

Historic Preservation Commission

Agenda

Monday, May 20, 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 Commission will accommodate public comments during the meeting. Anyone may also email comments to the Commission prior to the meeting at Planning@LouisvilleCO.gov.

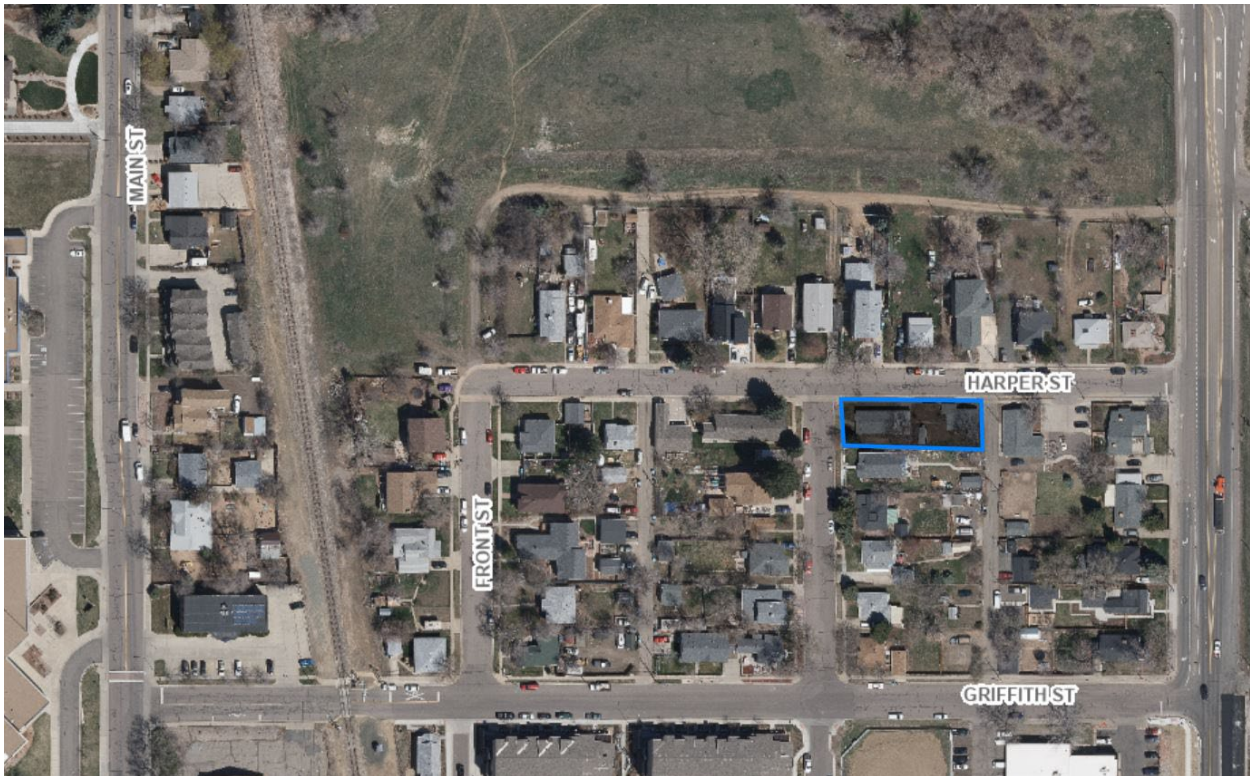
1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Public Comments on Items Not on the Agenda
5. Probable Cause: 1440 Cannon Street
6. Probable Cause: 900 Main Street
7. Discussion/Direction: Work Plan Item – Grant Program Update
8. Items from Staff
9. Updates from Commission Members
10. Adjourn

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.

<u>ITEM</u>	1440 Cannon Street Probable Cause Determination
<u>OWNER/APPLICANT</u>	Robert Musselwhite and Cynthia Corne 438 Jefferson Avenue Louisville, CO 80027
<u>PROJECT INFORMATION</u>	
ADDRESS	1440 Cannon Street
LEGAL DESCRIPTION	Lot 7, Block 7, Caledonia Place
DATE OF CONSTRUCTION	1908
<u>REQUEST</u>	A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 1440 Cannon 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 the property at 1440 Cannon Street.

Staff recommends approval of the request.

CHANGES OVER TIME

The property at 1440 Cannon Street contains a primary structure and a detached garage. “[Stories in Places](#)”, a residential historic context for Louisville from 2018, lists the style of the structure as National, a folk style 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. The National style has many different forms, and often displayed simple form and ornamentation, as is evident in the form of the house in the Assessor’s Card

The 1948 Assessor image (below) appears to show a similar form and footprint to what exists today, with changes to siding and windows.

The building permit file does not show any major exterior changes.

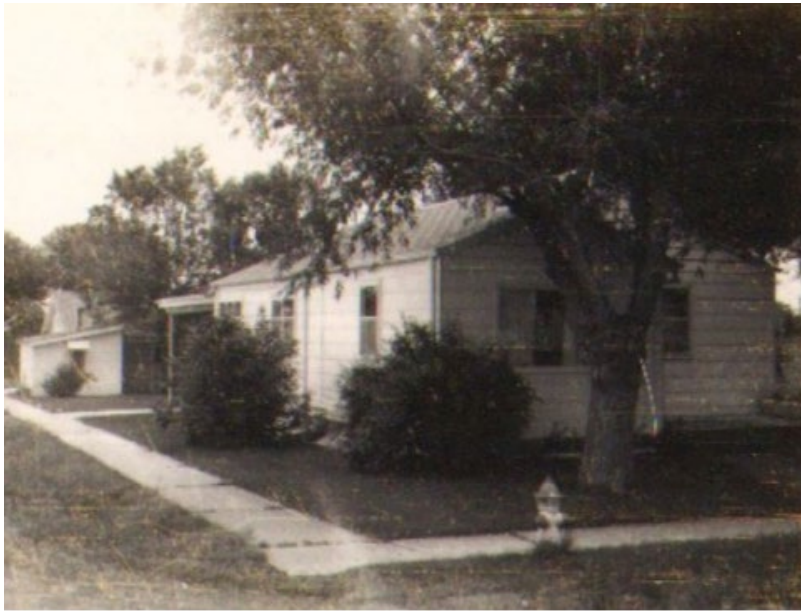


Figure 1. Assessor's Card Image, 1958.



Figure 2. Recent streetview from Cannon and Harper intersection.

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	116 years old
<i>Landmarks must meet one or more of the criteria for architectural, social or geographic/environmental significance</i>	Y Y	<p><i>Social Significance - Exemplifies cultural, political, economic or social heritage of the community.</i></p> <ul style="list-style-type: none">• 119 years of Italian and Italian-American ownership and connection to location in Little Italy neighborhood• Coal mining connection via residents• See attached Social History Report for complete information. <p><i>Architectural Significance - Exemplifies specific elements of an architectural style or period.</i></p> <ul style="list-style-type: none">• The primary structure maintains its National style and overall simple form from its original construction.
<i>Landmarks should meet one or more criteria for physical integrity</i>	Y	<p><i>Physical Integrity - 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">• The form and footprint appear to remain the same from midcentury photographs.

		<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">• The structure appears to be in its original location.
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FISCAL IMPACT

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

RECOMMENDATION

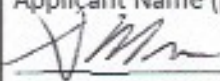
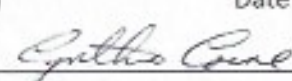
Staff recommends approval of Probable Cause, making the property eligible for up to \$4,000 toward the cost of a historic structure assessment.

ATTACHMENTS

1. Application
2. Social History Report

HISTORIC PRESERVATION APPLICATION

CASE NO. _____

<p>PROPERTY INFORMATION 1440 Cannon St. Address: _____ Date of Construction: <u>1908</u> Legal Description: Lot: <u>7</u> Block: <u>7</u> Subdivision: <u>Caledonia Place</u> 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 checked="" type="checkbox"/> Landmark</p> <p><input checked="" type="checkbox"/> Historic Preservation Fund Grant</p> <p><input 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>APPLICANT INFORMATION Robert Musslewhite & Cynthia Corne Name: _____ Company: _____ Address: <u>438 Jefferson Ave.</u> <u>Louisville CO 80027</u> Telephone: <u>3033965600</u> Email: <u>bob_musslewhite@yahoo.com</u></p>	<p>REQUEST SUMMARY We would like a Historic Structure Assessment done to determine if the property will qualify for being landmarked, a fund grant and a alteration certificate.</p>
<p>OWNER INFORMATION (IF DIFFERENT) Name: _____ Company: _____ Address: _____ Telephone: _____ Email: _____</p>	<p>SIGNATURES AND DATE Robert Musslewhite & Cynthia Corne <u>3/25/24</u> Applicant Name (print) Date   Applicant Signature Owner Name (print) Date Owner Signature</p>



1440 Cannon History

Legal Description: LOT 7 BLK 7 CALEDONIA PLACE

Year of Construction: c.1908

Summary: The history of 1440 Cannon is most notable for the continuous chain of property ownership by Italian families over 119 years that exemplifies the close relationships and connections between families that existed in the Little Italy neighborhood. The history of the Jacovetta and Marinelli families that lived there for three generations from 1906 to 2012 is particularly representative of the Italian immigrant experience in Louisville.

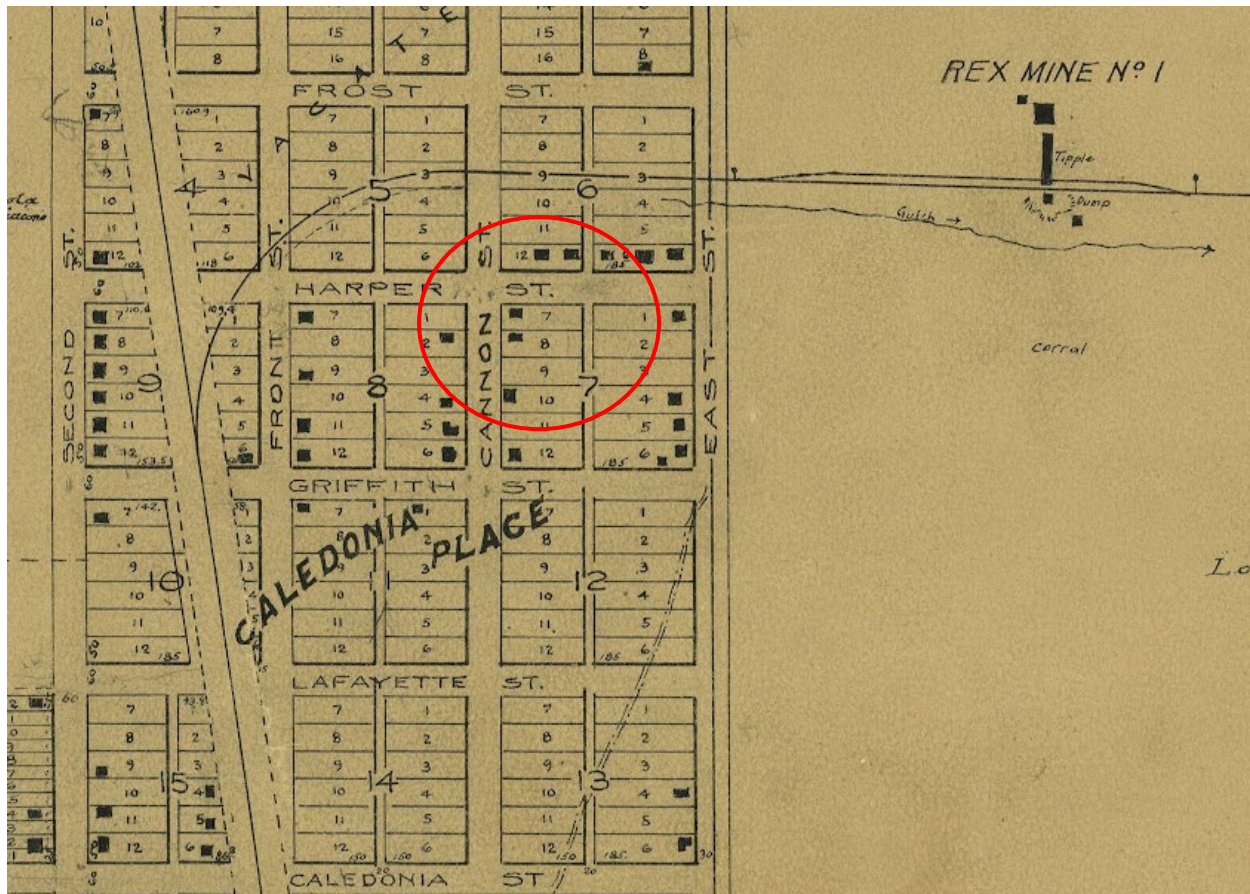
Development of Caledonia Place Addition

The subdivision in which 1440 Cannon is located is Caledonia Place. It was platted and recorded with Boulder County in 1890 by James Cannon, Jr., Howard Morris, and Henry Brooks. It was the fourth addition to original Louisville, which had been platted in 1878.

This particular section of Caledonia Place, located northeast of the core downtown, is known as Little Italy. It covers Griffith Street from the railroad tracks to Highway 42, as well as Harper Street and the cross streets of Front and Cannon and the west side of Highway 42. The separation of the neighborhood from the rest of the town due in part to the railroad tracks led to the formation of an especially tightknit neighborhood and cultural practices that endured for decades, such as winemaking by many residents using grapes that were delivered directly into the neighborhood by truck. This area was attractive to coal miners and their families for its proximity to coal mines to the east and northeast of downtown Louisville.

Members of the Italian DiGiacomo/James family owned many or most of the lots and played a large role in the development of the neighborhood (James being the American version of the name DiGiacomo). This led to many of the families in Little Italy being of Italian heritage, with many of them also being related to one another. The concentration of Italians in the neighborhood in the early to mid-1900s was even higher than that in Louisville generally.

Louisville's Little Italy neighborhood can be seen in this excerpt of the 1909 Drumm's Wall Map of Louisville. The house at 1440 Cannon is shown at Lot 7 of Block 7.



Early Ownership 1893-1906

The developers of the Caledonia Place subdivision sold a large piece of the property to the United Coal Company in the early 1890s. The United Coal Company was the company of Caledonia Place founder James Cannon, Jr. By a deed recorded in 1893, the United Coal Company sold all of Blocks 1-2 and Blocks 6-8, located in Little Italy, to Peter James (Pietro DiGiacomo). Peter James then conveyed ownership of Lots 2-4 and 7-12 of Block 7 and all of Block 8 of Caledonia Place, located in Little Italy, to his wife, Mary Ricci James, by a deed recorded in 1898.

It is unclear if Peter James built the house on Cannon between 1893 and 1903 or if the family was living at that address. The original date of construction of the house is not known. The County Assessor card that was completed for 1440 Cannon in 1948 notes the date of construction as 1908. However, the County has sometimes been found to be in error with respect to the date of construction of houses in the area, so other evidence is looked to. In this case, a newspaper account in 1892 and the Boulder County directory in 1896 show only that the Peter James family was living in Louisville. The 1892 article in the Boulder Daily Camera references "two families of Italians" - the Peter James family and his brother's family living together and being struck by an outbreak of diphtheria in Louisville. Peter and Mary James are recorded in the 1900 census as living in Louisville with their five children and Peter James was

working as a farmer. Several other members of the James family are also noted in the census as living nearby which indicates they were likely living in Little Italy but the exact address is not listed.

In 1903, Mary James transferred ownership of Lots 6 and 7 of Block 7 to Michelo (Michael) Zarlenga and his wife Angela Falasca Zarlenga. It is unknown if the Zarlenga family lived at this location before selling the property in 1906. It is assumed that both the James family and the Zarlenga family left Louisville by 1906. Both are recorded in the 1910 census as living in Adams County although relatives of both families continued to live in Louisville or returned to Louisville later. Eventually, both families were connected by marriage when Peter and Mary James' grandson Vincent Covillo married Eva Mary Zarlengo – the daughter of Michele Zarlengo and Angela Falasca. In 1906, Michele and Angela Zarlengo sold the property to Agemna Jacovitto [Jacovetta].

The earliest evidence of construction at 1440 Cannon is the 1909 Drumm's Map which shows homes built on several of the lots owned by Peter and Mary James, including a structure on Lot 7 of Block 7 (1440 Cannon).

Jacovetta and Marinelli Family Ownership, 1906-2012

No record of Agmena Jacovitti could be found other than the property deed from 1906. It is possible the name was a misspelling of Aquino Jacovetta. In 1908, Boulder County records show Aquino Jacovetta sold 1440 Cannon to John Jacovetta for \$550, which began a long history of ownership by the Jacovetta family and their descendants for the next 106 years until 2012.

Aquino Jacovetta (b.1871) emigrated from Vastogirardi, Isernia, Italy to Colorado in 1898, to work as a miner in Dolores, CO. Not long after, he had moved to Louisville and opened a saloon. In 1909, Jacovetta appeared in district court along with three other men, on the charge of "keeping a slot machine in his place of business." Aquino, his wife Gaetana, and their four children are shown to be living in north Louisville in 1910, so it is likely that they stayed in Little Italy after selling the property to John Jacovetta in 1908.

A direct relationship between Aquino Jacovetta and John (Giovanni) Jacovetta could not be confirmed, but it is probable that they came from the same region of Italy. John Jacovetta (1868-1938) immigrated to the US from Italy in 1883 at the age of 15. Filomena Lombardi (1881-1926), like Aquino Jacovetta, also came from Vastogirardi, Italy and immigrated to the US in 1899 at the age of 17. She met John Jacovetta shortly after her arrival and they married in 1900. It is most likely that by 1908 when John Jacovetta purchased the property from Aquino Jacovetta, that the house at 1440 Cannon was already built for John and Filomena to live in. By the time of the 1910 census, John and Filomena are shown to be living on Cannon St. with their four children – oldest son Dominic, twins Anthony and William, and daughter Rose.

John Jacovetta was a notable character in Louisville. He worked as a coal miner, and at 4'7" tall, could squeeze into small coal seams, although occasionally he still had to work on his hands and knees in the narrowest seams. He was best known, however, for his voluble political opinions. A 1978 edition of the Louisville Times features John and Filomena Jacovetta as "pioneers" of Louisville. The article notes that John was known for his political arguments with G.R. Henning, a town leader who was also the Mayor from 1926-1930. Jacovetta was also known for his staunch support of Governor "White". While there

was no Colorado Governor White, it is most likely that Jacovetta was in support of Governor Davis Waite (1893-1895) who was a Populist and supported the Miners unions. Jacovetta's admiration of Waite earned him the nickname of "Johnny White" around town. The nickname became so ingrained that he is listed in the 1910 census as "John White" and even passed on the nickname to his son Anthony who was occasionally known as Tony White.



Filomena and John Jacovetta in an undated photo from the Louisville Times Bicentennial Edition, 1978.

Boulder County directories from 1916 and 1918 show the Jacovettas living at 945 Cannon, an early address number for 1440 Cannon. Filomena Jacovetta died in 1926. John Jacovetta became a naturalized citizen in 1937 at age 69, and lived in the house on Cannon with his daughter Rose until his death the following year in 1938.

Upon John Jacovetta's death, Rose continued to live at 1440 Cannon while her brother Anthony (1906-1986) and his wife Dorothy Vaughn Jacovetta lived a block away at 1440 Front. Anthony was a long-standing member of the St. Louis Church and the Boulder Elks Lodge. He served as Louisville Fire chief in 1942 and was an active member of the Past Chiefs Club for many years.

In 1934, Rose Jacovetta (1910-1997) married William Marinelli (1910-2003) and in 1957 they filed a joint tenancy deed for 1440 Cannon. William Marinelli was born in Cumberland, Canada to Ronaldo Marinelli and Sarafina Inama. He, along with his brother-in-law Anthony, worked at the Clayton Coal Mine and the New Washington Mine in Erie throughout the 1930s and 40s.

In 1948, Rose's oldest brother Dominic "Plat" Jacovetta opened Plat Packing in Denver, a successful meat packing warehouse and processing plant serving hotels and restaurants. In the 1950s, William Marinelli and both of his brothers-in law, Anthony and William Jacovetta, joined the family business and worked as butchers and machine operators at Plat Packing until retiring in the 1970s. William Jacovetta (1906-1989) had married Edith Slade in 1937 and lived in Denver.

WESTERN TRADE WINDS
Plat Packing Co. Building
Meat Processing Plant



The new home of the Plat Packing Co. is under construction at 707 E. 50th Ave. The new building will include all of the most modern meat cutting and handling facilities and will replace present quarters at 1410 15th St.

By WARREN LOWE
Rocky Mountain News Business Editor

Construction of a new meat processing plant for the Plat Packing Co. is under way at 707 E. 50th ave.

The new plant will incorporate all of the latest in design and equipment, according to Plat Jacovette and Joe Lombardi, partners in the wholesale meat distributing firm.

The 97 by 100 foot building will include a cooling room with a capacity of 450 beef quarters and a freezing room with a capacity of two carloads of boxed products. An enclosed dock with room for three trucks will adjoin the cutting floor.

Mr. Jacovette said the new plant will replace present quarters at 1410 15th st. It was designed by Nat S. Saehler, Denver engineer.

The company was organized four and a half years ago to serve hotels and restaurants in the Denver area. Today it serves customers in 10 Western states.

No slaughtering will be done in the new plant, beef carcasses will be purchased from slaughter houses and cut to the specifications of the hotels and restaurants. The new plant will be under federal inspection.

The Plat company purchased many prize-winning animals at the National Western Stock Show with most of them scheduled to be shipped to the leading resort hotels at Las Vegas, Nev.

Highway Neglect Hit
 A. S. Horner, Denver contractor and president-elect of the Associated General Contractors of America, charged yesterday that "government officials and policy makers are not taking a realistic view of the value of highway construction to the defense of our country."

Mr. Horner said at the annual intra-industry luncheon of the Colorado Contractors Assn. in the Shirley-Savoy Hotel that "our top officials are willing to sit back and let our highways go to pieces."

Planning for future highways, he said, should begin now so that "the disastrous lag which occurred following World War II" will not happen again.

Yourell Wants to Quit
 Edward C. Yourell, president and general manager of the Daniels & Fisher Stares Co., revealed yesterday that he would ask the company's board of directors to be relieved as company president.

Mr. Yourell, who has been with Daniels & Fisher for 13 years and president since 1945, said it has been proposed that he become chairman of the board and A. F. Somsen, assistant general manager, be made president.

Mr. Yourell said he assumed the presidency after the retirement of Walter Beams with the understanding that he would be relieved of some of the management responsibilities as soon as a competent staff could be built.

The proposal will be acted upon following the annual stockholders meeting on Feb. 13.

Trade Names
 J. E. McWilliams, vice president of the Carter Oil Co. at Denver, will be the principal speaker at a special meeting of the Vernal Club, Chamber of Commerce, Wednesday. His topic will be "Oil and Utah."

W. E. Heckerhorn, sales vice president of the Heckerhorn Manufacturing & Supply Co., Littleton, has been named assistant to the chairman of the 25 Tech Rock-et Integrating Committee of the



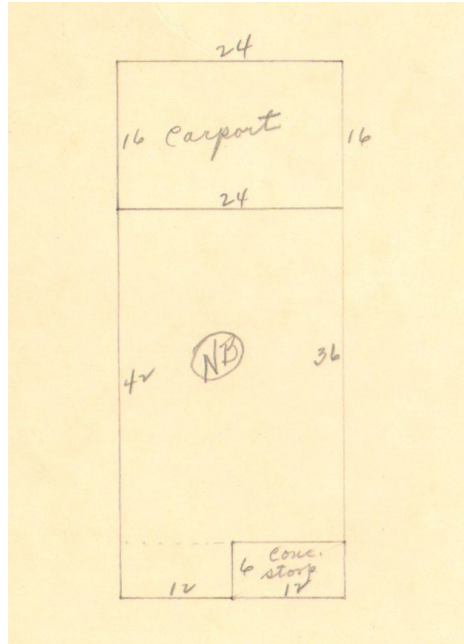
Plat Jacovette, left, looks on while partner Joe Lombardi checks a sirloin strip before it is vacuum packed.
 —Rocky Mountain News. Photo by Bill Peery.

Denver 1, Colo., Thursday, Jan. 9, 1958

Rose and William Marinelli had two sons, Ernest (1936-2011) and Ronald Marinelli (1938-1951). A Louisville Times article in 1951 reported Ernest and Ronald Marinelli as the first cases of polio in Louisville since 1949. Tragically, Ronald passed away that year at age 13. Ernest, age 15, had a milder case and recovered. Ernest "Ernie" attended the St. Louis school and played football for the high school.



1958 Boulder County Assessor photo of 1440 Cannon.

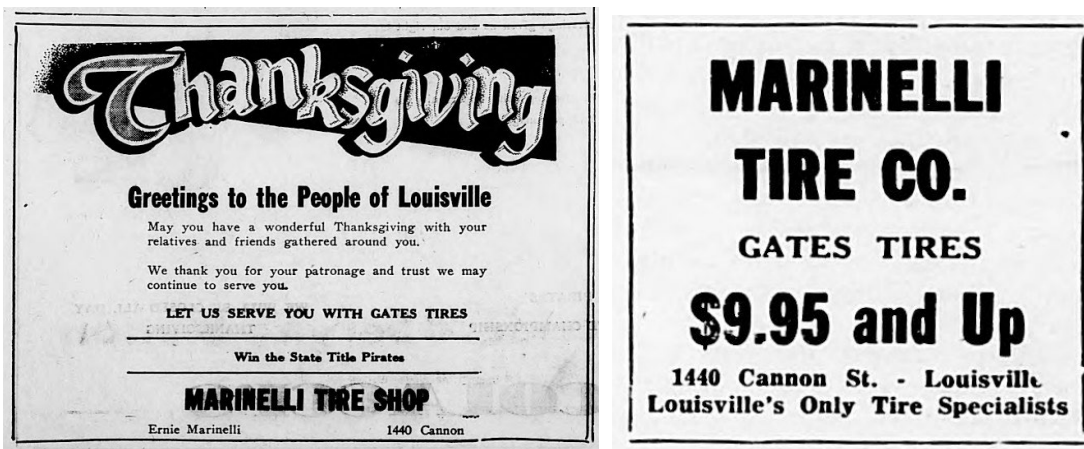


1958 floorplan from Boulder County Assessor card.

While in high school, around 1953, Ernest was part of the Fuel Fiend's Club, a group of boys devoted to hot rods and drag racing. However, the Fuel Fiends also participated in the Fall Festival parade with a float of a racing car and messages about safe driving. They also sponsored the town's March of Dimes fundraiser raising \$100 for the polio fund, organized their own Fuel Fiends softball team, and collected scrap metal to finance the club. Several articles in the Louisville Times in 1956 reported on rigorous car inspections before a 15-mile road race as well as the club's commitment to "enforce courtesy on the highway among their members and give assistance to motorists in trouble."



By the 1960s, after graduating from high school, Ernie Marinelli was operating the Marinelli Tire Co. out of 1440 Cannon.



Rose and William Marinelli lived at 1440 Cannon until Rose's death in 1997 and William's death in 2003. Ernie Marinelli married Patricia DeNeleon in 1971. They lived in Louisville and Ernie Marinelli was very active in Louisville organizations, most notably chairing the Fall Festival and Boulder Pow Wow events for many years, as well as owning several businesses, including the Marinelli Tire Shop and the Louisville Print Shop.

Current ownership

In 2006, Ernie Marinelli transferred the deed to 1440 Cannon to his wife Patricia under Marinelli Management. Ernie passed away in 2011 and Patricia Marinelli sold the property in 2012 to the current owners, Robert G Musslewhite III and Cynthia Corne.



Current Boulder County Assessor photo of 1440 Cannon.

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 900 Main Street Probable Cause Determination

APPLICANT Andy Johnson, DAJ Design
922A Main Street
Louisville, CO 80027

OWNER Jeff Raikes, B&M Enterprises LLC
126 Springs Cove
Louisville, CO 80027

PROJECT INFORMATION

ADDRESS 900 Main Street
LEGAL DESCRIPTION W 73 Ft Lot 7, Block 1, Louisville Old Town
DATE OF CONSTRUCTION 1955

REQUEST A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 900 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 the property at 900 Main Street.

Staff recommends approval of the request.

CHANGES OVER TIME

The property at 900 Main Street contains a commercial structure. The structure is a residential-style commercial building, with a hipped roof. "[Stories in Places](#)," a residential historic context for Louisville from 2018, lists the past uses of the building as a post office, clothing store, gallery, and office space; it has also been host to a florist and a book store. It is currently used as retail space, office space, and a barbershop. Note that there was a previous building on the property that was used as a gas station.

The 1948 Assessor image (below) shows the original footprint, which has since had additions.

The building permit file shows multiple interior remodels, signage changes, and changes to windows and doors to accommodate the changing tenants over the years.



Figure 1. 1950 Assessor's Card Photo.



Figure 2. Recent streetviews. View from west along Main Street (top) and south along Walnut Street (bottom).

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	69 years old
<i>Landmarks must meet one or more of the criteria for architectural, social or geographic/environmental significance</i>	Y	Social Significance - <i>Exemplifies cultural, political, economic or social heritage of the community.</i> <ul style="list-style-type: none"> • Commercial history on Main Street covering multiple

	Y	<p>tenants (post office, clothing store, various services)</p> <ul style="list-style-type: none"> • Connection to building across the street (844 Main) • See attached Social History Report for complete information. <p>Architectural Significance - <i>Exemplifies specific elements of an architectural style or period.</i></p> <ul style="list-style-type: none"> • Unique form, not necessarily representative • Was not used as a home despite its style • Originally built as a post office
<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"> • Form appears to be intact, with numerous external changes, including a rear addition. • Addition on north side dated from 1953 • Addition on east side dated from 1973 <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"> • The structure remains in its original location over time.

FISCAL IMPACT

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

RECOMMENDATION

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

ATTACHMENTS

1. Application
2. Social History Report

HISTORIC PRESERVATION APPLICATION

CASE NO. _____

PROPERTY INFORMATION

Address: 900 MAIN ST
Date of construction (if known): 1955
Legal Description: Lot W 73' LOT 7 Blk 1
Subdivision LOUISVILLE OLD TOWN
(attach separate sheet if necessary)
Landmarked Name and Resolution (if applicable): NA

APPLICANT INFORMATION

Name: ANDY JOHNSON
Company: DAJ DESIGN
Address: 922A MAIN ST, LOUISVILLE, CO 80027
Telephone: 303-527-1100
Email: ANDY@DAJDESIGN.COM

OWNER INFORMATION (if not applicant)

Name: JEFF RAIKES
Company: B&M ENTERPRISES LLC
Address: 126 SPRINGS COVE, LOUISVILLE, CO 80027
Telephone: 303-912-0781
Email: JEFF@TRIPLERHOMES.COM

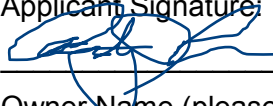
TYPE (S) OF APPLICATION

- Historic Structure Assessment
- Landmark
- Historic Preservation Fund Grant
- Historic Preservation Fund Loan
- Alteration Certificate
- Demolition Review
- Pre-filing Conference with Historic Preservation Commission

PROJECT INFORMATION

Summary: _____
PROBABLE CAUSE DETERMINATION TO ALLOW
GRANT FUNDING TO GO TOWARD A COMMERCIAL
HISTORIC STRUCTURE ASSESSMENT.

SIGNATURES & DATE

Applicant Name (please print):
ANDY JOHNSON
Applicant Signature:

Owner Name (please print):
JEFF RAIKES
Owner Signature:
JEFF RAIKES



900 Main. History

Legal Description: W 73 FT LOT 7 BLK 1 LOUISVILLE O T

Year of Construction: 1947

Summary: The history of 900 Main contributes to our understanding of Louisville’s early business growth and development and the use of property ownership for economic security, especially for women. The businesses identified at this location are representative of changes in Louisville’s population, social trends, commercial district, and sustainable re-use of historic structures.

History of site prior to current building:

This property is part of the original plat of Louisville registered by Louis Nawatny in 1878. It was sold by Nawatny in 1880 to John Little for \$100. The early history of this property is documented in three sections as John Little immediately divided and sold the Northwest quarter, the Southwest quarter, and East half as individual lots. While the Northwest and East lots appear to be undeveloped in 1880, the sale of the Southwest lot to Joseph Derfler notes, “quarter of lot 7 block 1 and House and all improvements on ¼ of lot.”

Initial owners of the lots reflect Louisville’s early immigrant demographics and family names including Joseph Derfler and John Stoiber both from Austria, Victor Helburg from Germany, and John Little and John Carlton both from England; whose families all arrived in the US and moved to Louisville in the 1870s and 1880s.

By 1910, members of the Carlton family owned all three partial lots. John Carleton (1838-1913) purchased the East lot in 1880 and the Northwest lot in 1890. Jane Carlton (1849-1942) purchased the Southwest lot in 1910. After John Carleton’s death in 1913, his daughter Jane Ann Clark (1869-1938) sold the Northwest and East lots to Jane Carlton in 1923, making her owner of the complete Lot 7 Block 1.

The Carlton family has one of the earliest histories in Louisville beginning with brothers Thomas (b.1824) and John Carlton/Carleton emigrating from Trimby, Cumberland, England with their families in 1879. The Carltons were part of the initial wave of skilled coal miners from England, Wales, and Ireland that helped establish coal mining methods in Louisville. Thomas Carlton became the first president of the Acme Mine that was in operation in Louisville from 1888-1928. His son, David Carlton, was president of the Louisville Coal Mining company established in 1889. David Carlton married Jane Trimble Carlton in Cumberland, England in 1868. Shortly after arriving in Louisville, David Carlton died in 1892, leaving his widow, Jane, with six daughters.

Jane Carlton lived in Louisville until 1942. At the time of her death, Jane Carlton was recognized in the Louisville Times as a founding member of the Louisville Methodist Church, lifetime member of the Ladies Aid Society, and the oldest resident of Louisville at 92 years old.



Undated photo of Jane Carlton from the Bicentennial edition of the Louisville Times, 1978.

Early Businesses 1913-1934



In 1913, William "Bill" Schutz (1870-1951) set up his photographer's wagon on the vacant portion of Lot 7 Block 1, now 900 Main St. Bill Schutz was a well-known local photographer who documented much of early Louisville life through candid photographs as well as formal portraits. Many of his photographs are currently part of the collections of the Louisville Historical Museum and other local museums. Schutz operated his photography business from his wagon until 1923.

In 1924, Jane Carlton sold the west half of Lot 7 to Starkey Filling Stations, a chain of gas stations that operated in surrounding cities, including Lafayette and Longmont. Schutz then moved his wagon to Front Street, but continued living at 900 Main and working as a gas station attendant. He may also have continued his photography

studio from this site as well, into the mid-1930s. Schutz is remembered by Louisville residents in the [Summer 2008 Louisville Times](#) as "an unkempt filling station operator in his 60s and 70s", often found sitting on the bench outside the filling station, and as a cunning card-player.



Starkey's Filling Station c. 1927.

Starkey's Filling Station operated on the corner of Main and Walnut for several years until running into financial difficulties and filing for bankruptcy in 1926. At the time of filing, the property was described as a "one story brick building, full basement and living rooms therein, with office and filling station front, building completely modern." With a series of loans, Rose Starkey managed to re-open the business and kept it going until 1934 when the property was taken over by the Boulder County Public Trust.



Left: Starkey's Filling Station c. 1930s. Right: Bill Schutz is the man standing on the left outside Starkey's Filling Station.

Henning Family Ownership, 1935-1973

G.R. Henning, his wife Marguerite Lay Henning, and their two daughters Blossom and Welcome, were a prominent Louisville family who operated the Henning Mortuary, across Walnut St. from 900 Main. The Hennings also owned several properties on the 800 block of Main St. In 1935, Marguerite Henning (1891-1950), under Weepah Manufacturing Company, purchased 900 Main from Boulder County with a Public Trustees Deed. In 1941, she purchased the East half of Lot 7 Block 1 from Jane Carlton, uniting both halves of the property under Henning ownership.

Based on accounts of Bill Schutz, it appears that the Starkey Filling Station remained in operation under Henning ownership on the corner of Main and Walnut into the 1940s, with Bill Schutz serving as gas station attendant into his 60s and 70s. Marguerite Henning died in 1950 and ownership of the property passed to her husband, G.R. Henning until 1968, and then to their daughter Blossom Henning Wennburg.

A Louisville Times article from 1947 states that G.R. Henning (1891-1968) had built a new building on the northeast corner of Walnut and Main that would house the new post office. This appears to be the earliest date of construction for the current building at 900 Main. This is corroborated by the 1950 Assessor Card which also states date of construction as 1947.



1950 Assessor Card photo showing newly built Post Office building.

The Louisville Post Office remained at 900 Main until 1959 when it moved to a larger, more modern building on the 700 block of Main Street. In 1953, Henning squeezed in a narrow building to the north between the Post Office and the neighboring Caranci building (908 Main). This new building had the address of 906 Main and was home to Fiori Tesone's Barber Shop until 1966.

After the Post Office moved out in 1959, Henning updated the building again in preparation for Art and Helen Porta to open their clothing store, "Porta's".



Porta's' was previously located on the corner of Spruce and Main. It operated at 900 Main from 1959-1972. Tesone's Barbershop can also be seen in this photo on the left.

The Henning family rented out retail space at 900 Main until 1973. During that time, they expanded and divided the space into additional shop fronts on the south side of the building. In 1973, Blossom Henning Wennberg sold 900 Main to Norman and Roseann Seader.

Norman and Roseann Seader Ownership, 1973-1980

The Seader's ran a Carpeting and home decorating shop at 900 Main and a liquor store next door at 906 Main. They added an additional retail space on the south side which is currently 915 Walnut.



900 Main c. 1980

Current Ownership

In 1980, the Seaders sold the property to Robert F & Marcella Raikes who are the current owners.

Today, the address of 900 Main also encompasses business addresses for 906 Main, 901 Walnut, and 915 Walnut. See *Appendix A* for businesses that were located at this address and *Appendix B* for advertisements from some of the businesses.



Current Boulder County Assessor photo of 900 Main.

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 following businesses were located at 900 Main and related addresses:

900 Main

- 1959-1972 Porta's – Art and Helen Porta
- 1972-76 Seader Floor Covering carpet and floor covering store (Norm Seader)
- 1977-78 DiGiacomos Photography – photographing people for Louisville Centennial
- 1979-82 Smart Optical
- 1984 Franklin Life Insurance, agent Jerry Zilk
- 1984-91 Louisville Florist – run by Joann Jackson, 1989- Richard and Rhonda Howe
- 1992-94 Wheelgoods bicycle shop
- 1995-97 Buffalo Indian Room- jewelry sandpainting pottery, kachinas
- 1997-98 Gatos Design jewelry – owner Jeff Katz, Eric Olson
- 1999-2002 Elizas Attic
- 2003 About Books
- Current Edward Jones Investment

906 Main

- 1953-66 Tesone's barber shop – Fiori Tesone
- 1970s -79 Seader Liquor
- 1981-83 Louisville Liquor
- 1986 Animal Crackers – children's clothing
- 1991 Special Events – balloons and party supplies; Special Moments Photography
- 1993-99 Hanks Model Trains – Henry Argue
- 2000-03 Tiger Herb Co – Julie Hoehing and Nancy Cooley
- 2004-09 Paulies Italian Ice
- 2009-2020 Nina's Flowers and Gifts

901 Walnut

- 1962 Rocky Mountain Radiator Service – Elwin Koplin
- 1976-79 Stitching Post – yarn shop, classes
- 1980-85 Louisville Travel Ltd.
- 1987-89 Craftasia – consignment arts and crafts store – Rosemay Edwards & Trish Sargent
- 1989- current Thunderbird barbers – Bob Meyer

915 Walnut

- 1977 Seaders Carpet/ Seader Floor Covering
- 1977-79 Louisville Home Interiors
- 1980-81 Louisville Cable TV – Storer Cable Television System - installing cable in LSV
- 1990 Eurotan salon – Donna Sanchez and son Michael Roddy
- 1995-97 Dr. Karen McConnell Achterman – chiropracter
- 1998 Rick's Bestsellers – resale CD's videotapes, books, trade in
- 1999 Lori's Gift World
- Current Acme Fine Goods

APPENDIX B

Advertisements for businesses located at 900 Main and related addresses:

ANNUAL JANUARY SALE AND CLEARANCE

PORTA'S
900 MAIN ST.
LOUISVILLE

<p>20% OFF REG. PRICE! MEN'S & BOYS' WINTER JACKETS</p> <p>LONG-SLEEVE SPORT SHIRTS MEN'S & BOYS' SWEATERS</p> <p>LACER SHIRTS MEN'S & BOYS' 1/2 REG. PRICE <i>Velour - Corduroy - Sweats</i></p> <p>ACCENT RUGS 21" x 34" 99c NON-SKID BACK</p> <p>TERRY KITCHEN TOWELS REG. 59c Ea. Now 2 for 1.00</p>	<p>20% OFF REG. PRICE! Ladies' and Girls' Car Coats Ladies' and Girls' Sno-Boots</p> <p>GIRLS' DRESSES REG. 2.98 TO 5.98 NOW 1.98 - 2.98 - 3.98</p> <p>BLANKETS PLAIN COLORS 72" x 90" 2.99</p> <p>BATH MAT SETS Reg. 3.98 Now 2.98 Reg. 4.98 Now 3.98</p>	<p>LADIES' AND GIRLS' GO - GO BOOTS 2.00</p> <p>MEN'S HANDKERCHIEFS 10 for 1.00</p> <p>BLANKETS FLORAL PATTERN 72" x 90" REG. 4.98 Now 5.49</p> <p>ONE TABLE MISC. ITEMS 1.00 EACH ITEM</p> <p style="text-align: center;">Porta's 900 MAIN ST. LOUISVILLE</p>
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FIRST NATIONAL BANK
OF LOUISVILLE
LOUISVILLE, COLORADO 666-6507

DRIVE-IN BANKING
SATURDAY 9:00 - 12:00

Member Federal Deposit Insurance Corp.
Member Office of Depository of Colorado Inc.

SEADERS LIQUORS
900 MAIN ST.
PHONE 666-8020

Specials for Thurs. & Fri.
MARCH 11 and 12

COLD BEER	Gin
Falstaff	GLENMORE 3.55 qt.
12-oz. bottles 1.35 6-pak	Wine
12-oz. bottles 4.99 case	Vino D'ure 3.39 Gal.
Hamm's Draft	Francis Vin Rose 1.99 1/2 Gal.
12-oz. cans 1.49 6-pak	ICE 59c
12-oz. cans 5.69 case	10-LB. BAG
Whiskey	<small>FREE HOME DELIVERIES Fridays and Mondays 9 to 7 PM on orders which include \$8.00 or more of regular priced items.</small>
TEN HIGH 4.65 qt.	

Mink Coat
No Purchase Necessary
Contest closes April 30, 1976

SEADER FLOOR COVERING
900 MAIN
LOUISVILLE, COLO.

"Come and Get It!"
Dinner, That is, at
THE COUNTRY KITCHEN
700 Main St. - Louisville

• Reservations Please
• Fast Service
• Homestyle Cooking
• Salad Bar

4:30-7:30 pm Tues-Thurs
4:30-8:00 pm Fri-Sat
666-8020 (Also serving breakfast and lunch)

It's MINI-LEAGUE
Season Again
at the **KEGELHAUS**

• Short Season - 10-18 Weeks
• Only 2 Persons Per Team
• Wed. Morn. Leagues
• Wed. Even. P.M. Couples
• Fri. 7:00 P.M. Couples
(Starts This Friday)
• Ladies Mini-Soccer League
• Men's Evening Outing

LAFAYETTE 666-8022

THE
Stitching Post
201 WALNUT LOUISVILLE

Spring Yarn Sale!
Red Dot Yarns **25% Off**

CALL US ABOUT OUR CLASSES IN:
Knitting - Crochet - Needlepoint
Beginning & Intermediate



NOW OPEN *Custom Tints*

IN LOUISVILLE

Repairs  *All Prescriptions Filled.*

Smart Optical

900 Main Street 666-9760

Special This Week! Cateye Cordless Cyclo computer \$69⁹⁵ \$49⁹⁵

WheelGoods
Bicycles · Clothing · Accessories

Your Local Bike Store!

We have everything the Boulder bike stores have in Louisville! Save yourself the drive, shop Louisville.

Service is our Specialty!

\$14 Bike Tune-Up Special
• Clean/tighten/adjust entire bicycle so it rides like a new one!

\$65 Re-Pack Tune
• Complete overhaul of entire bicycle
• Including bottom bracket, headset, hubs, new bearings and grease.

Alpine Ski Tunes
• Hand tune for "racer ready"
• \$20 for first tune, \$15 every time after

900 Main St. · Louisville · 666-9104
Mon.-Fri. 11-6 · Sat. 10-6 · Sun. 12-5





Flowers For Every Occasion. Gift Items.


Louisville Florist
900 Main St.
666-4198
Free Delivery In Louisville & Lafayette
Sale on Selected Items!

APPENDIX B cont.

Advertisements for businesses located at 900 Main and related addresses:

WEDNESDAY, JUNE 2, 1999

*Fine Jewelry from
Gatos Designs
is a lasting gift for your Special Graduate!*



Gatos Designs

900 Main St. • Louisville • 303-604-6552



**Julie Hoehing
Nancy Cooley**

906 Main Street
Louisville, CO 80027
303-926-6808
tigerherbco@aol.com

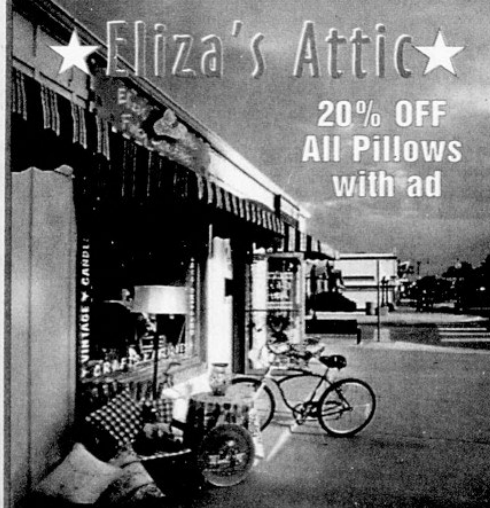
TIGER HERB CO.
Alternative Healing Center

Offering:

Bulk Chinese & Western Herbs	10:00-7:00 Monday-Friday
Chinese Patent Medicine	10:00-5:00 Saturday
Acupuncture, Consultation, Body Work	11:00-4:00 Sunday
Fine Teas & Accessories	
Gifts, Candles, Cards, Asian Art	

★ Eliza's Attic ★


**20% OFF
All Pillows
with ad**



900 Main St. ★ Old Town Louisville
Open Tues.-Fri. 10-6 • Sat. 10-2



About Books

BOOKS • NOTE CARDS • MAGAZINES
AND MORE!





900 Main Street (near Walnut) • Louisville
303-666-9777
Flexible Store Hours
Open During Friday Night Street Faire!

THUNDERBIRD BARBERS
BOB MEYER, OWNER

901 Walnut
(Corner of Main)
Louisville, CO
Tel: 665-2176

*"No matter what scale we use,
we never know the weight
of another persons burden."*

 We Sell & Recommend Nexus Products 

ITEM: Grant Program Code Update – Research Update

STAFF: Amelia Brackett Hogstad, Senior Planner

PURPOSE

The purpose of this update is to:

- Present the HPC with preliminary information serving three research tasks:
 - Creating estimates of future grant expenditures
 - Studying meaningful grant increases across the board
 - Drafting options for additional grant types
- Learn from the HPC what other data points would be helpful ahead of reviewing a preliminary draft of the grant program update.
- Get early feedback from the HPC on some of the potential additions to the program.

Specific questions for the HPC are at the end of the memo.

BACKGROUND

The main project in the 2024 HPC Work Plan is to recommend an update to the Historic Preservation Fund grant program, which was last updated in 2019. The HPC discussed ideas and goals for the new program at a “retreat” in January 2024. Based on that meeting, staff is pursuing two goals for the update:

1. Increase grant amounts across the board to reflect rising costs (supported by tasks 1 and 2).
2. Explore adding new grants for specific project types and applicant groups (supported by task 1).

RESEARCH

Task 1: Creating estimates of grant expenditures in the future

Estimating how many landmarks remain

At the 2024 HPC retreat, commissioners expressed interest in creating a targeted landmark list to guide a proactive approach to landmarking. Staff is not proposing to finalize a list with HPC as part of the grant program update. However, commissioners and staff discussed that a general idea of how many target landmarks remain could inform the grant program update.

Staff used the following information to estimate the remaining number of un-landmarked buildings that could be on a future target list:

Estimated Number of Targeted Landmarks			
Source	Residential or Commercial	# landmarks recommended	Notes
2018 “Stories in Places” historic context	Residential – Old Town	~48	Consultants recommended for outreach based on architectural style
2018 “Stories in Places”	Commercial – Downtown	~20	Ibid
Bella Vista neighborhood	Residential	~2	Staff estimate based on architectural representation
1960s/1970s neighborhood	Residential	~2	Ibid
Economic Vitality Memo: Priority Properties for Focus	Commercial	1	Wildwood Guitars building
		Total: 72	

The utility of these sources in providing an estimated number of targeted landmarks is limited, given that the “Stories in Places” context recommendations are based solely on creating a stylistically representative body of landmarks, and do not directly take social significance into account. In addition, very few of these recommended properties have been landmarked in the past six years, even though there have been 26 landmarks created in that time. Clearly, there are buildings that have historic value other than those included in “Stories in Places.” Note also that there are currently over 800 buildings in Louisville that are 50 years or older.

On one hand, these factors suggest that the number of desirable landmarks is much higher than 72. On the other, the “Stories in Places” recommendations are predicated on the assumption that the goal of the program is to preserve three to five of the best representations of each architectural style. That number per style may be higher than necessary to achieve the goal of representation.

Given these limitations, it may be more beneficial to estimate future costs of the program with other methods. Examples to consider:

- Staff could provide estimated grant expenditures for a target of 10 more landmarks over the next four years (the current count is at 65).¹ This is a good option if the HPC is interested in setting a concrete number goal to guide the program over a set period of time.

¹ Staff used the four-year horizon since the current sales tax program expires in 2028, around which time Louisville residents will need to vote to continue it.

- Staff could provide an estimate of potential large-scale commercial buildings and their redevelopment costs, since these would likely be the most expensive potential projects. This is a good option if the HPC is interested in prioritizing a number of large, high-impact properties downtown.
- Staff could provide projected expenditures for four landmarks a year for the next four years. (Four landmarks per year is based on the average of the past five years, excluding 2020.) This is a good option to get a general sense of the future of the fund without a targeted outreach campaign.

Estimating annual sales tax income for grant program versus past annual expenses

The total balance of the unencumbered fund is approximately \$3 million. However, the encumbered balance is lower given that not all grants that have been awarded have been paid out.

The table below summarizes recent expenditures and revenue for the Fund. The table shows that annual revenue tends to outpace expenditures.

Grant <u>Expenditures</u> Since 2020, Estimated		
These numbers are taken from staff tracking spreadsheet showing total requested, not total reimbursed. Note that grants are part, but not all, of the expenditures from the Historic Preservation Fund.		
2020	\$1 million	<ul style="list-style-type: none"> • Included ~\$400,000 in preservation and new construction grants to 809 Main (<i>has been paid out</i>) • Included ~\$100,000 loan to 833 Jefferson • Included 5 other grants between \$40,000 - \$100,000 • +/- 10 landmarks
2021	\$297,050	<ul style="list-style-type: none"> • Included ~\$124,000 to 701 Grant (<i>has been paid out</i>) • +/- 4 landmarks
2022	\$33,000	<ul style="list-style-type: none"> • Assessment grants and landmark bonuses only.
2023	\$362,230.65	<ul style="list-style-type: none"> • Included ~\$132,000 grant to 1045 Front • +/- 4 landmarks
Recent Historic Preservation Fund <u>Revenue</u>		
2021	\$851,213	
2022	\$917,815	

Task 2: Studying meaningful grant increases across the board

Interviewees

Staff is planning to interview 3-5 developers, homeowners, and architects with the user experience stakeholder interviews that the user experience survey subcommittee (Randy Dalia and Chrissie Burg) drafted last year (Attachment 1). The goals of these interviews are to learn about barriers to landmarking and total cost of projects, as well as crowdsource general ideas for improving the usability of the program overall.

Past requests

The table below provides residential grant awards for 2023 landmarks, which included 5 new landmarks and one Preservation and Restoration Grant awarded to an existing landmark. Grants for historic structure assessments are not included. No new construction grants were awarded in 2023.

The residential portion of the table below shows the high cost of a full restoration and new foundation work for a residential property (1045 Front) compared to smaller projects (929 Parkview and 741 Lincoln). It also provides an example of what allowing existing landmarks to access larger grants can cost (816 McKinley).

The commercial portion of the table below shows the range of costs for past commercial projects, all of which would be higher than the maximum \$150,000 currently allowed for Preservation and Restoration Grants on commercial properties.

Residential				
2023 New Landmark Costs				
Property	Grant Awarded	SOW		
1045 Front	\$137,000	Restoration, structural, bonus		
929 Parkview	\$56,974	Restoration, structural, bonus		
741 Lincoln*	\$21,533	Preservation, bonus		
301 Spruce*	\$5,000	Bonus		
1209 Main*	\$5,000	Bonus		
*These properties have not maxed out their grant allowances.				
2023 Existing Landmarks Costs				
816 McKinley	\$58,750	Restoration, structural		
Commercial – Sample, All Time				
Property	Grant Awarded	SOW	Year	Inflation-Adjusted***
809 Main	\$442,083	Restoration, structural, code updates, new construction	2021	\$527,852

Property	Grant Awarded	SOW	Year	Inflation-Adjusted***
945 Front**	\$139,800	Preservation, structural, restoration, code updates, new construction	2016	\$184,301
927 Main**	\$140,000	Rehabilitation, code updates, preservation, restoration, new construction	2014	\$186,932
740 Front**	\$240,000	Structural, restoration, code updates, new construction	2014	\$320,455.55
<p>**These properties were approved under a different grant program than the 2019 update. ***Inflation-adjusted cost based on Consumer Price Index.</p>				

Task 3: Drafting options for additional grant types

The current iteration of the grant has one grant for restoration, rehabilitation, and preservation projects. This framework was adopted during the 2019 grant program update because staff, the HPC, and Council determined that having different buckets of money for these projects made navigating the program overly complicated and confusing. (Grants for historic structure assessments and new construction are separate grant types.)

While simplicity is a valuable goal for the final program update, at this early stage staff is investigating several grant program “carve-outs” that came up during the retreat. These would be grants for specific applicants or types of work separate from the standard Preservation and Restoration Grants.

Carve-outs for full restoration & structural projects

At the retreat, commissioners expressed interest in supporting more full restoration projects given the stated value of restoration and creating a separate category for structural costs given the high cost of structural work compared to other project types. Creating separate grant types could emphasize the importance (and high expense) of these types of projects by creating specific grant types with higher maximum amounts, accessible to new and/or existing landmarks.

The current program often requires that these projects be reviewed through the “extraordinary circumstances” language in [Resolution 17, Series 2019](#), since they often

cost more than the maximum grant allowed and/or they are requested by existing landmarks that do not qualify for the standard grant amount.

Below are the total project costs and amounts awarded for three recent large-scale residential restoration projects, as well as the last four residential projects that received funds for structural work. Note that these numbers do not include project costs and amounts awarded for other project work, such as for grading or building code updates.

Estimates for Full Restoration Work		
Property	Total Cost (approx.)	Amount Awarded
612 Jefferson	\$107,750	\$53,875
1045 Front	\$302,000	\$151,000
929 Parkview*	\$77,000	\$38,500
<i>Averages</i>	<i>\$162,250</i>	<i>\$81,125</i>
Estimates for Structural Work		
Property	Total Cost (approx.)	Amount Awarded
612 Jefferson	\$56,000	\$28,000
1045 Front	\$250,000	\$125,000
929 Parkview*	\$9,274	\$18,548
600 Lincoln	\$29,644	\$14,822
<i>Averages</i>	<i>\$86,229.50</i>	<i>\$46,592.50</i>
*The amounts for this project do not include professional design costs or labor.		
Note that not all projects break down the professional costs as a separate line item. The amounts above attempt to divide professional costs so that the totals across different properties are comparable.		

Viability of income-based support

At the retreat, commissioners and staff discussed the viability of income-based support. Staff is still investigating if and how an income-based program could work. Preliminary ideas are to create grants that provide income-qualified applicants with access to design support and grants that help offset the tax implications of large grants on lower-income applicants.

REQUEST FOR COMMISSION FEEDBACK

Staff is requesting feedback from the HPC on the following questions to inform next steps:

1. For Task 1, which method(s) would you like staff to use in estimating future grant expenditures?
2. For Task 2, after looking at the recent costs for restoration and structural projects, do you have any feedback on whether you want staff to provide options for separate grants for these project types?
 - a. Relatedly, are you interested in allowing previously landmarked properties to have greater access to grants, such as to support restoration projects and/or structural work?

3. Commercial projects represent a much larger investment than most residential properties. Is the HPC interested in prioritizing commercial properties for landmarking and grants over the next few years?
4. What additional information do you need to prepare to evaluate an update to the grant program?
5. What ideas for changes are missing from this summary that you would like staff to investigate?

ATTACHMENTS

1. User Experience Stakeholder Interviews

**Historic Preservation Commission
User Experience Stakeholder Interviews
Spring 2023**

The Historic Preservation Commission is conducting a series of interviews and focus group meetings with users of the Historic Preservation Program in an effort to identify recommendations to make the Program more effective. No responses will be attributed to any of the interviewees. Thank you in advance for your participation.

1. What project(s) have you worked on?
 - Commercial
 - Residential
 - Both

2. What was your experience working with the Historic Preservation program?
Select all that apply.
 - Historic Structure Assessment
 - Landmark
 - Alteration Certificate
 - Preservation Grant
 - New Construction Grant
 - Loan

3. What worked well with the program, from your experience?

4. What was the most difficult part of the program? (Locating information, time to completion, City communications, external factors like finding and/or working with an architect, Marshall Fire, etc.)

5. If you received a grant, how much of your total preservation project costs did the grant cover?

6. If you did not pursue a grant, why not? What amount would you have compelled you to consider the program?

7. What were the most important incentives to landmarking? Rank choice.
 - Desire to preserve your personal history or your family's history
 - Desire to preserve community character

- Preservation and Restoration Grant
 - Extraordinary circumstances (money received above the maximum grant amount. [Since 2019](#), the maximum for residential has been \$40,000 and the maximum for commercial has been \$150,000)
 - New construction grant
 - Landmark bonus
 - Floor area ratio (square footage) bonus
 - Lot coverage bonus
 - Other (please describe)
8. If you have applied for an Alteration Certificate, please rank your satisfaction with the following (1-5):
- Time it took to review
 - Clarity of communication
 - Design review process
 - The final design result
9. If you applied for an Alteration Certificate for new construction (addition), did you apply for a New Construction Grant?
- Yes – Why? Please describe

 - No – Why not?
 - I was not aware of the New Construction Grant
 - The design requirements were too stringent
 - The incentive amount was insufficient
 - Other (please describe)
10. What other suggestions or recommendations would you make to the Historic Preservation Commission to make Louisville’s Historic Preservation Program more effective?

Again, thank you for your participation.