



Dear Staff and Historic Preservation Commissioners,

Thank you for our opportunity to share more about the project at 1234 Jefferson Avenue.

To start I would like to give you a little family history of our own in Louisville. My Dad, Bob Raikes coached at the old Louisville High School in the early 1960's before leaving to coach at Boulder High School in the late 1960's. Our family owns the corner commercial property where Edward Jones, the Barber and Acme fine goods are on Main and Walnut. We appreciated the funds the city has made available for the facade project and updated the stucco as well as the awnings - thank you. My parents lived at 126 Springs Cove in Louisville for over 30 years until my Dad passed away on January 3, 2023. After his passing my wife, Dale, and I purchased the property on June 1, 2023, and did a complete remodel of the property and that is where we live today.

We have a lot of family roots in Louisville and are also very conscientious about improving our City and the properties within its different neighborhoods. Recently, as a family, we have talked about looking at what we could do to enhance the Main Street building and have also applied for a Historic Structure Assessment.

In 2008 I started Triple R Real Estate Investment Group LLC for the purpose of buying, selling, and investing in real estate. We focus on helping people out of difficult situations through buying homes as is, remodeling and selling homes. When I was first contacted by a wholesaler about the 1234 Jefferson house, he shared that it had structural issues and the owner who bought it (I believe in September 2023) was not able to finish the project mostly due to her findings of inadequate, and in some cases non-existent, structural support for the building and the overwhelming scope of work increase due unanticipated circumstances. When I went to view the home the living room floor was gone and there was an attempt to level the floor and make the house structurally sound. They had also started some demo in the kitchen area. After speaking with the owner, she had shared that it was more than they could handle, so after doing my due diligence I thought it was a good situation to help her out of a jam and also give back to the community by taking on a larger project of scraping and doing the new build. In the end, there really was no longer a usefulness of the existing structure due to the extent of the building poor condition and lack of architectural integrity.

While the history of the house is interesting going back to the early 1900's, there are no useful photos to reference the older historic structure other than the one shared from 1950. If there was a family member that was interested in saving it, there could possibly be an emotional assignment of value to the home, but it appears that in 2022, the family member that was living there had passed away. Logistically, the home is too far gone architecturally and structurally to practically make positive improvements to the structure within a reasonable cost of construction, and there doesn't seem to be a reasonable outcome adding square footage to the structure that is architecturally pleasing within the context of the historic home.

So, considering all of this, including the location to Louisville Middle School, and in meeting and working with Andy Johnson at DAJ Design, we feel we could bring value to the neighborhood and community by building a new home with the intent of accommodating a family with children, whom could enjoy the location across the street from Pirates Park and the Louisville Middle School.

In summary, we are requesting a full demo of the primary structure at 1234 Jefferson. Thank you for considering our request.

Warm regards,

Jeff Raikes