

*city of louisville*

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*master plan*



*Adopted October 6, 2015*



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## **Special Thanks To**

Karen Fohrman, Louisville Elementary School  
Patrick Eidman, History Colorado  
Downtown Business Association

All citizens of Louisville who participated in public meetings throughout the Preservation Master Plan process.

All historic photos courtesy of the Louisville Historical Museum.



## executive summary

**Louisville's Preservation Master Plan** provides a framework for the City's voluntary Historic Preservation Program and serves as a guide for proactive decision-making over the next 20 years. The Plan combines the City's existing preservation efforts with desires expressed by the community during the Plan's public outreach effort. The Plan recommends actions for integrating preservation practices into the City's policies, its regulations, and its staff's day-to-day activities. The scope of the document is City-wide and influences areas beyond Downtown and Old Town.

Over the years, Louisville's historic resources have been acknowledged in various ways: through landmarking, historic resource inventories, City purchases of significant properties, advocacy by interest groups, and inclusion in various regulatory documents. These preservation efforts have accomplished a number of important community goals over the past 10 years, but there is a sense that more can and needs to be achieved to allow the program to be embraced by the larger Louisville community.

The preservation of historic resources is vital for maintaining Louisville's small town character. Louisville's historic resources will continue to contribute to, and strengthen the City's economic and fiscal health, identity, and sense of community. The vision of this Preservation Master Plan is:

*The citizens of Louisville retain connections to our past by fostering its stewardship and preserving significant historic places. Preservation will reflect the authenticity of Louisville's small town character, its history, and its sense of place, all of which make our community a desirable place to call home and conduct business.*

Celebrating Louisville's voluntary and locally funded approach to historic preservation, City Council supported the preparation of the Plan to provide a comprehensive and coordinated guide for the Preservation Program. The creation of the Plan was led by the Historic Preservation Commission, executed by City staff through an open public process, and approved by City Council.

Louisville residents participated in the development of the Plan through three community-wide meetings and online forums, customer surveys, and social media. Input received in the effort helped frame the goals, objectives and actions that are the essential components of this Plan. The goals serve as the guiding principles for the City's preservation work program; the objectives provide direction on how to accomplish the goals; and the actions state specific tasks to be implemented in order to achieve the objectives.

The five goals of this Plan are:

- Pursue increasingly effective, efficient, user-friendly, and voluntary based preservation practices
- Promote public awareness of preservation and understanding of Louisville's cultural, social and architectural history
- Encourage voluntary preservation of significant archaeological, historical, and architectural resources
- Foster preservation partnerships
- Continue leadership in preservation incentives and enhance customer service

Under Louisville's current Preservation Program the first step to determine eligibility for demolition review and landmark designation is whether the building is over 50 years old. Based on City Council's direction when adopting the Plan, Louisville's Preservation Program will be limited to buildings constructed in or before 1955, when the last mines closed.

The Plan comes at an opportune time. Development continues to change the built environment. Citizens are realizing important resources could be lost. This Preservation Master Plan provides a community-wide framework, raises awareness, guides preservation efforts, and outlines strategies which strengthen the City's voluntary program. This will ensure important resources are acknowledged and not forgotten.



Landmarking Ceremony at 740 Front Street, May 2015



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"Heartbombing" Louisville during Preservation Month, May 2015

Louisville began as a modest mining town in 1878, and has evolved to become one of the most livable small towns in the United States. Looking forward, Louisville continues to evolve. Historic preservation offers an opportunity for the City to celebrate its past and ensure its heritage continues to be an important component of what makes this community special. Louisville's unique voluntary Preservation Program, with its dedicated sales tax, recognizes the historical and architectural significance of nearly 30 local landmarks. The Preservation Program honors links to the community's mining, agricultural, railroad, residential, and employment history.

## Reasons for Creating the Plan

The City's 2013 Comprehensive Plan update recommended adoption of a master plan to define the goals of the Preservation Program and offer strategies for achieving defined objectives. This Plan upholds the 14 core community values expressed in the Comprehensive Plan, namely Louisville's commitment to:

*"A Connection to the City's Heritage...where the City recognizes, values, and encourages the promotion and preservation of our history and cultural heritage, particularly our mining and agricultural past."  
- 2013 Comprehensive Plan*

The intention of this Plan is to guide the practice of preservation, reinforce its voluntary nature, expand public awareness, preserve resources, develop partnerships, and increase preservation incentives. The Plan looks 20 years into the future. The study area for the project extends beyond Old Town and Downtown Louisville, encompassing preservation practices citywide.

The City of Louisville's Preservation Program is part of a larger organization, contributing to an integrated federal-state-local preservation system.

This participation within the national preservation structure benefits the city, offering access to grants, training, and networking opportunities. In exchange, the local preservation program agrees to develop strategies for how to survey and preserve historic resources. These responsibilities within the preservation system feature prominently throughout the Plan. The Plan addresses several goals and objectives from the Colorado State Historic Preservation Office's Plan, *The Power of Heritage and Place*, specifically the recommendation that Colorado's cities "Advocate for comprehensive municipal historic preservation."

## How to Use the Plan

The Plan is a guide to review and take action on improving and strengthening Louisville's voluntary historic preservation initiatives. The Plan is not a regulatory document, but is instead an advisory document. Since the Plan does not have the force of law, the City must rely on other regulatory measures to implement the recommendations of the Plan. The Louisville Municipal Code (LMC) is the primary regulatory tool available to the City. The Historic Preservation Ordinance, Title 15 Chapter 36 of the LMC, is the most relevant text for this Plan.



Preservation Master Plan Open House, March 2015

The Plan is divided into the following sections:

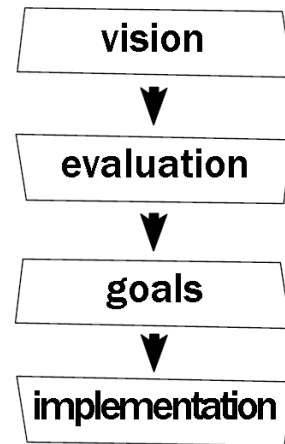
- The Introduction describes the reasons for developing the Plan and the public process used to create the Plan.
- Preservation in Louisville begins with overviews of both Louisville's history and building stock, two topics directly related to historic preservation. A brief review of key dates in Louisville's preservation history traces the development and evolution of the city.
- The Plan section is the "heart" of the document. It presents the goals and objectives developed during the public input process. These principles reflect the work of everyone involved in the Plan and received endorsement from both the Historic Preservation Commission and the City Council. The implementation table features a prioritized list of projects to be accomplished in the immediate, near-term, and long-term.
- The Appendices represent useful tools for accomplishing the Plan's goals and objectives. Appendix A details specific projects to achieve Louisville's preservation vision over the next 20 years and provides specific guidance for individuals working directly on these efforts. Appendix B summarizes various historic preservation strategies worthy of discussion and possible implementation.



# introduction

## Creation of the Plan

The Preservation Master Plan process sought community input to develop a plan that reflects Louisville's values. The completed Plan reflects the collaborative efforts of a wide variety of stakeholders: residents, business owners, the Historic Preservation Commission, City Council, and the City's Boards and Commissions.



To develop this document Planning staff and HistoryMatters, LLC followed a four-phase process: vision, evaluation, goals, and implementation. The public had several opportunities for participation during the planning process: Kick-Off Meeting, EnvisionLouisvilleCO.com website, Customer Satisfaction Survey, Open House, Community Workshop, Board and Commission meetings, and public hearings before the Historic Preservation Commission and City Council. The City encouraged participation in the Plan through mailings, flyers, large public hearing signs, Facebook, Twitter, the City newsletter, and the City website. In addition, Planning staff conducted stakeholder interviews with the business, development, and real estate communities.



Flyer for Community Workshop



Sign advertising Community Workshop

## Phase 1: Vision

This phase focused on creating purpose and vision statements for the Plan and the next 20 years of Louisville's Preservation Program.

On December 3, 2014, the City held a public Kick-Off Meeting for the Plan. Over 40 adults and children attended this initial session. The adult meeting included a general overview of the Plan purpose and process, as well as four activity stations to stimulate discussion:

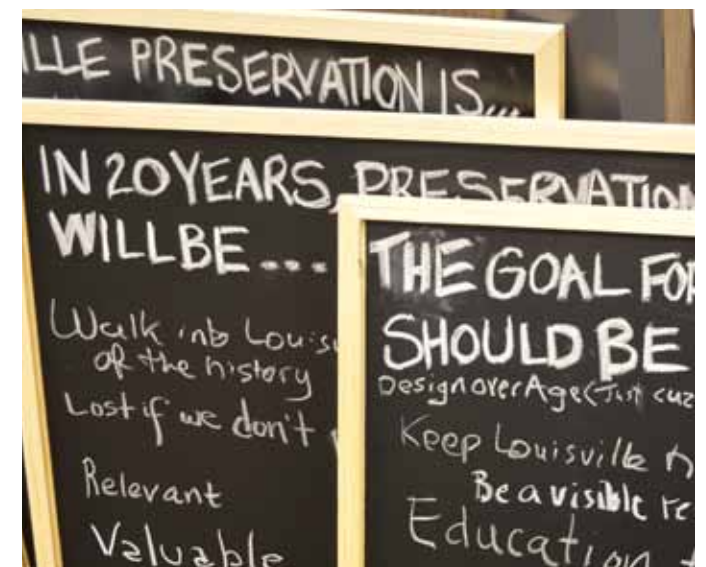
- The first station featured several jars labeled with historic preservation subject areas. Participants were asked to put a ball in each of the jars labeled with a subject that inspired their attendance at the meeting. Below is the result of this exercise:

History	20
Design	18
Architecture	17
Community Pride	16
Current Preservation Program	16
Property Values	15
Sustainability	15
Outreach/ Education	14
Economic Development	10
Other	4

- The second station showed photos of places in Louisville. Participants determined which places were most important and least important to Louisville. This station helped to focus the Plan on those places Louisville residents value most.



- The third station featured three chalkboards for participants to respond to the open-ended prompts: "Louisville preservation is...", "The goal for preservation should be...", and "In 20 years, preservation will be...". The responses from this station contributed to the vision statement and goals for the Plan.





- The fourth station asked participants to categorize items from a list of current Preservation Program activities, placing stickers under the headings “This works,” “This needs improvement,” or “I don’t know what this is.” These responses guided the program evaluation, customer survey questions, and action items.



The children participated in a “Junior Preservationist” workshop. They brainstormed and illustrated new uses for old buildings, added ideas and events to a Louisville architecture timeline, wrote about what makes their home special, and played with an interactive map of Downtown.



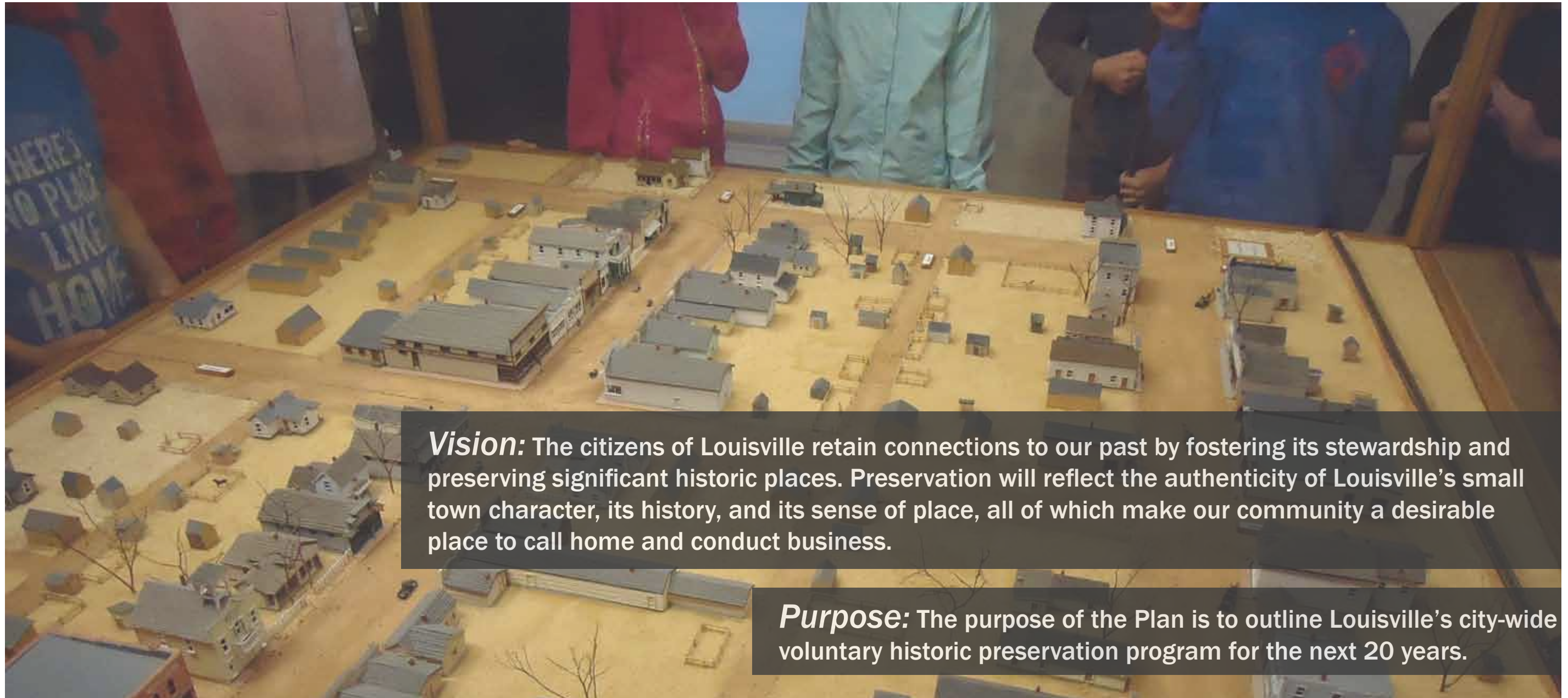
Immediately after the Kick-Off Meeting, City staff launched the EnvisionLouisvilleCO, an interactive website. The City partnered with MindMixer to operate [www.EnvisionLouisvilleCO.com](http://www.EnvisionLouisvilleCO.com), which allowed the public to share and discuss ideas related to historic preservation in Louisville throughout the planning process. The comments about historic preservation in Louisville were largely positive and showed interest in finding ways to use preservation to maintain Louisville’s small-town character. In response to an online question about community engagement, the majority of respondents supported the Preservation Program sharing information at existing community events. In response to these suggestions, the Historic Preservation Commission initiated and staffed a monthly informational booth at the Farmer’s Market.

Input from both the Kick-Off Meeting and EnvisionLouisvilleCO led directly to the vision and purpose for the Plan. Both of these statements define the overarching intent of the Preservation Master Plan. The vision and purpose statements also benefited from language in Louisville’s adopted Comprehensive Plan.



Historic Preservation Commission Booth at Louisville Farmer’s Market, July 2015

## introduction



***Vision:*** The citizens of Louisville retain connections to our past by fostering its stewardship and preserving significant historic places. Preservation will reflect the authenticity of Louisville's small town character, its history, and its sense of place, all of which make our community a desirable place to call home and conduct business.

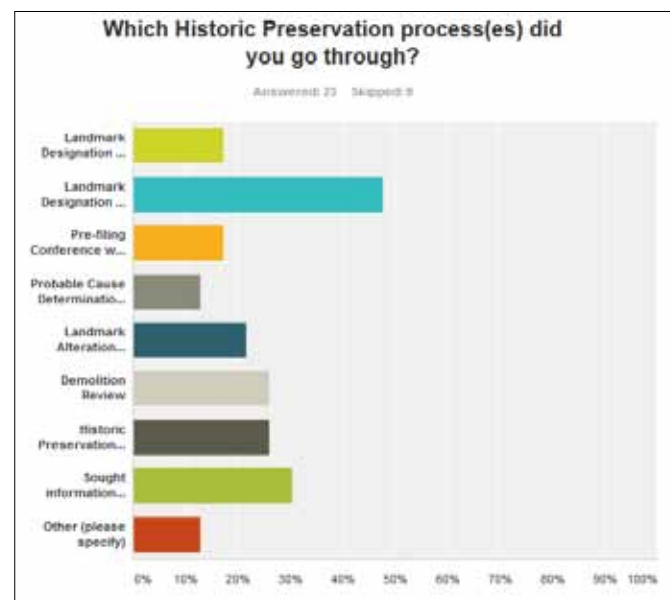
***Purpose:*** The purpose of the Plan is to outline Louisville's city-wide voluntary historic preservation program for the next 20 years.

Louisville Elementary School 4th Grade Field Trip at Louisville Historical Museum, Fall 2014



## Phase 2: Evaluation

The second phase studied the existing Preservation Program and the issues impacting the future of the Program. A customer satisfaction survey allowed members of the community to provide feedback on the existing Preservation Program. The 12-question, one-page, confidential questionnaire was designed to gather opinions from individuals with direct experience with Louisville's Preservation Program. The questionnaire, distributed to 127 previous customers, received 23 responses. Respondents agreed historic preservation adds value to the character of Louisville. Many respondents expressed concern about rapid changes to the historic built environment and suggested improvements to the education and outreach component of the Preservation Program. These responses influenced the draft goals and objectives and indicated possible action items to enhance and improve the existing program over the next 20 years.

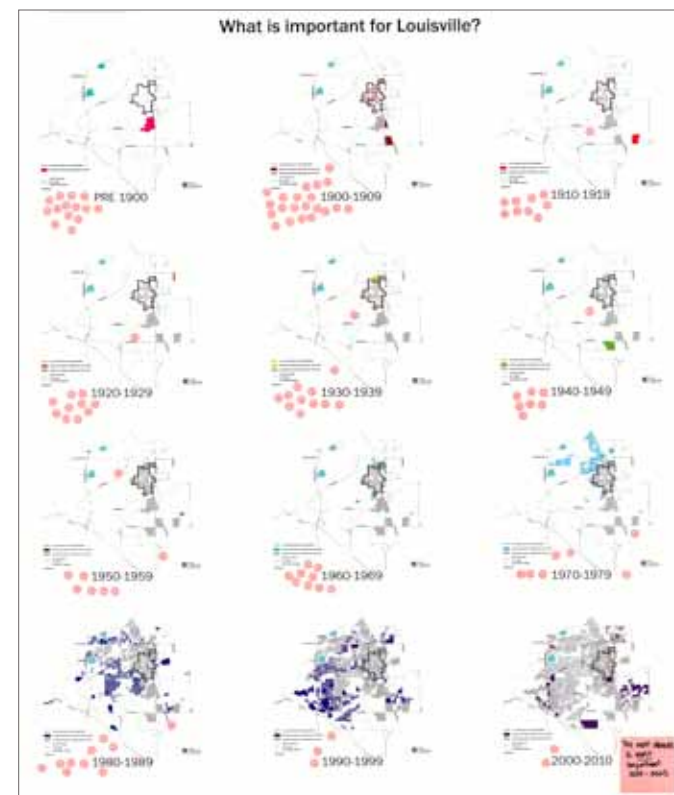


Customer Survey Results, Question 1

## Phase 3: Goals

The third phase gathered the community to create goals and objectives for the next 20 years of the Preservation Program.

On March 11, 2015, the City hosted a Preservation Master Plan Open House. The 50 community members in attendance explored Louisville's development since 1880 through maps and timelines, decade by decade. Participants were asked "What is important for Louisville?" Attendees placed dots on the decades they thought were important. Every decade, including the "next decade" (a response the public added), received at least one dot.



At the April 8, 2015 Community Workshop over 30 citizens responded to draft goals and preservation strategies for the Plan. Working in small groups, each table discussed five draft goals and prioritized

the objectives with a dot exercise. The attendees expressed the greatest support for increasing preservation awareness, developing relationships with other organizations, and promoting the Historic Preservation Fund.



Community Workshop participants responded to challenges presented in four hypothetical scenarios by employing preservation strategies (see Appendix B). The participants expressed interest in creative ways to document historic places, voluntary pattern books, design guidelines, and changes to existing regulations.

## Phase 4: Implementation

The final phase of the planning process outlined specific action items and created a timeline for implementation.

The Historic Preservation Commission and City Council proved crucial throughout all phases of the Preservation Master Plan process. The Historic Preservation Commission discussed the Plan at regular monthly meetings and publicized subcommittee meetings. Each phase had a designated Commission subcommittee which met at least once to work on their phase of the Plan. In addition, Historic Preservation Commission members participated in all of the public meetings for the Plan, soliciting feedback from citizens and helping to lead small-group discussions.

The Historic Preservation Commission's active involvement and opinion sharing was invaluable to the Plan, especially in developing and prioritizing the visionary, yet achievable, action items. The City Council endorsed each phase of the Plan at a regular meeting. In addition to these endorsements, City Council initiated a discussion about the period of significance for the Preservation Program, specifically the date of construction for buildings to qualify for landmark eligibility and demolition review. On September 8, 2015, the City Council held a joint study session with the Historic Preservation Commission to discuss the draft Preservation Master Plan and any requested revisions to the document prior to formal adoption.



City staff and the Historic Preservation Commission members presented the draft Plan to, and received feedback from, the following Boards and Commissions: Louisville Sustainability Advisory Board, Louisville Revitalization Commission, Business Retention and Development Committee, Historical Commission, and Planning Commission. The Plan was also presented to the Downtown Business Association and local realtors. The feedback from these Boards, Commissions, and community organizations was incorporated into the final draft Plan presented to the Historic Preservation Commission and City Council.

City Council approved the Preservation Master Plan, with 1955 as the end of Louisville's period of significance, on October 6, 2015 by Resolution No. 71, Series 2015.



*Louisville women preparing chicken, c. 1940*

**City History**

The preservation of Louisville's past has been and will continue to be a key element in sustaining the City's small town character and sense of place now and into the future. Louisville's history is not static; it will continue to change. It is the vision of the Plan to retain connections to the past and foster its stewardship into the future.

Before the 1860s arrival of European settlers, both the Cheyenne and the Arapahoe hunted area grasslands around what today is Louisville. The historic Davidson and Goodhue ditches provided beneficial irrigation to early homesteaders in the 1870s. By the time the Colorado Central Railroad arrived in 1873, the area boasted a few hay farms amid prairie grasses.

Louisville's agricultural and mining history overlapped when Charles C. Welch, vice president of the Colorado Central Railroad, acquired the right to mine for coal deposits on settler David Kerr's farm. Louis Nawatny, a manager for Welch's mining operations, laid out a town site near the newly opened coal field on October 24, 1878. He modestly named the new community — an eight-block town plat that encompassed Walnut, Spruce, Pine, 1st (now Front), and 2nd (now Main) streets — after himself.

The success and increasing industrialization of nearby coal mines prompted Louisville's earliest growth. Mining attracted new settlers, especially immigrants from the United Kingdom, Austria, Germany, Italy, and across Eastern Europe. Louisville had several small ethnic enclaves. The English settled along LaFarge Avenue in the shadow of the Acme Mine's belching smokestacks and massive boiler. A small "Frenchtown" developed to the south of Old Town within the Murphy Place subdivision. The "Little Italy" neighborhood encompassed the approximately twenty-five homes north of Griffith Street between Main Street and Highway 42. Italians eventually became the largest single ethnic group

in Louisville, with bocce courts, numerous popular restaurants and other local businesses, and the continuing prevalence of Italian surnames marking their influence on the community .

In 1880, Welch, a railroad executive and mining investor, platted Jefferson Place, the town's first residential subdivision, just to the west of the original Louisville. When incorporated two years later, Louisville boasted a population of about 550. A bustling commercial district developed along 2nd Street (now Main Street), a lively thoroughfare featuring sidewalks, shade trees, and significant businesses. A town ordinance segregated Louisville's numerous billiard halls and drinking establishments, catering to a rough-and-tumble mining crowd, to 1st Street (now Front Street).

The smell of coal smoke clogged the air and much of the local economy relied upon nearby mining, but Louisville differed from a typical coal camp. Louisville attracted families, not just bachelor miners. Women encouraged more cultured development that included newly-established church congregations, schools, and the community's first newspaper. In addition, social clubs and lodges fulfilled important community functions, not only platting and administering the Louisville Cemetery but also opening their halls for local plays, concerts, and school graduations. Infrastructure improvements also arrived: electricity in 1898, telephone service in 1903, and interurban trolley service between Denver and Boulder in 1908.

Mining promoted transience — when one coal field fizzled, another beckoned and miners moved away — and faced both seasonal and labor-related stoppages. But a diversified economy and sense of community offered Louisville stability. The town was an agricultural service center for nearby farmers and generated capital through railroad exports, chiefly coal and grain. Circa 1905, entrepreneur John K. Mullen strengthened Louisville's status as an agricultural and railroad hub when he commissioned a grain elevator adjacent to the railroad tracks.

*"Growing up in Louisville in the 30s and 40s was an experience in itself. Jobs were hard to come by. Mining was the thing to do. Most of the miners were laid off in the summer months, and worked hard during the winter to pay off the debts created during the summer months. We were all poor growing up, but we didn't know any different because almost everyone else was in the same boat."*

-David W. Ferguson (born 1928), *Louisville Historian*



Workers at Monarch Mine



Louisville Grain Elevator, 1916



## preservation in Louisville

Many miners remained in Louisville due to its quality of life. In this ethnically diverse, economically homogenous community most citizens lived modestly. When the mines closed each summer, miners worked on nearby farms or in construction. Mining families grew gardens at the back of spacious residential lots, made pasta and wine, or raised canaries.

By 1911, Louisville included twelve residential subdivisions and a population of roughly 2,000. Louisville was not a “company town.” Instead, housing developed organically creating a diverse, yet modest, architecture based upon popular styles and a well-established pattern of moving buildings onto new lots. Mining subsidence influenced construction materials and most buildings were wood rather than brick.

The late-1910s through the 1940s were a tumultuous period for Louisville. The local economy had suffered through mining strikes before, but the

“Long Strike” of 1910 to 1914 dramatically reduced coal production and, ultimately, needed federal troops to restore order. Prohibition, declared in 1916, devastated Louisville’s lucrative saloon economy. In the post-World War I period, rising competition from other types of fuel closed coal mines in Louisville and elsewhere across the country. Both coal and railroad revenues declined further in 1928 when a new natural gas pipeline extended from Texas to Denver.

The Great Depression affected Louisville’s economy, but the community survived this economic downturn in a stronger position than many other places due to the strength of its agricultural and saloon industries, a growing reputation for its Italian restaurants, and several Louisville mines remaining open. Bootlegging during Prohibition was widespread, though illegal. When Prohibition was repealed in 1933, Louisville reclaimed its role as Boulder County’s most popular “wet” community. During these difficult decades Louisville grew slowly, adding only one new subdivision toward the end of the Great Depression.

By the end of World War II, coal towns all across the United States died. Coal use had declined and supplied only 34 percent of the nation’s energy needs. In addition, the coal industry faced the negative effects of the nation’s railroads converting to diesel fuel. Throughout the 1940s and 1950s many national and Colorado coal mines closed. The last coal mine in Louisville, the New Crown, closed in 1955. Despite the end of mining, the Town of Louisville survived due to its economic diversity and social stability.

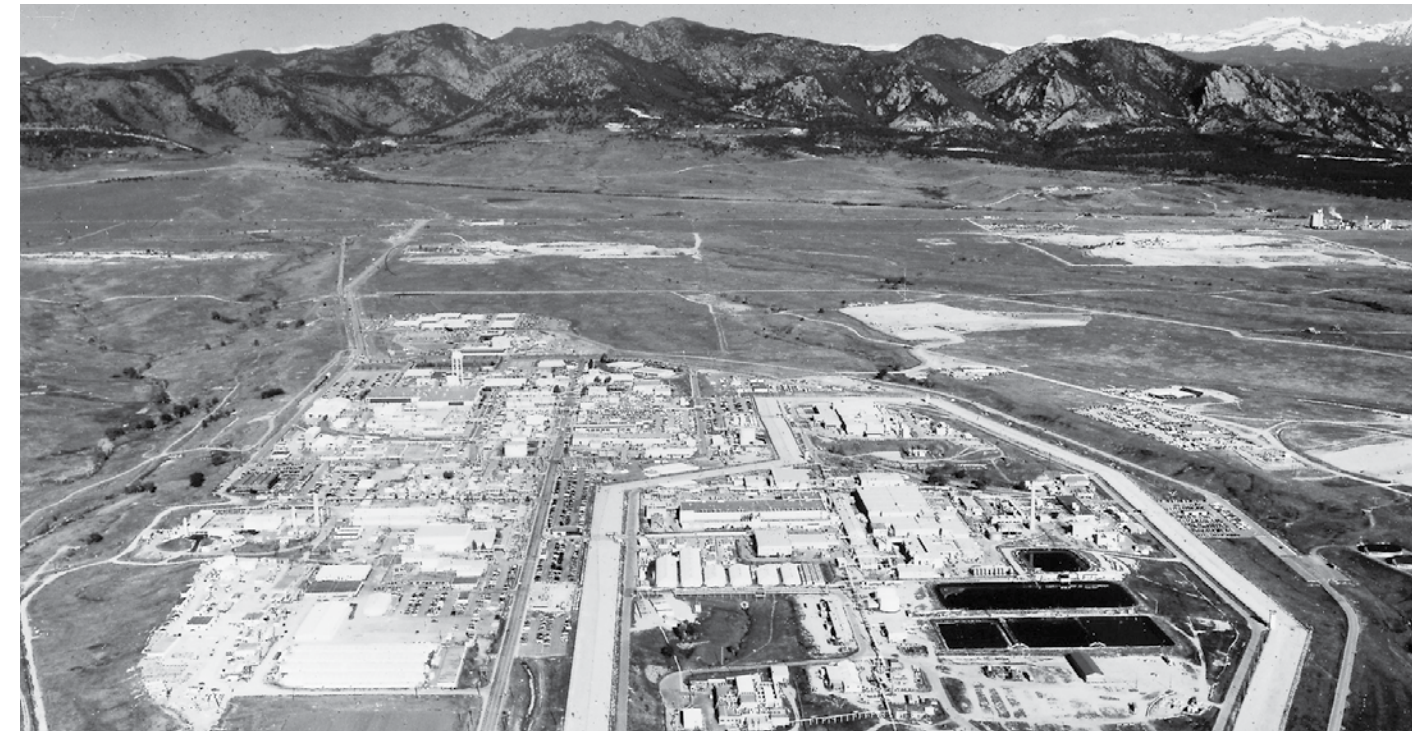
As the last mines closed, Louisville experienced a critical transition. The end of mining was economically and culturally difficult for many of its citizens, but the end of the coal era prompted Louisville to evolve into a modern city. In 1951, voters approved a bond issue to fund a sewage system, bringing an end to the use of outhouses, and the town paved its streets. The 1952 opening of the Boulder Turnpike (US 36), connecting Denver and Boulder, represented another modern improvement

for Louisville. At the same time, the Department of Energy opened Rocky Flats Nuclear Weapons Plant to the southwest.

Ease of commute and new employment opportunities with Rocky Flats led to the first significant population increases in Louisville since the 1910s. The Bella Vista and Scenic Heights neighborhoods, with ranch style homes and curvilinear streets, were constructed in the 1960s to meet the need for more housing. This expansion allowed children who had grown up in Louisville to purchase their own homes. Rather than well-known developers, World War II veterans and Louisville natives were responsible for these two subdivisions. In Bella Vista partners Herbert and Glenn Steinbaugh, Joe Madonna, and James McDaniel named the development’s four streets after their wives. Locals Carmen Scarpella and Joe Colacci platted Scenic Heights and Charles Hindman and Scarpella built most of the homes.



Moving a house in Louisville



Rocky Flats Nuclear Weapons Plant (Dept. of Energy)



# preservation in Louisville



116 Aline Street, Bella Vista, Assessor Card, 1958

In 1962, Louisville reached the 2,500 population threshold to become a City of Second Class. Since reaching this number, Louisville's population and geographic limits have continued to increase. Construction of McCaslin Boulevard encouraged further residential and commercial development to the west. StorageTek, a data storage company, became a major employer when it opened in 1969. This operation, and other technological businesses, attracted well-educated, affluent residents to Louisville and further increased the demand for housing. As a result, the City added a total of 38 subdivisions during the 1970s. In 1976, the City of Boulder adopted a series of growth management policies, known as the "Danish Plan." These measures, and the reputation of Louisville as a livable community with small-town character, triggered continuing residential growth. New job centers, like the Colorado Technology Center and Centennial Valley, also attracted new citizens to Louisville. During the 1980s, the City added another 26 residential subdivisions, expanding the municipal limits even further from its original core.

The opening of Sam's Club and Home Depot in the mid-1990s made Louisville a regional retail center, mirroring its early development as an agricultural and railroad hub for surrounding smaller communities. In the face of continued growth, Louisville addressed issues associated with historic preservation and environmental conservation. Emphasis on

commercial growth along McCaslin Boulevard and South Boulder Road not only boosted Louisville's economy but also contributed to the preservation of historic buildings within the commercial core of Old Town. In 1993, partially in response to high levels of residential development, Louisville voters endorsed an open space tax. These funds helped retain some original farms, tangible links to the community's agricultural past, and provided vital recreational spaces. In 2008, local voters approved a special sales tax for historic preservation, making Louisville the first (and one of the only American municipalities) to honor its history and architecture monetarily.



StorageTek (Glenn Asakawa, The Denver Post)

In the 2000s, Louisville achieved national recognition for being one of the best places to live. Bert Sperling's 2006 book, *Best Places to Raise Your Family: Experts Choose 100 Top Communities That You Can Afford*, listed Louisville as the "best of the best" at #1. In 2012, Family Circle magazine placed Louisville among the top ten "Best Towns for Families." Money Magazine, in its biennial listing of the best smaller towns and cities, ranked Louisville as #5 in 2005, #3 in 2007, #1 in both 2009 and 2011, #2 in 2013, and #4 in 2015. Louisville is a community that appreciates its history and, like early miners, people are attracted to the high quality of life.



Louisville Labor Day Parade

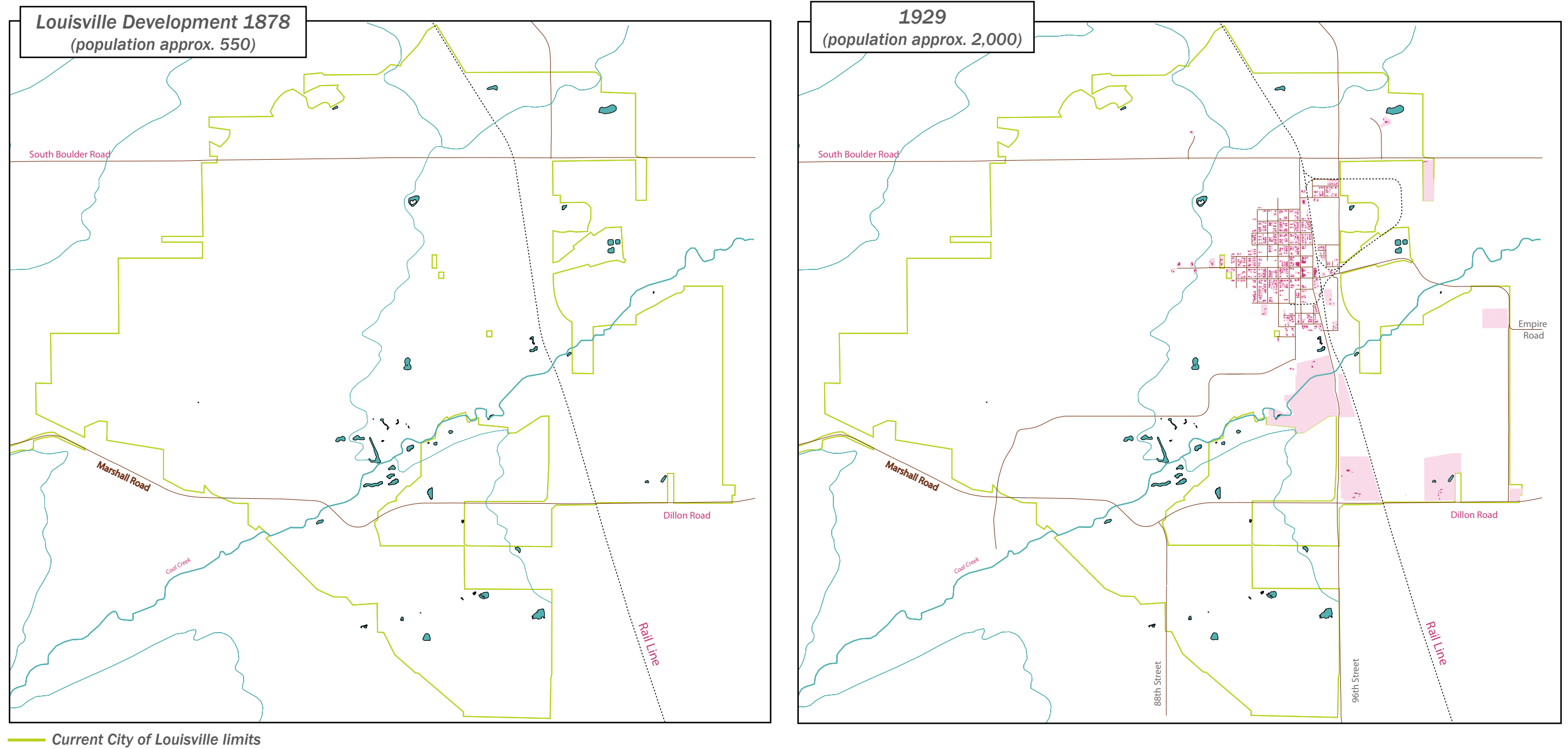


Money Magazine, August 2009

"I think that to view the historic downtown as a strength is to value several things: our downtown businesses; treasured public institutions located downtown such the Louisville Public Library, Louisville Center for the Arts, and Louisville Historical Museum; and of course the historic residential neighborhoods that give the town such a unique sense of place. Historic Main Street alone is a city asset that I think that many communities envy about Louisville and that we shouldn't take for granted."

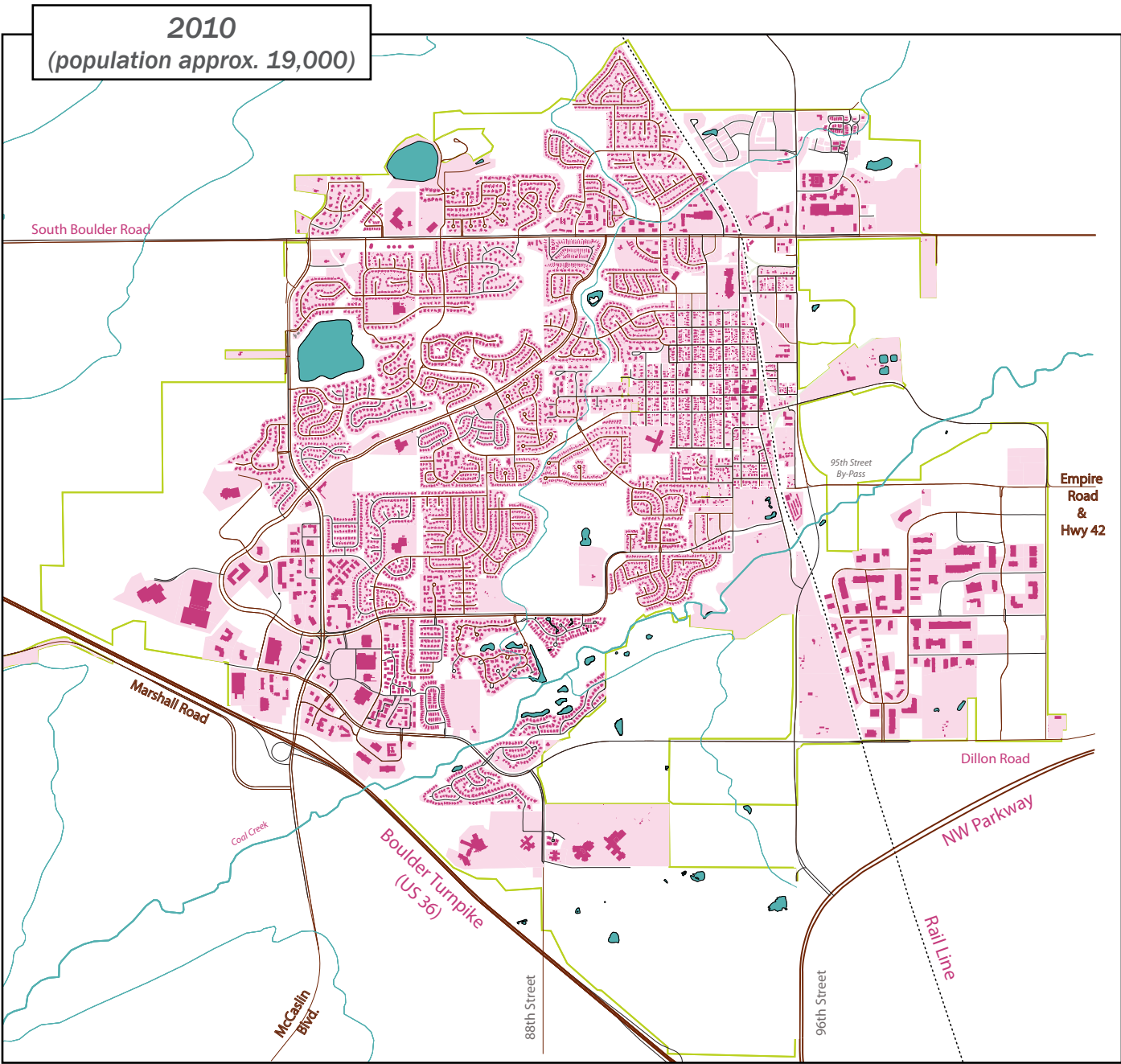
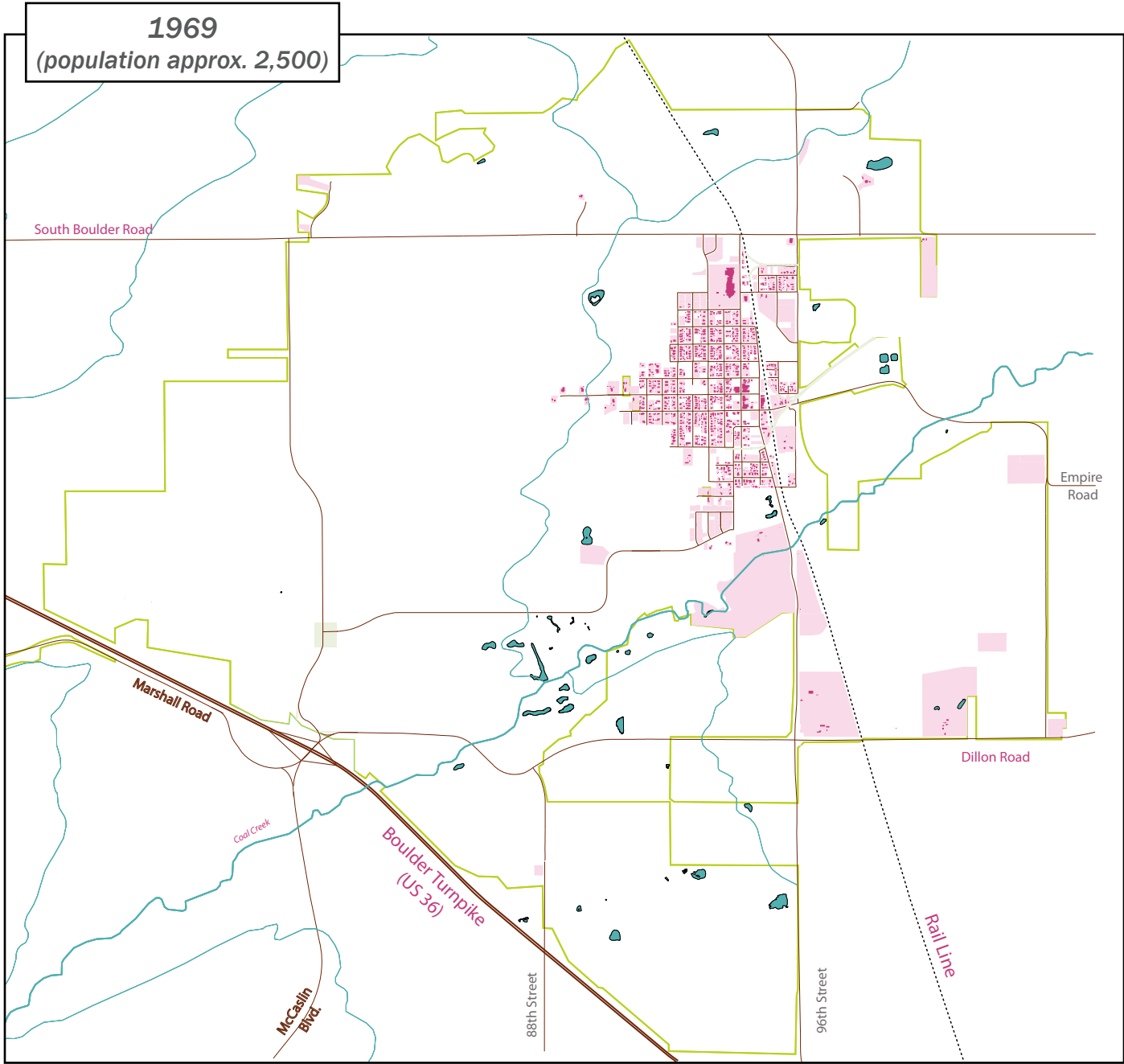
-Anne S. from EnvisionLouisvilleCO

# preservation in louisville





preservation in louisville



# preservation in Louisville

## Historic Building Stock

Louisville's architecture parallels its history.

Agriculture, railroads, and mining attracted the earliest residents to the emerging community. Tangible reminders of Louisville's hay and crop growing past include former farmsteads encircling the City and preserved as popular open spaces. Thanks to the vision and tenacity of a coalition of citizens, business owners, preservationists, and architects, Louisville's rare and iconic 110-year-old stacked plank grain elevator towers over the still-active railroad track and is poised to reinvent itself as a vital new community hub.

Industrial history resources rarely remain after their productive lives, and Louisville possesses few physical landmarks of the prosperous, smoke-belching mining operations that once dominated the community. Instead, this history remains alive not

only in the stories, mementos, and ethnic traditions the descendants of miners cherish and share but also the entrepreneurial spirit of contemporary Louisville.

The City possesses a wealth of commercial buildings in its historic Downtown. These individual places represent a mix of different styles and time periods. That architectural variety contributes to the unique sense of place in Louisville's downtown, making this area attractive to business owners, citizens, and visitors alike. Downtown is not a stage set of Victorian architecture, but a vital, lively place that continues to evolve. A glimpse at the businesses along Main and Front Streets, walkable and with crowded sidewalk patios, defines and embodies Louisville's small-town character.

No one style dominates Louisville's residential architecture. Old Town features a pleasing mix of Victorians with characteristic scrollwork and spindled



Louisville Grain Elevator



Barn at Murphy Farm



Sweet Cow and Lucky Pie

# preservation in Louisville

porches, modest former miner cottages adapted to house contemporary families, low-slung brick bungalows with wide and welcoming porches, a wealth of moved buildings indicating a practical and economical make-do spirit, and other homes representing the community's development during its mining heyday.

Louisville's homes from the recent past illustrate the city's modernization and continued vitality in the post-mining era. The 1960s subdivisions of Bella Vista and Scenic Heights feature rectilinear, streamlined ranch homes with carports or small garages and tell the story of Louisville citizens pursuing the American dream during the prosperous post-World War II period. In response to new tech jobs in Louisville, local and regional developers platted and built large subdivisions full of mostly split-levels—spacious and livable homes designed to accommodate growing families on multiple floors with two-car garages. The majority of Louisville's housing stock is located within large scale developments featuring not only houses but also new schools, parks, churches, and other amenities.



925 Jefferson Avenue

*"In the hot dry summers in Louisville, the roads became almost impassable. The dry weather made the streets as dry as the desert, and the traffic on the roads resulted in a continuous cloud of dust on the main streets of the town. In addition, the traffic caused the dry streets to become ridged like a washboard, and a trip on them in a Model T was a tooth jarring experience. The city fathers, in a defensive maneuver, developed a water sprinkling scheme to wet down the streets (especially Main Street and the streets where the mine owners and bosses lived) and to keep the dust down on the hot dry days of summer. It was an inadequate solution, but it was used for many years."*

- Harry Mayor (1918-2014), Louisville Historian



1240 LaFarge Avenue



1145 Main Street



503 Sunset Drive

# preservation in Louisville

## Preservation Benefits

Historic preservation is a powerful tool that benefits not only the owners of landmark properties but also the community as a whole.

Historic Preservation...



Bella Vista subdivision

### Protects Louisville's architecture, history, and small-town character

Preservation is about retaining links to the past and preserving them for the future. Historic buildings help make Louisville more livable and attractive with a mix of architectural styles lending variety to streetscapes. These places help communities remember events, both significant and commonplace. Preservation is not just about pristine architecture but, more importantly, the sites that define the City's history and evolution.

Louisville emerged as a modest coal town. While the smoke has cleared and the mines have closed, the community's designated landmarks continue to strengthen small town life. Louisville's older houses, ranging from miner cottages in Old Town to ranches in Bella Vista, recall the importance of living in close knit, friendly neighborhoods.

A visit to Front or Main Streets evokes an era when shopping locally was the only option. Louisville's sidewalk cafes, walkable streets, and independent shops have evolved, yet continue to define the essence of small-town character in today's Louisville.



Atkin House, 1101 Grant Avenue

### Creates a sense of place, differentiating Louisville from other nearby communities

Unlike new planned developments, most historic residential neighborhoods and downtown commercial areas possess a pleasing mix of architectural variety that has evolved over time. That variety and evolution also distinguishes one historic area from another. Louisville's sense of place owes a major debt to the generations of home and business owners who have cherished and maintained their buildings, such as the Atkin House at 1101 Grant Avenue. Protections associated with Louisville's voluntary preservation program — landmarking, overlay zoning, design review, and Historic Preservation Fund grants — continue to safeguard this sense of place and ensure it will be a part of the City's future.



### Fosters community identity, inspiring pride in the places most closely linked to Louisville's history

Preservation provides opportunities to define a community. Landmarks, like the Louisville Grain Elevator, speak volumes about the City. It is a proud reminder of the community's agricultural origins. More recent collaborative efforts to save the building represent what it means to be part of something larger than any one individual. Working for the common good, preserving places for future generations is at the heart of Louisville's Preservation Program. Thanks to the efforts of many elected officials, citizens, architects, preservationists, and entrepreneurs, the Louisville Grain Elevator represents a positive story for the entire community.

# preservation in Louisville



### Cultivates tourism, encouraging visitors to experience Louisville’s unique environment, businesses, and historic places

Louisville employers, residents and visitors crave authenticity. Louisville’s Preservation Program and quality building stock provide a powerful tool that can encourage tourism, helping the City provide for real yet unique experiences. Louisville’s diverse architecture offers visitors a glimpse at over 137 years of history, allowing residents and visitors to better understand what it means to be a part of the Louisville community, both old and new. Preservation and promotion of Louisville’s past provided, and will continue to provide, an economic multiplier effect. Visitors eat at local restaurants, shop at local stores, and become excellent word of mouth advertisements for Louisville’s high quality of life that preserves the past and ensures its place in the future.



Louisville Center for the Arts

### Contributes to environmental sustainability

The “greenest” building is one that already exists. Adaptive reuse breathes new life into old buildings. Choosing to retain, maintain, restore, or rehabilitate a historic building represents recycling on a large scale. Such a commitment to preservation is more environmentally responsible than constructing a new building. Older buildings, constructed with the local climate in mind, can save energy, greenhouse gas emissions, and scarce natural resources. In Louisville, the circa 1894 landmarked schoolhouse illustrates the influence of adaptive reuse, serving as a library and recreational hall before fulfilling its current use as the Louisville Center for the Arts. This much-cherished resource continues to play an important role in the life of the community.



Pearson Store, 927 Main Street

### Leverages public dollars for private investment through Louisville’s Historic Preservation Fund

Preservation is good for the economy. According to the National Trust for Historic Preservation, restoration and rehabilitation projects retain more money in the local economy, both in terms of purchases and job growth, than new construction. In 2008, Louisville voters recognized the economic potential of preservation and created a local Historic Preservation Fund. Through 2014, this City has invested over \$750,000 in landmark properties, including the Pearson Store at 927 Main, through Historic Preservation Fund grants. The investment has resulted in over \$1.6 million in projects.

*“Louisville has the status of a respectable, admirable, and enviable Historic Preservation Program throughout the state and perhaps the country. Our Historic Preservation Fund is unique and you’d be amazed at how many times I hear people from other communities respond with astonishment and envy when our fund is mentioned at conferences or trainings. Our historic preservation zoning benefits are looked at with respect. Louisville’s Historic Preservation Program was just featured in a National Park Service publication. And our pursuit of a preservation master plan shows our commitment and dedication to preserving our heritage while placing Louisville in the company of other historic preservation big leaguers.”*

- Jessica Fasick, Historic Preservation Commission

# preservation in louisville

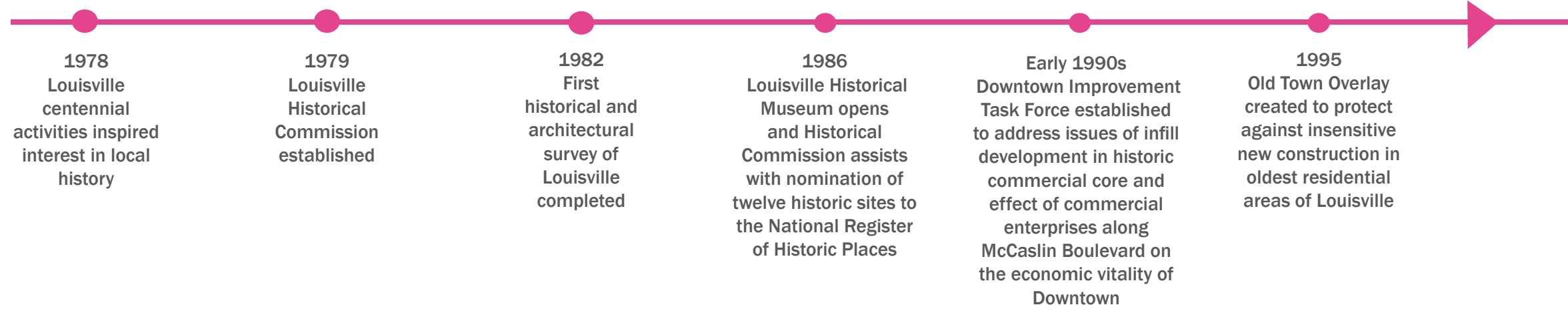
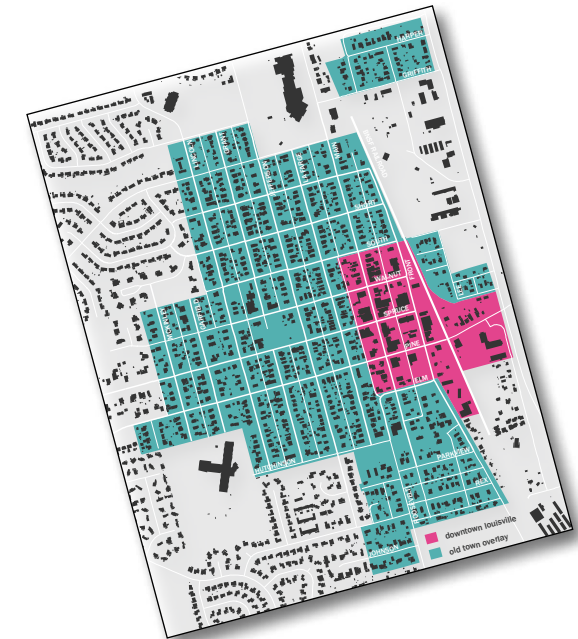
## Preservation Program History

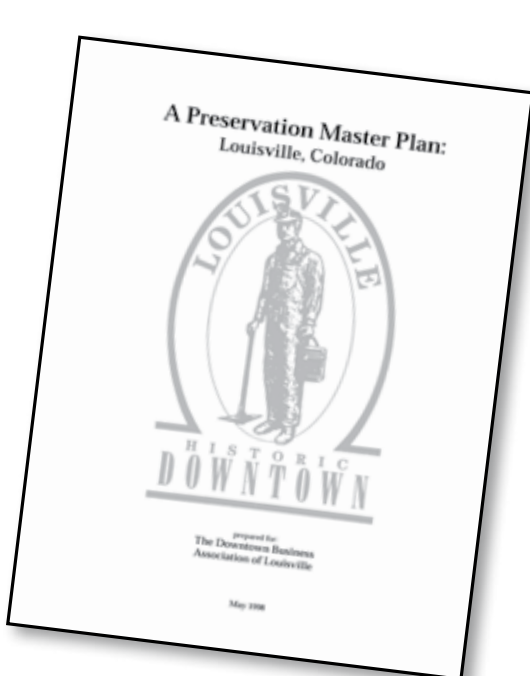


Austin-Niehoff House, 717 Main Street

Louisville residents have recognized the importance of preserving their history, with relatives passing down heirlooms and families maintaining inherited properties for generations. The City formalized this community value starting in the 1970s by initiating the efforts that led to the opening of the Louisville Historical Museum and the development of the Historic Preservation Commission. Recognizing the economic and social importance of Louisville's historic center, the City assembled a coalition to develop strategies to encourage voluntary preservation and enhancement of Old Town and Downtown through the Old Town Overlay and Downtown Framework Plan. Louisville demonstrated its commitment to historic preservation by designating City-owned buildings, like the Austin-Niehoff House and the Center for the Arts, as some of the community's first landmarks.

In 2008, Louisville voters approved the Historic Preservation Fund, a special sales tax used to fund historic preservation projects. By the end of 2014, this local funding source awarded over \$750,000 to projects to preserve, protect, and enhance Louisville's heritage.





1996  
Downtown Business Association, Louisville Economic Development Committee, and Historic Boulder write "The Next Decade Plan" for Downtown

1998  
Based upon recommendations in Downtown plan, Preservation Master Plan prepared by the same parties; City Council never adopted this plan but many of the recommendations have since been accomplished

2000  
Historical and architectural survey of Old Town completed

2002  
Louisville Historic Preservation Commission established

2005  
City adopted historic preservation ordinance that created Louisville's Preservation Program and introduced process for designation of local landmarks; Louisville also became a Certified Local Government

2007  
Demolition of the majority of iconic Art Deco Louisville Middle School inspired community support for historic preservation

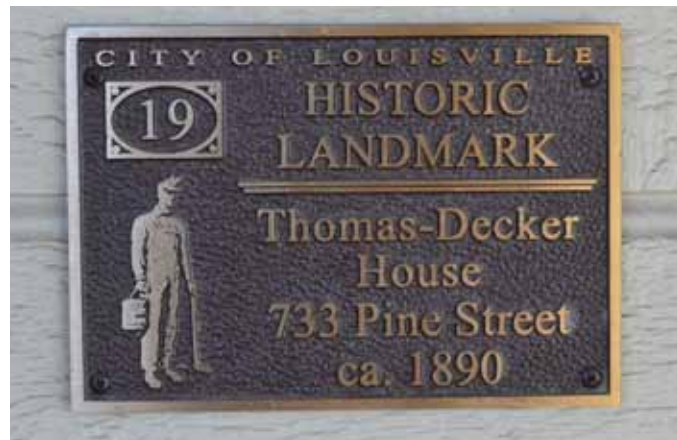
2008  
Louisville voters approved dedicated municipal sales tax for historic preservation

2013  
Reconnaissance survey of Old Town and Jefferson Place historical and architectural survey completed; City of Louisville's Comprehensive Plan calls for preparation and adoption of a Preservation Master Plan

# preservation in Louisville

## Current Preservation Program

Louisville's Preservation Program is robust with an emphasis on public awareness and incentive-based preservation, but can be improved further. The Preservation Program has encouraged the voluntary landmarking of 29 properties. The City of Louisville also has 12 properties listed on the National Register of Historic Places.



Louisville Landmark Plaque

Louisville's Preservation Program performs four broad functions:

### 1) Administer the Municipal Code:

The majority of the regulations governing the Preservation Program are documented in Chapter 15.36 of the Louisville Municipal Code, with further clarification in various City Council-approved resolutions. Chapter 15.36 allows for the voluntary landmarking of significant buildings and places in Louisville to preserve and enhance the historic character of the City. Landmark designation requires owner consent, evaluation at a Historic Preservation Commission public hearing, and City Council authorization. Landmarks cannot be demolished or their exteriors materially changed without a Historic Preservation Commission-approved alteration certificate. Historic districts, composed of multiple buildings that share history or architecture, also may

be designated with similar procedures and limits on future changes. Currently, the City does not have any historic districts.

The City's Old Town Overlay Zone District, Section 17.12.050 of the LMC, regulates development in Old Town. One of the benefits of landmarking Old Town buildings is a bonus in allowed lot coverage and floor area ratio for approved additions and accessory structures. Even if an Old Town building more than 50 years old is not landmarked, it still is eligible for lot coverage and floor area ratio bonuses if a portion of the building is retained. Also, any new construction within the Old Town Overlay must comply with the Overlay's yard and bulk standards.

All Louisville buildings 50 years or older require demolition review, a process that applies to most exterior changes up to and including full demolition. The Historic Preservation Commission conducts demolition reviews and may place a stay of up to 180 days on applications for buildings determined to be potentially significant. During the stay, the Historic Preservation Commission works with the applicant to find a mutually beneficial alternative to preserve the historic character of the building while meeting the applicant's development needs. If no alternative is reached, the applicant may proceed with the demolition when the stay expires.

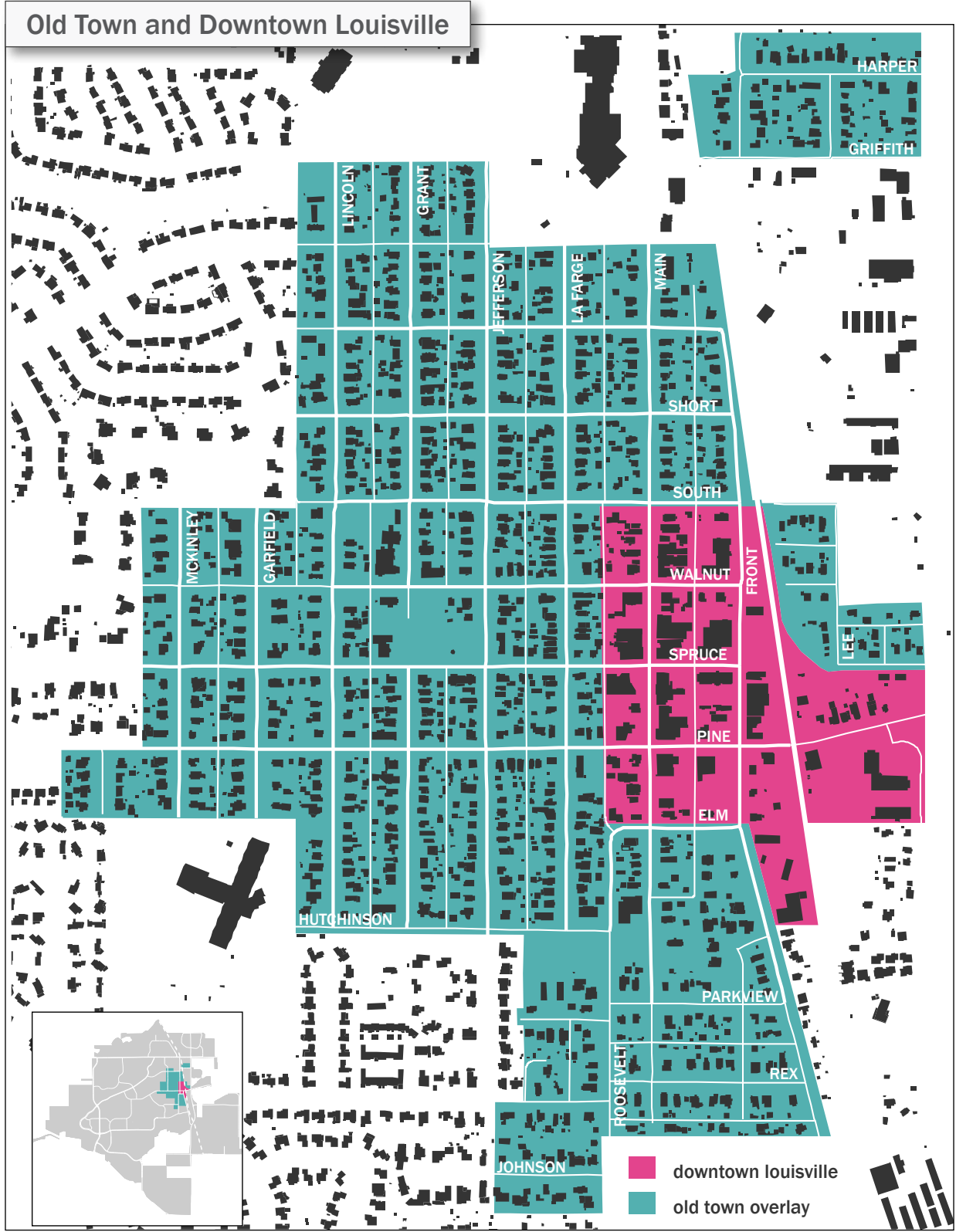
### 2) Manage the Historic Preservation Fund:

In 2008, Louisville citizens voted to establish the Historic Preservation Fund (HPF), supported by a 1/8% sales tax in effect from 2009 through 2018. The proceeds are intended to further preservation in the Downtown and Old Town areas of Louisville. The majority of HPF money provides preservation and restoration grants for landmarked residential and commercial buildings. To assure appropriate use of HPF grants, the Preservation Planner accompanies City building inspectors to assist with final reviews of restoration and rehabilitation projects. Property owners also may use HPF grants for Historic Structure Assessments to assess the overall health of their eligible buildings prior to landmarking. The City





# preservation in louisville



uses HPF money to purchase and maintain valuable buildings. If a building is not eligible for landmarking, HPF grants may be offered in exchange for conservation easements. Approved new construction projects on commercial landmarked properties also are eligible for grants. Finally, the HPF also partially funds City staff’s preservation work, including education and outreach activities. The City authorized a loan program as part of the HPF, but has yet to implement it.

**3) Certified Local Government:**

The Certified Local Government (CLG) program encourages local preservation. In 2005, the National Park Service and History Colorado granted Louisville CLG status. As a CLG, the City must possess both a Historic Preservation Ordinance and Commission. CLGs also review and comment on applications for designation of local properties to either the State or National Registers. Upon becoming a CLG, Louisville accepted the responsibility for surveying the historic resources of the entire City and has, to date, completed several historical and architectural survey projects, including Jefferson Place. In return for fulfilling these preservation duties, local landmarks may be eligible for state and federal tax credits for qualifying improvements. In addition, the Louisville Preservation Program is eligible for annual awards from the CLG competitive grants program and may participate in specialized training and preservation networking opportunities for Planning staff, the Historic Preservation Commission, and City Council members.

**4) Deliver Outreach and Education:**

Encouraging property owners to landmark historic properties represents the most important aspect of the Louisville’s Preservation Program outreach activities. In 2015, the National Park Service acknowledged the Louisville Historic Preservation Program for its work developing a fourth grade field trip focused on development, adaptive reuse, and downtown revitalization. The Historic Preservation Commission shares information at community events and in community newsletters. The Historic

Preservation Commission and City also publish best practices and hold workshops on preservation topics, such as adding on to historic houses or refurbishing windows. Key partners, including the Louisville Historical Museum, Historical Commission, and History Colorado, help Louisville’s Preservation Program to achieve its outreach goals and important initiatives.

Numerous individuals and groups perform vital roles in Louisville’s Preservation Program. Within the City government, responsibility for the Preservation Program resides mostly with the Department of Planning and Building Safety, particularly the Preservation Planner. This professional interacts with the public to answer questions about historic preservation and landmarking. In addition, the Preservation Planner reviews building permits to ensure they comply with preservation processes. The Preservation Planner works with the Museum Coordinator to develop staff reports for the Historic Preservation Commission and City Council, documents that assist with decision making for landmark designation, HPF grant awards, and alteration certificates.

The Louisville Historical Museum also provides many other resources, both to other City departments and the public. These include digital copies of Boulder County Assessor’s cards for many properties in Old Town, historic maps, and oral histories. In addition, the Museum publishes and distributes over 4,400 copies of a quarterly newsletter, the *Louisville Historian*, annually.

The Preservation Program extends beyond just the City, particularly as it relates to Open Space parcels jointly owned by Louisville, the City of Lafayette, and Boulder County. The City has contributed to the preservation and restoration of historic resources on these joint properties, most notably the historic farm house and structures on the Harney Lastoka property.

## preservation in louisville

The Historic Preservation Commission is a seven-member, City Council-appointed quasi-judicial/advisory board. Key Historic Preservation Commission tasks include:

- Making recommendations to Council on landmark requests and grant applications
- Requests for demolition permits and alteration certificates
- Advising on City design guidelines which include historic elements, such as the Downtown Sign Manual and Mixed Use Development Design Standards and Guidelines
- Reviewing and commenting on land use applications within or near Downtown, Old Town Louisville, or elsewhere that impact historic properties
- Evaluating and making recommendations to City Council about resolutions and ordinances which may impact the Preservation Program

The Historic Preservation Commission membership includes three preservation or design professionals, and these members often provide design assistance to interested property owners, including those undergoing demolition review.

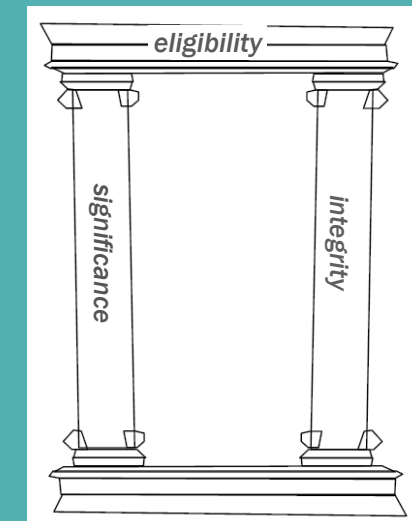
The City Council is responsible for budgeting, setting priorities, and making final decisions on many issues, including landmark designations and distribution of preservation grants.



*Historic structure at Harney Lastoka Open Space*



*Landmarking Ceremony at 1245 Grant Avenue, May 2015*



### ***What to Preserve: Significance & Integrity***

The beam of eligibility for preservation rests on two columns. This eligibility might refer to the National Register of Historic Places, the Colorado State Register of Historic Properties, and the City of Louisville local landmark program.

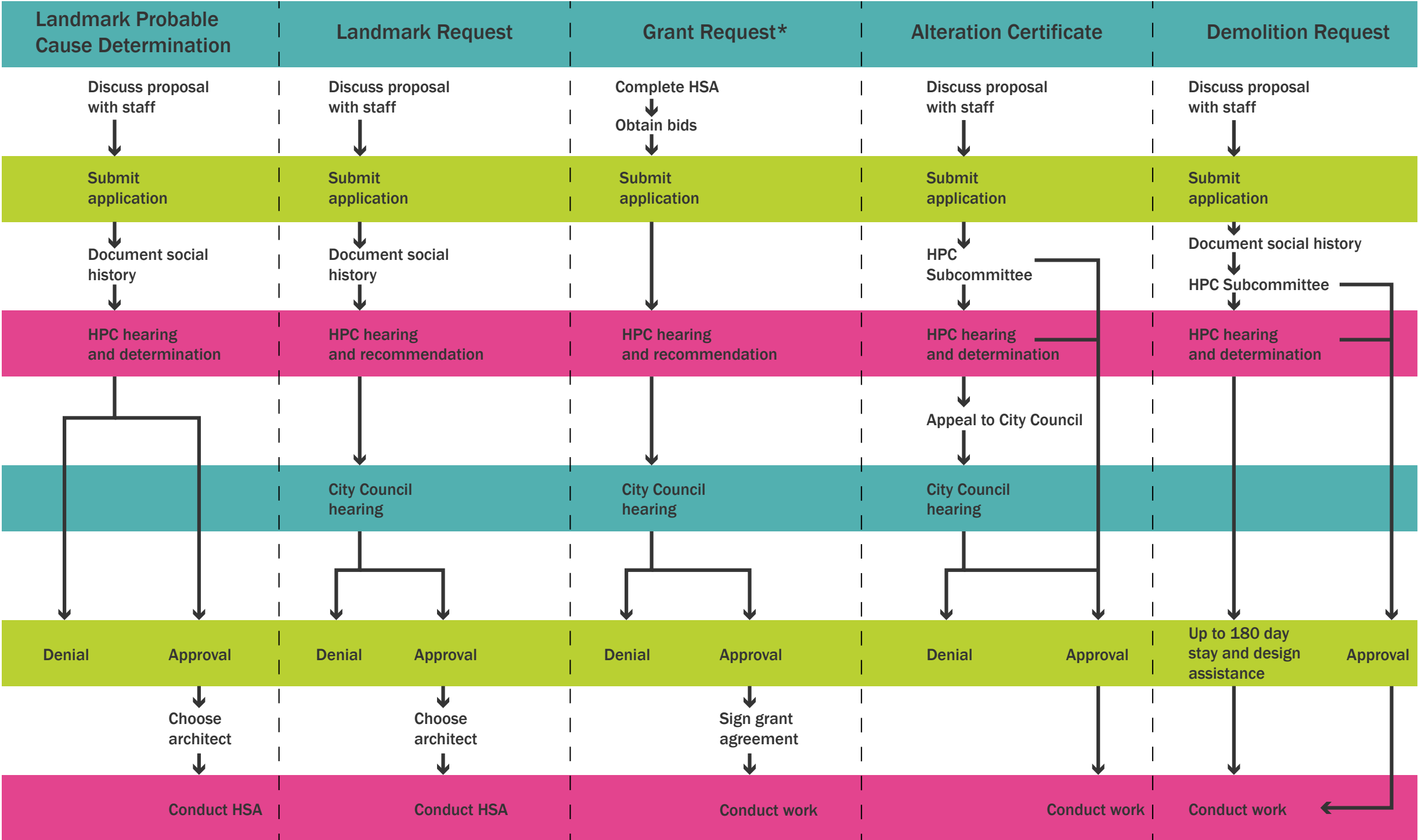
The two supporting columns represent significance and integrity.

Significance is the importance of a historic building. In Louisville, designated Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance.

Integrity refers to the physical intactness of the historic building. In Louisville, all properties being considered for designation as landmarks are evaluated for physical integrity.

Both the significance and integrity columns do not need to be absolutely perfect, but they must be strong enough to hold up their end of eligibility.

Current Preservation Processes



\*Subsequent to or concurrent with landmark designation



# preservation in louisville

## Program Analysis

Development of this Preservation Master Plan occurs approximately ten years after the City Council adopted the municipality's original Historic Preservation Ordinance. A decade allows for all preservation participants — residents, the Historic Preservation Commission, Planning staff, and the City Council — to understand the intricacies of this legislation, the practices it allows, the strengths and weaknesses of the existing Historic Preservation Ordinance and the Preservation Program it enables.

Input from the Plan-related public meetings and other outreach, results of the customer satisfaction survey, discussions with local preservation constituents, and comparison to recognized best practices identified numerous strengths and weaknesses of the City of Louisville's historic preservation program.

### Strengths

**Voluntary landmark designation** matches the public interest. This approach represents the appropriate balance between honoring historical and architectural significance and respecting personal property rights. The community appreciates all of the municipal, corporate, and private property owners who have chosen to landmark their properties and provide responsible stewardship to assure these sites are preserved for future generations. Continued success of the City's voluntary program relies upon pursuing creative ways to encourage landmarking.

The **voter-approved Historic Preservation Fund (HPF)** represents an impressive community asset to support historic commercial and residential buildings within Downtown and the Old Town Overlay. Citizens and leaders are justifiably proud of passing the only documented example of a municipal sales tax to fund historic preservation and of the tremendous financial impact of this grant program on the appearance and

legacy of Louisville. This funding source has become an established preservation benefit in Louisville and its 2018 sunset will have tremendous implications for the Preservation Program and the city as a whole.

Louisville's Preservation Program relies upon the **contributions of many professionals and volunteers**. Collaboration among Planning staff, the Museum Coordinator, Historic Preservation Commission members, and other Boards and Commissions represents a particularly effective aspect of Louisville's Preservation Program. Louisville hired a Preservation Planner in 2014, and productive cooperation among the Planning staff continues to enhance both the capacity and reputation of the City's Program. The Museum Coordinator prepares detailed historical background narratives for properties applying for landmark designation or facing a public hearing for demolition, offering a wealth of information for well-informed decision making. In addition, she has assisted professional consultants with surveys and other preservation projects. Open communication and appreciation for the Museum Coordinator's workload are crucial for the Program's continued success. The seven volunteer members of Louisville's Historic Preservation Commission are active participants in landmarking, demolition and alteration certificate reviews, HPF grant awards, and outreach. The Program will benefit from continued recruitment of knowledgeable, dedicated Commission members. Similarly, opportunities exist to strengthen existing relationships with the Historical Commission, History Foundation, and other groups seeking to improve the city.

Louisville received national publicity for its new **Junior Preservationist program**, one of only five initiatives across the country highlighted in the National Park Service's 2014 annual report. The short article recognized Louisville's field-based learning experience for fourth grade students as one of the "amazing models to share with the rest of the country" and an excellent way to introduce preservation to the next generation. There are

exciting opportunities to expand the content and scope of this innovative outreach effort.



NPS Historic Preservation Fund 2014 Annual Report

### Weaknesses

The Plan preparation process also pinpointed areas in need of improvement as Louisville's Preservation Program moves forward. These items fall into one of three categories: policy, practice, and perception.

Policy issues deal with the Historic Preservation Ordinance, Chapter 15.36, within the Louisville Municipal Code, and the standards for the City's preservation program. Examples of policy-related topics needing to be addressed in the Plan include:

- Clarifying administrative rule-making and public notice
- Introducing an administrative review process to streamline the review and release of minor demolition permits and minor alteration certificates
- Employing preservation strategies such as design

guidelines, pattern books, conservation areas, and other approaches to further streamline review procedures and possibly provide incentives outside the Old Town Overlay

Practice issues relate to how preservation is accomplished in Louisville. Examples of practice-related items recommended in the Plan include:

- Reformatting and revising existing forms and applications to improve ease of use
- Offering the Planning staff and Commission more educational materials and training opportunities
- Engaging in projects to prepare well-written historic context documents and current survey data to support responsible decision-making and facilitate interpretation
- Standardizing preservation processes to parallel those used elsewhere in the City

Perception issues encompass the public image of preservation in Louisville and the potential to improve such views through more efficient services, increased public outreach, and education. Examples of perception-related items appearing in the Plan include:

- Inefficiencies in the review of minor changes
- Inadequate written materials on the preservation program's key activities and processes
- A general lack of awareness about available preservation and zoning incentives for historic properties
- Poor communication between the City and contractors and realtors
- Insufficient publicity for existing landmarks and their associated stories

The Plan offers guidance and recommends action items that improve policies to match the voluntary nature of the program, make the City's practice of preservation more efficient, and enhance public perceptions of the Program.



*Di Francia Saloon: Locally Funded Preservation*



The Di Francia Saloon was built in 1904 at the corner of Front and Spruce Streets. Operating under several different names over the years, this photo from the 1948 Boulder County Assessor’s card shows it as the Colorado Café.



Of the 13 saloons and taverns along Front Street in the early 1900s, the building at 740 Front Street was one of only two that continued to operate through the years. From the late 1960s until 2014, it was the Old Louisville Inn.



In 2014, the owners of the building applied for landmarking, and the City awarded over \$250,000 in grants to contribute to the restoration and expansion of the structure. In total, approximately \$500,000 was invested in the property.



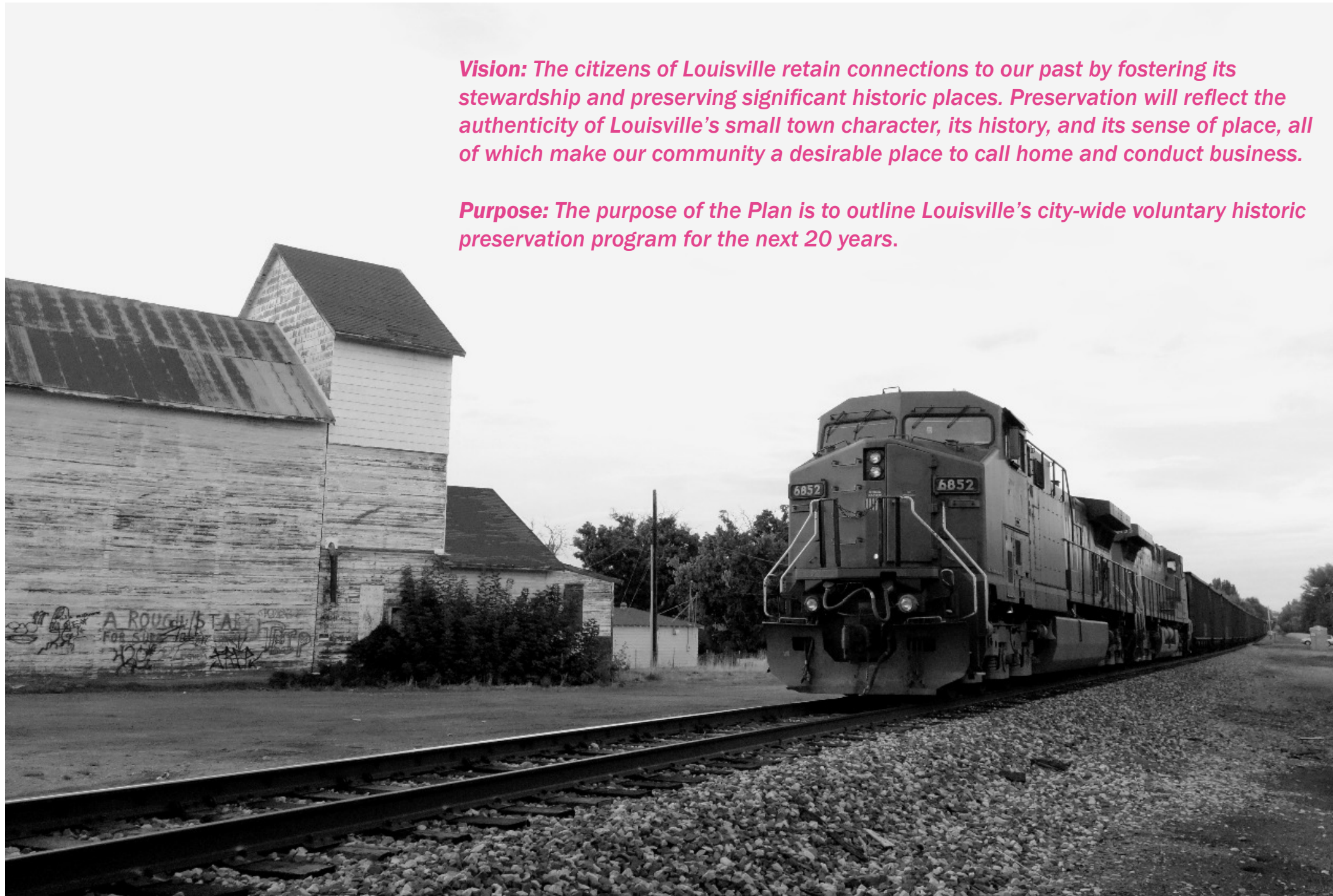
The building reopened in 2015 and continues its 111 year history of serving food and drinks to residents and visitors of Louisville.



Steinbaugh Pavillion during Street Faire

***Vision: The citizens of Louisville retain connections to our past by fostering its stewardship and preserving significant historic places. Preservation will reflect the authenticity of Louisville’s small town character, its history, and its sense of place, all of which make our community a desirable place to call home and conduct business.***

***Purpose: The purpose of the Plan is to outline Louisville’s city-wide voluntary historic preservation program for the next 20 years.***



Louisville Grain Elevator and BNSF Railroad

The vision and purpose statements of the Preservation Master Plan have been translated into the following goals, objectives, and action items, forming the heart of the City’s Preservation Plan. These aspirational yet achievable goals and objectives represent the end result of the collaborative process which generated the vision and purpose statements. These goals, objectives and action items will guide historic preservation in Louisville over the next 20 years.

The 2013 Comprehensive Plan update not only recommended preparation of this Plan but also influenced the chosen goals and objectives. Louisville’s “connection to its heritage” is one of the City’s 14 core community values. The desire to recognize, value, and encourage both preservation and promotion of the community’s history inspired the guiding principles for this Plan.

Under Louisville’s current Preservation Program the first step to determine eligibility for demolition review and landmark designation is whether the building is over 50 years old. Based on City Council’s direction when adopting the Plan, Louisville’s Preservation Program will be limited to buildings constructed in or before 1955, when the last mines closed.

## the plan



### **GOAL #1**

**Pursue increasingly effective, efficient, user-friendly, and voluntary based preservation practices**

**Objective 1.1** - Improve existing preservation operations and customer service

**Objective 1.2** - Clarify roles and responsibilities within preservation processes

**Objective 1.3** - Enhance knowledge and professionalism of Historic Preservation Commission and staff

Goal #1 is intended to streamline processes while balancing resource protection, customer service, and the voluntary nature of Louisville's Preservation Program. Its objectives encourage generation of administrative rule-making procedures, clarification of existing criteria, and simplification of current processes. Planning staff and members of the Historic Preservation Commission are committed to improve the transparency of procedures and applicant experiences with the program's landmarking, review, and Historic Preservation Fund (HPF) decision making processes. Achieving these objectives will enhance the image of preservation in Louisville, helping to strengthen local support for this vital community value.



### **GOAL #2**

**Promote public awareness of preservation and understanding of Louisville's cultural, social, and architectural history**

**Objective 2.1** - Engage in expanded public outreach to all citizens

**Objective 2.2** - Promote the benefits of historic preservation and Louisville's unique incentive-based voluntary program

**Objective 2.3** - Collaborate with Louisville Historical Museum, Library, and other community organizations on programs and initiatives to celebrate Louisville's history and architecture

**Objective 2.4** - Share Louisville's history with residents and visitors

Goal #2 aims to make preservation more visible in Louisville. To do so, the Program must not only increase public knowledge of preservation, the HPF, and other available incentives but also encourage greater voluntary participation. Over the next 20 years, the program intends to promote its existing landmarks as one of many ways to increase public understanding of, and interest in, Louisville's unique history and architecture. The City's landmarks, cultural landscapes, and tangible links to its agricultural, railroad, mining, residential, and commercial history represent tremendous assets for further building tourism, welcoming visitors to experience Louisville's sense of place and small-town character now and into the future.



### **GOAL #3**

**Encourage voluntary preservation of significant archaeological, historical, and architectural resources**

**Objective 3.1** - Research historic periods and themes important to Louisville's past

**Objective 3.2** - Identify and evaluate historic and archaeological sites

**Objective 3.3** - Encourage voluntary designation of eligible resources

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

**Objective 3.5** - Support appropriate treatment for historic buildings

Goal #3 deals with best practices to preserve the City's most cherished historic places. Historic contexts explore important themes to share stories of the past and promote understanding of Louisville's built environment. Historical and architectural surveys record Louisville's past, document its historic places, and assess significance and integrity for landmark eligibility. Local designation represents one of the best ways to protect historic buildings. Public input during the Preservation Master Plan process indicated high levels of concern about demolition of historic buildings in Louisville; action items in this plan propose streamlining of current processes to focus on significant changes, studying demolition trends, and engaging in community conversations regarding alternatives to demolition and necessary incentives to increase participation. The Plan seeks to promote stewardship for historic buildings, pledging to offer owners guidance, advice, and hands-on opportunities to learn more about how best to care for their properties.



### **GOAL #4**

**Foster preservation partnerships**

**Objective 4.1** - Encourage greater collaboration between the Historic Preservation Commission and other City Boards and Commissions

**Objective 4.2** - Maintain and enhance cooperation between Planning staff and other City departments, including Louisville Historical Museum

**Objective 4.3** - Expand partnerships with community organizations

**Objective 4.4** - Make better use of preservation expertise and existing professional networks in Boulder County and other nearby communities

**Objective 4.5** - Strengthen relationships with relevant State, Federal, and global preservation organizations

Goal #4 recognizes the potential of preservation partnerships. The more interested and engaged individuals involved, the more likely Louisville is to reach the goals and objectives set for its Preservation Program over the next 20 years. Historic Preservation Commission members are positioned to collaborate with other City Boards and Commissions while the Planning staff has opportunities to further integrate preservation more into the full range of municipal activities. These key preservation players also should take further advantage to cooperate with organizations within the larger preservation system, participating in city, county, state, national, and global preservation initiatives.





**GOAL #5**

**Continue leadership in preservation incentives and enhance customer service**

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

**Objective 5.2 - Evaluate benefits of Historic Preservation Fund**

**Objective 5.3 - Raise awareness for and support State and Federal tax credit projects**

**Objective 5.4 - Consider additional zoning incentives**

Goal #5 focuses on one of Louisville's greatest preservation assets, the available incentives to encourage and reward voluntary participation in the local program. The wider preservation community marvels at the existence and impact of Louisville's voter-approved HPF, yet some citizens remain unaware of how HPF grants can defray the costs of historic structure assessments, restoration, rehabilitation, and other worthy preservation efforts. Through targeted promotion and applicant support the City plans to facilitate state or national tax credit projects, of which few Louisville property owners have taken advantage. This established and proven incentive is particularly suited to expensive and complicated preservation projects and can benefit historic resources and the local economy. Finally, the City wishes to explore additional zoning incentives for historic buildings that increase flexibility of use while balancing property maximization with resource protection.



931 Main Street, 1948



931 Main Street, 1952



931 Main Street, 1978

*"My favorite part was when I got to learn what Louisville was like hundreds of years ago."*

*"I liked the pictures of the old house and it turning into many different things."*

*"I'm so thankful for all the people in our community for keeping this town alive!"*

- 4th Graders, Louisville Elementary School, Fall 2014



4th Graders discuss adaptive reuse at 931 Main Street, Fall 2014

# the plan

## Implementation and Funding

The table below provides a framework for accomplishing the action items in the Preservation Master Plan. The table's second column lists the action items. The next series of columns indicates the applicable goal for each action item; most action items fulfill multiple goals. The final column in this table identifies the individuals or groups to consult or involve when implementing each item. Implementation of the Plan will require strong partnerships among the City, the Historic Preservation Commission, community members, and

other individuals and groups. The Plan is intended to be a living document in which the Planning and Building Safety staff are responsible, with input from the Historic Preservation Commission, for both monitoring progress and revising this plan every five years.

Funding of the action items outlined in the Plan will rely upon a variety of sources. Until its sunset in 2018, the Historic Preservation Fund (HPF) will be employed to fund initiatives. If the sales and use tax is renewed, the HPF will continue to fund action items. As a Certified Local Government (CLG),

Louisville is eligible to apply annually for CLG grants through the State preservation office. Eligible CLG grant projects include historic context research, surveys, outreach, training, and innovative projects. In addition, the State Historical Fund has two rounds of competitive grants each year. These grants can be used for education and survey components of the Plan. As a Forum member of the National Trust for Historic Preservation, Louisville also is eligible to apply for grants from this national organization. These grants fund projects related to sustainability, diversity and interpretation. Grants for specific types of preservation projects also are available through

the National Park Service Historic Preservation Fund.

Finally, Planning staff will seek additional funding, as needed, with capital and operating budget requests during the City's annual budgeting process.

Time Frame	Action Item						Consulting Parties
		Practice	Awareness	Resources	Partnerships	Incentives	
Immediate	Evaluate and improve demolition permit process	●	●	●		●	Staff, HPC, Residents
	Improve and increase written and digital materials*	●	●	●	●	●	Staff, HPC
	Implement revolving loan program*	●		●		●	Staff, HPC, Loan administrator
	Engage in community conversations regarding the 2018 sunset of the HPF tax		●		●	●	Staff, HPC, City Council, Residents
	Modify ordinance to generate administrative rule-making procedures and notification processes	●		●			Staff, HPC, City Council
	Align public hearing notices with Planning Commission/City Council	●	●				Staff, HPC
	Provide orientation and training materials for HPC*	●	●	●	●	●	Staff, SHPO, Consultant
	Create self-guided landmark walking tour	●	●		●		Staff, HPC, Museum
	Create interpretive plan and signs for key historic sites		●		●		Staff, HPC, Museum, Historical Commission, OSAB
	Research and document Louisville's history*	●	●	●			Consultant
	Analyze factors leading to demolitions	●		●			Staff, HPC, Development Professionals, Residents, LSAB
	Evaluate and revise Historic Structure Assessment requirements/process	●		●		●	Staff, HPC, Local architects, Previous HSA applicants
	Assess and improve landmark alteration certificate criteria	●	●	●	●		Staff
	Modify ordinance to define 1955 as the end date of Louisville's period of significance						Staff, HPC, City Council
	Develop preservation forum for local building professionals*	●	●	●	●	●	Staff, HPC

Time Frame	Action Item	Practice	Awareness	Resources	Partnerships	Incentives	Consulting Parties
Near-Term	Evaluate expanding Planned Unit Development (PUD) waiver allowances to include preservation	●		●			Staff, HPC, City Council, Residents
	Conduct Architectural Survey (paired with research and document history of Louisville)*	●	●	●			Consultant
	Establish guidelines for relocating historic structures	●		●			Staff, HPC, Residents, City Council
	Evaluate use of HPC Subcommittee for initial review of complex projects	●		●		●	Staff, HPC
	Conduct customer satisfaction surveys and prioritize needed improvements*	●				●	Staff
	Consider preservation strategies as a part of Neighborhood Plans		●	●		●	Staff
	Create preservation resource center	●	●	●	●		Staff, HPC, Library, Historical Commission
	Enhance City inter-department communication*	●			●		Staff
	Explore expansion of "Junior Preservationist" program*		●		●		Staff, HPC, LSAB, BVSD, SHPO
	Network with preservation partners (including City Boards and Commissions)*		●		●		Staff, HPC
	Share information on tax credits and publicize success stories*		●	●	●	●	Staff
	Develop creative public outreach*		●		●		Staff, HPC, Cultural Council, Louisville Arts District
Explore modification of ordinance to ensure designation of historic districts is voluntary	●		●			Staff, HPC, City Council	
Long-Term	Review Structures of Merit authorization	●	●	●			Staff, HPC
	Draft and promote maintenance best practices for older buildings*	●	●	●			Staff, HPC, Residents
	Host periodic Open Houses for property owners*	●	●	●		●	Staff, HPC
	Create a reference file of Preservation Program accomplishments*	●	●		●		Staff, HPC, Museum
	Create and deliver standard presentation on preservation to community organizations*	●	●	●	●		Staff, HPC
	Improve availability of Louisville Historical Museum Oral History Program records*		●	●	●		Museum, Historical Commission
	Explore resident-generated history collection formats*	●	●				Staff, HPC, Museum, Residents
	Promote historic preservation through regional tourism organizations*		●		●		Economic Development, Louisville Chamber, DBA
	Study issues related to sustainability and historic buildings	●		●	●	●	Staff, HPC, LSAB
	Document historic landscapes			●			Consultant
	Re-evaluate participation in Main Street program including grant eligibility	●	●	●	●	●	Staff, HPC, City Council, Residents, DBA
	Explore strategies for establishing an emergency preservation fund			●		●	Staff, HPC

(\*ongoing)



1915 Main Street meets 2015 Main Street

***Appendix A: Action Items Description***

The Preservation Master Plan features recommended action items for Louisville to meet the five community goals established for the preservation program. This appendix provides more detail and guidance for the action items listed on page 28 and 29 of the Plan.

***Appendix B: Preservation Strategies***

Citizens attending the Community Workshop on April 8, 2015, received a copy of this document to assist with the activity where they brainstormed solutions for theoretical preservation scenarios. Many of these preservation strategies are a part of Louisville's existing Preservation Program. The list of preservation strategies appears in the Plan's appendix as a reference.



# appendix

## Immediate Action Items

### **Evaluate and improve demolition permit process**

Make demolition review more streamlined and customer-friendly while balancing the program's responsibility to protect historic buildings. Possible enhancements may include modifications to how the ordinance defines demolition, timing of demolition permits, and/or introduction of administrative review for minor projects (e.g. reroofing, maintenance and replacement in kind).

### **Improve and increase written and digital materials**

Engaging informational materials are necessary to make Louisville's preservation program more efficient and customer-friendly. A high priority is to update the landmark application with an outline of the process. Possible handout topics include: 1) preservation benefits, 2) designation how-tos, and 3) landmark incentives. All handouts, forms and applications will be available at the Planning Counter and posted to the City website. Other website additions include a connection to GIS mapping, updated applications and directions, and more social history information. It is crucial to keep all written materials up to date.

### **Implement revolving loan program**

The City has approved the creation of a loan program to supplement the Historic Preservation Fund (HPF) grant program, but has yet to implement it.

### **Engage in community conversations regarding the 2018 sunset of the Historic Preservation Fund (HPF) tax**

A ballot issue would be required to extend the tax beyond 2018 and a community conversation is required to determine if that is worth pursuing. Other topics worthy of discussion include: 1) possible additional uses for tax revenues, such as Museum operations, 2) possible broadening of HPF eligibility, and 3) likely consequences if the HPF is discontinued.

### **Modify ordinance to generate administrative rulemaking procedures and notifications processes**

Chapter 15.36 does not outline specific administrative rule-making procedures. This potential amendment to the LMC would outline a specific procedure and notification process for how administrative rules within Chapter 15.36 are interpreted through a public hearing process with the HPC.

### **Align HPC public hearing notice requirements with Planning Commission/City Council**

Amend the municipal code so all public hearing processes have the same public notice requirements.

### **Provide orientation and training materials for the Historic Preservation Commission (HPC)**

Louisville's preservation program relies on the active role members of the Commission play in landmarking, demolition and alteration certificate reviews, HPF grant awards, and outreach. Instruction and written materials will provide crucial support. Possible topics include: 1) introduction to Louisville government and boards and commissions, 2) preservation program summary, 3) parliamentary procedure tips, and 4) preservation briefs.

### **Create self-guided landmark walking tour**

Louisville is a livable, walkable city with nearly 30 landmarks. This interpretive brochure will allow both residents and visitors to combine these two community assets.

### **Create interpretive plan for signs at key historic sites**

Interpretive signs are one way to share details about the history and architecture of Louisville landmarks and other important locations, particularly the sites of resources that no longer exist. There are opportunities to collaborate with the City's current wayfinding program to develop signs.

### **Research and document Louisville's History**

The themes and stories presented in different historic periods give readers a framework to better understand the built environment as tangible links to stories from the past. Recommended historic framework: 1) Louisville's Residential Development, 2) Louisville's Commercial Development, 3) Louisville's Agricultural, Railroad, and Mining Origins. Approximate cost estimate: \$20,000-\$28,000 per document depending upon availability of research materials

### **Analyze factors leading to demolitions**

Building demolition is a complex issue, with a variety of factors, such as the health and overall condition, aesthetic considerations, space requirements, cost implications, and use plans all influencing property owner decisions. A thorough evaluation needs to study this topic more comprehensively and engage the entire community — especially owners of older buildings, realtors, developers, and design professionals — in an open and ongoing discussion about all issues associated with historic building demolition. Based upon the study, Louisville can develop appropriate policies and practices that balance the importance of historic buildings to the city's small-town character, image, and heritage with both private property rights and the realities of the community's development climate.

### **Evaluate and revise Historic Structure Assessment (HSA) requirements/process**

Before a landmarked property can receive a grant from the HPF, the City requires a Historic Structure Assessment (HSA) be completed to identify priorities for the preservation and restoration of the structure. The process and requirements should be evaluated and modified as required to ensure the HSAs meet the needs of property owners and the City, also possibly including energy audits.

### **Assess and improve landmark alteration certificate criteria**

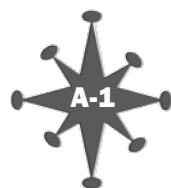
Revising the existing alteration certificate criteria is intended to ensure the process balances the needs of property owners with the preservation of historic resources and decreases ambiguity for applicants, staff, and the Historic Preservation Commission. Possible enhancements may include an introduction of administrative review for minor projects (e.g. reroofing, maintenance and replacement in kind). This item will also resolve conflict between new construction grant criteria and alteration certificate criteria.

### **Modify ordinance to define 1955 as the end date of Louisville's period of significance**

Under Louisville's current Preservation Program the first step to determine eligibility for demolition review and landmark designation is whether the building is over 50 years old. Based on City Council's direction when adopting the Plan, Louisville's Preservation Program will be limited to buildings constructed in or before 1955, when the last mines closed.

### **Develop preservation forum for local building professionals**

Offer opportunities for local contractors, carpenters, masons, and other building professionals to receive how-to tips from individuals experienced in working with historic building components and materials. These quarterly meetings also might be geared more towards realtors and architects, educating them about new and existing incentive programs.



Near-Term Action Items

**Evaluate expanding Planned Unit Development (PUD) waiver allowances to include preservation**

Evaluate potential amendments to the municipal code to allow waivers from design standards in exchange for preservation of historic resources through the PUD process.

**Conduct Architectural Surveys (paired with research and document history of Louisville)**

Architectural surveys collect essential information about buildings, including locational data, architectural style, construction history, historical background, current photographs, and an assessment of eligibility for designation. Relying upon completed historic contexts to make informed choices, the City should prioritize surveying its most significant and physically intact places. Surveys should be phased, with each project recording approximately 50 properties. Recommended surveys: Louisville Historic Residential Subdivisions and Louisville’s Commercial and Government Buildings. Approximate cost estimate: \$15,000-\$20,000 per project depending upon architectural complexity, number of buildings on each property, and availability of research materials

**Establish guidelines for relocating historic structures**

Relocating buildings represents an alternative to demolition. Possible topics for consideration include: 1) preservation best practice regarding relocated buildings, 2) choosing appropriate sites for relocation, 3) practical considerations to avoid damage to historic fabric, and 4) interpretation of relocated buildings.

**Evaluate use of HPC Subcommittee for initial review of complex projects**

Some development review projects involve multiple processes, such as a planned unit development, landmarking, and grant, running simultaneously or in phases. This approach is intended to improve preservation operations and customer service, with thorough discussions of design choices and alternatives taking place prior to the public hearing.

**Conduct customer satisfaction surveys and prioritize needed improvements**

Questionnaires will monitor program performance, with results highlighting possible operational refinements to enhance customer service and efficiency. These surveys will be integrated into the overall Planning & Building Safety Customer Satisfaction Survey.

**Consider preservation strategies as a part of Neighborhood Plans**

The 2013 Comprehensive Plan update recommended preparation of Neighborhood Plans for nine defined areas within the city to guide reinvestment in established neighborhoods. Preservation-related topics to address in these documents may include: 1) modified parking requirements for landmark structures, 2) changes to setbacks, lot coverage, and floor area ratio, 3) opportunity to create accessory dwelling units, 4) introduction of design guidelines and/or pattern books, 5) creation of conservation areas, and 6) promotion of the Live-Work ordinance. Resident participation during the neighborhood planning process will determine the suitability of these possible approaches and what impact they might have on Louisville’s preservation program.

**Create preservation resource center**

Provide specialized books and other resources (videos, DVDs, web-based tutorials) to property owners for guidance on how to complete common repair projects and preservation best practices.

**Enhance City inter-department communications**

Improve communication between City departments to facilitate achievement of the goals and policies of this plan and the preservation of historic resources.

**Explore expansion of “Junior Preservationist” program**

This innovative program has tremendous potential to increase Louisville’s preservation constituency, growing the next generation of preservation advocates, while also fulfilling social studies curriculum requirements for students.

**Network with preservation partners (including City Boards and Commissions)**

Historic preservation is based upon established local, state, and federal systems. Possible opportunities to interact include: 1) participation in established preservation campaigns like the National Trust’s “This Place Matters” initiative, the Trust and Colorado Preservation Inc.’s “Endangered Places” lists, History Colorado’s “Heart Bomb” photography contest, and Preservation Month activities, 2) co-hosting meetings, events, lectures, and celebrations with City boards and community organizations, and 3) appointing HPC members as liaisons to other Boards and Commissions.

**Share information on tax credits and publicize success stories**

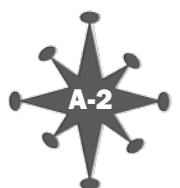
Few Louisville property owners have taken advantage of either State or Federal preservation tax credits. Louisville’s Program should provide more details about the benefits and responsibilities of this incentive.

**Develop creative public outreach**

Traditional and non-traditional approaches have the potential to awaken preservation interest among residents who may not consider themselves preservation advocates. Input for the Plan indicated residents would like to see more about Louisville preservation in local news organizations. Louisville’s voluntary Preservation Program may include: 1) targeted efforts to inform property owners of the benefits and responsibilities associated with landmarking, and 2) outreach to neighborhoods eligible to become historic districts.

**Explore modification of ordinance to ensure designation of historic districts is voluntary**

Currently, Louisville’s Historic Preservation Ordinance only requires 40% of an area to approve historic district designation. This element of the ordinance is in conflict with the purpose of the Plan to ensure Louisville’s Preservation Program is voluntary.



## Long-Term Action Items

### **Review Structures of Merit authorization**

Louisville's Historic Preservation Ordinance authorizes a Structures of Merit program, but the City has not used this honorary designation. This alternative to landmarking offers the Historic Preservation Commission and City Council a means to acknowledge the history of a place while maintaining high standards of physical integrity within the landmarks program. Properties recognized as Structures of Merit are not subject to landmark regulations and do not qualify for any preservation incentives. However, such a program represents an excellent public outreach tool.

### **Draft and promote maintenance best practices for older buildings**

Caring for historic buildings often requires specialized materials, techniques, and contractors. Providing advice to property-owners represents an excellent way to not only assist residents but also encourage appropriate treatment for the places that matter most to Louisville. The best practices will be available to owners of older buildings whether or not they are landmarked.

### **Host annual Open Houses for property owners**

Sponsor a specialized workshop for property owners considering landmarking their buildings to facilitate networking among owners of historic buildings, construction and design professionals, and representatives from the Louisville Preservation Program.

### **Create a reference file of Preservation Program accomplishments**

Gathering articles, relevant annual reports, and explanations of major practical and policy challenges facing the program represents part of developing an institutional memory for preservation in Louisville.

### **Create and deliver standard presentation on preservation to community organizations**

This item recommends preparing illustrated speeches or presentations that Staff and Historic Preservation Commission members can deliver to service groups and others wanting to know more about topics such as the benefits of preservation, preservation basics, an introduction to Louisville's Preservation Program, or a sampling of local landmarks.

### **Improve availability of Louisville Historical Museum Oral History Program records**

Museum staff and volunteers have recorded dozens of oral history interviews with Louisville residents that would benefit from transcription and promotion. The Louisville Historical Museum Oral History Program records will provide an additional method to research historic homes and businesses.

### **Explore resident-generated history collection formats**

This approach offers residents an opportunity to take advantage of available technology to contribute their stories, photographs, etc. to a more informal collection of community memories, a complement to the Museum's successful program.

### **Promote historic preservation through regional tourism organizations**

Louisville represents an excellent destination for day trips and stay-cations. Opportunities for collaboration exist, with the potential for the preservation program, Museum, various Boards and Commissions, and the business community to cultivate tourism.

### **Study issues related to sustainability and historic buildings**

Look at ways to improve the energy efficiency of older buildings throughout their life-cycles. This could include: 1) reusing of building materials, 2) creating energy efficiency standards for historic structures, 3) developing adaptive reuse case studies, and 4) partnering with a variety of organizations interested in sustainability.

### **Document historic landscapes**

Cultural landscapes encompass both buildings and their natural and human-made surroundings. For example, a farmstead is a cultural landscape that may include elements like the barn, the farmhouse, corrals, fields, viewsheds, and tree breaks, all of which are evocative of the past. The historic context about Louisville's agricultural, railroad, and mining history will be crucial for identifying places to survey. These sites are likely located in the undeveloped outskirts of Louisville or within Open Space areas. Approximate cost estimate: \$5,000-\$8,000.

### **Re-evaluate participation in Main Street program including grant eligibility**

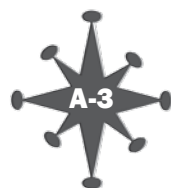
The program offers resources, training, and technical support for member communities, providing assistance with economic restructuring, design, organization, and promotion. The Colorado Department of Local Affairs administers the Main Street program, providing various training and networking opportunities for City staff and members of Boards and Commissions. The National Main Street Program also offers grant opportunities.

### **Explore strategies for establishing an emergency preservation fund**

Consider creating a fund for historic structures damaged by events such as fire or natural disasters.

## Research & Architectural Survey

Responsible, well-informed preservation decisions are based upon both thematic historical research (historic contexts) and documentation of a community's historic buildings and places (surveys). Historic contexts tell the stories of specific people and places at a certain time, linking those themes back to actual historic buildings and sites. Survey projects record examples of historic places, helping contemporary audiences appreciate historic design, materials, and workmanship. Louisville possesses no historic context documents and relatively few surveys. Completing historic contexts and surveys represents a proactive approach to historic preservation. Contexts and surveys facilitate landmarking, design review, public outreach, and interpretation. As part of the demolition review process survey records offer property owners a more thorough assessment of the significance of their historic building, details that may influence the final decision on how to utilize their property.





**Preservation Strategies**

Category	Strategy	What is it?	Advantages and Details
Research and Documentation	Historic context	Based upon extensive research, tells the story of community's key historical themes, areas, or time periods	<ul style="list-style-type: none"> <li>- A great foundation project; explains what is most important to community identity</li> <li>- Emphasis on story and human experiences</li> </ul>
	Oral histories	Recorded interviews with key individuals who have personal memories relevant to community's history	<ul style="list-style-type: none"> <li>- Gathered transcripts useful for historic context, historical and architectural survey, interpretation</li> <li>- Preserves memories of older generations</li> <li>- Reflects more personal, engaging history than found in traditional sources</li> </ul>
	Historical & architectural survey	Information-gathering activity to identify and evaluate historic buildings; two types: reconnaissance and intensive	<ul style="list-style-type: none"> <li>- Tells a community what types of resources they have</li> <li>- A great foundation project or a follow-up to historic context</li> <li>- Intensive: detailed information about history, architecture, and eligibility for designation</li> <li>- Reconnaissance: quick documentation of building stock including photographs</li> </ul>
	Documenting cultural landscapes	Information-gathering activity to identify and evaluate areas with special social and historical significance	<ul style="list-style-type: none"> <li>- Records places with both built and natural components, like farmsteads and ethnic enclaves</li> </ul>
Historic Designation	Landmarks	Official recognition for historic buildings that are both important (based upon established eligibility criteria) and physically intact; three types: Louisville local landmark, National Register of Historic Places, Colorado State Register of Historic Properties	<ul style="list-style-type: none"> <li>- Follow-up activity to either historic context or historical and architectural survey</li> <li>- Preserving community's tangible history for future generations, interpretation opportunities</li> <li>- Local landmark: protection for character-defining features (alteration certificates), eligibility for HPF money</li> <li>- National and State registers are honorary/less protection for resources, possible eligibility for tax credits</li> </ul>
	Historic districts	Official recognition for groups of historic buildings that share significance (based upon established eligibility criteria) and are within a justifiable boundary; two types of resources within historic districts: contributing and non-contributing	<ul style="list-style-type: none"> <li>- Follow-up activity to either historic context or historical and architectural survey</li> <li>- Evidence of increased property values for properties within historic districts</li> <li>- Louisville (local) historic districts: allows for protection of larger areas than single site designation</li> <li>- Again, National and State register historic districts are honorary only</li> <li>- Louisville historic districts require 40% owner consent; State Register historic districts require 100% owner consent; National Register historic districts require no more than 49% of owners object</li> </ul>
Zoning Options	Code modifications	Accessory Dwelling Units: Allows for residential use of historic garages and outbuildings Live-Work Ordinance: Re-establishes historic pattern of business owners living adjacent to their business	<ul style="list-style-type: none"> <li>- Potential to maximize development of historic site without significant change to massing, scale, and number of buildings</li> <li>- Economic incentive to preserve historic storefronts</li> </ul>
	Conservation areas	Overlay zone intended to protect scale, house size, and setback	<ul style="list-style-type: none"> <li>- Sometimes referred to as "preservation lite" because there are fewer regulations associated with these overlay zones than more traditional historic districts</li> <li>- Often applied to large postwar neighborhoods where design review might become too time-consuming if these areas were designated as historic districts</li> </ul>
	Yard & Bulk Standards	Lot coverage and floor area ratio bonuses for preserving the street-facing façade or for obtaining a landmark designation.	<ul style="list-style-type: none"> <li>- Allows for up to 10% additional buildable area on a lot</li> <li>- Encourages preservation of existing buildings with sensitive additions</li> </ul>



# appendix

Category	Strategy	What is it?	Advantages and Details
Design-based Options	Design guidelines	Specific guidance on how to make appropriate changes to historic buildings or within historic districts; include both narrative text and illustrations (photos/line drawings) to advise property owners undertaking maintenance, alterations, and new construction	<ul style="list-style-type: none"> <li>- Common follow-on activity from local historic district designation</li> <li>- Establish community standards for appropriate size, scale, building materials, and design approaches for historic buildings and within historic districts</li> <li>- Useful for property owners, staff, and HPC in alteration certificate process/discussions</li> <li>- Beneficial for design professionals: propose solutions/changes that are most likely to be approved</li> </ul>
	Pattern books	Standard solutions for making alterations to common, modest house forms (such as Bungalows, Ranches, or Split Levels) in areas experiencing development pressure	<ul style="list-style-type: none"> <li>- Requires preliminary work: reconnaissance survey where all resources are photographed and categorized by model and/or design characteristics</li> <li>- Beneficial for property owners to initiate discussions with design professionals about feasible changes to homes</li> </ul>
	Adaptive reuse	Accepted preservation practice of repurposing a historic site while making minimal physical changes to the original building	<ul style="list-style-type: none"> <li>- An excellent alternative to demolition — new use for historic building — that often revitalizes an area</li> <li>- Changes should respect character-defining architectural features of historic building</li> </ul>
Planning	Neighborhood Plans	Recommended in the 2013 Comprehensive Plan, these documents address strategies for preserving the unique and special qualities of each residential area	<ul style="list-style-type: none"> <li>- Plans address housing rehabilitation, traffic, safe routes to school, aging infrastructure, and monitoring/maintenance of community services</li> <li>- Intended to ensure plan areas remain livable, stable, and successful in face of growth and changes</li> </ul>
Financial Incentives	Historic Preservation Fund (HPF) grants	Monies from 2008 voter-approved, dedicated sales tax to finance historic preservation projects related to or within the Downtown and Old Town Overlay	<ul style="list-style-type: none"> <li>- Louisville is only municipality in the United States with this type of voter-approved funding mechanism for historic preservation</li> <li>- Tax approved until 2019</li> </ul>
	Tax credits	Financial bonus for investment in the rehabilitation and reuse of historic buildings	<ul style="list-style-type: none"> <li>- State and Federal programs, each with their own regulations, exist</li> <li>- Tax credit programs create jobs, revitalize communities, leverage private investments to preserve historic properties</li> </ul>
	Revolving loans	2014 City Council-approved use of a portion of the HPF to fund building rehabilitation	<ul style="list-style-type: none"> <li>- Landmarks and properties with conservation easements eligible for loans</li> <li>- Intended to extend utility and reach of HPF</li> </ul>





1930s Aerial of Downtown Louisville

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