

# ***Historic Preservation Commission***

## ***Agenda***

**Monday, March 18, 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](http://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](mailto:Planning@LouisvilleCO.gov).*

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Public Comments on Items Not on the Agenda
5. Probable Cause
  - a. 936 La Farge Avenue
  - b. 623 McKinley Avenue
  - c. 700 Pine Street
6. Work Plan Updates
7. Items from Staff
  - a. Austin-Niehoff House Interpretive Signage Update – No Action
  - b. Louisville Downtown Vision Plan Update – No Action
8. Updates from Commission Members
  - a. Saving Places 2024 Conference – Lynda Haley and Sloane Whidden
9. Adjourn

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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](mailto: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.

**ITEM** 936 La Farge Avenue Probable Cause Determination

**APPLICANT/OWNER** Miles McManus  
3907 Iron Court  
Longmont, CO 80503

**PROJECT INFORMATION**

**ADDRESS** 936 La Farge Avenue  
**LEGAL DESCRIPTION** Lot 10, Block 3 Jefferson Place  
**DATE OF CONSTRUCTION** ca. 1900

**REQUEST** A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 936 La Farge.

**VICINITY MAP**



**SUMMARY**

The applicant requests a finding of probable cause for landmark designation to allow for funding of a historic structure assessment for the property at 936 La Farge Avenue.

Staff recommends approval of the request.

## CHANGES OVER TIME

The property at 936 La Farge Avenue contains a primary structure and detached garage. It is a corner property. The primary structure is a front-gabled, one-story building with no porch. "[Stories in Places](#)", a residential historic context for Louisville from 2018, lists the style of the structure as National, a folk form popular between the 1850s and 1930s enabled by the expansion of railroads and access to cheaper lumber, combined with the simple, older forms of previous decades. Many different styles can be applied to it, such as Victorian and Greek Revival. 936 La Farge does not appear to have any additional ornamentation or styling.

The 1948 Assessor image (below) is taken from the south on La Farge and shows the front and south facades of the structure. The front door is in the same location as it was in 1948, as is a rear window on the southeast corner of the building. However, the front windows and the side windows have changed in shape and design. The chimney is no longer present. From the north view, on South Street, the windows have also changed, likely as part of the same renovation that changed the south and front windows. There is a rear addition that may be an enclosed porch on the east side.

The building permit file shows that there was at least some work done around 1963 on the siding and the "back porch." These changes were all completed prior to 1977 (see 1977 Assessor image below).



*1948 Assessor image (top), 1977 Assessor image (bottom), and current view (right).*





CRITERIA	Criterion Met?	FINDINGS
		<ul style="list-style-type: none"> <li>• Window sizing and design changed</li> <li>• Siding changed</li> </ul> <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"> <li>• Remains in its original location</li> </ul>

**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 approval 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><b>PROPERTY INFORMATION</b></p> <p>Address: <u>936 Lafarge Ave.</u></p> <p>Date of Construction: <u>1905</u></p> <p>Legal Description:</p> <p>Lot: <u>10</u> Block: <u>3</u></p> <p>Subdivision: <u>Jefferson Place</u></p> <p>Landmark Name and Resolution (if applicable):        _____</p>	<p><b>TYPE(S) OF APPLICATION</b></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><b>APPLICANT INFORMATION</b></p> <p>Name: <u>Miles McManus</u></p> <p>Company: _____</p> <p>Address: <u>3907 Iron Ct.</u>  <u>Longmont, CO 80503</u></p> <p>Telephone: <u>720-520-0701</u></p> <p>Email: <u>milesgmcmanus@gmail.com</u></p>	<p><b>REQUEST SUMMARY</b></p> <p>Request for funding to conduct an HSA at 936 Lafarge.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
<p><b>OWNER INFORMATION (IF DIFFERENT)</b></p> <p>Name: <u>Miles McManus</u></p> <p>Company: _____</p> <p>Address: <u>3907 Iron Ct.</u>  <u>Longmont, CO 80503</u></p> <p>Telephone: <u>720-520-0701</u></p> <p>Email: <u>milesgmcmanus@gmail.com</u></p>	<p><b>SIGNATURES AND DATE</b></p> <p><u>Miles McManus</u> <u>12/20/23</u>        Applicant Name (print) Date</p> <p>        Applicant Signature</p> <p><u>Miles McManus</u> <u>12/20/23</u>        Owner Name (print) Date</p> <p>        Owner Signature</p>



## 936 La Farge Ave. History

**Legal Description:** LOT 10 BLK 3 JEFFERSON PLACE

**Year of Construction:** c.1900

**Summary:** The history of 936 La Farge is most notable for its association with the Buffo family who resided there for 46 years and the representation of Louisville's Italian heritage. The Buffo family and related families all emigrated from the same region of Italy and were neighbors within a few blocks of each other in Jefferson Place. Members of the Buffo family have lived on this block since 1900, for five generations.

### Development of the Jefferson Place Subdivision

The Jefferson Place subdivision was the first residential area created outside, and immediately west of the original town. Charles Welch, the founder of the Welch Mine, platted the subdivision to create a residential area for mine workers and people in supporting lines of business in 1880. The 20-acre subdivision consists of 170 lots, bordered by La Farge and Jefferson Avenues, with Pine, Spruce, and Walnut as cross-streets.

### Early Property Ownership, 1890-1902

Much of the early property ownership and Buffo family history related to 936 La Farge was compiled by Bridget Bacon and reported in the Jefferson Place Historical Context Report conducted in 2010.

In 1890, Charles Welch sold the property to Benjamin Morgan for \$25. Within the same month, the property was quickly sold to Elizabeth Morgan, then Amy Collier for \$115, until 1892 when it was purchased by Esther Jane Schneider for \$450. Esther Jane with her husband John and their eight children were living in Louisville in the 1890s, according to Louisville directories, and in 1900, according to census records, John Schneider was a miner, City Trustee, and Justice of the Peace.

It is unclear when the house was built on the property or if the Schneider family was living there. The Schneiders are listed in Louisville directories for 1892, 1896, and 1898 but their address is not specified. Boulder County Assessor records list the year built as 1905, however an earlier date seems more likely, particularly since dates of construction for houses in Louisville that are given by the County have at times been found to be in error.

### Buffo Family Ownership, 1902-1946

Property deeds show that Mike and Maria Buffo purchased 936 La Farge from the Schneiders in 1902. However, directories show the Buffos living at this address as early as 1900. They may have been renting the house before they purchased it. Due to changes in address numbering over the years, the house has been known as: 455 La Farge (1916), 445 La Farge (1921), 447 La Farge (1926, 1928, 1930), 451 La Farge (1932, 1936). Under Louisville's current address system, it is believed to have gone by the addresses of 944 La Farge (1940) and 934 La Farge (1943, 1946).





1909 Drumm's Map of Louisville showing the house on Lot 10, Block 3  
on the corner of South St and La Farge Avenue.

Michael Buffo (1862-1924) and Maria Buffo (1866-1939, maiden name also Buffo) were married in Italy. They came from Prascorsano, Province of Torino, Italy, as did others who settled along this part of La Farge. The Buffos were neighbors on La Farge with the Fenolia, Enrietto, and Allera families who also had ties to Prascorsano. The 1900 census, which shows Michael, Maria, and their son Baptist very likely living at this location, also shows a boarder, Toni "Fanoglio." This indicates yet another link with the Fenolia family. (A second boarder living with the family was John Balla, also an Italian immigrant.)

Michael Buffo immigrated to the US in 1893, coming first to Indiana. He was living in Louisville by 1898. Michael Buffo worked as a coal miner and saved money to send for his family. A passenger list from 1898 states that Maria Buffo and their oldest child, Battista [Baptist], were coming to meet Michael in Louisville. Their children were Baptist, Dominic, and Mary. Their oldest child, Angelina, had died young in Italy.

Baptist Buffo was born in 1890 in Italy. A miner who took part in the strike of 1910-1914, he was shot in the stomach in the strike conflict of 1914 at the Hecla Mine in Louisville. Baptist served in World War I and died in the 1918 influenza epidemic while he was stationed in Kansas. He is listed on Louisville's World War I monument located in the Louisville Cemetery and is buried there.

Dominic Buffo (1900-1976), also became a coal miner. Dominic married Lillian Majors in 1921 and they resided at 709 Walnut in Jefferson Place. In 1944, Dominic was severely injured while working on the Columbine Mine tipple. Their son, William, grew up at 709 Walnut in Jefferson Place, then moved next door to 711 Walnut at age 19 when he married.

Mary Buffo (1903-1986), worked catty-corner from her home at Kate Allera's grocery store in the 1920s, following the death of her father, Michael, in 1924. She married Pete Bosone in 1935. They owned and resided at 937 La Farge in Jefferson Place, across the street from Mary's childhood home at 936 La Farge.

The following photo from 1910 shows Michael Buffo with his children, Dominic and Mary, just outside of their home at 936 La Farge. The view is looking east on South Street. The rear of the Jacoe Store, now the location of the Louisville Historical Museum, can be seen on the left.



The following photo from 1929 shows Dominic Buffo's wife, Lillian, with their daughter, Marie. They are standing at a pole located just by the Michael and Maria Buffo home at 936 La Farge. In the background, diagonally across the intersection, is Kate Fenolia Allera's store. It was located at what would today be 1001 La Farge. Marie Buffo died just a few years later, in 1933, at the age of seven.



According to a written Buffo family history that was donated to the Louisville Historical Museum,

“Michele Buffo was somewhat small in stature, 5’7” tall and 145 pounds, and always sported a bushy mustache. He also was very sickly because of asthma and had to retire

from the mines in 1920 at the age of 59. He was generally a happy man but occasionally got angry with Maria because she went to church so much. (Every day of the week until she died.) Maria would not idly sit by and absorb the anger of her husband but instead would respond by calling him, “bruta bestia.” (ugly animal.)

Two great passions in Michele Buffo’s life were wine making and his garden. . . . [G]ardens were a necessity and much care and time went into them. It was unheard of to have lawns at the time and, as Michele would so often proclaim, “You don’t eat grass but you eat the beans.”

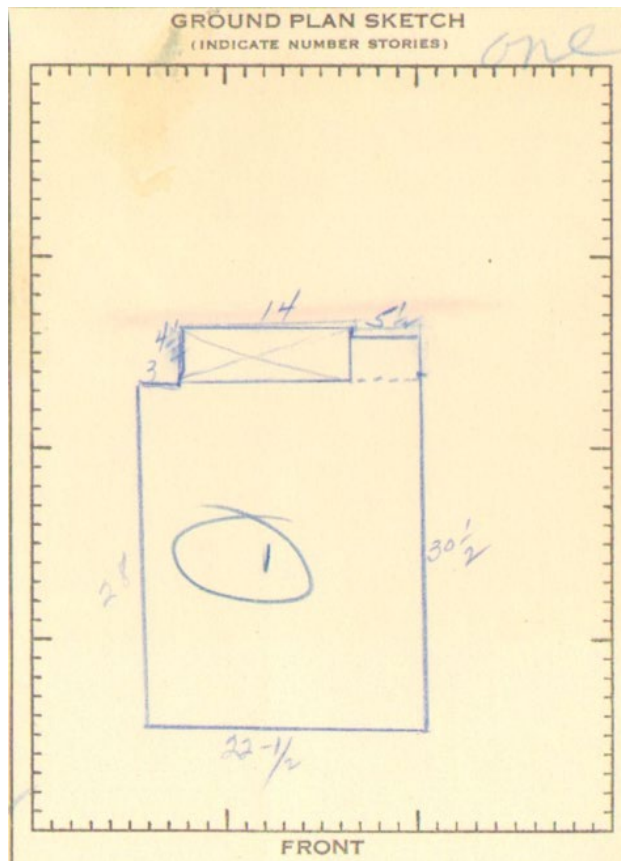
Maria Buffo died in 1939. In 1940, and perhaps before and after that year, 936 La Farge was used as a residence by Buffo relatives Barney and Mary Enrietto when they came to Louisville from Illinois. The Enriettos later settled at 920 La Farge. The 1946 Louisville directory shows that Paul and Mary Boyce lived at “934” La Farge, which is believed to have been a reference to 936 La Farge. They later settled next door at 928 La Farge. Mary Buffo Bosone sold the house in 1946 to Rosamond and Jordan Henry Jones, and it left the Buffo family after 46 years and multiple generations.

**Rosamond and Jordan Henry Jones Ownership, 1946-1963;  
John P. & Mary T. Kakalecik Ownership, 1963-1968  
Gary & Mary Reddington, 1968-2021**

Rosamond Jones (1903-1987) and J. Henry Jones (1875-1947) purchased 936 La Farge in 1946. They were previously living on Lincoln and had four children. Henry Jones was a landscape architect and passed away in 1947. Rosamond lived in Louisville until 1962 and was active in the Baptist Church and worked as a cook at Colacci’s Restaurant at 816 Main Street. According to Louisville Directories, Rosamond lived at 936 La Farge at least through 1959, however, by 1961, Nancy Milano and LeRoy Baker are listed as living at this address in the Louisville Times.

In 1963, Rosamond Jones sold 936 La Farge to John and Mary Kakalecik. John Kakalecik was originally a coal miner and later worked as a maintenance man at the University of Colorado. He died in 1971. The Kakaleciks most likely used 936 La Farge as a rental property as they are listed as living on Front Street during their ownership of the property. In 1968, the Kakaleciks transferred ownership to Gary and Mary Reddington. It is not apparent that the Reddington’s lived at 936 La Farge and likely rented the property as multiple people are listed at this address in the Louisville Times during the years of Reddington ownership. In 1983, the Reddingtons added the detached garage to the property. The floorplan of the house did not change between the 1948 and 1977 Assessor card images. Gary Reddington passed away in 2021 and Mary Reddington sold the property to the current owners – Miles McManus and Erica Swanson.

1948 Boulder County Assessor image and floorplan shown below.



1977 Boulder County Assessor photo and 1983 Floorplan with addition of detached garage shown below.





(AV) APPRAISED BY: \_\_\_\_\_ (AW) DATE: \_\_\_\_\_

Scale \_\_\_\_\_" = \_\_\_\_\_'

(Z)	OTHER ITEMS	EST. R.C.N.
A	Fireplace	
B	Yard Improvements	
C		
D		
E		
Z		
TOTAL OTHER ITEMS		
REMARKS		
Add EP 23 Garage 5/14/12 2014		

Current Boulder County Assessor image of 936 La Farge.



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

**ITEM** 623 McKinley Avenue Probable Cause Determination

**APPLICANT/OWNER** Sarah Wheeler  
623 McKinley Avenue  
Louisville, CO 80027

**PROJECT INFORMATION**

**ADDRESS** 623 McKinley Avenue  
**LEGAL DESCRIPTION** S 10 FT Lot 4 and All Lots 5-6 & N 15 FT Lot 7, Block 10, Louisville Heights  
**DATE OF CONSTRUCTION** 1952-1953

**REQUEST** A request to find probable cause for a landmark designation to allow funding of a historic structure assessment for 623 McKinley Avenue.

**VICINITY MAP**





## SUMMARY

The applicant requests a finding of probable cause for landmark designation to allow for funding of a historic structure assessment for the property at 623 McKinley Avenue.

Staff recommends approval of the request.

## CHANGES OVER TIME

The property at 623 McKinley Avenue contains a primary structure and a detached garage. The primary structure is a cross-gabled, one-story structure with a portico and awnings on the front facade. "[Stories in Places](#)", a residential historic context for Louisville from 2018, lists the style of the structure as a Ranch home. Ranches are a famous home type in the US that became popular across the country (particularly in the southwest) after WWII. The primary structure at 623 McKinley displays a number of typical characteristics, including non-functional shutters, decorative wrought-iron porch railings and supports, and a small porch/portico. While there is a garage on the property, it is detached (*attached* garages being another Ranch characteristic). However, some of these characteristics are not original (see below).

The 1956 Assessor image (below) shows that the form is largely maintained from this era. However, there are some notable changes, in particular that the overhanging eaves now present are not original to the home. In addition, the shutters and wrought-iron details are not present in the photo.

The building permit file shows changes to the roof made in 1995 and 2004 and changes to at least some of the windows in the 1980s.



*1948 Assessor image (above) and current view (right).*





**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 is as follows:

CRITERIA	Criterion Met?	FINDINGS
<i>Landmarks must be at least 50 years old</i>	Y	Ca. 71 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"> <li>• Multiple immigrant histories, including English, Russian, and Slovak</li> <li>• Long single-family ownership (Ross/Waschak Family)</li> <li>• See attached Social History Report for complete information.</li> </ul> <p>Architectural Significance - <i>Exemplifies specific elements of an architectural style or period.</i></p> <ul style="list-style-type: none"> <li>• Ranch form maintained, speaks directly to 1950s development in Louisville</li> <li>• Ranch not well-represented in Louisville landmarks</li> </ul>
<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"> <li>• Form intact</li> <li>• Some changes, including to roof, ornamentation, and siding</li> </ul>

		<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"> <li>• Remains in same location</li> </ul>
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**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 approval 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 Services Inventory





## 623 McKinley History

**Legal Description:** S 10 FT LOT 4 & ALL LOTS 5-6 & N 15 FT LOT 7 BLK 10 LOUISVILLE HEIGHTS

**Year of Construction:** 1952-1953

**Summary:** This property holds a long history of ownership by significant immigrant groups that demonstrate the pull and spread of family networks in Louisville's history including English, Russian, and Slovak families. Most notable is the Ross/Waschak Family that lived in the house for 70 years when McKinley was at the northern end of Pine Street and still bordered farms and open land.

### Development of the Louisville Heights Addition

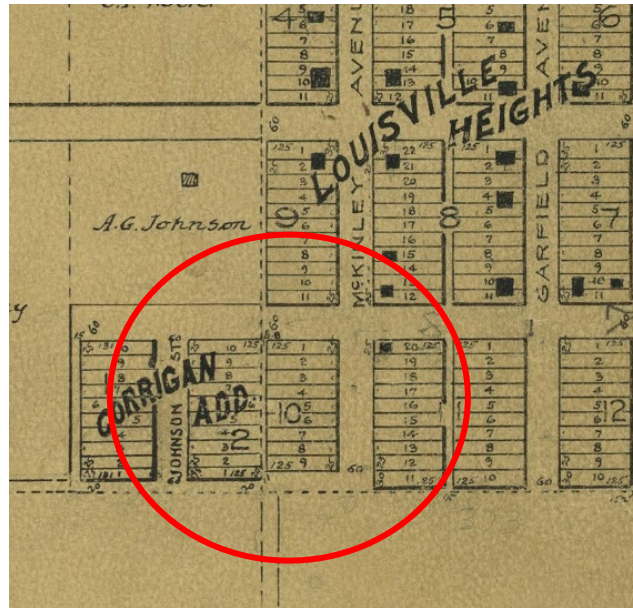
The Louisville Heights Addition was first developed in 1904 by the Colorado Mortgage & Investment Co. Ltd. In 1905, the company conveyed many of the lots in the Louisville Heights subdivision to Louisville residents John Affolter and Dr. Charles Wolfer. Most of the lots and Block 10 in particular, remained undeveloped for decades. In 1906, Wolfer and Affolter sold all of Block 10 of Louisville Heights to Donata Maria Girardo (1849-1926).

### Donata Maria Girardo Ownership, 1906-1921 & Smith Family Ownership, 1921-1927

The owner from 1906 until 1921, Donata Maria Girardo, was a resident of Superior. Based on the 1910 and 1920 census and directories, Girardo does not appear to be living in Louisville during those years. Girardo sold all of Block 10 to Charles G. and Edna Avis Smith for \$350 in 1921 and at that time there may have been a house built on the northeast corner of Block 10 which is currently 633 McKinley. Lots 4-7 where today's 623 McKinley is located just south of 633 McKinley, appear to still be undeveloped in 1921. The Smiths also purchased the two blocks of the Corrigan Addition in 1922.



The Drumm's Map of 1909 shows empty lots for all of Block 10 with the Corrigan Addition to the west and the Nicholas Stout farm to the south.



Charles G. Smith (1883-1961) was born in Pennsylvania and his wife Edna Avis (1884-1973) was born in Kansas. However, the Smith family originated from Trimdon, County Durham, in England and Charles grew up there until his family returned to the U.S. and settled in Louisville in 1904. It is notable that several other Louisville families also came from the Trimdon, County Durham region. Louisville's earliest English residents were coal miners and are credited with bringing English coal mining methods and culture to Colorado. Charles G. Smith also worked as a coal miner in Louisville. More can be read about English families that came to Louisville from Trimdon and "Coffee Pot Row" in the [Fall 2012 Louisville Historian](#).

From 1921-1927, Charles and Edna Smith, with their seven children, resided at 633 McKinley with the remainder of Block 10 and the two blocks of the Corrigan Addition undeveloped.



Charles G. and Edna Avis (middle front row) and their seven children.

### **Griffin/Bertolotti Ownership, 1927-1945**

In 1927, W. Edgar Griffin (1872-1943) and Lucille Winkler Griffin (1887-1874) purchased Block 10 and the Corrigan Addition from the Smith family, presumably as an investment property. They are listed in the 1920, 1930, and 1940 census as living in Oak Creek, CO where Edgar worked as a stable boss in a coal mine. Lucille Winkler is listed in the 1900 census as living in Louisville, with her parents, sister, and three brothers. Lucille grew up in Louisville where her father worked as a coal miner. Lucille married Edgar Griffin and moved to Oak Creek around 1914. Lucille's parents (Joseph Winkler and Mary Gredler Winkler) immigrated to the U.S. from Austria in 1881 and had moved to Louisville by 1900. The Griffins rented out 633 McKinley and left the rest of the lots undeveloped. During this time, the property was on the western end of Pine Street just before it ended in open lands. In notes given to the Museum by Shirley Varley Bodhaine who grew up across the street at 624 McKinley, the land surrounding the property was used by Louisville residents to hunt pheasants. W. Edgar Griffin passed away in 1943 and Lucille later remarried and sold the land in 1945.

### **Berg Family Ownership 1945-1949**

Lucille Griffin Bertolotti sold Block 10 and the Corrigan addition to Raymond and Erlean Berg in 1945. Raymond Berg (1915-2010) and Erlean Glantz Berg (1916-2008) were both from Kansas farming families of Russian descent. They were married in 1935 and made their way to Brighton, Colorado by 1940 where Raymond worked as a truck driver for the WPA. After moving to Louisville, Raymond found work in the coal mines, and later as a boiler operator for Public Utilities. The Bergs lived at 633 McKinley until they built a house next door and moved in to 629 McKinley in 1952.

The Bergs were the first property owners to sell individual lots from Block 10 of the Louisville Heights Addition and the Corrigan Addition. In 1949 they sold adjacent Lots 5-6 from Block 10 to Leland and Mary Waschak Ross.

### **Ross Family Ownership, 1949-2021**

The Ross family is notable for building the house at 623 McKinley and for their long residence at this address of 70 years. Leland L. Ross (1921-2011) grew up in Lafayette and north Louisville. His parents, Alexander and Stella Ross, were born in the U.S. and married in 1921. They are listed in the 1930 census as living in Lafayette where Alex worked as an operator at the electrical plant at Waneka Lake.

Mary Waschak Ross (1923-2021) was born in Richnava, Slovakia and came the US with her parents in 1931 at the age of seven. According to notes given to the Museum by Dan Ross, the Waschak family came straight to Louisville where they were helped by other Slovak families like the Hausier/Hauziers. Mary's father, John Waschak (1897-1978) is listed in the 1930 census as living with his uncle, Thomas Hauser and aunt Francisca on Grant Street in Louisville and his immigration year noted as 1924. It is unclear whether he was already living in Louisville and returned to Slovakia to bring Mary and her mother (also named Mary) back to Louisville in 1931. John and Mary (1899-1993) Waschak were married in Slovakia in 1918 and had three children – John, Mary, and Ann. As noted in Louisville Directories from

1932, 1942, and 1951, the Waschak family was living at 532 Lincoln while John Waschak worked as a miner at the Louisville-Lafayette Coal Co, Hi-Way Mine.



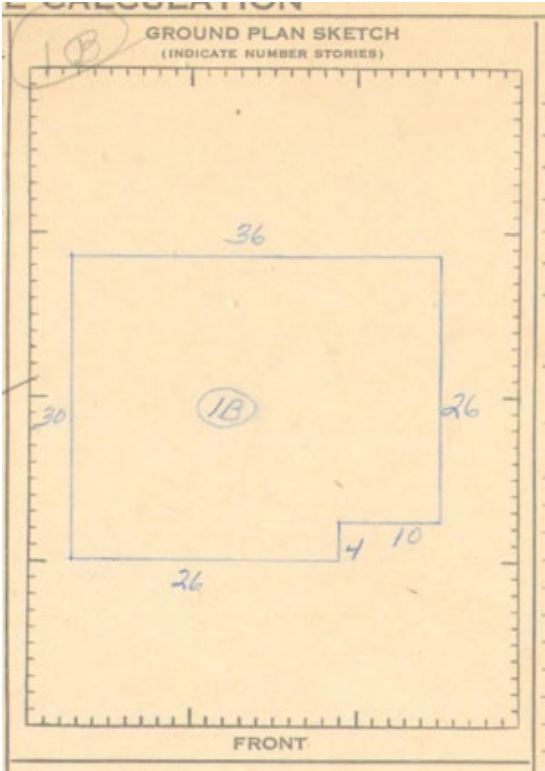
Mary Waschak (center, holding volleyball) in 1941, Louisville High School Girl's Volleyball Team.

Mary Waschak and Leland Ross both graduated from Louisville High School and were married in 1944. During WWII, Leland was stationed in China with the Army Air Corps of the 51<sup>st</sup> Fighter Group. Mary worked at Remington Arms, Continental Airlines, Rocky Mountain Arsenal, and Boeing Air Craft. They lived briefly in California after the war and then returned to Louisville around 1946 and purchased the property on McKinley in 1949 to build a new home.

The best estimate for the construction date of 623 McKinley is 1952-53. While Mary and Leland Ross purchased the land in 1949, the 1951 Louisville Directory lists them as living at 532 Lincoln, Mary's childhood home. However, the following directory from 1952-53 lists Leland and Mary Ross at 623 McKinley. During this time Leland "Lee" Ross worked as a plumber and later as a pipefitter for Dow Chemical. Mary Ross worked at Colacci's Restaurant at 816 Main Street for 33 years. They raised two sons, Leland D. and Daniel, at 623 McKinley.

It is notable that there was a significant Slovak population in Louisville and Colorado in the 1900s and there were two Slovak lodges organized by Louisville residents as early as 1896. The National Slovak Society (Lodge No. 255) and the Roman and Greek Catholic Slovak Union Association (Lodge No. 30) both provided insurance for health, death, and accident and also promoted Slovak culture and language. A [1979 Louisville Times article](#) lists Mary Waschak and Mary Waschak, Jr. as two of the five remaining members. Dan Ross also notes in correspondence with Museum staff that both his grandmother and mother cooked many Slovak dishes. More about Louisville's Slovak and Austro-Hungarian history can be found in the [Spring 2023 Louisville Historian](#).

Below is the Boulder County Assessor photo and floorplan from 1956.



Throughout the 1950s and 1960s, houses on McKinley still bordered open fields, an orchard, and the end of Pine Street until Louisville Elementary School was built on the Stout Farm land in 1964.

Leland Ross passed away in 2011 and Mary Ross continued to live at 623 McKinley until her death in 2021. In 2022, their son Daniel Ross sold the property to the current owners, Sarah M Wheeler and Meredith L Martin.





Current Boulder County Assessor photo of 623 McKinley

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.

CLG  
67214  
A  
B  
C  
D  
E

OAHP Site #: 5BL 12454

**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**

1. Property name: 623 McKinley Current
2. Resource classification: Building
3. Ownership: Private

**LOCATION**

4. Street address: 623 McKinley Ave
5. Municipality: Louisville vicinity \_\_\_\_\_
6. County: Boulder
7. USGS Quad: Louisville year: \_\_\_\_\_ 7.5'
8. Parcel number: \_\_\_\_\_
9. Parcel information: Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Addition: \_\_\_\_\_
10. Acreage: \_\_\_\_\_  actual  estimated
11. PLSS information: Principal Meridian 6th Township 15 Range 69W  
NE ¼ of NE ¼ of SE ¼ of SW ¼ of section 8
12. Location Coordinates:  
 UTM reference: Zone 13 ;mE 488098 ;mN 4425144  NAD 1927  NAD 1983  
 or  
 Lat/Long: Latitude 39.976368 ; Longitude -105.139382  WGS84  Other \_\_\_\_\_

elev. 5380ft.

**DESCRIPTION**

13. Construction features (forms, materials):

Stories	Style/Type	Foundation	Walls
1.00	Ranch Type	Concrete-poured	Wood: Plywood/Particle board
Windows	Roof	Chimney	Porch
Fixed, Casement	Gabled roof: - Cross gabled	Interior-slope	Entry

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

garage

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.1963 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, Materials, Design, Workmanship, Association, Feeling

21. Notes:

22. Sources:

**SKETCH PLAN** include approximate scale



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

**NEEDS DATA**

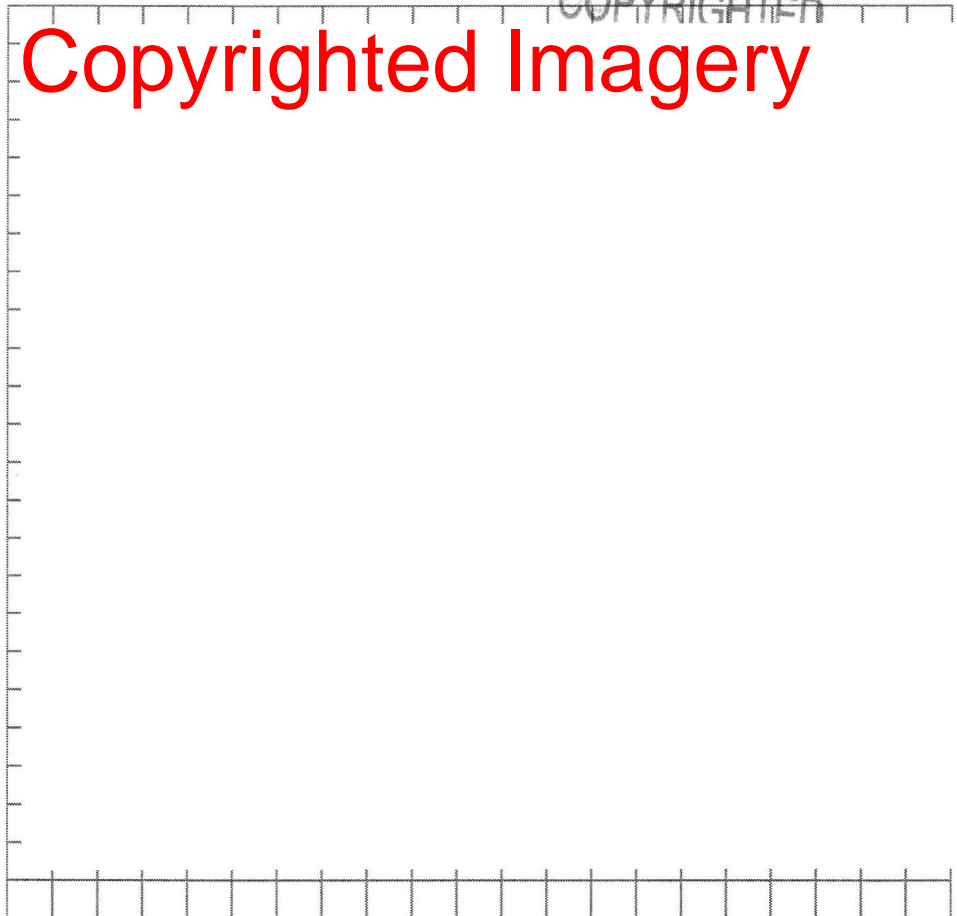
**RECORDING INFORMATION**

Survey date: 7/10/2013

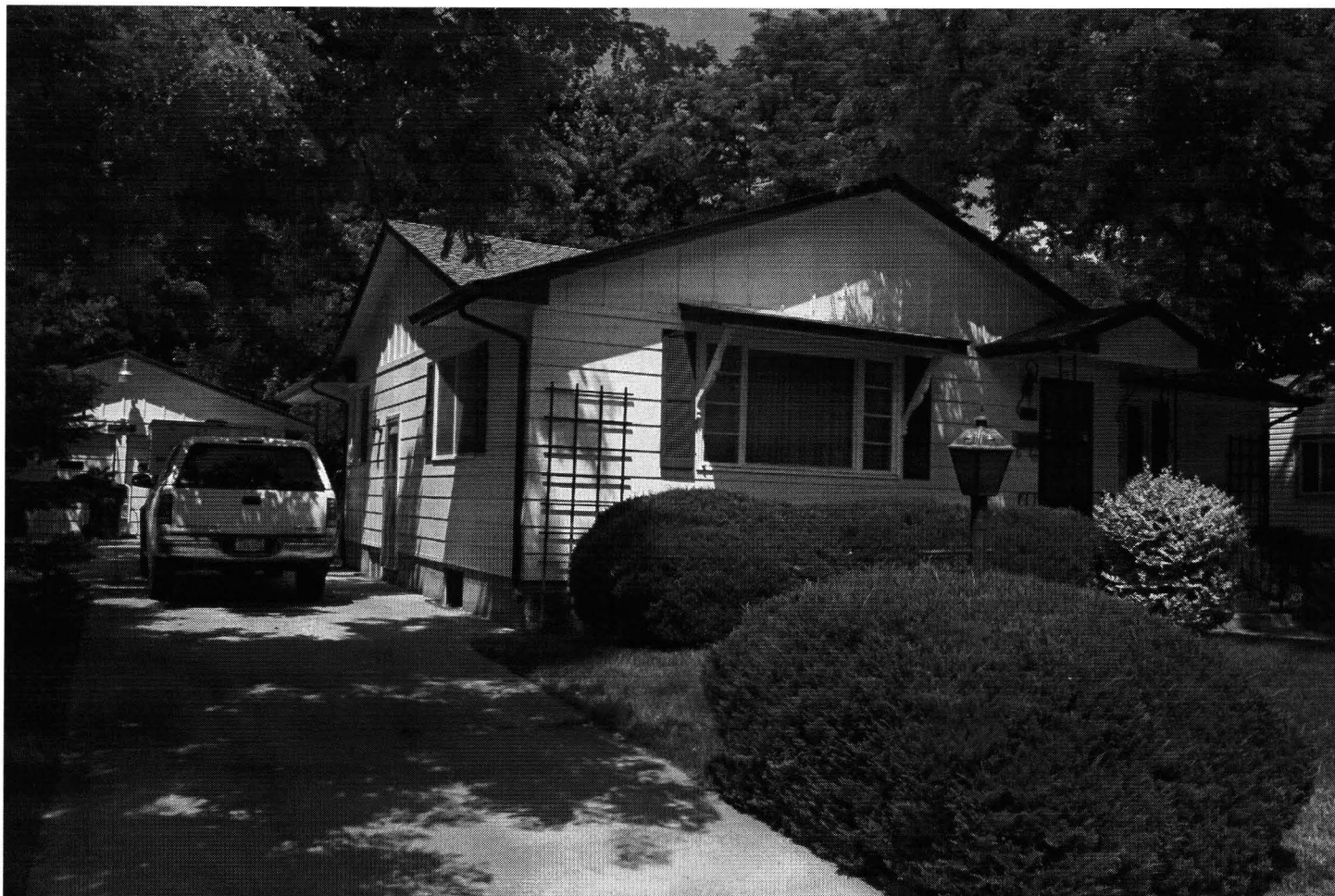
Surveyed by: Barlow

Project sponsor: City of Louisville,  
History Colorado

Photograph Log: State Historical  
Fund







623 McKinley Avenue 004388\_Photo #3108.JPG



623 McKinley Avenue 004388\_Photo #3464.JPG



**ITEM** 700 Pine Street Probable Cause Determination

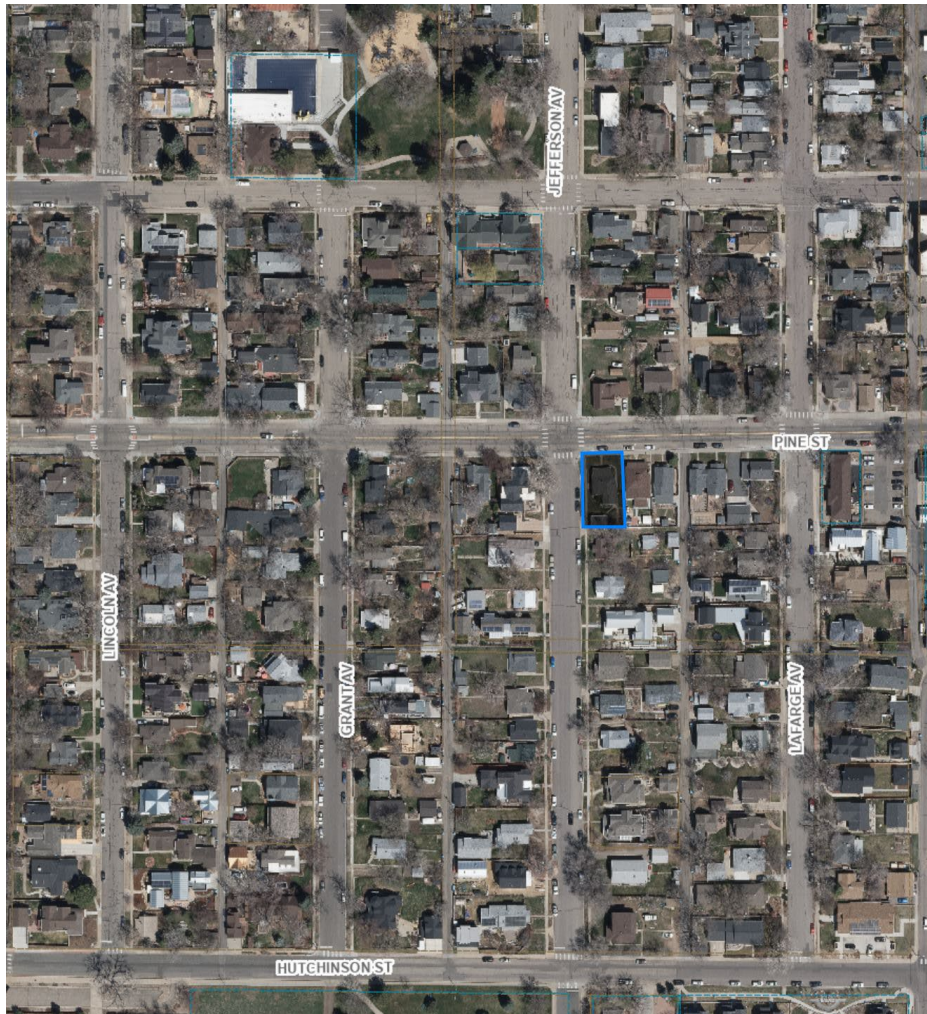
**APPLICANT/OWNER** Aaron Vogelsberg  
700 Pine Street  
Louisville, CO 80027

**PROJECT INFORMATION**

**ADDRESS** 700 Pine Street  
**LEGAL DESCRIPTION** Lots 21-22, Block 7, Jefferson Place  
**DATE OF CONSTRUCTION** Ca. 1900-1903

**REQUEST** A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 700 Pine Street.

**VICINITY MAP**





## **SUMMARY**

The applicant requests a finding of probable cause for landmark designation to allow for funding of a historic structure assessment. 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.”*

In this case, the property is already landmarked. However, it is still eligible for grant funds under Resolution No. 17, Series 2019: *Owners of properties landmarked prior to City Council Resolution 2 Series 2014 who have not received grant funds for a structural assessment and are eligible to receive preservation grant funds through the resolutions in effect at the time of their landmarking approval may request building assessment grants in an amount up to \$4,000 for residential properties...*

700 Pine was landmarked in 2013 and it was eligible for grants at that time. However, the property has not received any grants. As such, the current owners are eligible for a grant of up to \$4,000 toward an assessment.

Given that the property is already landmarked, staff finds that the property meets the criteria for probable cause.

## **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 under the criteria in section 15.36.050 of the LMC, making previously landmarked properties eligible for the cost of a historic structure assessment. The current maximum amount available for an HSA is \$4,000. Staff recommends the HPC approve a grant not to exceed \$4,000 to reimburse the costs of a historic structure assessment.

## **ATTACHMENTS**

1. Application
2. Social History Report

**HISTORIC PRESERVATION APPLICATION**

CASE NO. \_\_\_\_\_

<p><b>PROPERTY INFORMATION</b></p> <p>Address: <u>700 Pine Street</u></p> <p>Date of Construction: <u>TBD</u></p> <p>Legal Description:</p> <p>Lot: <u>21-22</u> Block: <u>7</u></p> <p>Subdivision: <u>Jefferson Place</u></p> <p>Landmark Name and Resolution (if applicable):  <u>James House #23</u></p>	<p><b>TYPE(S) OF APPLICATION</b></p> <p><input checked="" type="checkbox"/> Probable Cause/Historic Structure Assessment</p> <p><input type="checkbox"/> Landmark</p> <p><input checked="" type="checkbox"/> Historic Preservation Fund Grant</p> <p><input checked="" type="checkbox"/> Historic Preservation Fund Loan</p> <p><input checked="" type="checkbox"/> Alteration Certificate</p> <p><input type="checkbox"/> Demolition Review</p> <p><input type="checkbox"/> Other: _____</p>
<p><b>APPLICANT INFORMATION</b></p> <p>Name: <u>Aaron Vogelsberg</u></p> <p>Company: <u>Resident</u></p> <p>Address: <u>700 Pine Street</u></p> <p>Telephone: <u>303-918-6679</u></p> <p>Email: <u>aaron.vogelsberg@bvsd.org</u></p>	<p><b>REQUEST SUMMARY</b></p> <p><u>We are looking at restoring or replacing the foundation (to include a basement), updating windows, abatement of asbestos and mold, updating all electrical, and renovating bathroom</u></p>
<p><b>OWNER INFORMATION (IF DIFFERENT)</b></p> <p>Name: _____</p> <p>Company: _____</p> <p>Address: _____</p> <p>Telephone: _____</p> <p>Email: _____</p>	<p><b>SIGNATURES AND DATE</b></p> <p><u>Aaron Vogelsberg</u> <u>3/1/24</u></p> <p>Applicant Name (print) <u>A</u> Date <u>3/1/24</u></p> <p>Applicant Signature <u>Janis Vogelsberg</u> <u>3/1/24</u></p> <p>Owner Name (print) _____ Date <u>3/1/24</u></p> <p>Owner Signature <u>[Signature]</u></p>

# Historic Structure Assessment

## OVERVIEW

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For property owners who are potentially interested in landmarking the property, the first step is a Historic Structure Assessment (HSA). The purpose of the HSA is to evaluate the condition of a historic structure and create a priority list for structural and historical architectural elements which need to be preserved or restored. City Council Resolution 17, Series 2019 allows up to **\$4,000** for a residential HSA and up to **\$9,000** for a commercial HSA. City Staff, the Historic Preservation Commission (HPC) and City Council will use this information as reference if the owner applies for landmark preservation/restoration grant funds.

## SUBMITTAL REQUIREMENTS

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- Pre-application meeting with staff
- Application form
- W9 Tax Form

## PROCESS

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1. Property owner completes the attached application for the HSA grant and forwards it to the Preservation Planner for review.
2. Staff will schedule the probable cause hearing and notify the applicant of the date and time. The applicant should plan to attend the HPC meeting.
3. If probable cause for landmarking the property is found, the property owner coordinates with a Preservation Planner to conduct the HSA (outline provided by the Preservation Planner after approval).
4. Prior to signing a contract with the preservation professional, the property owner should submit the contract/price estimate to the City for approval.
5. Professional will conduct the HSA per the provided Scope of Work.
6. *For commercial properties: Preservation Planner must review a draft of the HSA prior to final submittal.*
7. The completed HSA is provided to property owner by professional, and then forwarded to the City for review. If any revisions are required, the Preservation Planner will provide comments on the document.
8. Property owner provides the final HSA, W9 Tax Form, and HSA Invoice (paid) to the Preservation Planner for review and reimbursement.
9. Property owner meets with Preservation Planner to discuss next steps.

## 700 Pine

**Legal Description:** Lots 21 and 22, Block 7, Jefferson Place

### **When Constructed:**

Boulder County Assessor records say that it was built in 1903. However, it seems likely that at least part of the house was constructed before that. The 1900 federal census indicates that Arthur Carveth, who was the owner of this property in 1900, "owns" his home, and this was the only property that he owned.

The 1909 Drumm's Wall Map of Louisville at the Historical Museum shows a structure standing on Lot 22 (the corner lot) only. There may have been a later addition to the house to the east, on Lot 21.

### **Development of Jefferson Place**

The subdivision in which 700 Jefferson is located was Jefferson Place. Charles Welch was its developer and he platted Jefferson Place in 1880. Charles Welch was the prominent Colorado businessman who played a large role in the founding of Louisville and the opening of its first coal mine, the Welch Mine.

### **Carveth Ownership**

Boulder County records show that a deed from Charles Welch for Lot 22 was recorded in 1891, and a deed from Charles Welch for Lot 21 was recorded in 1899. (1899)

Arthur and Ann Carveth were both born in England. Arthur was a carpenter. Arthur lived 1836 to 1913 and Ann lived 1838 to 1920.

Arthur and Ann Carveth's sons, James Arthur and Frank, formed a business with their cousin called Carveth Brothers & Dalby that was located in the State Mercantile Building on Main Street from approximately 1910 to 1945.

The Louisville directory for 1904 shows Arthur and Ann Carveth living at the corner of Jefferson and Pine, the correct location for 700 Pine. Their son, James A., was living with them at that time.

The directory for 1916 shows that Ann, a widow, was living on Pine.

The 1920 census shows that Ann Carveth was living on Pine, likely in this home, with her brother, James Dalby.

### **Humphrey Ownership, 1925 - 1938**

In 1925, James Arthur Carveth (son of Arthur and Ann) and Mary Carveth sold Lots 21 and 22 to Joseph and Della Humphrey. It is believed that Della was the second wife of Joseph. Joe Humphrey (1865 – 1930) had previously operated the Commercial Hotel a block to the east on Pine Street.

### **James Ownership**

Gladys and George James, who married in 1933, acquired this property in 1938 from Della Humphrey.

The property is still in the James family, meaning that it has been in the same family for 72 years.



# 2024 HPC Work Plan



Staff to update HPC monthly.		Preserve significant historic places.			
	<b>Interal Research &amp; HPC Updates</b>	<b>HPC D/D on Key Questions</b>	<b>Draft Iterations with HPC</b>	<b>HPC Final Draft &amp; CC Adoption</b>	
<b>Grant Program Update</b>	List of tasks	List of tasks	List of tasks	List of tasks	
	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.				
Marty, Sloane, staff		Facilitate public education and participation			
	<b>Plan landmark ceremony</b>	<b>Landmark Ceremony: Marty</b>	<b>Plan fall event</b>	<b>Fall Event: Sloane</b>	
<b>Events</b>	List of tasks	List of tasks	List of tasks	List of tasks	
	Order plaques -- staff	Write histories -- staff	Meet with museum staff, ID memory studies speaker	Event target: October	
	Set date -- staff ✓	Check materials (scissors, etc.) -- staff	ID date, location, audience		
	Market event -- staff ✓	Organize food			
	Confirm location -- staff ✓	Organize music, tents, etc. for event			
Josh, Keith, staff		Facilitate public education and participation, preserve significant historic places, enhance customer service			
	<b>Explore in-house options</b>	<b>Subcommittee start</b>			
<b>Map Update</b>	List of tasks	List of tasks	List of tasks	List of tasks	
	Meet with GIS architect (staff)	List of desired/dream content, function			
		Share what can be done in-house			
Sloane and Lynda (staff support)		Facilitate public education and participation			
<b>Construction Grant Signage</b>	List of tasks	List of tasks	List of tasks	List of tasks	
Gary and Chrissie (staff support)		Establish and maintain a qualified HPC, facilitate public education and participation			
<b>Update HPC Bylaws</b>	List of tasks	List of tasks	List of tasks	List of tasks	
Lynda (staff support)		Facilitate public education and participation			
<b>Social Media</b>	List of tasks	List of tasks	List of tasks	List of tasks	
Chrissie and Marty (staff support)		Facilitate public education and participation, preserve significant historic places, enhance customer service			
	<b>No work this quarter</b>	<b>No work this quarter</b>	<b>Project starts</b>		
<b>General Outreach</b>	n/a	n/a	List of tasks	List of tasks	

**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