

# ***Historic Preservation Commission Agenda***

**Monday, September 16, 2024  
City Hall, 2<sup>nd</sup> 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 Commission will accommodate public comments during the meeting. Anyone may also email comments to the Commission 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: 1025 Front Street
6. Probable Cause: 921 Main Street
7. Items from Staff
8. Updates from Commission Members
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:** 1025 Front Street Probable Cause Determination

**APPLICANT:** Kimberly C Echols  
1025 Front Street  
Louisville, Colorado 80027

**OWNER:** Same as applicant

**PROJECT INFORMATION:**

**ADDRESS:** 1025 Front Street  
**LEGAL DESCRIPTION:** Lot 3 Block 17 Caledonia Place  
**DATE OF CONSTRUCTION:** ca. 1896

**REQUEST:** A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 1025 Front 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 1025 Front Street. 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.”*

**HISTORICAL BACKGROUND:**

*Information from Gigi Yang, Louisville Historical Museum*

The history of 1025 Front Street illustrates the development of Louisville through investment in land and coal mining as well as the growth of immigrant populations through family ties. Of note are the early settlement by English and Welsh miners and later by Italian immigrants. The story of the Jacovetta and Bottinelli families reflect how national trends and movements around immigration and labor rights are embodied on an individual scale.

Ownership of the property follows five families, beginning with early ownership by English-born William Beamond for mining and mineral rights and selling the surface rights to Joseph Butcher, a Welsh miner, in 1892. It is possible that Butcher built a house on the property, however records remain unclear about the use of the property during this time. Beamond went to become Mayor of Louisville, serving two terms from 1894-1895 and 1897-1898. The sale of both surface and mineral rights to the property occurred in 1905 to the Jacovetta family and in 1917 to the Bottinelli Family, both families of which were Italian immigrants who came to Louisville to work in coal mines. Notable history from this time includes the presence of Angelo Bottinelli and his son Tealie during the 1927 Columbine Mine Strike and Tealie's job as a mule driver for the 1<sup>st</sup> East Drivers in the Monarch Mine.

The property was sold to the Colorado native-born Viggers Family in 1952 until 2001 when the current owners purchased the property.

Please see the attached Social History Report for a more detailed history.



Members of the 1st East Drivers at the Monarch Mine in 1927. Mule drivers were well-respected and responsible for the training and daily work of mules pulling coal carts in the mines. Tealie Bottinelli is shown on the right with his mule "Brigham".



Research suggests that this photo shows the front yard of the Jacovetta house at 1025 Front. The man holding the young child is likely Pasquale Jacovetta and his daughter Thelma. The train tracks can be seen along the right side of the photo. Likely taken between 1916 and 1917.



*Recent street view from Front Street from 2023 (left) and 2024 (right).*

**ARCHITECTURAL INTEGRITY:**

1025 Front Street was documented in the City of Louisville’s Historic Context Report as one of two particularly interesting houses within Caledonia Place due to its double front-gabled design with central bay, contrary to the more commonly constructed Pyramidal/Hipped roof style in the subdivision. The roof shape shows normal slope and is present on the house today. The central bay has since been enclosed, and the Assessor’s Card photograph indicates all windows on the front-facing façade have changed in size.

The following primary changes occurred over time:

- Front porch enclosed. Front door and window moved forward.
- Windows replaced on all sides of house.
- Siding replaced.

The context report lists the style 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.

The building permit file contains a permit to install a front bay window in 2004, however it appears this construction never took place. No other major building construction is found in the permit file.

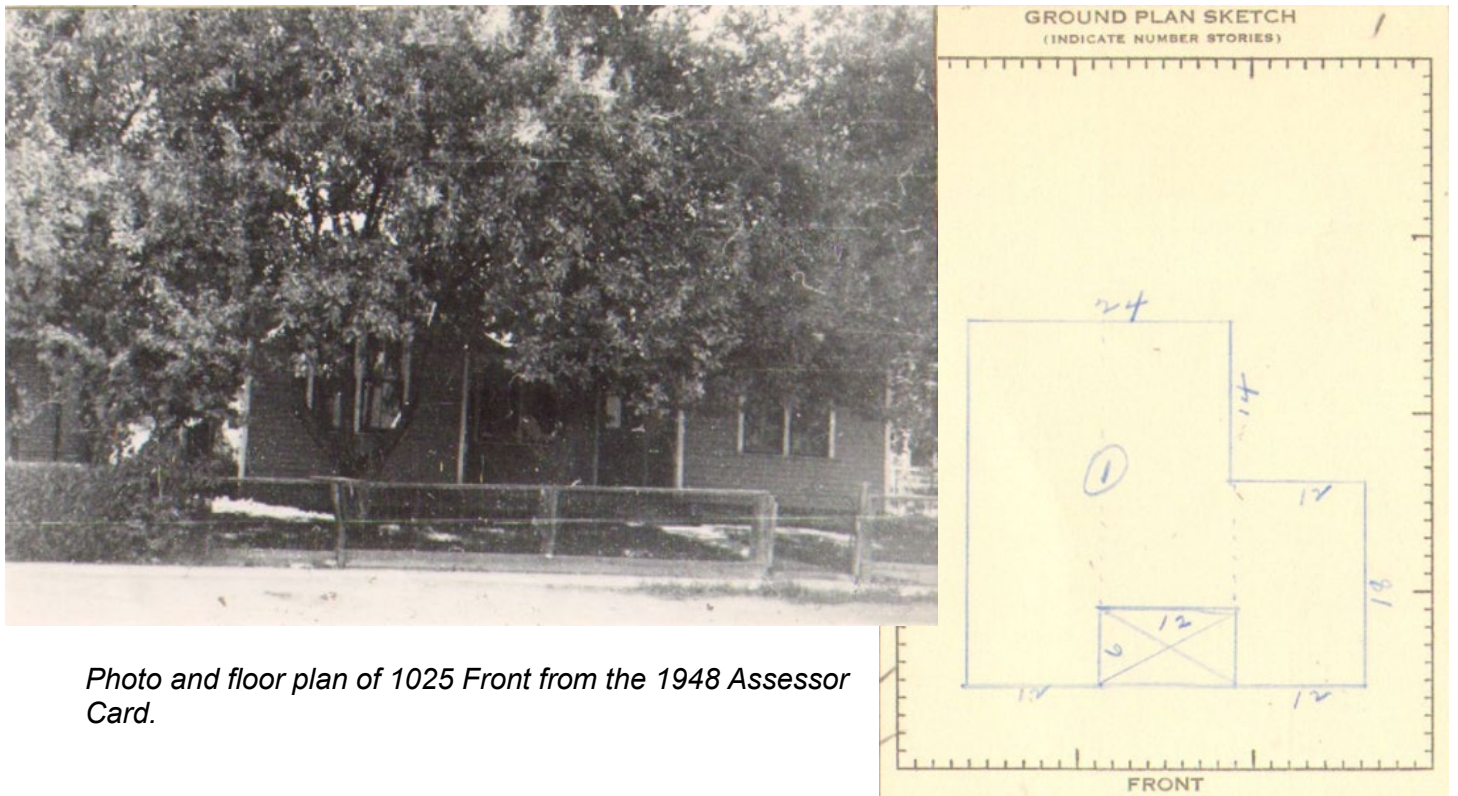


Photo and floor plan of 1025 Front from the 1948 Assessor Card.

### **HISTORICAL SIGNIFICANCE ANALYSIS AND CRITERIA FOR FINDING PROBABLE CAUSE FOR LISTING AS LOCAL LANDMARK:**

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:

| <i>CRITERIA</i>  | <i>FINDINGS</i>   |
|--|---|
| <i>Landmarks must be at least 50 years old</i>   | <p>1025 Front Street was constructed ca. 1896, making it approximately 127 years old.</p> <p><b>Staff finds the age of the structure meets the criteria.</b></p>  |
| <p><i>Landmarks must meet one or more of the criteria for architectural, social or geographic/environmental significance</i></p> | <p><u>Social Significance</u> - <i>Exemplifies cultural, political, economic or social heritage of the community.</i></p> <p>The social history of 1045 Front includes association with:</p> <ul style="list-style-type: none"> <li>• Mining history, specifically the 1927 Columbine Mine Strike which Angelo Bottinelli and his son Tealie Bottinelli were present during, and the Monarch Mine 1<sup>st</sup> East Drivers of which Tealie was a member.</li> <li>• English, Welsh, and Italian immigrant history as shown through the transfer of property ownership to four different families between 1892-1952.</li> </ul> <p>Staff finds that the structure <b>exemplifies</b> the cultural and social heritage of the community and <b>there is probable cause</b> to meet the criterion for social significance.</p> <p><u>Architectural Significance</u> - <i>Exemplifies specific elements of an architectural style or period.</i></p> <ul style="list-style-type: none"> <li>• The National folk form is a typical form in Louisville connected to the early mining history of the community.</li> <li>• The structure maintains a simple style characteristic of the National form.</li> </ul> <p>Staff finds that the style and integrity of the structure <b>does</b> have probable cause to meet the criteria for architectural significance in its current form.</p> |
| <i>Landmarks should meet one or more criteria for physical integrity</i>   | <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"> <li>Integrity of design is somewhat compromised by window and porch alterations, but overall staff finds that the structure meets the criteria for physical integrity due to the preservation of the double-front gabled roof structure.</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>The house is located in the Caledonia Place Subdivision, which was platted in 1892. It appears to have remained in the same location and setting since its construction.</li> </ul> <p>Overall staff <b>finds</b> probable cause that the structure meets the criteria for physical integrity.</p> |
|--|--|

**PRESERVATION MASTER PLAN:**

The [Preservation Master Plan](#) was adopted in 2015 and includes goals and objectives for the historic preservation program moving forward. A finding of probable cause would meet the following goals and objectives:

*Goal #3: Encourage voluntary preservation of significant archaeological, historical, and architectural resources*

*Objective 3.3 - Encourage voluntary designation of eligible resources*

*Objective 3.4 - Promote alternatives to demolition of historic buildings*

*Goal #5: Continue leadership in preservation incentives and enhance customer service*

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

**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 the 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. 1025 Front Social History



**HISTORIC PRESERVATION PROGRAM INTAKE FORM**

**ADDRESS**

1025 Front Street  
Louisville

**APPLICATION TYPES**

- Historic Structure Assessment
- Landmark
- Historic Preservation Fund Grant
- Historic Preservation Fund Loan
- Alteration Certificate
- Demolition Review

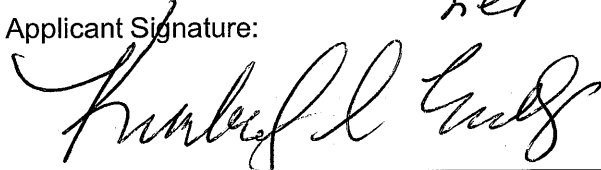
**APPLICANT INFORMATION**

Name: Kimberly C. Echols

Address: 1025 Front St.

Telephone: 303-356-0202

Email: kechols558@comcast.net

Applicant Signature:  


**NOTES**

Front Street,  
Coal miners  
house  
Built in 1896

**OWNER INFORMATION (if not applicant)**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Owner Signature:

**CERTIFICATIONS:**

By initialing below, I certify that:

- I understand that any grants provided by the City may be counted as income for tax purposes. KE
- I am the owner of the property at the address above, or have been authorized by the owner to make an application. KE
- I understand that only the property owner may be reimbursed for any and all grants.



## 1025 Front St. History

**Legal Description:** LOT 3 BLK 17 CALEDONIA PLACE

**Year of Construction:** c.1896 or later

**Summary:** The history of 1025 Front Street illustrates the development of Louisville through investment in land and coal mining as well as the growth of immigrant populations through family ties. Of note are the early settlement by English and Welsh miners and later by Italian immigrants. The story of the Jacovetta and Bottinelli families reflect how national trends and movements around immigration and labor rights are embodied on an individual scale.

### Development of the Caledonia Place Subdivision

The Caledonia Place subdivision 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. Caledonia Place is bisected by the railroad tracks with the northeast portion encompassing the Little Italy neighborhood. Block 17 where 1025 Front is located, is in the southwest corner of the subdivision on the west side of the railroad tracks.

### Early Property Ownership

In 1892, two years after the establishment of the Caledonia Place subdivision, William Beamond (b. 1856) purchased Lots 3,5, and 6 of Block 17 from James Cannon, Jr., Howard Morris, and Henry Brooks. Beamond was a well-known and well-liked miner, prospector, and speculator in the area. He had immigrated to the U.S. from England in 1881 at the age of 25 and came to Boulder shortly after. He married Ada Hilton (b. 1867) in 1886. Ada's parents, John and Betsy Hilton were also English and were early residents of Louisville. They came to the U.S. in 1876 and settled in Canfield, Colorado when Ada was 9 years old. Ada was the oldest of nine siblings. John Hilton worked as a coal miner in Canfield and the family moved to Louisville around 1892.

William Beamond likely purchased the Caledonia Place property for its coal prospects since within a year, he sold the surface rights to Joseph Butcher of Weld County, while retaining the mining and mineral rights himself. Throughout the 1890s, Beamond is associated with the Acme Mine and Caledonia Mine, as Superintendent and with labor negotiations during strikes. He also prospected in silver, gold, and tellurium, most notably with the highly profitable Scotia Mine in Salina. A Louisville Times article from 1893 notes Beamond and his business partner James Cannon sold the Scotia Mine for \$50,000. Beamond served as Mayor of Louisville for two terms from 1894-1895 and 1897-1898. William and Ada moved frequently, but are listed as living in Louisville in the 1900 census, in Colorado Springs in 1903 and back to Louisville in the 1910 census.

#### WONDERFUL ORE.

It is Found in the Scotia Mine at Summerville.

One of the richest strikes ever made in the history of Boulder county mining has been made in the Scotia mine at Summerville. The discovery of a rich body of ore in this tunnel was no surprise, but returns from an actual shipment of the ore yesterday caused the eyes of the owners to bulge out and everyone to draw a deep breath. A certificate before us gives the astonishing figures of 160 ounces gold and 5,259 ounces silver. The pay streak is a wide one. Mr. C. A. Russell says he never saw a handsomer breast of ore than now appears in the Scotia. Clarence Colvin, the surveyor and assayer, who is certainly a man well prepared to estimate the valuable of a strike, said last evening that he considers it one of the richest strikes ever made in Boulder county. It is below the Victoria and in the rich belt which in years gone by rendered Summerville's name a synonym for everything that is rich in silver mining. Eight thousand dollar ore is scarce but it is found in large quantities, according to all reports, in the Scotia. The property is owned by William Beamond, James Cannon and others of Louisville.

*Left: Newspaper article from the Boulder Daily Camera in 1892 reporting on the Scotia Mine, the same year that Beamond purchased the property at 1025 Front.*

*Below: Boulder Daily Camera article from 1894, on Beamond's run for Mayor.*

Herman Kluge and George Fruith, well known Louisville Populists, were in town today. They say that a warm campaign is on, with the popular Billy Beamond, Populist nominee for mayor, walking straight away from Harry Wallace, Mayor Bob Lock's right hand man in the post office syndicate. Mr. Beamond is one of the most popular citizens of the place, genial, able and honest and should give Louisville an excellent term as mayor.

#### Joseph Butcher Ownership, 1892-1905

Joseph Butcher (1847-1922) was a Welsh miner who came to the U.S. in 1880 with his wife Maria (1851-1925) and their six children. For \$50 he purchased the surface rights to Lot 3 Block 17 from William Beamond and it is possible that he built a house on the property. The Boulder County Assessor card from 1948 lists the date of construction as 1896. However, this date could not be verified through other

sources. It is known that Joseph Butcher and his family lived primarily in Erie, Weld County since 1882 until his death in 1922. Census records from 1895 and 1900 during the time of ownership show the Butcher family living in Erie, where Joseph worked as a miner. It does not appear that they lived in Louisville, although Joseph and Maria's daughters Charlotte (Mrs. Peter Peltier) and Martha (Mrs. Jerry Arnold) are noted as residents of Louisville in the Louisville Times in 1890 and 1896, but their exact addresses are not identified. It remains unknown if members of the Butcher family ever lived at 1025 Front, if there was a house on the property at the time, or how the property was used.

### **Pasquale and Christina [Jocovette] Jacovetta Ownership, 1905-1917**

In 1905, Joseph and Maria Butcher sold Lot 3 Block 17 for \$525 to Pasquale and Christina Jacovetta with a deed that included surface and mining and mineral rights. A building on this site is shown on the 1909 Drumm's Map of Louisville. From various Directory listings, this property has been known under different address systems as 412 Front, 520 Front, 528 Front, and 1025 Front St.



*Drumm's Wall Map of Louisville from 1909 showing Lot 3 Block 17 of the Caledonia Place Subdivision.*

Pasquale Jacovetta (1877-1964) was born in Italy and immigrated to the U.S. in 1900. He came to Louisville to work as a coal miner. His brother Raffaello (Ralph) Jacovetta (1879-1916) had come to the U.S. in 1892 and was also living in Louisville and working as a coal miner. In 1905, Pasquale married Christina (DiGiacomo) James (1884-1973). Christina's parents, Gregory DiGiacomo James (1853-1932) and Savaria Santi (1861-1938) were both born in Italy and immigrated to the U.S. in the late 1870s. They settled in Colorado by 1881 where they raised a large family with twelve children. At some point, the DiGiacomo name was anglicized to "James", so Christina and her siblings all have the surname "James."

Louisville was also home to another branch of DiGiacomos who platted the Nicola DiGiacomo subdivision which is adjacent to Caledonia Place.

From the 1900 Census, it appears that many members of the DiGiacomo family, including Christina's brothers Peter James and Anthony James lived in the Caledonia Place subdivision in Little Italy. The purchase of the house at 1025 Front by Pasquale and Christina would have kept them close to family. Pasquale and Christina had three children: George (1905-1970), Evelyn (1908-1995), and Thelma (1916-2005). The 1910 census shows the Jacovetta family living on Front Street while Pasquale worked as a machine man at a mine and Christina was a seamstress.



*This photo was taken by Frank Jacoe c. 1916-1917 and shows the front yard of the Jacovetta house at 1025 Front. The man holding the young child is likely Pasquale Jacovetta and his daughter Thelma. The train tracks can be seen along the right side of the photo.*

In 1908 through a quit claim deed, Pasquale and Christina Jacovetta granted an undivided ½ interest in the property to Pasquale's brother Raffaello. Unfortunately, Raffaello died at a young age in 1916. Shortly after that, the Jacovetta's moved to Frederick, Weld County where Pasquale worked as a coal miner for the Louisville Coal and Land Co. Pasquale was drafted in 1917 during World War I and it appears that the Jacovettas remained in Frederick after the war and did not move back to Louisville.

#### **Angelo Bottinelli / Bottinelli Family Ownership, 1917-1952**

In November of 1917, Angelo Bottinelli (1875-1952) purchased the property from Pasquale and Christina Jacovetta for \$300. Angelo Bottinelli, along with his brother Baptista (Battista) Bottinelli were among the

many Italian immigrants who came to Louisville in the early 1900s to work in the coal mines. Angelo, his wife Maria (Mary) Corone (1876-1939), and young son Atilio sailed to NY in 1904 on the ship La Bretagne. His brother Baptista and family were already living in Louisville at the time. After arriving in Louisville, the Bottinellis initially lived on La Farge and later Cannon St., both well populated with other Italian families.

By 1918, the Bottinellis are listed in the Louisville Directory as living at 520 Front which is an early address number for 1025 Front. Angelo and Maria had four children: Atilio "Tealie" (1900-1986), Stella (1906-2006), Charles (1908-1999), and Dolinda (1910-2006). They raised their children and lived on Front Street for the next twenty years until Maria's death in 1939. During that time, Angelo worked as a coal miner and was a member of the United Mine Workers of America and the St. Louis Church.

In the 1920s, Louisville experienced the same growing tensions and divisions from larger movements such as the rise of the KKK and labor unrest that were happening across the U.S. As a member of the United Mine Workers, Angelo, and his son Tealie would have been present during large scale labor strikes throughout Colorado's Northern Coal Fields, including the 1927 Columbine Mine Strike when state militia fired on protesting miners and their families.



*This photo shows members of the 1<sup>st</sup> East Drivers at the Monarch Mine in 1927. Mule drivers were well-respected and responsible for the training and daily work of mules pulling coal carts in the mines. Tealie Bottinelli is shown on the right with his mule "Brigham".*

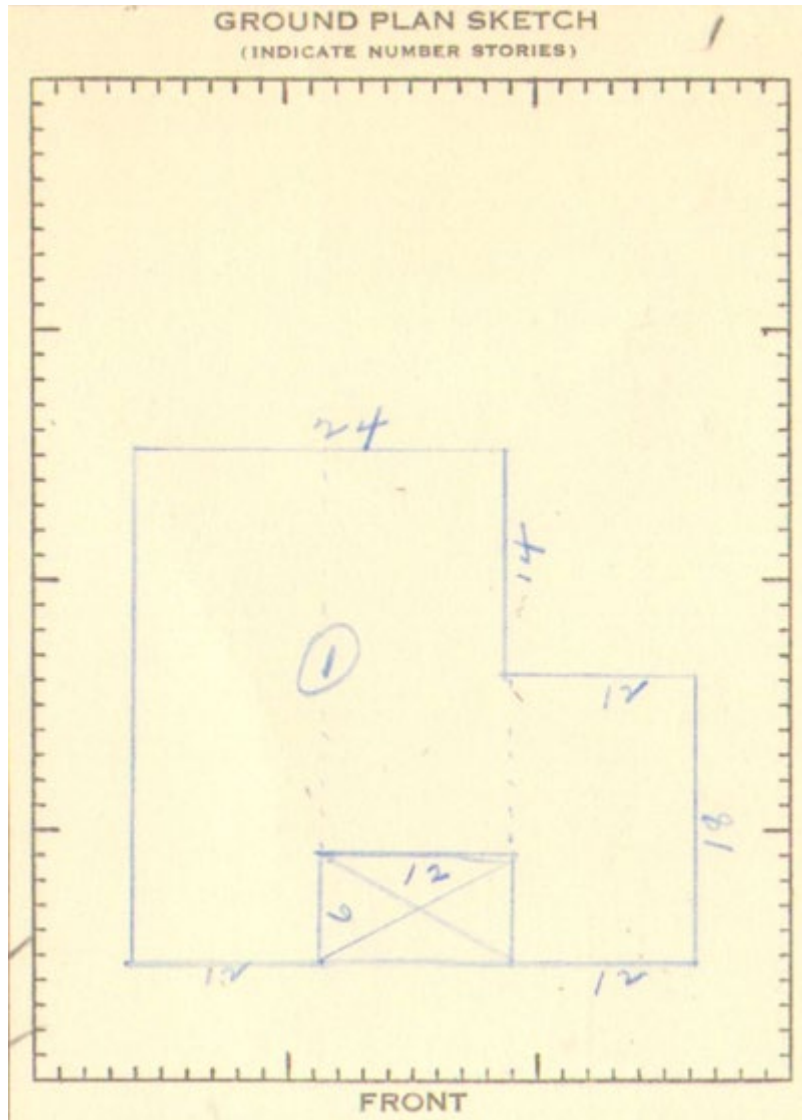
In an oral history interview with Gene Tavone in the 1970s, Tavone discusses the presence of the KKK in Louisville and recalls that a cross was burned on Tealie Bottinelli's front yard. This would have been in the mid-1920s when the Bottinelli's were living at 1025 Front Street. It is known that some Louisville residents and Klan members from surrounding towns, carried out an anti-immigrant and anti-Catholic agenda by parading down Main Street and burning crosses.

Tealie Bottinelli was also one of the many injured during the catastrophic Denver and Interurban train wreck that occurred on Labor Day in 1920. The electric commuter train was heading from Louisville to Denver and was packed with Louisville residents attending a championship baseball game where hometown boy, Tony LaSalle was playing. The train collided head on with an approaching train, killing 16 people of which seven were Louisville residents. Another 40 out of 215 injured were from Louisville. The crash was a significant tragedy to the town that had a population of 1,800 at the time.

Angelo Bottinelli lived at 1025 Front with his son Charles and daughter-in-law, Ada Pellillo from 1940 until his death in 1952.



*Photo and floor plan of 1025 Front from the 1948 Assessor Card.*



### **Viggers Family Ownership, 1952-2001**

In 1952, Angelo Bottinelli's children sold the property to Venoit C Viggers and Florence G Viggers. Venoit Viggers (1910-1971) was born in Louisville and grew up in the Boulder/ Louisville/ Lafayette area. His father, Charlie Vigger (1879-1963) was born in Staffordshire, England but came to the U.S. in 1882 with his parents as a small child. Charlie Vigger grew up in Iowa and then came to Colorado in 1900 where he met and married Maggie Smith (1885-1958) in 1902. They moved to Louisville in 1905 where Charlie worked in the coal mines and the ice business, and later began farming. Their only child Venoit was born in 1910. Venoit grew up working on farms in Boulder, Canfield, and Louisville.

In 1937, Venoit was living with his parents in Canfield and farming when he married Della Louise English (1915-1998). They had two sons, Milton (b. 1938) and William (b. 1940). The marriage did not last and it seems that Della moved to North Carolina with their two sons. In 1945 Venoit married Florence Landau (1915-2000). Florence had been married twice before, her first marriage to Albert Simpson ended in



divorce. She then married Herbert M. Swift who died in 1944. She brought three children to her marriage with Venoit Viggers – her oldest son James Simpson (b. 1935), her daughter Patricia Swift (b. 1937), and youngest son Kenneth Swift (b. 1939). The Viggers moved into 1025 Front in 1952. In 1956, their 17 year old son Kenneth Swift was tragically killed in a car accident on South Boulder Road. Venoit worked a variety of jobs over the next several decades including as a welder at Gates Rubber Company and maintenance worker for Boulder County. Florence worked as a bookkeeper for the First National Bank of Louisville. Venoit Viggers died in 1971 and Florence continued to live on Front Street until her death in 2001.

### **Current Ownership**

In 2001, the Florence G Viggers estate, administered by her daughter Patricia Swift Finleone sold 1025 Front to the current owners, Kimberly Echols and Todd Jacobson.

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:** 921 Main Street Probable Cause Determination

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

**OWNER:** Chris Fuller  
925 Lincoln Avenue  
Louisville, CO 80027

**PROJECT INFORMATION:**  
ADDRESS 921 Main Street  
LEGAL DESCRIPTION Lot 3, Block 5 Louisville OT  
DATE OF CONSTRUCTION ca. 1893

**REQUEST:** A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 921 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 921 Main Street. 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.”*

**HISTORICAL BACKGROUND:**

*Information from Bridget Bacon, Louisville Historical Museum and the PaleoWest “Stories in Places” residential context*

The history of 921 Main Street includes notable ownership by the Doeffler/Helburg Family and the Lippis Family during the early 1900s through the mid-1960s. The property was historically residential but has been commercial since the 1980s.

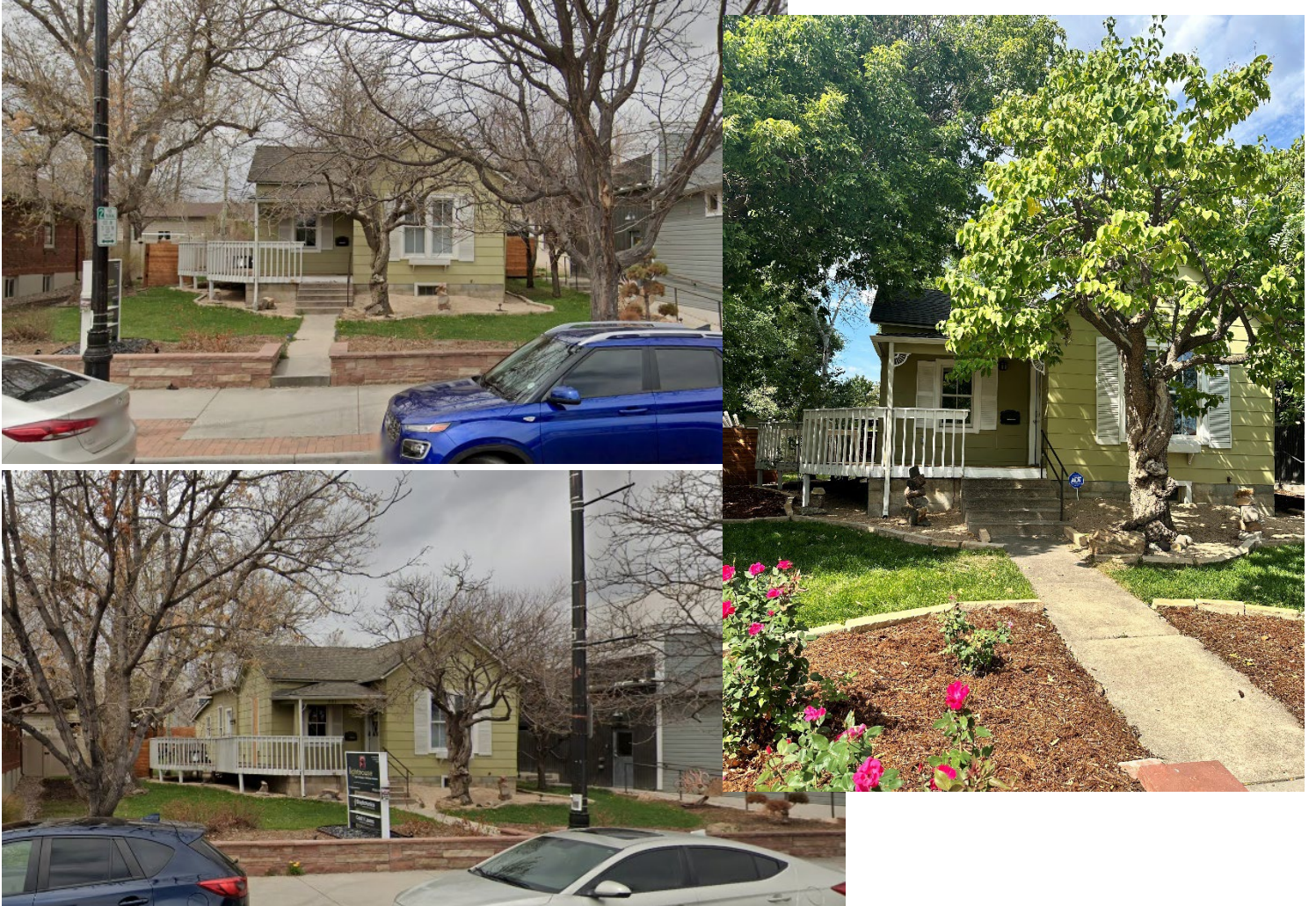
Lewis Nawatny sold the property in 1879, just one year after he platted the town. The house is believed to have been constructed no later than 1893, as the house appears on the 1893 Sanborn map for Louisville. Multiple coal miners owned the property prior to 1902, each of whom only resided in the home for a couple of years.

In 1902, Joseph Doeffler, a miner from Austria, purchased the house for his family. Doeffler’s son, Frank, became the proprietor of a Front Street saloon. Doeffler’s daughter, Mary Doeffler, married Victor Helburg, the town marshal who was killed in 1915. The house was eventually sold to the Lippis family in 1944, and the house remained in the family until its eventual sale in 1962. Photographs donated to the Louisville Historical Museum by the Loraine Lippis Stengel family capture the house through nearly two decades, with notable features including a WWII star in the front window of one photo and a front yard tree that remains on the property today.

Please see the attached Social History Report for a more detailed history.



*Photos of 921 Main Street submitted by the family of Lorraine Lippis Stengel (Lorraine shown on right). A WWII star can be seen in the house window (upper left). The most recent photo from the Lippis family from before they sold the house in 1962 is found in the lower left.*



*Street view from Main Street from 2023 (left) and 2024 (right).*

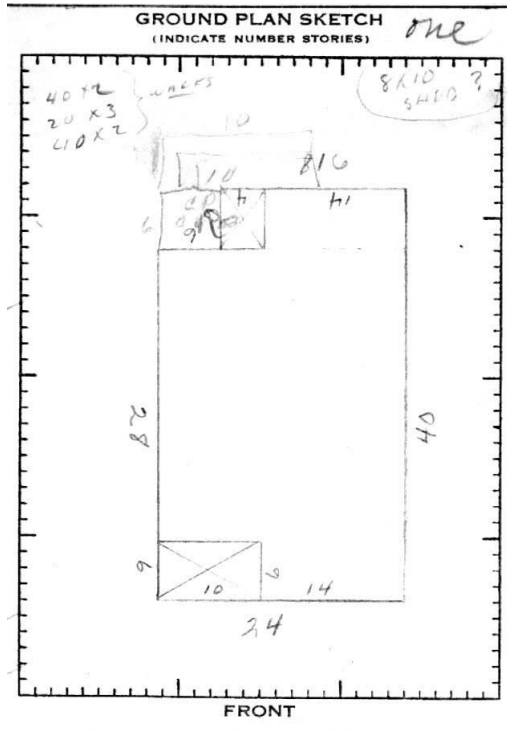
**ARCHITECTURAL INTEGRITY:**

921 Main Street is a National form building with a cross-gabled roof. The house was originally L-shaped and has been subjected to a series of rear additions, but it appears that they occurred prior to 1910. The house is one of the oldest homes in the city and is a good example of a National form home, which was common among houses that were owned by local miners. Its series of one-story additions also illustrate typical building modifications to gain extra space.

The following primary changes occurred over time:

- 13 total windows replaced in-kind with original sizes (2011)
- Front porch added

No major building construction is found in the permit file.



The 1948 Assessor image shows changes to the front wrap-around porch, otherwise few changes have been made to the structure.

### **HISTORICAL SIGNIFICANCE ANALYSIS AND CRITERIA FOR FINDING PROBABLE CAUSE FOR LISTING AS LOCAL LANDMARK:**

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:

| <i>CRITERIA</i>   | <i>FINDINGS</i>  |
|---|--|
| <i>Landmarks must meet one or more of the criteria for architectural, social or geographic/environmental significance</i> | <p><i>Social Significance - Exemplifies cultural, political, economic or social heritage of the community.</i></p> <ul style="list-style-type: none"> <li>• Mining history and civic life are most notable for this property.</li> </ul> |

| CRITERIA  | FINDINGS   |
|---|--|
|   | <ul style="list-style-type: none"> <li>• One of the oldest buildings in the city and is located on Louisville’s Main Street.</li> </ul> <p>Staff finds that the structure <b>exemplifies</b> the cultural and social heritage of the community and <b>there is probable cause</b> to meet the criterion for social significance</p> <p><i>Architectural Significance - Exemplifies specific elements of an architectural style or period.</i></p> <ul style="list-style-type: none"> <li>• The National folk form is a typical form in Louisville connected to the early mining history of the community.</li> <li>• The structure maintains a simple style characteristic of the National form with minimal exterior changes throughout the years.</li> </ul> <p>Staff finds that the style and integrity of the structure <b>does</b> have probable cause to meet the criteria for architectural significance in its current form.</p> |
| <p><i>Landmarks should meet one or more criteria for physical integrity</i></p> | <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"> <li>• The structure appears to maintain most of its historic footprint since 1948.</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>• The house is located in Original Louisville and appears to have remained in the same location and setting since its construction.</li> </ul>  |

**PRESERVATION MASTER PLAN:**

The [Preservation Master Plan](#) was adopted in 2015 and includes goals and objectives for the historic preservation program moving forward. A finding of probable cause would meet the following goals and objectives:

*Goal #3: Encourage voluntary preservation of significant archaeological, historical, and architectural resources*

*Objective 3.3 - Encourage voluntary designation of eligible resources*

*Objective 3.4 - Promote alternatives to demolition of historic buildings*

*Goal #5: Continue leadership in preservation incentives and enhance customer service*

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

**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 the 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. 921 Main Social History



**ELECTRONIC HISTORIC PRESERVATION HEARING REQUEST CASE NO: \_\_\_\_\_**

|  |   |
|--|---|
| <p><b>PROPERTY INFORMATION</b></p> <p>Address: <u>921 MAIN ST</u></p> <hr/> <p>Year of Construction: <u>1920 APPROX</u></p> <p>Legal Description: <u>LOT 3 BLK 5 LOUISVILLE O T ID</u><br/> <u>19535 COMBINED HERE</u></p> <hr/> <p>Landmark Name and Resolution (if applicable):<br/> <u>NA</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 Designation</p> <p><input type="checkbox"/> Historic Preservation Fund Grant</p> <p><input type="checkbox"/> Historic Preservation Fund Loan</p> <p><input type="checkbox"/> Landmark Alteration Certificate</p> <p><input type="checkbox"/> Demolition Review</p> <p><input type="checkbox"/> Other:</p>   |
| <p><b>APPLICANT INFORMATION</b></p> <p>Name: <u>ANDY JOHNSON</u></p> <p>Company: <u>DAJ DESIGN</u></p> <p>Address: <u>922A MAIN STREET, LOUISVILLE 80027</u></p> <hr/> <p>Telephone: <u>303-527-1100</u></p> <p>Email: <u>ANDY@DAJDESIGN.COM</u></p>   | <p>I hereby request the public hearing(s) on this application be scheduled to be conducted by Electronic Participation in accordance with the attached Resolution No. 30, Series 2020, as adopted by the City Council on April 7, 2020, if such hearing(s) can be scheduled during a time period when in-person meetings are not being held due to a health epidemic or pandemic. I acknowledge that holding a quasi-judicial hearing by Electronic Participation may present certain legal risks and involves an area of legal uncertainty, and that having this application heard at a meeting held by Electronic Participation is optional and undertaken at my own risk. I also understand that in-person meetings are preferred for quasi-judicial hearings, and that even if electronic hearing(s) are scheduled, this application will be heard at an in-person meeting if in-person meetings have resumed by the scheduled hearing date(s).</p> |
| <p><b>OWNER INFORMATION</b></p> <p>Name: <u>CHRIS FULLER</u></p> <p>Company: <u>921 MAIN LLC</u></p> <p>Address: <u>925 LINCOLN AVE, LOUISVILLE 80027</u></p> <hr/> <p>Telephone: <u>872-985-1982</u></p> <p>Email: <u>THEMINIFULLER@GMAIL.COM</u></p>   | <p><b>SIGNATURES AND DATES</b></p> <p>ANDY JOHNSON</p> <hr/> <p>Applicant Name</p> <p> 07/08/2024</p> <hr/> <p>Applicant Signature Date</p> <p>CHRIS FULLER 07/08/2024</p> <hr/> <p>Owner Name</p> <hr/> <p>Owner Signature Date</p>  |

## 921 Main St., Louisville

Summary: The property at 921 is located in Original Louisville and was owned by the Doeffler/Helburg family of Louisville for 42 years and by the Lippis family for 18 years. It was a single family residence.

### Early Owners, 1878-1902; When Constructed

Louis Nawatny sold this property in 1879, just one year after he platted the town. Its owners before 1902 were Lucy Welch (ownership 1879-80), Caspar Baier (ownership 1880-84), Henry Cope (ownership 1884-91), and Meda Tavenner McNeff (ownership 1891-1902).

The original part of the house, which consisted of the front of the house and the north section of the rear, is believed to have been constructed no later than 1893, as the house appears on the 1893 Sanborn map for Louisville. (The Boulder County Assessor card for this property estimates 1900 as the year of construction. However, construction dates given by the County for properties in Louisville frequently have been found to be erroneous.)

### Doeffler/Helburg Family ownership, 1902-1944

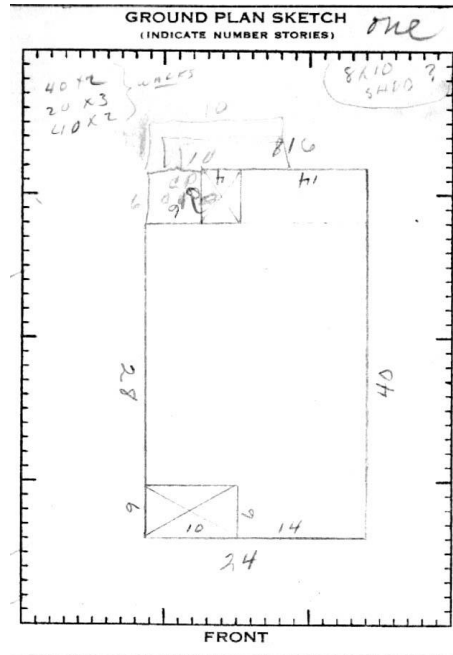
By 1902, Joseph Doeffler purchased this house, and it became the home for his family. The name is at times given as Deffler and Derfler. His daughter, Mary Doeffler, married Victor Helburg, the town marshal who was killed in 1915. The house was sold in 1944 by Marie Helburg.

### Lippis Family ownership, 1944-1962

The Lippis family owned this house and lived here beginning in 1944. The family consisted of Benjamin and Mary Lippis and their children, Frank and Lorraine.

The following images are from the 1948 County Assessor card (under the address of 919 Main, but the legal description on the card indicates that this is what is today 921 Main):





Also, the family of Lorraine Lippis Stengel has donated photos of 921 Main to the Historical Museum. These are believed to mostly date from the 1940s. The first one probably dates from before 1945, as it shows a WWII star in the front window. The tree that appears in the photos (and in the 1948 County Assessor photo) is still there today.







The following shows the most recent photo from the Lippis family. The date is unknown, but it likely was taken before the family sold the house in 1962.



Following the sale of the house by the Lippis family in 1962, the house had a number of other owners up to the present time. No other photos of the house could be found in the Museum's collection.

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

Bridget Bacon, Louisville Historical Museum  
September 2011

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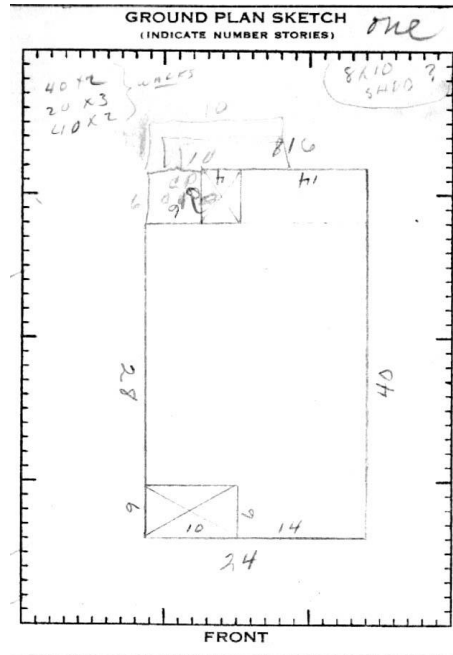
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