

Historic Preservation Commission Agenda

**Monday, October 21, 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: 641 Main Street
6. Probable Cause: 1040 LaFarge Avenue
7. Items from Staff
8. Updates from Commission Members
9. 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.

ITEM: 641 Main Street Probable Cause Determination

APPLICANT: Sheri Levine
1005 Spruce Street
Boulder, Colorado 80302

OWNER: Same as applicant

PROJECT INFORMATION:

ADDRESS: 641 Main Street
LEGAL DESCRIPTION: Louisville Old Town Block 5, East 87.5' of the South
½ Lot of 21 & East 87.5' of Lot 22
DATE OF CONSTRUCTION: ca. 1880

REQUEST: A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 641 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 641 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

The property at 641 Main Street is part of the original plat of Louisville, making it one of the oldest buildings in the city. After being owned by a couple members of the German immigrant Rosenbaum family, it was the home of English immigrant Thomas Thirlaway, his wife Rebecca, and their family for over 30 years, beginning in 1884. In 1917, it was then the home and office for four consecutive Louisville doctors, including Dr. Walter Snair who was also a mine doctor and his wife Lulu Snair who was active in Louisville women’s organizations, Dr. Jack Bartholomew, Dr. Walter Boyd who was known to deliver many babies in Louisville and later joined the US Army Medical Corps during World War II, and Dr. Leonard Becker, who was the last doctor to reside and practice at the property in 1946. From 1946 onward, the property served as a home for multiple owners until 1995 when the property was sold to the current owner and converted to commercial use. It is currently the location of Moxie Bread Company.

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



This photo from the Carnegie Library in Boulder is a view looking south on Main Street. It shows 641 Main on the right and the Acme Mine dump in the middle of Main Street, farther south. This photo is undated but taken prior to 1910.



This undated photo shows the middle and north sections of 641 Main Street.

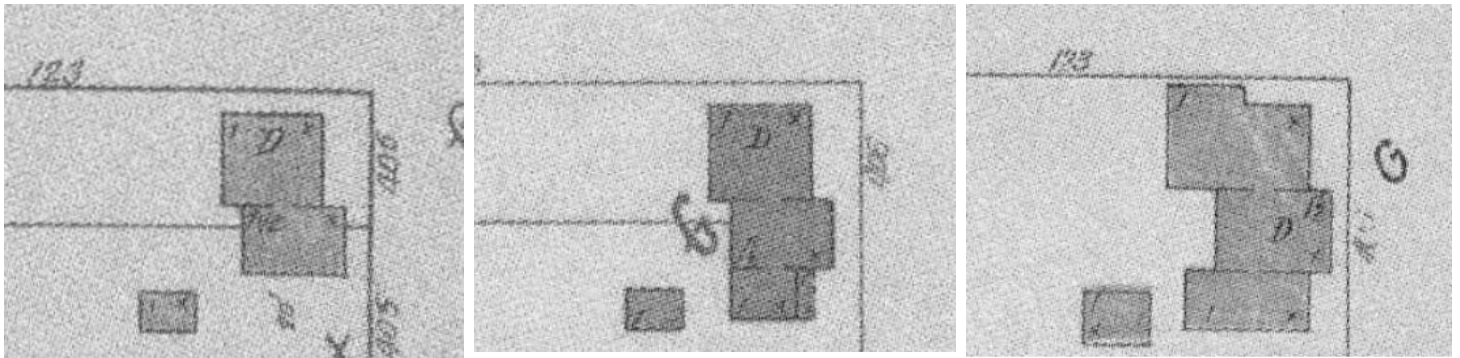


Recent street views from Main Street and Pine Street (2023).

ARCHITECTURAL INTEGRITY:

641 Main Street has three notable sections, the oldest of which being the first floor of the building's middle section, constructed by Swiss immigrant George Steuble, and was documented in the City of Louisville's Historic Context Report as being Dutch Colonial Revival, a style that is more popular in the Eastern U.S. This architectural style was subsequently changed in the 1980s following a lightning strike that damaged the middle and south sections of the house. The façade was then "modernized" during the remodel.

By circa 1893, a one-story addition was added to the north side of the original house, and an addition to the south side was added by 1900. Between 1900 and 1908, the building was further expanded on the north and south sides, and closely resembles what the building side facing Pine Street looks like today.



Photos from the Sanborn fire insurance map show additions to the building between 1893-1908.

Since the building served as both a residence and medical office for many years, the house had several amenities not typically seen in Louisville homes during the 1950s. These features include a laundry chute, dumbwaiter, two coal chutes, an auger for the furnace, a full bath, a half bath with a shower, and flush toilets.

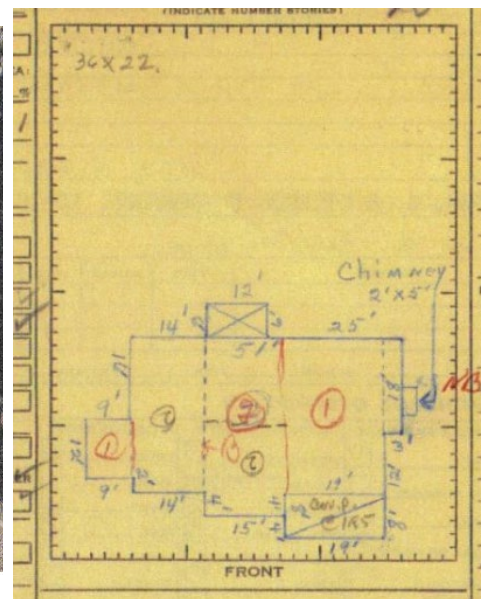


Photo and floor plan of 641 Main from the 1948 Assessor Card. The layout (right) shows a room on the south side that was used as an operating room for medical practices but has since been removed and replaced with a small patio that is still present today.



Photo from the 1980s that shows the façade remodel to the middle and south sections.

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>	641 Main Street was constructed ca. 1880, making it approximately 144 years old. Staff finds the age of the structure meets the criteria.
<i>Landmarks must meet one or more of the criteria for architectural, social or</i>	<u>Social Significance</u> - <i>Exemplifies cultural, political, economic, or social heritage of the community.</i>

<p><i>geographic/environmental significance</i></p>	<p>The social history of 641 Main Street includes association with:</p> <ul style="list-style-type: none"> • Swiss, German, and English immigrant history. • Doctor's office, which provides essential services to the community. <p>Staff finds that the social heritage of the property does have probable cause to meet the criteria for social significance.</p> <p><u>Geographic/Environmental Significance</u> – <i>Enhances sense of identity of the community.</i></p> <ul style="list-style-type: none"> • The property is located on the corner of Main Street and Pine Street, a location that many would consider to be the center of Louisville. <p>Staff finds that the location of the structure does have probable cause to meet the criteria for geographic/environmental significance.</p>
<p><i>Landmarks should meet one or more criteria for physical integrity</i></p>	<p>Physical Integrity - <i>Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</i></p> <ul style="list-style-type: none"> • 641 Main Street has undergone many physical changes to the structure, but the building footprint and character appear to remain. <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 house is located in the original Town of Louisville Subdivision. It appears to have remained in the same location and setting since its construction. <p>Overall staff finds 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 \$9,000 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 \$9,000. Staff recommends the HPC approve a grant not to exceed \$9,000 to reimburse the costs of a historic structure assessment.

ATTACHMENTS:

1. Application
2. 641 Main Social History

HISTORIC PRESERVATION PROGRAM INTAKE FORM

ADDRESS

641 Main St.
Louisville
CO 80027

APPLICANT INFORMATION

Name: Sheri Levine
Address: 1005 Spruce St
Boulder CO 80302
Telephone: 303 444 4901 (landline)
303 888 7660 (cell)
Email: _____
Applicant Signature:

SHERI LEVINE

OWNER INFORMATION (if not applicant)

Name: _____
Address: _____
Telephone: _____
Email: _____
Owner Signature:

APPLICATION TYPES

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

NOTES

CERTIFICATIONS:

By initialing below, I certify that:

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

641 Main Street History

Legal Description: E 87 1/2 FT OF S1/2 Lot 21 & E 87 1/2 FT Lot 22, Block 5, Original Louisville

Year of Construction: circa 1880

Architect/Builder: Unknown

Previous addresses used to refer to this property: 142 2nd Street, 140 2nd Street, 132 Main, 136 Main, 130 Main (under Louisville's old address system that ended in the late 1930s). Today, different parts of the building bear the addresses of 637 Main, 639 Main, and 641 Main, but the County's official address for the entire building is 641 Main.

Summary: This is one of the oldest structures in Louisville. The original sections appear on the 1893 Sanborn fire insurance map for Louisville. It was the home of Thomas and Rebecca Thirlaway and their family for over thirty years, beginning in 1884. Beginning in 1917, it was then the home and office for four consecutive Louisville doctors at this important intersection that many would consider to be the main intersection, or center, of Louisville.

The building has three obvious sections, which will be referred to as the north, middle, and south sections.

Earliest Ownership

This property is part of Original Louisville that was platted and recorded with the County in 1878. Records show that George Steuble purchased the property in 1879. An early map for Louisville from 1880-81 shows George Steuble (1827-1915) to be living on this exact corner. Also, George Steuble and his wife, Elizabeth, and children are shown on the 1880 census for Louisville as living in the general vicinity of what is now 641 Main Street, although the census did not give exact locations. According to a Steuble relative, the very oldest part of the house was the middle section, first floor, and it was constructed by George Steuble. George Steuble was a native of the German-speaking part of Switzerland.

The chain of ownership could not be connected from Steuble to the person known to have been the owner in 1883, Christopher Rosenbaum. (This is a common occurrence with early Boulder County

records due to variations in spelling of names and problems with interpreting handwriting from that time.)

By 1883, Christopher Rosenbaum was the owner of this parcel, and he transferred his ownership in it to Anton Rosenbaum that year. The Rosenbaum family was a German family that settled in Louisville very early in its history.

Thirlaway Ownership, 1884 – 1917

According to a deed recorded in 1884, Anton Rosenbaum sold this property to Thomas Thirlaway. By 1908, both Thomas Thirlaway and his wife, Rebecca, were owners.

Thomas Thirlaway (1855-1925) and Rebecca Smith Thirlaway (1860-1935) were some of Louisville's earliest settlers from England. They were among a number of English families who came to Louisville from coal mining areas of England. The Thirlaways were from Durham, England, and were related to the Smith, Barker, Dixon, and Wardle families, who were other English families who settled in Louisville in the 1800s who came from the vicinity of the villages of Trimdon Colliery and Wingate in County Durham.

Records indicate that Thomas Thirlaway came to Louisville in 1881 and that Rebecca Thirlaway followed with their son, John Robert, a year later. The 1885 state census for Colorado shows the family to be living in the right location for it to be the corner of Pine and Main (which is where 641 Main is located). The federal census records for 1900 and 1910 similarly show them to be in this location. In 1910, the residents were Thomas and Rebecca, plus their daughter, Lizzie, and son-in-law, Martin Black. Records indicate that Martin Black was the bookkeeper for the United Mine Workers district.

Thomas and Rebecca Thirlaway had six children: John Robert, Owen, George Victor, Lizzie (Black), Evelyn (Ryall), and Inez (Knill). The following undated photo shows the family. In the rear are George Victor, John Robert, and Owen; in the front are Rebecca, Evelyn, Thomas, Inez, and Lizzie.



The Thirlaway sons for many years had a grocery store/meat market in Louisville, located in the area where City Hall is now situated at 749 Main Street. Their father, Thomas Thirlaway, although his main occupation was coal mining, was identified in the 1916 Louisville directory as working as a meat cutter

at this business. The following images are a photo of the interior of the Thirlaway market on Main Street and an advertisement for this business that appears on the 1920s era Rex Theatre movie curtain:



In 1917, Thomas and Rebecca Thirlaway sold this property and moved to another home in Louisville.

Snair Ownership, 1917 – c. 1939

Dr. Walter Snair was a longtime Louisville doctor whose home and medical office were located in this building. He was the first of four consecutive doctors to have their residences and medical practices located in this building. Dr. Snair's wife, Lulu, purchased the property in 1917. Newspaper reports indicate that the Snairs had already been living in the Louisville area for several years when they moved into 641 Main. They were to play a large role in Louisville's life of the 1920s. Dr. Snair was not only a doctor serving Louisville, but was a mine doctor for coal miners and their families and even went to Marshall to deliver babies. Lulu Snair played an active role in women's organizations of Louisville and is shown in the middle, rear, in the following photo of members of an unidentified Louisville women's club:



Walter Snair (1873-1938) and Lulu Clarke Snair (1880-1929) had four children who were raised in this house: Betty, Walter, Berta, and Ann.

The 1920 and 1930 federal census records show them to be living at this location. In 1930, the household consisted of Walter and Lulu Snair, their four children, and a servant, Mary McCullough, who was a widow.

In the 1930s, the Snairs' son, Walter, lived at 641 Main with his wife, Audrey.

Dr. Jack D. Bartholomew Ownership, c. 1939 – 1940

Although Dr. Jack Bartholomew didn't take ownership of this building until around 1939 (1939 being the year that the deed was recorded), he was already living in it and working in it as a Louisville doctor at the time of the 1936 Louisville directory. (He was also listed in the 1939 directory along with Dr. Walter Boyd.) It appears likely that he started renting it from the Snair family (Lulu Snair having died in 1929, and Dr. Walter Snair having moved away to California), or possibly the deed was signed earlier but not recorded until 1939.

The Louisville Historical Museum has in its collection a painted wooden sign from Dr. Bartholomew's office that hung by chains on the exterior of 641 Main Street.

Jack Bartholomew and his wife, Dorothy, lived at 641 Main and he had his medical practice there. Dr. Bartholomew later had a medical practice in Boulder.

Dr. Walter Boyd Ownership, 1940-1943

Dr. Bartholomew and Dr. Boyd were business partners for a time in the 1930s. Similar to Dr. Bartholomew's situation, Dr. Walter Boyd's years of ownership do not exactly coincide with when he was known to have worked as a doctor out of 641 Main.

Walter Boyd was born in North Dakota in 1908 and received his medical degree from the Colorado School of Medicine in 1925. He and his wife, Kathleen Towne, who was born in 1909, married in 1935 and came to Louisville by 1937. They resided at 641 Main, where he also had his medical office. In a sad accident remembered by many current Louisville residents, Kathleen Boyd drowned in an accident during a storm and flood of Coal Creek just east of downtown Louisville as the couple was driving home from Denver after dark. The flood waters in Coal Creek apparently cut a new channel and there was little warning. This occurred on September 2, 1938. Walter Boyd was thrown from the car and dived in to try to save his wife, but was unsuccessful. Newspaper reports state that he walked to town for help, while suffering from a skull fracture, and was hospitalized in critical condition. The terrible flooding caused extensive damage in Boulder County.

The following photo from an undated newspaper clipping shows Dr. Walter Boyd:



The 1940 census shows that Dr. Boyd, between the time of the death of his first wife in 1938 and the time of his remarriage in 1941, was living at 641 Main Street. Living with him were his mother, Winneogene Boyd, age 71, and a housekeeper, Mabel Walsh, age 46.

Walter Boyd remarried in 1941 to Marion Lippert. The following photo from the Boyd family shows her sitting in the front living area at 641 Main. The window behind her faces Pine Street and the front door is out of sight, but would be to the right. This photo is believed to have been taken in 1941-42.



Dr. Boyd delivered many babies in Louisville and is particularly remembered for having suggested names for them. One former resident has stated that his parents told him that Dr. Boyd named him "Robert Louis" after one of the doctor's favorite authors, Robert Louis Stevenson.

Dr. Walter Boyd joined the US Army Medical Corps during World War II, and he and Marion Boyd left Louisville. He served with the 10th Mountain Division and then in the South Pacific theatre with the 58th Evacuation Hospital.

Dr. Walter Boyd died in 1974 in Greeley. Marion Boyd, who was born in 1911, died in 1975 in Greeley.

Dr. Leonard Becker Ownership, 1943 -1946

The fourth and last doctor to live at 641 Main and have a medical practice there was Dr. Leonard Becker. He and his wife, Lucille, are shown with the address of 641 Main in the 1945 and 1946 directories.

Ralph and Martha Irish also briefly owned the property in 1946.

George and Mildred Thompson Ownership, 1946 – 1955

George and Mildred Thompson next purchased this property, the deed being recorded in 1946. George Thompson (1915-1998) grew up in Louisville as the son of George and Hilda Thompson. He married Mildred Carlson (1918-2002) in 1941. Directories show that they lived here during the period of 1948 to at least 1953. George Thompson worked as a machinist, while Mildred was a bookkeeper at Toney La Salle Furniture Store on Main Street.

During the Thompson ownership of this building, they rented out part of the building. Tom and Mary Cable and their family rented an apartment in the building in the late 1940s.

Zinda/Camps Family Ownership, 1955 – 1995

In 1955, Anna Zinda (1887-1971) purchased 641 Main Street and it became the home for herself and her daughter, Rosanna Zinda Camps (1915-1984), as well as Rosanna's three sons when they moved from Wisconsin in 1955. (In 1960, Anna Zinda transferred ownership to her daughter and herself.) Rosanna Camps worked for J.C Penney in Denver and later worked as an accountant for the National Center for Atmospheric Research. She is believed to have been NCAR's first female executive. Rosanna's sons (Joe Camps, Greg Camps, and Tim Camps) all graduated from Louisville High School in the period of 1963-66 and all three served in the Vietnam War. Directories confirm that the family lived at 641 Main.

The Camps family came to Louisville at a time, in 1955, when both Pine Street and Main Street were still unpaved. Directly across from them was a very busy restaurant, the Blue Parrot, which drew diners from the Denver area and beyond.

According to Tim Camps, this house had several amenities not typically seen in Louisville homes from the time. These amenities are believed to have added when it was a doctor's office and residence. It had a laundry chute, dumbwaiter, two coal chutes, an auger used to keep coal going into the furnace, a full bath, a half bath with a shower, and flush toilets.

In 1995, the Camps family sold 641 Main to the current owner, Sheri Levine. For many years, A Grande Finale Patisserie, a pastry business, operated from the building. Currently, it is the location of The Porch Deli & Market.

Date of Construction and Chronology of Additions

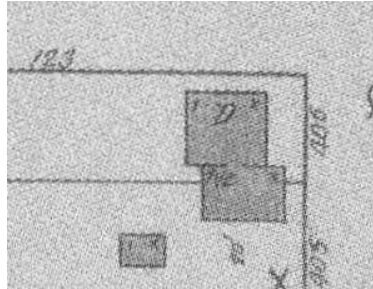
At least the middle section of this building, first floor, is believed to date from circa 1880 (see discussion on page 1). The name of George Steuble, who constructed this section of the building, is shown on an 1880-81 map as living on this corner.

The Boulder County Assessor card from 1948 put the estimated date of construction as 1883.

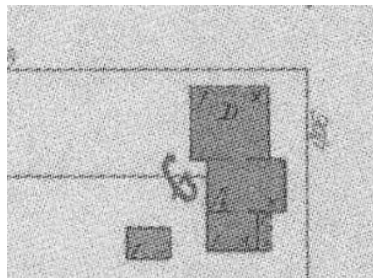
The Boulder County Assessor card from 1966 gives 1917 as the date of construction, but with a question mark handwritten next to it. It is believed that 1917 represents when the building was remodeled to be

Dr. Snair's office and residence for his family. The County Assessor has been documented as frequently giving a date that a Louisville building was remodeled as its original year of construction. Although the date of 1917 appears on the County website as the date of construction for 641 Main, possibly due to the reference to 1917 on the 1966 County Assessor card with a question mark, it is clearly not the accurate date of construction for this building.

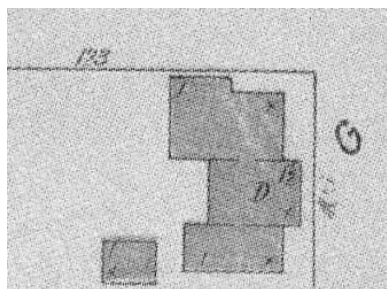
By the time of the 1893 Sanborn fire insurance map, a small excerpt of which is shown below, a one-story addition had been added to the north side of the original Steuble house.



The 1900 Sanborn fire insurance map of this property, shown below, shows that the south section had been added to the building by 1900.



The 1908 Sanborn fire insurance map of this corner shows that between 1900 and 1908, the building was further expanded. Most notably, the north section now had an expansion to the north that is to this day a characteristic part of the building on the Pine Street side. Also, this north section was expanded to the west. According to Tim Camps, the evidence of the change to the roof from this time can be seen inside the attic of the north section.



Photos of 641 Main

This photo from the Carnegie Library in Boulder is a view looking south on Main Street. It shows 641 Main on the right and the Acme Mine dump in the middle of Main Street, farther south. This undated photo was taken by Boulder photographer J.B. Sturtevant prior to 1910 (the year that he passed away).



This undated photo shows a joke scene in front of 641 Main in which the cart is literally being put before the horse. The brick Miners Trading Co. building at what is today 701 Main is in the background.



This undated photo also shows 641 Main (the middle and north sections):



This 1909 photo from the Carnegie Library was taken by photographer Louis Meile and shows the Miners Trading Co. at what is today 701 Main; part of 641 Main is seen on the left of the photo:



Here is a detail from the above 1909 photo:



The following three photos are from a family album of the Moffitt family that lived in the house to the south of 641 Main. The photos likely date from the 1920s or 1930s. The photos particularly show the exterior of the middle and south sections of 641 Main.



In this Moffitt family photo, 641 Main is on the left of the photo and the original Blue Parrot building and what is today the Huckleberry building at 700 Main can be seen in the background.

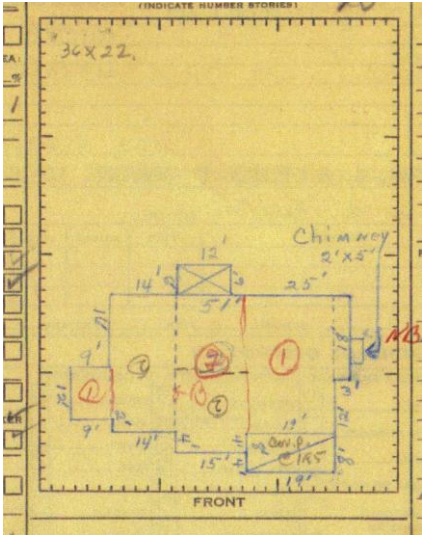
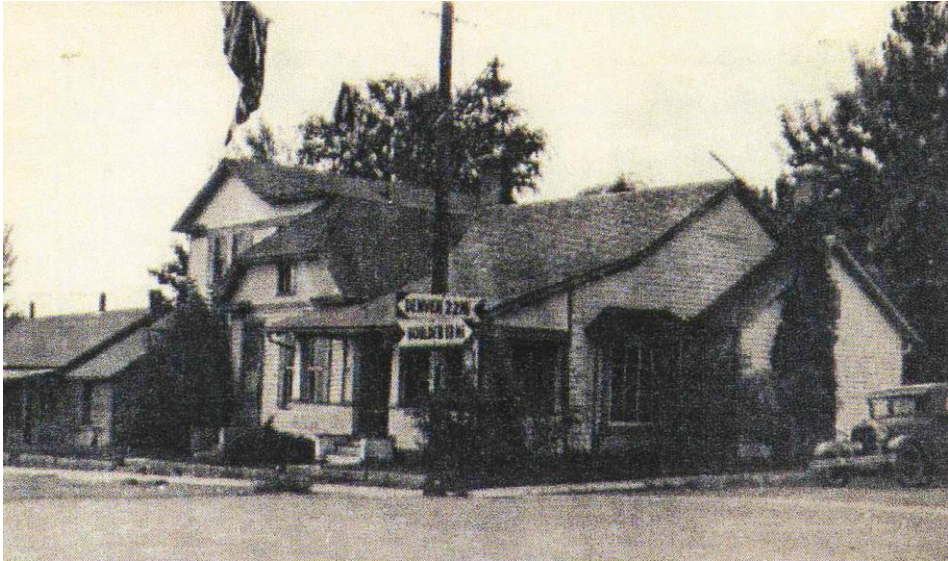


This Moffitt photo is believed to show, on the left, the rear of the south part of 641 Main.



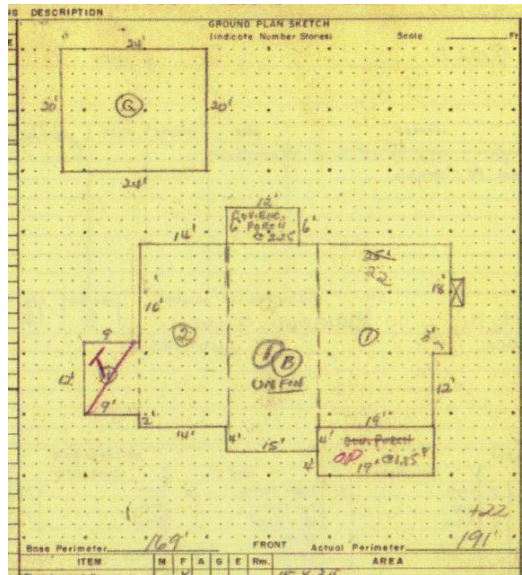
This photo and layout are from the County Assessor card for 641 Main that is dated 1948. (This characteristic view of the Pine Street side of the building also appears in a scene from the Louisville

Historical Museum’s film showing Louisville during World War II, “Our Boys and Girls in the Armed Forces, 1943-44.”) Interestingly, the street sign on the corner has directional arrows that state that it is 12 miles to Boulder and 22 miles to Denver.

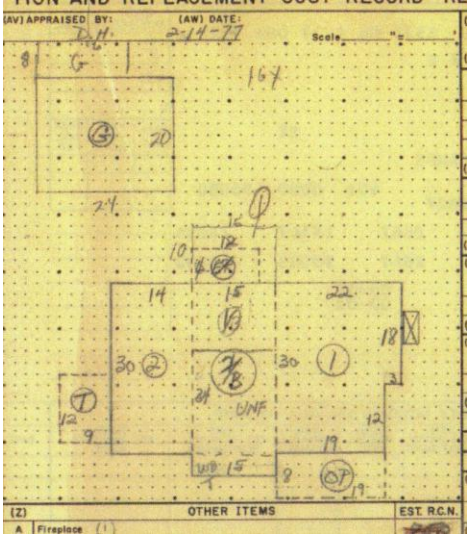
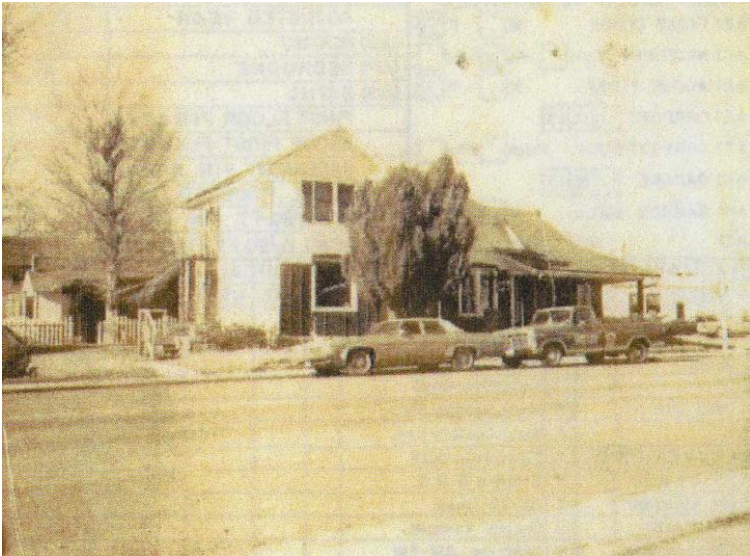


The above layout shows a room on the very south side of the building. According to Tim Camps, this room was supposedly used as an operating room during the time that the building was the location of medical practices for four doctors. He stated that the Camps family removed this room and replaced it with a small patio that is still present on the south side of the building.

The following photo and layout are from the County Assessor card dated 1966.



This photo and layout are from the County Assessor card dated 1977.



The following photo, from the 1980s, shows the building with the middle and south sections after they were remodeled following an occasion when the middle section was struck by lightning and damaged in 1980. According to Tim Camps, the Camps family simplified and modernized the façade of these sections at that time.



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

Bridget Bacon, Louisville Historical Museum
April 2012

ITEM: 1040 LaFarge Avenue Probable Cause Determination

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

OWNER: Chris Fuller, 921 Main LLC
925 Lincoln Avenue
Louisville, CO 80027

PROJECT INFORMATION:

ADDRESS: 1040 LaFarge Avenue
LEGAL DESCRIPTION: Lots 13-14, Block 1 Barclay Place
DATE OF CONSTRUCTION: ca. 1912

REQUEST: A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 1040 LaFarge Avenue.

VICINITY MAP:



SUMMARY:

The applicant requests a finding of probable cause for landmark designation to allow for funding of a historic structure assessment for 1040 LaFarge Avenue. 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 1040 LaFarge is notable for its long ownership by several generations of one family and the blending of Italian, English, and French immigrant families. LaFarge Avenue historically had a high number of residents of Italian descent, and owners of 1040 LaFarge were actively involved in the local economy and government positions.

For 80 years, this property was held by members of one Italian family. Property ownership was transferred from Peter Bella to his sister, Angela Biella Romano, and her husband, Celeste Romano in 1909. It is likely Celeste built the house on the property. Celeste was a high-profile businessman on Main Street, operating a business named Celeste’s for over 50 years, which is assumed to have been a saloon, pool hall, or restaurant at 809 Main Street. During prohibition, the business became a soda parlor, but Celeste was arrested and fined for bootlegging in 1918.

Celeste was known to frequently support town events and lived at the property with his family until his death in 1962. His daughter, Helen, and son-in-law, John Stevens, resided on the property. Stevens served on City Council and later became Mayor of Louisville in the 1950s. Helen and John’s daughter, Vivian, also lived at 1040 LaFarge through the 1970s and 1980s where she served on City Council and Planning Commission.

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



Celeste Romano and Angelina Biella Romano's wedding portrait (1902).



Interior of Celeste's (1921). Celeste is shown second from right, with his daughters Dora and Helen on either side.



1040 LaFarge ca. 1970s.



*Recent street views from
LaFarge Avenue and Short
Street (2023).*

ARCHITECTURAL INTEGRITY:

1040 LaFarge Avenue was sampled in the PaleoWest “Stories in Places” residential context, where it was recommended for recording as an example of having a distinctive pyramidal or hipped-roof on the main portion of the house with a smaller front-gabled room or entry on the side. It was noted that these style homes are underrepresented in Barclay Place. Five of these house styles are located on the same block, including 822, 1013, 1021, and 1029 LaFarge Avenue, however four are unrecorded. The building permit file includes some minor changes, such as a reroof, but does not appear to include any major changes to the structure. The structure was subsequently surveyed as part of PaleoWest’s “100 Architectural Inventories,” completed in 2023.

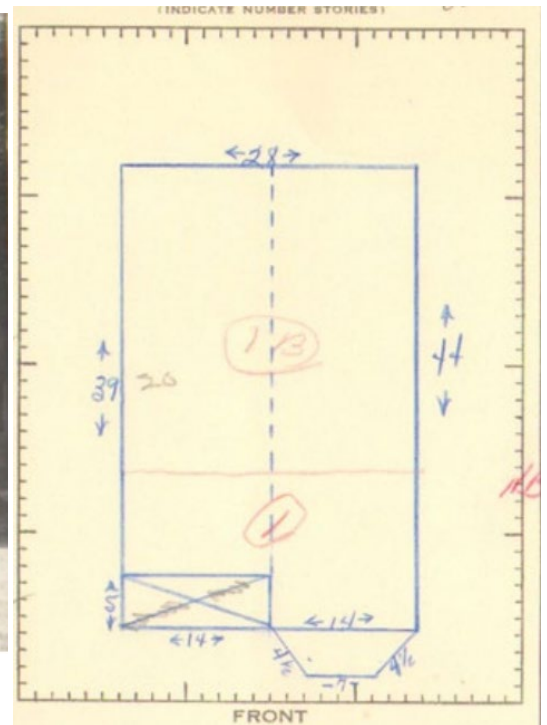


Photo and floor plan of 1040 LaFarge Avenue from the 1948 Assessor Card.

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>1040 LaFarge Avenue was constructed ca. 1912, making it approximately 112 years old.</p> <p>Staff finds the age of the structure meets the criteria.</p>
<i>Landmarks must meet one or more of the criteria for architectural, social or geographic/environmental significance</i>	<p><u>Social Significance</u> - <i>Exemplifies cultural, political, economic, or social heritage of the community.</i></p> <p>The social history of 1040 LaFarge Avenue includes association with:</p> <ul style="list-style-type: none"> • Italian immigration history • Entrepreneurship in Louisville • Political involvement <p>Staff finds that the structure exemplifies the cultural and social heritage of the community and there is probable cause 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"> • The property has maintained its pyramidal/hipped roof style and front gabled entry. <p>Staff finds that the location of the structure does 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><u>Physical Integrity</u> - <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"> • 1040 LaFarge appears to have maintained its historic footprint from 1948. <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 house appears to have remained in the same location and setting since its construction. <p>Overall staff finds probable cause that the structure meets the criteria for physical integrity.</p>
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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. 1040 LaFarge Social History

ELECTRONIC HISTORIC PRESERVATION HEARING REQUEST CASE NO: _____

<p>PROPERTY INFORMATION</p> <p>Address: <u>1040 LAFARGE AVE</u></p> <p>Year of Construction: <u>1912 APPROX</u></p> <p>Legal Description: <u>LOTS 13-14 BLK 1 BARCLAY PLACE</u></p> <p>Landmark Name and Resolution (if applicable): <u>NA</u></p>	<p>TYPE(S) OF APPLICATION</p> <p><input checked="" type="checkbox"/> Probable Cause/Historic Structure Assessment</p> <p><input type="checkbox"/> Landmark Designation</p> <p><input type="checkbox"/> Historic Preservation Fund Grant</p> <p><input type="checkbox"/> Historic Preservation Fund Loan</p> <p><input type="checkbox"/> Landmark Alteration Certificate</p> <p><input type="checkbox"/> Demolition Review</p> <p><input type="checkbox"/> Other:</p>
<p>APPLICANT INFORMATION</p> <p>Name: <u>ANDY JOHNSON</u></p> <p>Company: <u>DAJ DESIGN</u></p> <p>Address: <u>922A MAIN STREET, LOUISVILLE 80027</u></p> <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>OWNER INFORMATION</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> <p>Telephone: <u>872-985-1982</u></p> <p>Email: <u>THEMINIFULLER@GMAIL.COM</u></p>	<p>SIGNATURES AND DATES</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>



1040 La Farge Ave. History

Legal Description: LOTS 13-14 BLK 1 BARCLAY PLACE

Year of Construction: 1912

Summary: The history of 1040 La Farge is notable for its long ownership by several generations of one family and the blending of Italian, English, and French immigrant families. The Romano, Stevens, and Dhieux families illustrate how early residents shaped their American identity through business ownership and involvement in Louisville's civic activities and government from the early 1900s into the 1970s.

Development of Barclay Place and Joseph W. Malcolm Ownership, 1904-1906

The Colorado Mortgage & Investment Co. Ltd. was the developer of the Barclay Place subdivision, recording it with the County in 1897. In 1903, at about the same time that many others were also buying lots in Barclay Place, Joseph W. Malcolm purchased this property and owned it for two years.

Biella/Romano/Stevens/Dhieux Family Ownership, 1906-1986

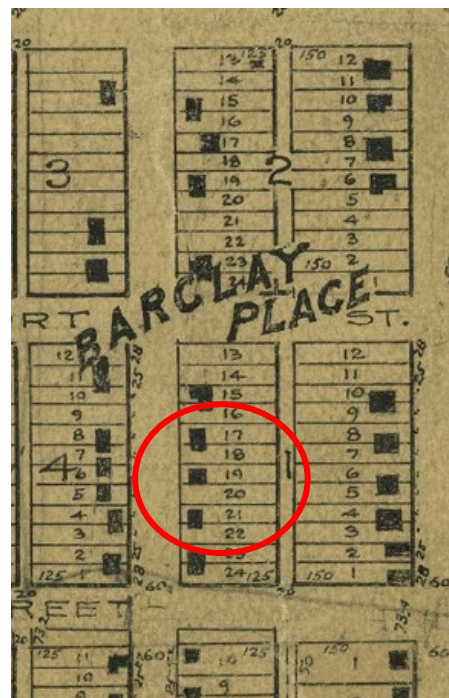
For 80 years, this property was held by members of one Italian family. La Farge Avenue historically had a high number of residents of Italian descent, and for decades an Italian family resided in each of the houses on the four corners of the intersection of La Farge Avenue and Short Street, where this property is located.

Peter Biella acquired this property from Joseph Malcolm in 1906 and he transferred it in 1909 to Angelina Biella Romano (1881-1927), who appears to have been his sister. Angelina had married Celeste Romano (1877-1962) in 1902, and they had two daughters, Helen and Dora, who were born in Wyoming. The Romano family moved to Louisville in 1906 and raised their family at 1040 La Farge.



Celeste Romano and Angelina Biella Romano, wedding portrait, c. 1902.

According to the Drumm's map of Louisville, there was not a house on the property in 1909, so it is assumed that the Romano family built a house after purchasing the lot. The County Assessor's records state that the house was built in 1912. The earliest Museum directory shows the Romano family living on La Farge in 1915, so it is likely that the date of construction is c. 1912-1915.



Drumm's 1909 Map of Louisville. No building is shown on Lots 13 and 14, Block 1.

Celeste Romano, who was born in Italy in 1877, played an important role in Louisville history as a high-profile businessman on Main Street. He operated the same business for about 50 years, from about 1910 to 1960. The establishment was known by locals as “Celeste’s” (pronounced “Sheleste’s” or “Cheleste’s”), whether its focus at the particular time was on being a saloon, a pool hall, or a restaurant. It was located at 809 Main Street. Celeste’s is particularly remembered by today’s older Louisville residents as the place where, as children, they would go to get extremely generous scoops of ice cream (but it was also a hangout for coal miners after work, and alcohol was served).

In 1915, Angelina transferred the ownership of 1040 La Farge to her husband Celeste Romano’s name. During the time that Angelina and Celeste lived at this house, Prohibition went into effect in Colorado in 1916. While Celeste had previously owned a saloon, he changed the business to become a soda parlor. However, newspaper accounts in 1918 show Celeste Romano was arrested for bootlegging and fined for possessing “a large quantity of wet goods of Hercule[an]strength” after a raid on his establishment. In 1922, shortly after purchasing a new car, Celeste Romano was in a car accident with F.B.R. Hellems, a dean at the University of Colorado. Hellem’s wife Margaret was killed. Celeste Romano, Angelina, their two daughters and Angelina’s mother were uninjured.



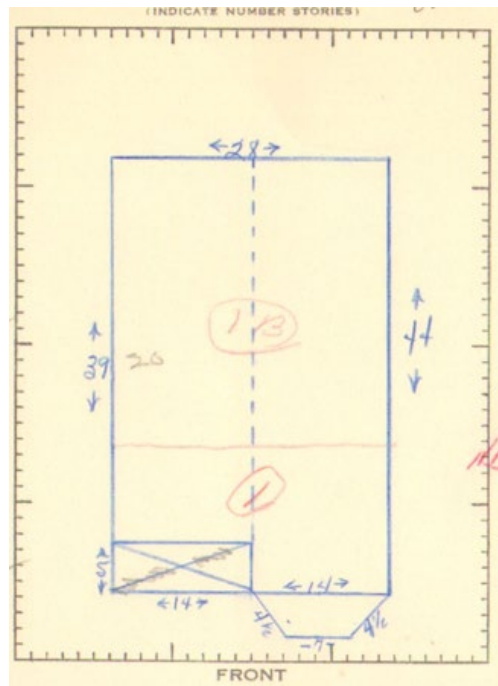
Interior of Celeste’s c. 1921. Celeste Romano is shown second from right, with his daughters Dora and Helen on either side of him.

When Angelina Romano passed away in 1927, their daughter Helen and her husband, John Stevens, moved into the house with Celeste. For the next few decades, Celeste continued to operate his business

on Main Street as a soda parlor, pool hall, and tavern. He was a prominent businessman, frequently supporting town events such as Labor Day and Christmas festivities, and even participating in a Donkey Basketball tournament to raise money for a fire truck in 1950. Celeste was the target of several robberies, once being knocked unconscious outside his house in 1933 by robbers hoping to steal the day's earnings. Celeste lived at 1040 La Farge with his daughter, son-in-law, and grand-daughter Vivian until his death in 1962.



1948 Boulder County Assessors card image of house and floorplan.



John Stevens (1901-1974) was a miner who advanced to become the mine foreman of the Centennial Mine. He was also a city councilman and mayor of Louisville in the 1950s. (John Stevens' brother, Tom Stevens, lived three doors to the south on La Farge and was one of the eight miners killed in the

Monarch Mine explosion in 1936.) Helen Romano Stevens (1903-1973) was also active in politics, serving as an election judge and delegate to Republican assemblies throughout the 1950s and 60s. John and Helen Stevens are also listed in Louisville directories for various years as working at the Romano Restaurant, which was still known informally as “Celeste’s.”

Helen Romano Stevens passed away in 1973, and her husband John died in 1974. Their daughter, Vivian Stevens Dhieux (1923-2007) married August William “Bill” Dhieux (1918-2010) in 1940. Vivian Dhieux worked for many years as a secretary for Louisville schools and was part of the first administration at Centaurus High School in 1972. In the 1970s, Vivian also served on Louisville’s City Council and on the Planning Commission. Vivian and Bill Dhieux are listed in Louisville Directories in the 1960s as living at 825 La Farge, so they may have rented the house at 1040 La Farge throughout the 1970s and 80s.



1040 La Farge c. 1970s.

In 1986, Vivian Dhieux sold the property to Robert W. Pepin and the property passed out of the extended Romano family at that time. Vivian Stevens Dhieux passed away in 2007.

Current Ownership

Melanie Walker purchased the house from Robert Pepin in 1992. She sold the property in 2021 to the current owners – Devon Forster and George Edward Bloom.

This report is based on an earlier report written by Bridget Bacon in 2009 and is updated by Gigi Yang in 2024. 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.