 1963-1978

Robert and Margaret Sneddon next owned and resided at 733 McKinley. Their children were Alyson and Heather. Bob Sneddon worked for Public Service Company of Colorado for 32 years. He passed away in 2006.

Later Owners

Later owners and residents of the house were Chris and Barbara Bratton; Richard Jelinek and Linda Mallinoff; Katherine Vaughan; Dorothy Vaughan; and Robert Metz. The current owners, Robert Tully and Genevieve Braus, purchased 733 McKinley in 1993.

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

OAHP Site #: 5BL 12418

OAHP Form #1417
DRAFT 12/2012

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COLORADO CULTURAL RESOURCES INVENTORY

Historical and Architectural Reconnaissance

This form is intended for use in survey projects undertaken for preservation planning purposes and it is NOT to be used for Section 106 compliance projects. It provides a basic descriptive record of a single building, structure, object, or site. Please use the #1417b Ancillary form to document additional resources on a single site. This form may provide enough information to assess architectural significance and/or to identify other potential areas of historical significance. Full evaluations of historical significance require additional property-specific research beyond the scope of this form and typically require completion of the OAHP *Historical / Architectural Properties: Intensive Level / Evaluation* form (OAHP form # 1403). For guidance on completing this form and required accompanying documentation, please refer to the instructions, available online at <http://www.historycolorado.org/oaHP/survey-inventory-forms>

Official eligibility determination (OAHP use only)

Date _____ Initials _____

_____ Determined Eligible- NR

_____ Determined Eligible- SR

_____ Needs Data

_____ Eligible District - Contributing

IDENTIFICATION

- Property name: 733 McKinley Current
- Resource classification: Building
- Ownership: Private

LOCATION

- Street address: 733 McKinley Ave
- Municipality: Louisville vicinity _____
- County: Boulder
- USGS Quad: Louisville year: _____ 7.5'
- Parcel number: _____
- Parcel information: Lot(s): _____ Block: _____ Addition: _____
- Acreage: _____ actual estimated
- PLSS information: Principal Meridian Can Township 1S Range 69W
NE 1/4 of SE 1/4 of NE 1/4 of SW 1/4 of section 8
- Location Coordinates:
UTM reference: Zone 13 ;mE 488098 ;mN 4425253 NAD 1927 NAD 1983
- or
Lat/Long: Latitude 39.977358 ; Longitude -105.139382 WGS84 Other _____

elev. 5390 ft.

DESCRIPTION

13. Construction features (forms, materials):

Stories	Style/Type	Foundation	Walls
1	Late 19th & Early 20th Century American Movements NO STYLE	Concrete-poured	Synthetics: Vinyl
Windows	Roof	Chimney	Porch
gable-hung, Fixed, Casem	Front Gabled Flat roof	Exterior-gable wall	Partial width

ES 4/15

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

14. Landscape (important features of the immediate environment):

OAHP Site #:

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

15. Historic function/use: DOMESTIC Current function/use (if different): DOMESTIC

16. Date of Construction: c.1939 Estimated (include source): Assessors card

17. Other Significant Dates, if any: _____

18. Associated NR Areas of Significance: _____

19. Associated Historic Context(s), if known: _____

20. Retains integrity of: Location, Setting, Design, Association, Feeling

21. Notes:

22. Sources:

SKETCH PLAN include approximate scale



**FIELD ELIGIBILITY
RECOMMENDATION:**
To be completed by surveyor

NEEDS DATA

RECORDING INFORMATION

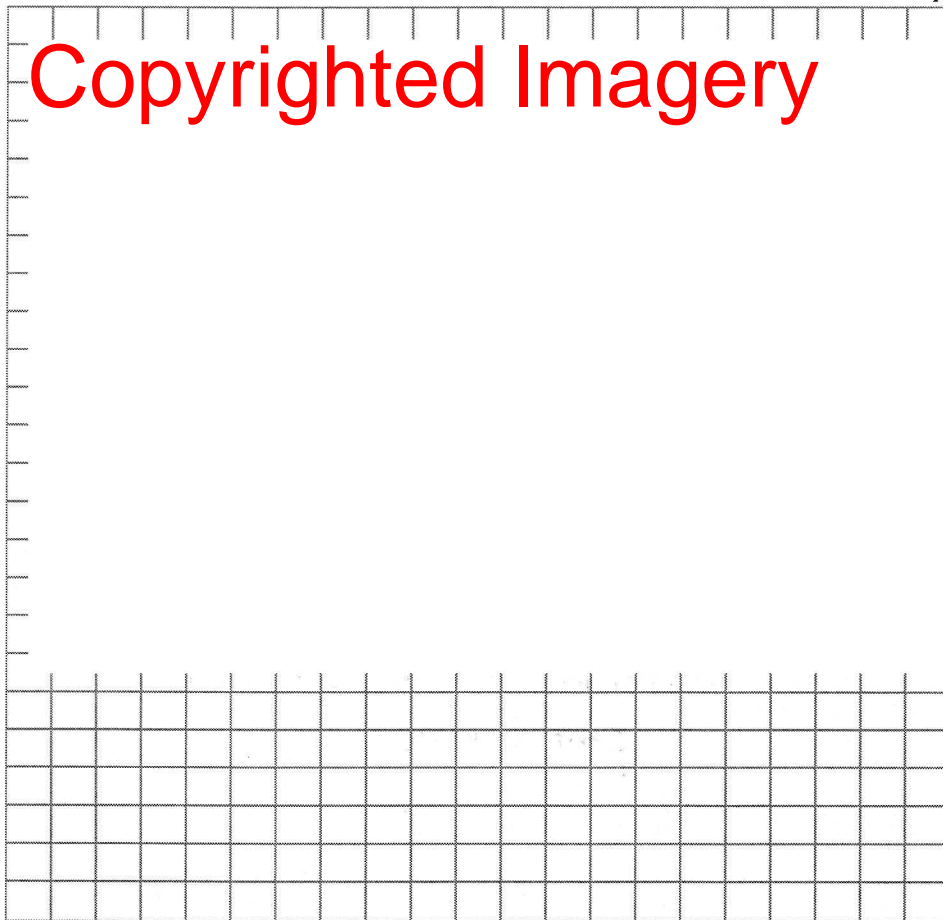
Survey date: 7/10/2013

Surveyed by: Barlow

Project sponsor: City of Louisville,
History Colorado
State Historical

Photograph Log: Fund

Copyrighted Imagery





733 McKinley Avenue 004705_Photo #3159.JPG



733 McKinley Avenue 004705_Photo #3582.JPG

ITEM 800 & 804 Main Street Probable Cause Determination

OWNER Steve and Marilyn Mesple
Mesple, LLC
500 S Arthur Ave, Suite 700
Louisville, CO 80027

APPLICANT J. Erik Hartronft, AIA
Hartronft Associates, p.c.
950 Spruce Street
Louisville, CO 80027

PROJECT INFORMATION

ADDRESS: 800 Main Street
LEGAL DESCRIPTION: Lot 7 Less Min, Block 2, Town of Louisville
DATE OF CONSTRUCTION: 1882 – 1930 (see social history report)

REQUEST A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 800 Main Street.

VICINITY MAP



SUMMARY

The applicant requests a finding of probable cause for landmark designation to allow for funding of a historic structure assessment for 800 & 804 Main (referred to as 800 Main in this report).

Staff recommends approval of the request.

ARCHITECTURAL INTEGRITY

The structure at 800 & 804 Main Street is a one-story commercial building with vertical wood siding and wood shingles. It was originally two buildings (800 and 804 Main) and was combined into one building potentially in the 1930s. The original buildings burned in a fire in 1926, and whether any of the original material from those buildings remains is unknown. The current, single building was built before at least 1948, possibly as early as 1930. At that time, it had a brick façade and glass storefronts that are visible in the photo from 1950 below.

Readily available information via the building permit file, historic contexts and surveys, and social history report do not provide a definitive date or period when the building was re-sided to its current appearance, though photographs show that this happened by 1999 at the latest. (The permit record shows substantial remodeling into multiple units by the current owner starting in 1991, and another siding change of some extent in 1996.)

The period of significance for the existing, single structure would likely be circa 1950 because the more recent changes are not old enough to have gained historic significance. Using that era as a benchmark, the current building has undergone extensive remodeling that removed the storefronts and covered up (or removed) the brickwork. The architectural integrity has been compromised by these changes, however, the footprint remains the same, and an extensive restoration project could recreate the original façade. It is also possible that at least some of the brickwork remains under the current siding.



Figure 1. 1950 photo when the First State Bank and Hub Store occupied the building.



Figure 2. 800 Main in 1973, when it was occupied by Public Service and Exquisite Enterprises.

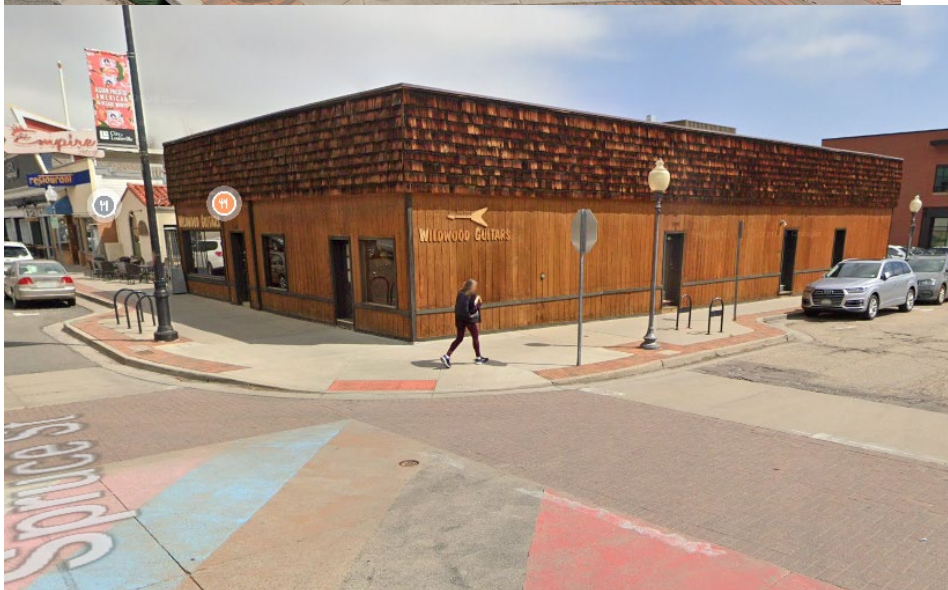


Figure 3. Current streetviews.

ANALYSIS

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

Staff analysis of the **criteria under LMC Sec. 15.36.050** is as follows:

Criteria	Criterion Met?	Findings
<i>Landmarks must be at least 50 years old</i>	Y	At least 76 years as a single building. Portions may be over a century old.
<i>Landmarks must meet one or more of the criteria for architectural, social or geographic/environmental significance</i>	Y	<p>Social Significance - <i>Exemplifies cultural, political, economic or social heritage of the community.</i></p> <ul style="list-style-type: none"> • Downtown business (multiple) <p>Architectural Significance - <i>Exemplifies specific elements of an architectural style or period.</i></p> <ul style="list-style-type: none"> • With restoration <ul style="list-style-type: none"> ○ Midcentury storefront ○ Rare brick/brick siding building in Louisville <p>Geographic/environmental significance – <i>Enhances sense of identity of the community</i></p> <ul style="list-style-type: none"> • Prominent location on Main Street • Large, corner building
<i>Landmarks should meet one or more criteria for physical integrity</i>	Y	<p>Physical Integrity - <i>Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</i></p> <ul style="list-style-type: none"> • Appears to maintain midcentury footprint. • Siding and storefront compromised by changes within last 50 years.

Criteria	Criterion Met?	Findings
		<p><i>Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.</i></p> <ul style="list-style-type: none"> • Remains in original location

FISCAL IMPACT

The finding of probable cause allows for a grant of up to \$9,000 for a commercial structure Historic Structure Assessment from the Historic Preservation Fund.

RECOMMENDATION


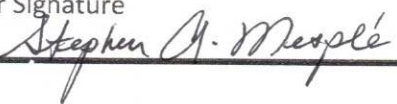
Staff recommends a finding of Probable Cause, making the property eligible for up to \$9,000 toward the cost of a historic structure assessment.

ATTACHMENTS

1. Application
2. Social History Report

HISTORIC PRESERVATION APPLICATION

CASE NO. _____

<p>PROPERTY INFORMATION</p> <p>Address: <u>800-804 Main Street</u></p> <p>Date of Construction: <u>1890-1910</u></p> <p>Legal Description:</p> <p>Lot: <u>Lot 7 (less)</u> Block: <u>2</u></p> <p>Subdivision: <u>Town of Louisville</u></p> <p>Landmark Name and Resolution (if applicable): <u>N/A</u></p>	<p>TYPE(S) OF APPLICATION</p> <p><input checked="" type="checkbox"/> Probable Cause/Historic Structure Assessment</p> <p><input type="checkbox"/> Landmark</p> <p><input type="checkbox"/> Historic Preservation Fund Grant</p> <p><input type="checkbox"/> Historic Preservation Fund Loan</p> <p><input type="checkbox"/> Alteration Certificate</p> <p><input type="checkbox"/> Demolition Review</p> <p><input type="checkbox"/> Other: _____</p>
<p>APPLICANT INFORMATION</p> <p>Name: <u>J. Erik Hartronft, AIA</u></p> <p>Company: <u>Hartronft Associates, p.c.</u></p> <p>Address: <u>950 Spruce Street</u> <u>Louisville, CO 80027</u></p> <p>Telephone: <u>303-673-9304</u></p> <p>Email: <u>erik@hapcdesign.com</u></p>	<p>REQUEST SUMMARY</p> <p><u>The building at 800-804 Main has been modified over the years, but we believe that the original brick facade of the First State Bank of Louisville is still present under the current siding and may be able to be restored/landmarked.</u></p>
<p>OWNER INFORMATION (IF DIFFERENT)</p> <p>Name: <u>Steve and Marilynn Mesple</u></p> <p>Company: <u>Mesple, LLC</u></p> <p>Address: <u>500 S Arthur Ave Suite 700</u> <u>Louisville, CO 80027</u></p> <p>Telephone: <u>303-665-7733</u></p> <p>Email: <u>stevem@wildwoodguitars.com</u></p>	<p>SIGNATURES AND DATE</p> <p><u>Hartronft Associates, p.c.</u> 1/10/24</p> <p>Applicant Name (print) _____ Date _____</p> <p> <small>Digitally signed by J. Erik Hartronft DN: cn=J. Erik Hartronft, o=Hartronft Associates, p.c. ou=www.hapcdesign.com, c=US Date: 2024.01.10 15:36:15-0700</small></p> <p>Applicant Signature _____ <u>Mesple, LLC</u> 1/10/24</p> <p>Owner Name (print) _____ Date _____</p> <p><u>Stephen A. Mesplé</u> 1/10/24</p> <p>Owner Signature _____ </p>





800 & 804 Main Street, Louisville, Colorado

According to the Boulder County Assessor's website, the property at 800 and 804 Main Street is owned by Mesple LLC and occupies "Lot 7 less min Blk 2" in Louisville. This property is notable for having been a business site in the earliest years of Louisville's existence; the site of over 75 years of ownership by members of one family, the Williams family of Louisville; the location of a damaging fire in 1926; the site of the First State Bank for 38 years; the site of Public Service for about the same number of years; and the site of the Hub Store, a well-known clothing store, for about 40 years.

Ownership; Businesses on the Site

This site is part of Original Louisville platted and registered by Louis Nawatny in 1878. Nawatny sold the property in 1882 to Thomas Allenton and John Harris.

Records show that Thomas Allenton operated a "meat market and saloon" business on the site, likely out of a building on the corner, in the early 1880s.

Jacob C. Williams acquired the property in 1895, which was the start of ownership and/or control by members of the Williams Family that was to last over 75 years. Jacob Williams was a coal mine operator. His 1929 obituary stated that as the superintendent of the Northern Coal & Coke Company, and then of the Rocky Mountain Fuel Company, he supervised the operations of numerous mines in Boulder and Weld Counties.

Following Jacob Williams' death in 1929, his wife, Jane Williams, owned the property until her death in 1958. Their son, Wilbur Williams, then inherited the property and owned it until 1968, when he transferred it to a company that he is believed to have controlled, the Louisville Company. The Louisville Company in 1972 transferred it to Exquisite Enterprises.

Research indicates that historically, the site typically had two businesses sitting side by side, as opposed to one business occupying the entire lot.

For 38 years from 1915 to 1953, 804 Main was the site of The First State Bank of Louisville. (In 1932, bank robbers locked an assistant cashier and two customers in the

vault and took \$12,000.) Howard Hoyt is said to have responsibly guided the bank through the difficult years of the Depression. G.R. Henning, owner of Henning Mortuary on the other corner of the block (and Mayor of Louisville from 1926 to 1930), was also an important figure at the bank, being President and serving in other capacities.

When the bank moved in 1953, 804 Main then became the location for Public Service offices until circa 1990.

800 Main was the site of the Hub Store, a popular clothing store, starting in about 1915 and continuing until the 1950s. For much of its existence, this Louisville establishment was the primary destination for local residents to purchase clothing. Managers of the Hub Store over the years are believed to have included J.H Struezel, F.A. Mangus, Anthony Mangus, George A. Webster, O.C. Alderson, and Arthur "Spud" Porta. Exquisite Enterprises was later located at 800 Main.

History of Construction and Remodeling

There are a number of different dates given in official records for when the building at this site may have been constructed. The County Assessor's records (which frequently have been found to be in error with respect to other downtown Louisville properties) state that the building was constructed in 1952. The Historical Survey done in 2000 gives estimated dates of circa 1890 for the building on the south half of Lot 7 and circa 1910 for the building on the north half of Lot 7. The County Assessor's Card showing Building Description and Value Calculation (kept at the Carnegie Library for Local History in Boulder), date unclear, gives the date of construction as 1900 and indicates that the building was remodeled in 1930.

The Sanborn fire insurance maps for Louisville, which were made in the years 1893, 1900, and 1908, show this site. The 1893 map shows a "General Merchandise" business in a one-story building on the southern half of Lot 7 (the corner) and an outbuilding. The 1900 map shows what appears to be the same building, but enlarged at the back, and additional outbuildings. The 1908 map shows a one-story building labeled as an "office" constructed on the north half of the site. The 1909 Drumm's Wall Map of Louisville at the Museum shows the same buildings on the site as the 1908 Sanborn map shows.

The owner of Lot 7 in 1882, Thomas Allenton, operated a "meat market and saloon" out of the corner building during that year. It is likely that this is the same building that appears on the 1893 Sanborn Map. Being in the heart of Original Louisville that was platted by Louisville Nawatny in 1878, and particularly being a corner lot, this lot would logically have been developed very early in the history of the town.

The following photo is believed to have been taken in the 1910s and it shows the buildings that were on Lot 7 on the far right of the photo: the First State Bank at what would become 804 Main, and the Hub Store at what would become 800 Main. Based on

the available information, these buildings are believed to have been constructed circa 1905 (for the north building) and circa 1882 (for the south building).



The following photo of the Victor Helburg funeral procession in 1915 shows the corner with what is now 800/804 Main in the middle rear of the photo:



A major fire on the southern half of this block in 1926 damaged or destroyed the two buildings standing on Lot 7 and destroyed additional buildings on Lot 8. (It is in part because of this fire that the buildings on the north half of this block, the Mossoni House at 836 Main and the Henning Mortuary at 844 Main, are the oldest remaining buildings on the block.) Unfortunately, the 2000 Historical Survey made no mention of the fire, which was undoubtedly a significant event in the history of the site.

According to the November 30, 1926 *Rocky Mountain News*, the fire started in the rear of the Perrella Garage located on Lot 8. A passenger getting off the interurban late at night saw the fire and raised the alarm.

The following two photos show the damage to the buildings on Lots 7 and 8. Since the photos are limited in what they show, it can't be conclusively stated that no part of the original buildings on Lot 7 remain in the current building. However, the buildings on Lot 7 were at the very least heavily damaged in 1926. The *Rocky Mountain News* article referenced above stated that the fire "destroyed" the bank and the Hub Store (on Lot 7) as well as the telephone exchange and the Perrella Garage (on Lot 8). One local history of Main Street printed in 1985 states that the bank on Lot 7 had to be "rebuilt." The date of 1930 given by the County for the "remodeling" of the buildings may in fact refer to the reconstruction that was done on the site following the fire.



The following, though somewhat unclear due to it being a close-up of a larger photo, shows the site in circa 1948. What appears to be the current building is pictured to the right of the Hacienda Restaurant sign.



The next photo shows the site in circa 1950, when it was still occupied by First State Bank and the Hub Store.



The following photo shows it in 1973, when it was occupied by Public Service and Exquisite Enterprises.



This photo shows the building at 800/804 Main in 1999:



No photos of the site taken after the 1926 fire and before circa 1948 could be found. Therefore, the issue of exactly when the building became a brick building could not be resolved.

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

MEMORANDUM

To: Historic Preservation Commission
From: Jeff Hirt, AICP, Planning Manager
Date: 2/12/24
Re: Comprehensive Plan Update

PURPOSE

The purpose of this agenda item is to:

- Provide the Historic Preservation Commission with an overview of what a comprehensive plan is,
- Share the plan for the City's Comprehensive Plan Update launching in 2024, and
- Solicit initial feedback from Planning Commission to inform next steps.

BACKGROUND:

The City is launching an update to one of its most important policy documents – the Comprehensive Plan. The Plan is adopted by City Council and required by state law.¹ Louisville Municipal Code (LMC) Section 17.64.050 also requires a Plan update at least every ten years. The last Plan update was in 2013. The Plan update is an



opportunity for the community to refresh the City's overall vision, values, and policies on a range of topics including but not limited to land use, development, and infrastructure. The time horizon the Louisville Comprehensive Plan will address is about 20 years. The Community Development Department will manage the Plan update in close coordination with City Council, Planning Commission and numerous other City boards, commissions, and departments with a consultant team led by Design Workshop with subconsultants Fehr and Peers (transportation), Economic and Planning Systems (economics analysis), and Spirit Environmental (sustainability, resilience).

The typical components of a most comprehensive plans that City staff expects will be included in the Plan update include:

- *Existing Conditions Assessments*: this will include analysis of trends related to the built environment (e.g., land use and development), social and economic trends, etc.
- *Vision and Values Statements*: this will be heavily informed by community input to articulate what is most important to Louisville community members that the Plan's policies should hinge

¹ C.R.S. Sec. 30-28-106, 31-23-206.

on. This may also take the form of guiding principles. In addition to acting as a foundation for the Plan’s policies, the vision and values statements can be a helpful lens for a range of future City decisions like City Council work planning and budgeting.

- *Future Land Use Framework*: this will likely include maps and accompanying policies that establish the City’s desired vision for future land uses. These policies will act as a foundation for land use decisions on both public and private land. For example, the Louisville Municipal Code (LMC) requires that most development proposals (e.g., Planned Unit Developments, rezonings) be evaluated for consistency with Comprehensive Plan policies.



2013 Louisville Comprehensive Plan Cover

- *Future Transportation Framework*: this will include maps and accompanying policies that establish the City’s desired vision for future transportation connections. The Plan update will build off the City Council adopted 2019 Transportation Master Plan. These policies will act as a foundation for transportation decisions both for City initiated capital improvement projects and incremental transportation improvements as development and redevelopment occurs on private property.
- *Policy Statements by Topic*: as the plan is comprehensive, it will address a range of other topics that emerge from community input. For example, the Plan update is an opportunity to establish or reinforce City policies on topics “adjacent” to land use, development, and infrastructure. The project team anticipates topics like Equity, Diversity, and Inclusion (EDI), environmental sustainability, resilience and hazard mitigation, and housing affordability (among others) to be front and center in the Plan update.

Community Engagement

Community input that reflects a broad range of perspectives and opinions will be vital to the Plan update’s success. The project team is planning on three community engagement “windows” over the course of the project. During each of these windows, there will be a wide range of engagement opportunities with the intent of ensuring broad representation and meeting people where they are at. The table below summarizes each of these engagement windows.

Comprehensive Plan Community Proposed Engagement Windows		
Engagement Window	Engagement Types	Est. Timing (subject to change)
<p>Engagement Window #1: Community Vision and Values</p> <p>The purpose of this engagement window is to raise awareness about the project</p>	<ul style="list-style-type: none"> • City Council, Planning Commission • City boards and commissions • Focus groups by topic (e.g., development, transportation, sustainability, etc.) 	<p>First quarter of 2024</p>

Comprehensive Plan Community Proposed Engagement Windows		
Engagement Window	Engagement Types	Est. Timing (subject to change)
and solicit community input on the Plan’s vision, values, and goals.	<ul style="list-style-type: none"> Public events Online engagement through Engage Louisville (e.g., surveys) 	
<p>Engagement Window #2: Community Choices, Strategy Framework</p> <p>The purpose of this engagement window will be to solicit community input on the Plan’s draft framework, which will include key community choices that will be driven by input during engagement window #1 (e.g., specific land use options).</p>	<ul style="list-style-type: none"> City Council, Planning Commission City boards and commissions Public events Online engagement through Engage Louisville (e.g., surveys) Intercept events (e.g., at planned community gatherings) 	Third quarter of 2024
<p>Engagement Window #3: Draft Plan</p> <p>The purpose of this engagement window will be to inform the community of the draft plan and determine the leadership, timing, and funding considerations and prioritizations of actions.</p>	<ul style="list-style-type: none"> City Council, Planning Commission Online information sharing through Engage Louisville (e.g., surveys) 	Early/mid 2025

Active City Projects Related to the Comprehensive Plan

The City has several active related projects that the Comprehensive Plan will need to align with. The table below highlights three notable, active plans slated for future City Council adoption and examples of how the Comprehensive Plan could align with those efforts.

Summary of Select Related and Active City Planning Projects			
Related City Plan	Brief Summary	Comprehensive Plan Alignment Examples	Est. Timing
Parks, Recreation, Open Space, and Trails (PROST) Master Plan Update	Guiding document for planning, acquisition, development, and administration of related facilities.	The Comprehensive Plan’s related policies and future land use recommendations should align with any such content in the PROST Master Plan update.	Public launch planned for mid-2024
Louisville Downtown Vision Plan (LDVP)	To enhance public spaces downtown (e.g., streetscape, wayfinding, etc.).	The Comprehensive Plan will likely have a more granular future land use and transportation plan for downtown that will need to align with any LDVP recommendations.	Community engagement planned for early 2024, City Council adoption planned for late 2024

Summary of Select Related and Active City Planning Projects			
Related City Plan	Brief Summary	Comprehensive Plan Alignment Examples	Est. Timing
Housing Plan	Includes a housing needs assessment, related policy statements, and an action plan.	The Housing Plan will likely call for increasing opportunities for more residential development in Louisville. The Comprehensive Plan’s future land use component is an important tool to identify which areas of the community may be appropriate for any such land use changes.	Early 2024 City Council adoption

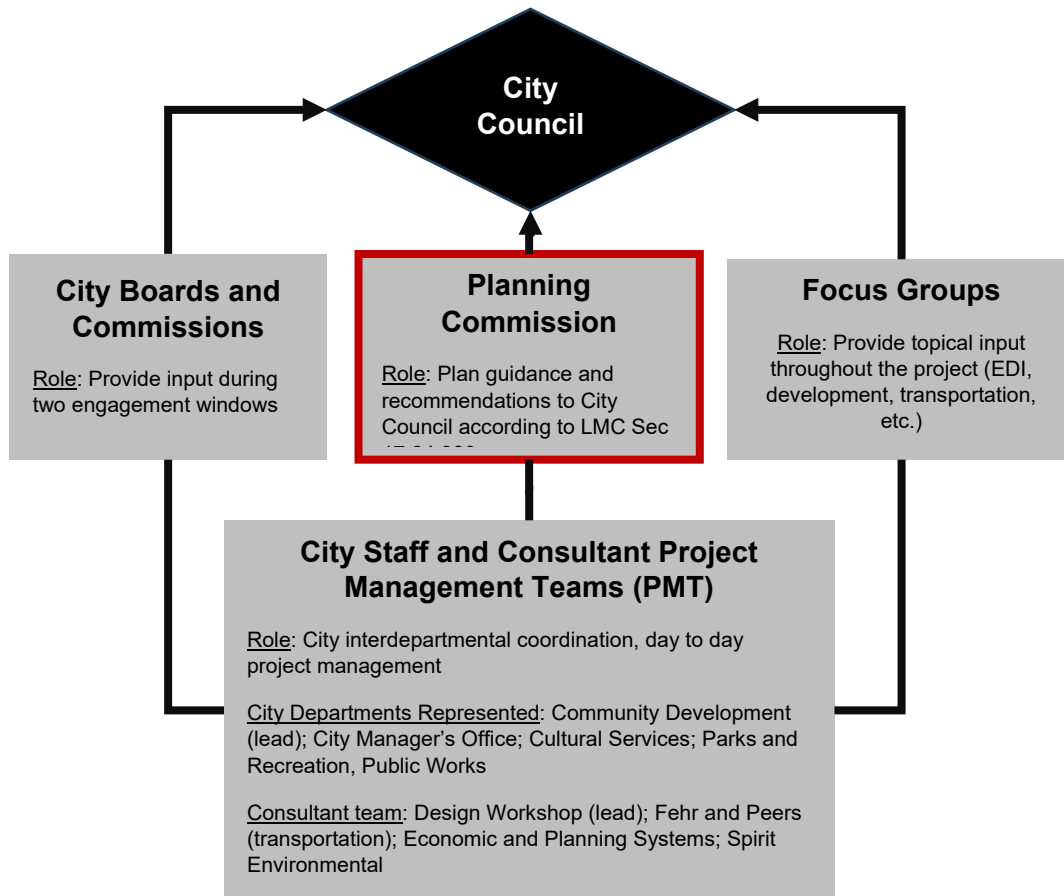
Project Structure

LMC Section 17.64.030 establishes the Planning Commission as the recommending body to City Council to adopt the Comprehensive Plan. Community input will be supplemented by input from City boards, commissions, and focus groups to inform Plan recommendations to City Council. The project team consists of an interdepartmental group that interfaces with the Plan and the consultants. The graphic below summarizes the proposed project structure.

Historic Preservation Commission Role

As part of this project, City staff are requesting that the HPC: 1) provide input during at least two HPC meetings during the project, 2) participate during public engagement windows as you see fit as residents, and 3) help spread the word in the community about the project as public communications start coming out in late February/early March 2024 with the overall goal of maximum community participation. The Plan update will not do a “deep dive” on all topics related to the built environment, but there may be opportunities to advance or reinforce some historic preservation policies or actions.

Comprehensive Plan Update Proposed Project Structure



PROPOSED SCHEDULE AND NEXT STEPS

The Plan update is just getting started with a public launch anticipated for early 2024 and a planned adoption by late Summer/early Fall 2025. An abbreviated proposed project schedule is provided below. Planning Commission and City Council discussions will occur during the engagement windows and throughout the project with specific dates to be determined.

The specific next steps include a public launch planned for February 2024. The project team plans to inform the community of the opportunities for engagement repeatedly throughout Engagement Window #1 through the City's social media platforms, newsletters, signs around the community, and direct mailers, among other notification methods.

Proposed Abbreviated Comprehensive Plan Update Schedule (subject to change)							
	2024				2025		
	Q1	Q2	Q3	Q4	Q1	Q2	Q3
Engagement Window #1: Vision and Values							
Engagement Window #2: Choices and Plan Framework							
Engagement Window #3: Draft Plan							
Draft Plan Framework and Key Community Choices							
Draft Plan (* = planned City Council adoption)							*

REQUESTED HISTORIC PRESERVATION COMMISSION FEEDBACK

City staff are requesting feedback from the Historic Preservation Commission on the following two questions to inform next steps:

- What does a successful Comprehensive Plan update look like to you?
- What are the top three items that the Comprehensive Plan update should address?

LINKS:

1. 2013 Comprehensive Plan - <https://www.louisvilleco.gov/local-government/government/departments/planning/comprehensive-plans-studies-reports>.
2. Plan Update Engage Louisville webpage: <https://www.engagelouisvilleco.org/comp-plan>.

MEMORANDUM

To: Historic Preservation Commission Members
From: Community Development Department
Subject: 2024 Historic Preservation Commission Work Plan
Date: January 22, 2024

BACKGROUND

At the January 22, 2024 regular meeting, HPC discussed the priorities for the 2024 HPC Work Plan based on a list presented by staff. The HPC also met to discuss goals for the grant update work plan item at a special meeting on January 29, 2024.

This memo presents a draft of the 2024 Work Plan for HPC consideration. HPC can make changes, request additional information, and/or adopt the 2024 Work Plan at the February hearing. HPC may also identify subcommittee members and/or volunteers for relevant work plan items. Staff will present retreat takeaways and next steps at the February hearing.

Table 1. List of 2024 Work Plan Items – Full Draft			
Recurring Work Plan Items			
These are standard work plan items to support basic functions and requirements of the HPC.			
Item	Description	Personnel needs	Suggested Timeline
1. Landmark plaque ceremony	Annual ceremony honoring 2023 landmarks	1 HPC volunteer for event planning in May	February – May (HPC volunteer May only)
2. Fall Museum/HP co-sponsored event	Fall event in partnership with Museum.	1 HPC volunteer for event planning in October	July – October (HPC volunteer Oct. only)
3. Training for commissioners	External training opportunities for commissioners.	Sloane Whidden and Lynda Haley to attend Saving Places conference.	February (Saving Places Conference)
Priority Work Plan Items			
These are the priority work plan items to be addressed in 2024			
Item	Description	Personnel needs	Suggested Timeline
4. Grant Program Update	Update grant program (amounts and structure) with goal of adopting revised grant resolution in Q4.	<ul style="list-style-type: none"> Staff Monthly review time during HPC regular meetings. 	Q1 & Q2: staff research time, regular HPC updates, focused engagement Q3: iterate draft resolutions with HPC Q4: HPC and CC review and adoption
	At the January 29 retreat, commissioners and staff discussed ideas for increasing grant amounts above current rates and restructuring and/or adding to the grant program. Staff has identified Q1 tasks for updating the grant program, which are reflected in the attached Work Plan Working Document.		
5. Public landmark/resources map update	Map that provides public access to stories, assessments, historic photographs, etc.	<ul style="list-style-type: none"> Staff HPC subcommittee (1-2 members) 	Preliminary meeting with City GIS architect in Q2 to determine what scope, if any, can be done in house.

Commissioner-Initiated Work Plan Items

All items require some level of staff involvement, especially for final review and/or City approval of public materials, etc. However, the following items will be initiated and developed primarily by commissioners. Open government rules limiting business discussions among commissioners to 2 commissioners maximum without public notice apply.

Item	Description	Personnel needs	Suggested Timeline
6a. HP construction grant signage	Create a template and produce content for signage during active construction projects funded by the HPC. Example can be seen at 809 Main.	HPC subcommittee (1-2 members)	No suggested timeline.
6b. Update HPC Bylaws	The HPC bylaws were last updated a decade ago. Bylaws include requirements on how HPC meetings are run.	HPC subcommittee (1-2 members)	No suggested timeline.
6c. Social media	Post regularly about preservation program on the City's Instagram account. Subcommittee drafts using Google Docs and staff reviews and posts to website.	HPC subcommittee (1-2 members)	Focus on Historic Preservation Month posts (May).
6d. General Outreach	There were a number of outreach and engagement ideas at the January retreat. Staff can provide list of ideas from retreat when needed.	Staff HPC subcommittee (1-2 members)	Start outreach planning in Q3 to be ready to launch outreach in Q4 of 2024 or Q1 of 2025. Do not push outreach until after grant program update has been adopted.

Appendix & Attachments

1. Appendix 1: List of items not included in 2024 work plan draft
2. Attachment 1: Work Plan Working Document
 - a. This is the living/working document that staff will update with tasks for each quarter and will include at the end of each regular meeting packet. It includes staff tasks for Q1 and Q2 for the grant program update item.

Appendix 1

Table 2. List of items not included on 2024 Work Plan from January 22 Discussion		
Item	Description	Reason not included in draft
Minor Code updates to streamline process for users	Decrease the wait time for people going through HP processes.	Recommended as a priority by staff at January 22 meeting. HPC recommendation that this is a lower priority than other work plan items.
Activate landmarks	Identify key historic resources to “activate” and/or develop program to activate all past and future landmarks. Activating landmarks means making them more visible and their stories more accessible to the public.	Identified as a priority by HPC at January 22 meeting. Based on potential scope of grant update, staff recommends prioritizing this item for the 2025 work plan instead. HPC can add it to the work plan in 2024 if desired.
Interpretive signage materials update	Some of the interpretive signage, such as at the Acme Mine and Memory Square Park, appears to be fading and may need to be updated.	Identified as a priority by HPC at January 22 meeting. Based on potential scope of grant update, staff recommends prioritizing this item for the 2025 work plan instead. HPC can add it to the work plan in 2024 if desired.
Addendum to PaleoWest 100 Places Survey	The 100 Places Survey, completed by PaleoWest and made public in 2023, may have some outdated information that warrants amending.	Not a priority for 2024. If revisiting in 2025, confirm there is still interest and there is a clear ask for this project.
Blue Parrot sign	The Blue Parrot sign is a landmarked sign owned by the City. It is currently in City storage. The City has planned to display it somewhere downtown for several years.	Discussion at January 22 meeting that this item is not viable in 2024 due to factors outside of HPC.
EDI audit of landmarks	Review histories of existing landmarks to learn how many are related to Louisville women’s, Hispanic, LGBTQIA, and other underrepresented histories. Possible to pursue in conjunction with the State’s “ <u>Heritage for All</u> ” program.	Not a priority for 2024.

2024 HPC Work Plan -- **TEMPLATE**



Staff to update HPC monthly.		Preserve significant historic places.					
Interal Research & HPC Updates		HPC D/D on Key Questions		Draft Iterations with HPC		HPC Final Draft & CC Adoption	
List of tasks		List of tasks		List of tasks		List of tasks	
Grant Program Update	Present first draft of targeted landmark list based on retreat.	Interview commercial property owners.					
	Research and explore implications of carve-out for structural grants.	Generate project cost estimates to provide basis for general increased grant amounts.					
	Research and explore implications of carve-out for professional design support grants.	Present carve-out grant options to HPC (design support, structural, etc.).					
	Generate cost estimates for full-scale restoration projects.	Present budget projections thru 2028 for priority landmarks and past award rates.					
	Make list of owners to interview about commercial-specific incentives.	What other info does HPC need at end of Q2 to evaluate grant program update?					
	Explore whether tax-based support is possible.						
Names of subcommittee members, if relevant.		What role or responsibility does this project fulfill?					
Phase 1		Phase 2		Phase 3		Phase 4	
Project Name							

- Roles & responsibilities of HPC (derived from PMP)**
- Enhance customer service
 - Facilitate public education and participation
 - Preserve significant historic places
 - Establish and maintain a qualified HPC

- Other goals and projects**
- Meet annual CLG requirements
 - Meet HPC professional requirements
 - Downtown Business Association write-ups
 - Museum Advisory Board Liaison