

**Historic Preservation Commission
Agenda**

April 16, 2012

**Council Chambers, 2nd floor of City Hall
City Hall, 749 Main Street
7:00 – 9:00 PM**

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes - **March 19, 2012** – Continued to May 21, 2012
- V. Public Comments on Items Not on the Agenda
- VI. Presentation of Service Award – Laurel Tofte
- VII. Pre-Filing Conference – Landmark – 740 Front Street
- VIII. **PUBLIC HEARING – Landmark – 1005 Lafarge Avenue**
 - Chair opens Public Hearing
 - Staff Presentation
 - Applicant Presentation
 - Public Comments
 - Chair Closes Public Hearing
 - Commission Questions and Comments
 - Action
- IX. Presentation of Livable Cities Plan
- X. Committee Reports
 - Plaque Design – Peter Stewart
 - Sandstone Retaining Walls on County Road – Heather Lewis
- XI. Update on Demolition Requests
 - 821 McKinley Avenue
 - 1116 Jefferson Avenue
 - Grain Elevator
 - 801 Walnut
- XII. Spring Outreach – Commercial Incentives Program
- XIII. Discussion/Comments on Planning Department Referrals - none
- XIV. Updates –
 - RFP Reconnaissance Survey

- Austin Niehoff HSA
- Demo Code Change Status

XV. Items from Staff

XVI. Items from Commission Members

XVII. Discussion Items for Next Meeting – **May 21, 2012**

XVIII. Adjourn

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: Pre-Filing Conference – 740 Front Street (OLI)
Date: **April 16, 2012**

Planning Staff met with Garrett McCarthy, owner of Old Louisville Inn (OLI), and Erik Harntroft, architect, to discuss the possibility of landmarking the century old restaurant. The following is a statement from Garrett McCartney:

“Obviously a professional assessment is required to determine the scope of what is needed for the building, and we would like to express what we feel are the NEEDS of the structure. As I presented in front of City Council in January, we have four basic needs of the building that are important:

1. ADA bathrooms are essential to meet the basic needs of our customers.
2. The foundation is a major structural concern, as it is a collage of telephone posts and a patchwork of bricks and cement (I am glad you had the chance to view it).
3. A fire suppression system (given the century old timbers that make up the construction of the building) is critical to keep the building standing in the case of a fire.
4. Knob-and-tube electrical in the attic is a significant fire risk. Removing this and adding insulation are the first of many energy saving measures that must be taken.

In addition to these things, I would like to address the ‘in kind’ aspect of the proposal. As there is not enough revenue to fund these projects if matching funds are needed, I hope that HPC and City Council will take into consideration my ‘in-kind’ efforts. I have accounted for more than \$600,000 of ‘in kind’ expenditures since my purchase of the Old Louisville Inn in 1994. These checks and receipts are readily available if anyone would like to look at them.”

Staff has attached a letter and supporting documents from Erik. The purpose of the discussion is to answer some questions the applicant has regarding potential funding and how it may be used.



Mr. Scott Robinson
Mr. Sean McCartney
Planning Department, City of Louisville
749 Main Street
Louisville, CO 80027

**HARTRONFT
ASSOCIATES**

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10 April, 2012 Re: Old Louisville Inn Preservation/Rehabilitation & Addition
Landmarking and Historic Grants Available

Scott and Sean,

Thank you for taking time to meet with Garrett McCarthy and myself regarding the potential for upgrading and restoring the Old Louisville Inn. As we discussed, the renovation and preservation of this structure is a project that Garrett has been actively pursuing since the day he bought the property, investing literally hundreds of thousands of dollars into the improvements to date.

As you know, we worked with Garrett in 1999 and 2000 on the design of an addition and renovation project for the existing building. The PUD for the modifications which was approved in 2000 has since expired. As Garrett has indicated to you, the costs inherent in the renovation and addition project were beyond the capability of his business, so instead, he has continued to make incremental improvements to the property to maintain the structure and keep his business viable. Obviously, many of the major issues including structural, electrical, mechanical, and code compliance are not possible to correct without a significant investment, and the incremental maintenance in some cases is not keeping pace with the deterioration of the structure and building systems.

At this time we are assisting Garrett to gain a better understanding of the potential funding available through the City historic grant program and other City incentives, as well as to help him with the Federal and State Historic Preservation Tax Incentive programs. Garrett's goal is to preserve this historic building and to make improvements that will ensure that it will remain a vital part of Louisville's historic fabric for many years to come. This is one of a very few great examples of Louisville's early commerce heritage which has survived to present day.

Please review the attached preliminary information regarding the proposed improvements to the property for the preservation and rehabilitation of the existing structure and the functional addition of square footage to deal with code issues and the viability of this existing business. We have identified over \$500,000 in construction costs necessary to rehabilitate the structure and provide necessary additional square footage.

We have done a cursory review of the existing property while planning for the renovation and addition in 2000, but clearly an in-depth assessment of the structure and building systems is required. We understand that the Historic Preservation Fund (HPF) can be utilized for this, as well as for the qualified renovation work. Per Resolution No. 2, Series 2012, Garrett would like a clarification of the total funding available for this project prior to landmarking and incurring costs for professional services and other background work if the preservation project scope is out of reach



of available funding. In this case, it will be necessary to design to the available funds, given the economic reality for this property.

To that end, we are requesting a preliminary review by the Historic Preservation Commission (HPC) of the project scope and budget to determine the likelihood that grant funding will be available in the amounts required to complete this project. We would also like to get a better sense of the desires of City Council in this regard as well, as they would be the ultimate decision-makers regarding approval of funding.

Regarding the HPF, and the recently approved Resolution No. 2, Series 2012, we are seeking clarification regarding the following provisions.

Section 7, Maximum grant amounts and procedures.

- a. The maximum combined amount of incentive and grant funding from the Historic Preservation Fund that any property may receive is limited to the following:
 - i. \$ 21,900 per property for a landmark residential structure
 - ii. \$ 181,000 per property for a landmark commercial structure
 - iii. \$ 141,000 per property for a designated commercial structure of merit
 - iv. \$ 75,000 for any new commercial construction project that limits the mass, scale, and number of stories; preserves setbacks, preserves pedestrian walkways between buildings; and utilizes materials typical of historic buildings, above mandatory requirements.

We understand that regarding Section 7 (a.ii), a qualified landmarked commercial structure that meets all of the HPC's requirements would be eligible for a maximum of \$10,000 signing incentive + \$6,000 for historic assessment + \$65,000 flexible grant + \$100,000 preservation/restoration grant (requiring matching funds), for a total of \$181,000 in potential grant funding from the HPF.

Question #1: Based on the information submitted herein, does the HPC & Council believe that the proposed renovation of the Old Louisville Inn building would qualify for the maximum amount of \$181,000?

Note regarding Section 7: the paragraph structure in the approved ordinance does not utilize the qualifier "or" in the list of maximum combined incentives. Based on the wording, it would appear that a *Property* could qualify for multiple incentives, if for example the property contained a landmarked residential structure, and a landmarked commercial structure, and new commercial construction that met the mass, scale, setback requirements, etc. Also, it would appear that "any new construction project" could be referring equally to a new stand-alone structure or a new addition to an existing building.

Question #2: A.) Based upon the wording of the ordinance, does the HPC & Council believe that multiple incentives may be given to a single property, similar to the example above, perhaps even all four incentives? B.) Is the assumption above correct regarding the definition of "any new construction project"?

Question #3: Section 7,(a.iv) refers to a \$75,000 incentive for "any new commercial construction project". Assuming the answer to question #2 is affirmative, and based on the information submitted herein, does the HPC & Council believe that the addition of functional square footage to the existing building, (subject to the



limitations of mass, scale, number of stories, and other potential design restrictions imposed by the HPC) would qualify for this new construction incentive?

Section 7,(b) indicates that “These limitations may be exceeded upon recommendation of the Historic Preservation Commission and approval by City Council upon a showing of extraordinary circumstance. ...”

Question #4: Based on the information submitted herein, does the HPC & Council believe that the preservation/rehabilitation and addition project for the Old Louisville Inn building would qualify as “showing of extraordinary circumstance” to be eligible for exceeding the maximum amounts indicated in Section 7(a)? If not, what would be considered as “showing of extraordinary circumstance” in making the determination that the maximum amounts should be exceeded for a particular project?

Question #5: As you know, and that Council is aware, Garrett has already invested hundreds of thousands of dollars rehabilitating the existing building. Can the matching requirement be satisfied through documentation of previous expenditures on the property which conform to the matching fund requirement?

We and our Client understand that the HPC and the City Council cannot make any binding obligations based on this type of preliminary review, prior to landmarking of a property. However, we do believe that there is enough information herein for both of these bodies to give Mr. McCarthy some guidance regarding the interpretation of the Resolution, and how the HPF grants might be administered to enable a project to preserve the Old Louisville Inn, and help support this longstanding local business.

Based on the determinations that can be made at this stage, Garrett will decide whether to move forward with the rehabilitation/preservation project, and what the scope of the project will include based on the likelihood of funding to an adequate level. On behalf of our client and ourselves, we greatly appreciate your time and attention to this important matter regarding the preservation of one of Louisville’s historic landmark properties.

Thank you. We look forward to your responses.

Sincerely,



J. Erik Hartronft, AIA, LEED® AP

pc Garrett McCarthy, Old Louisville Inn
File – Proj# 9968: City Correspondence

HARTRONFT ASSOCIATES P.C.

Planning ■ Architecture ■ Interiors

950 Spruce Street #1A, Louisville, CO 80027
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THE OLD LOUISVILLE INN

740 Front Street, Louisville, Colorado

Proposed Preservation/Rehabilitation and Addition

Concept Design – Scope of Construction Work

Date: 04-10-12

Architect's Project No.: 9968

Due to the interdependent nature of the rehabilitation work and the proposed addition, it is assumed that the construction scope would be concurrent to enable proper phasing of the work to allow the restaurant to remain operational throughout the construction process, with only short closures as necessary. It is recognized that there is a premium cost for the construction as well as anticipated reduced revenue during periods of construction and disruption.

Note: Project Scope is based on desired functional modifications to the building as well as remedial work required to stabilize the structure, weatherize the building envelope to a greater degree, provide fire sprinklers, electrical and mechanical upgrades and address code and life safety concerns. This scope is based on information about the existing building provided by the owner, as well as preliminary on-site observations. An in-depth assessment of the existing structure, and building systems is required, and budget allowances should be carried at this early stage for unforeseen items. Based on the scope of work below, we have working estimates of construction costs that vary from approximately \$400,000 to over \$550,000 depending on the assumptions made at this time for unforeseen items.

General Description of the Proposed Project:

Existing Building: 2,661sf on main levels + 1,483sf basement = 4,144sf

Proposed addition: 1,420sf on main levels + 300sf to 500sf basement

See attached drawing, "Concept Site Plan" dated 4/10/12 for more information.

Building Rehabilitation and Preservation Work:

Structural Systems: The structure is exhibiting signs of distress and deflection over time related to foundation movement and other dependent structural systems that do not have capacity for current design loading. The foundation and floor system have been reinforced with timbers in the past, but a permanent reinforcement solution is needed to prevent further structural movement. Roof and floor structural members should be evaluated for remedial reinforcement as required. Entire structure shall be reviewed for rot, or other deterioration of the wood structure.

Basement as functional space: The basement of this building exhibits a rich history and tells a story of this building's place in Louisville's heritage. The original brick foundation walls are typical of this era of construction and the casual craftsmanship, and evidence of what appear to be the famed "Louisville gambler's tunnels" can be seen. A long term goal for the restaurant is



to open up this interesting space to public use, highlighting historic artifacts of the building including the tunnel entrances, re-laid existing brick flooring, the original hand crank elevator and other unique aspects of the original structure. The brick foundations are in serious need of repair, however it would be best to find a solution that provides structural stabilization and waterproofing from the outside of the building. This could be accomplished on the south and east sides as part of the new construction of the addition and improvements to the site (loading dock etc.), however the west and north sides would require cooperation of the City to allow excavation and structural reinforcement to occur on the City property. Future work on this space for functional use would include MEP systems and appropriate level of finishes.

Building Envelope: The building envelope is sub-standard with regard to weather protection and energy conservation. Upgrades to the envelope, including insulation, windows, doors, weatherstripping, roof assembly and foundation waterproofing should be considered wherever possible with high priority given to mitigation of water intrusion, as well as energy efficiency and performance of the water vapor retarder systems. Historic research should be completed with regard to the original fenestration, including windows that have apparently been removed and the non-historic front door. Restoration of some key elements of the original structure would enhance the preservation effort and provide opportunities for upgrading certain elements. The exterior could also be restored to exhibit some of the original trim, eave brackets and other decorative items that have been removed. A paint analysis can tell of the original paint scheme which could also be restored if desired.

Electrical System: The electrical system is antiquated and in some areas hazardous as non-grounded circuits exist in many areas, and the condition of the wiring is suspect with regard to safety. The electrical service should be evaluated for current and future demands, and lighting should be reviewed for energy efficiency.

Fire Sprinklers and Alarm: The building would benefit from a fire protection system due to the construction type, use of the building and value of the asset. Detection and early fire suppression should be included in renovation plans.

Plumbing Systems: The existing plumbing system is of various vintages, and the entire system needs evaluation. Opportunities exist with the building addition to address plumbing infrastructure as well as providing adequate ADA compliant restroom facilities which would be accessible to persons with disabilities, plus an adequate janitor's closet and other plumbing upgrades to the existing kitchen facilities. Evaluate tap size for new restroom facilities.

HVAC System: HVAC systems continue to require ongoing maintenance and repairs. Evaluate useful lifespan of existing equipment and determine scope of replacement as part of this project. New equipment should be located on the new addition roof, away from the primary west and north facades of the building. The current roof top mounted equipment should be relocated or screened as part of this project.

General: The kitchen, including equipment, plumbing fixtures, coolers, and much of the restaurant infrastructure is in need of modification and upgrade for better flow and functionality, and upgrades are required for the loading in of food, beverages and supplies for improved employee safety.



Building Addition to the South:

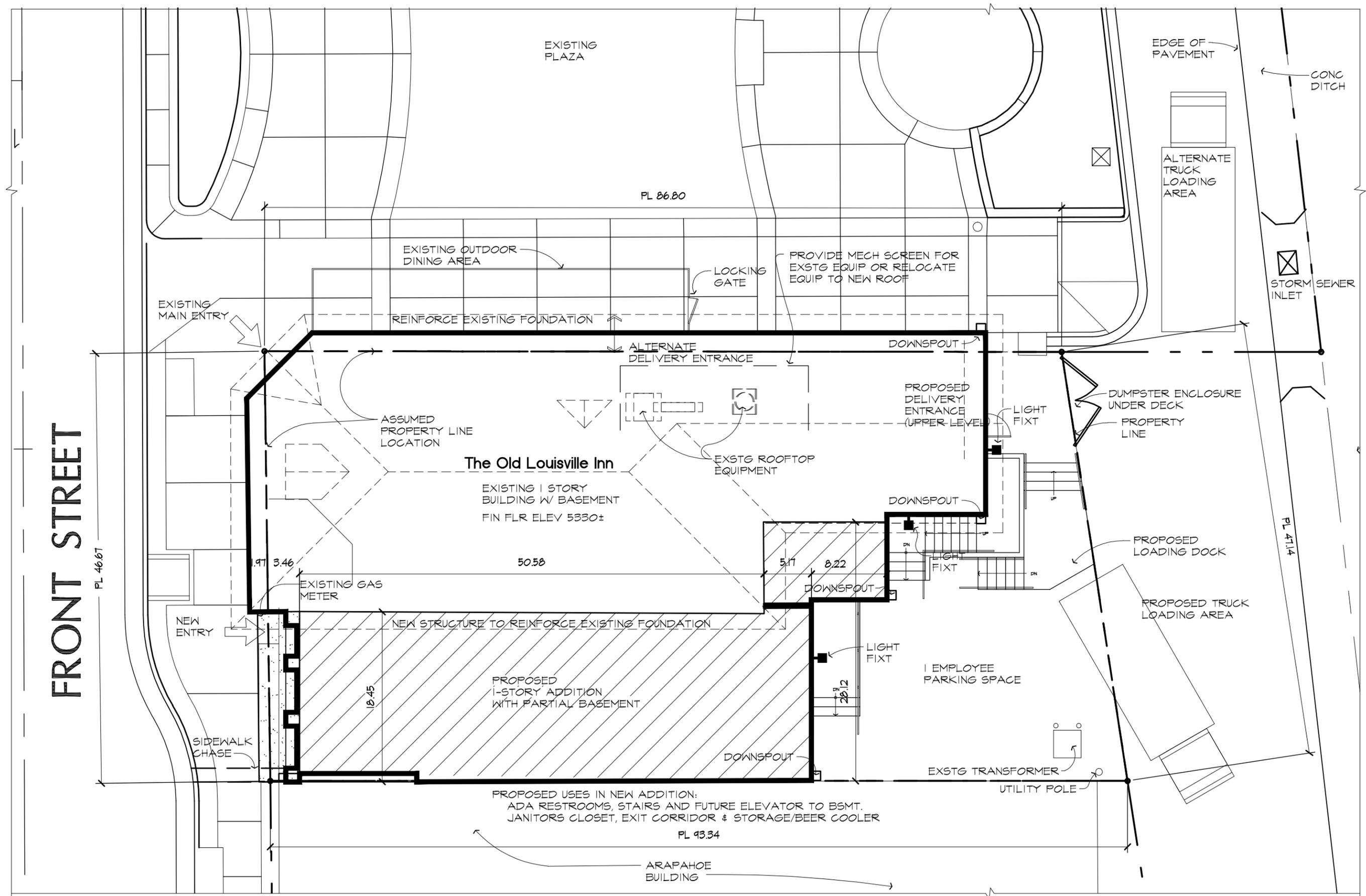
General: Provide new one story structure with partial basement to accommodate functional, structural, and code upgrades to the existing building. It is anticipated that the building massing and form shall be subordinate to the existing structure, and the west façade shall set back from the existing OLI façade, and be differentiated from it to provide a clear history of this addition. The form would be based on traditional storefront architecture with a rectangular façade and flat (low slope) roof typical of downtown storefront architecture, but per the Downtown Design Guidelines, it would not be made to appear historic, or create a false history.

Structure: Foundation on north side of addition shall be constructed adjacent to the south foundation wall of the existing structure and shall be designed to relieve the vertical and lateral stresses on the existing foundation wall. The structure of the new addition will also be designed to relieve the lateral wind loading in the existing building by transferring these loads through the new structure to the new foundation in the addition. Working clearances shall be provided on the south side of the addition to avoid conflicts with the adjacent structure to the south, (Arapahoe Building).

Restrooms: New ADA restrooms will be provided on the main level to replace the current non-compliant restrooms in the existing building. The fixture count will accommodate the building occupancy per current codes. A new janitor's closet with appropriate facilities shall also be provided.

Stairs, Circulation and Egress: The new addition shall provide a code compliant stair to access the existing basement, as well as accommodating a new code compliant egress corridor to the rear of the property. A second stair would be provided where the existing restrooms are removed. Provisions shall be made for a future elevator to access the lower level.

Miscellaneous: The remainder of the building addition would be utilized for a relocated beer cooler, and other dry storage.



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**THE OLD LOUISVILLE INN
 RENOVATION AND ADDITION**
 740 FRONT STREET
 LOUISVILLE, COLORADO

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PROJECT # 4968
 DATE 04-10-12
 DRAWN BY: HAPC
 CHECKED BY: JEH
 REVISIONS:

1 CONCEPT SITE PLAN
 1' = 10'



Sean and Scott, One thing that I neglected to include in the write up is the floodplain issue. We are not sure what effect any current or future planned floodway improvements, LOMR applications, or other FEMA map amendments may have on the floodplain for Downtown Louisville, specifically as it may impact this property, which I believe is currently within the FEMA regulatory 100 year floodplain. Therefore, we would approach this project in the following manner.

Further investigation is required regarding the limits of the 100 year floodplain in regard to this property, including any current or planned floodway improvements, and/or FEMA map amendments. If the property is found to remain within the 100 year floodplain at the time anticipated for building permit application, the applicant would pursue a Floodplain Development Permit through the City of Louisville prior to application for building permit. Flood-proofing of the existing structure and site could require additional budget expenditures not currently included in the working estimates for this rehabilitation/preservation project.

Please include this information with the packet to the HPC and Council as it has budget implications for the project. If you would prefer, I can amend the write up so that it is more complete. Just let me know.

Thank you.

-Erik

J. Erik Hartronft, AIA, LEED® AP

Hartronft Associates, p.c.

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Dear Sean & Scott,

Thank you so much for taking the time this morning to come to the restaurant and listen to what Eric & I had to say. I appreciate your helping us arrange things with HPC and the City Council to facilitate this possible project. We are very excited about this and have worked hard for many years to realize these dreams.

Obviously a professional assessment is required to determine the scope of what is needed for the building, and we would like to express what we feel are the NEEDS of the structure. As I presented in front of City Council in January, we have four basic needs of the building that are important:

1. ADA bathrooms are essential to meet the basic needs of our customers.
2. The foundation is a major structural concern, as it is a collage of telephone posts and a patchwork of bricks and cement (I am glad you had the chance to view it).
3. A fire suppression system (given the century old timbers that make up the construction of the building) is critical to keep the building standing in the case of a fire.
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In addition to these things, I would like to address the "in kind" aspect of the proposal. As there is not enough revenue to fund these projects if matching funds are needed, I hope that HPC and City Council will take into consideration my "in-kind" efforts. I have accounted for more than \$600,000 of "in kind" expenditures since my purchase of the Old Louisville Inn in 1994. These checks and receipts are readily available if anyone would like to look at them.

Again, I am eager to get the ball rolling and look forward to presenting this project in its full scope. Thank you for your help and direction. If you have any questions, feel free to call me @ 303-819-6992.

Sincerely,

Garrett McCarthy

OLI

LOUISVILLE HISTORIC PRESERVATION COMMISSION

STAFF REPORT

April 16, 2012

ITEM: Case #2012-002-LA – request to landmark an historical residential structure located at 1005 LaFarge Avenue.

APPLICANT: Tucker Qualls
8861 Hunter Way
Westminster, CO 80030

OWNER: Judy Cresswell and Robert Qualls
1124 LaFarge Avenue
Louisville, CO 80027

PROJECT INFORMATION:

ADDRESS: 1005 LaFarge Avenue
LEGAL DESCRIPTION: Lots 1 and 2, Block 4, Barclay Place
DATE OF CONSTRUCTION: 1903-1931

REQUEST: Request to landmark an historical residential structure located at 1005 LaFarge Avenue.



HISTORICAL BACKGROUND:

Information from Historian Bridget Bacon

This property is part of Barclay Place, which was platted in 1897. The lot was originally developed in 1903. It is not clear when the house was built or when it reached its current size, but the current house matches that pictured in the 1948 assessor's photo.

The building is currently owned by the applicant's parents, Robert Qualls and Judy Cresswell. The applicant intends to move into the house. There is an accessory building at the rear (west side) of the lot that is not part of this application.

Early Owners; Allera Family, Owners 1903-1943

John and Kate Allera bought the property in 1903, and were living on it by 1904. They had two sons before John died in 1905. Kate opened a grocery on the property in 1910, just south of the existing home, which she ran until her death in 1936.



The store and home at 1005 LaFarge in 1929.

Kate's son, John, then lived at 1005 LaFarge until 1943. He and his wife, Elma Kinister, were both teachers at Louisville High School. The store seems to have been demolished, and the original house expanded to the south, sometime between 1936 and 1945. John and Elma sold the house in 1943.

Doctor's Office, 1945-1956

During these years, the property was owned by three different doctors and a chiropractor. It was during this period that the accessory structure next to the garage was built, which served as a doctor's office. The longest lasting tenant during this period was Dr. Walter Bock and his family, from 1948 to 1955.

Later Owners, 1956-1989

William and Ruth Andrew bought the house in 1956, and lived there with their son until 1970. William was a retired coal miner, who had operated the local Centennial Mine. In 1970, the house was sold to Doris Donner, who lived there until 1989. The current owners purchased the house in 1989.



1948 Assessor's Photo



Current Photo – looking west from LaFarge Avenue



Current Photo – looking north from South Street

ARCHITECTURAL INTEGRITY:

The Boulder County Assessor lists the construction date of the home as 1931. That is likely wrong, as Bridget explains in the social history:

However, the County has been frequently been found to be in error with respect to the dates of construction for Louisville properties, and the County has been known to give a remodel date as the date of original construction. In this case, the 1948 County Assessor card states that the house was constructed in 1931, and that it was 37 years old in 1948. However, both of these pieces of information cannot be true. Either the County meant to give 1911 as the year of construction, and to say that the house was 37 years old in 1948, or the County meant to say that the house was constructed in 1931 and it was 17 years old in 1948.

Related to this discussion is the issue of the existence of the store, which was on the south side of the property until at least 1936. Information about when it was torn down could not be located. However, some might say that the house could not have been fully remodeled to look as it does now while the store was still there.

All things considered, the most likely scenario appears to be that the original part of the house was constructed in the early 1900s and perhaps as early as 1903, when the Alleras purchased this property for their home, particularly since they were living in Barclay Place in 1904. It appears to have been remodeled at some point. This could have happened in 1931, as the County says, or in a different year.

The current wood frame house matches that of the 1948 assessor's photo, so it is certainly at least that old. The house appears to have changed very little since the 1948

photo. The roof line, including the clipped gable on the front and rear, are intact, as is the stucco exterior.

The existing porch, including the columns and the pediment, match the 1948 photo. The two banks of windows on the front also appear to be original. Some of the other windows appear to be intact as well, though others have been replaced with aluminum frames. The floor plan from the 1948 assessor's card indicates that the rear addition was already in place at that time, though it appears to have been expanded slightly in the northwest corner since then.

The wood frame house was built in 1908 and the street front façade appears to have been retained. The original gabled roof with a half-hip still remains. The ship lap siding in the historical photo has been removed and was replaced by a stucco exterior which appears to have been in place in 1948. The door and window openings have been retained, as well as the steps on the walkway leading to the front door and the front porch.

There is little information on when the garage and accessory structure were built, so staff is recommending these structures not be included in the landmark.

HISTORICAL SIGNIFICANCE AND CRITERIA FOR LISTING AS LOCAL LANDMARK:

Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in Louisville Municipal Code (LMC) Section 15.36.050(A). The City Council may exempt a landmark from the age standard if it is found to be exceptionally important in other significance criteria:

1. *Historic landmarks shall meet one or more of the following criteria:*
 - a. *Architectural.*
 - (1) *Exemplifies specific elements of an architectural style or period.*
 - (2) *Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.*
 - (3) *Demonstrates superior craftsmanship or high artistic value.*
 - (4) *Represents an innovation in construction, materials or design.*
 - (5) *Style particularly associated with the Louisville area.*
 - (6) *Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.*
 - (7) *Pattern or grouping of elements representing at least one of the above criteria.*
 - (8) *Significant historic remodel.*
 - b. *Social.*
 - (1) *Site of historic event that had an effect upon society.*
 - (2) *Exemplifies cultural, political, economic or social heritage of the community.*
 - (3) *Association with a notable person or the work of a notable person.*
 - c. *Geographic/environmental.*
 - (1) *Enhances sense of identity of the community.*

- (2) *An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.*
2. *Prehistoric and historic archaeological sites shall meet one or more of the following:*
- a. *Architectural.*
 - (1) *Exhibits distinctive characteristics of a type, period or manner of construction.*
 - (2) *A unique example of structure.*
 - b. *Social.*
 - (1) *Potential to make an important contribution to the knowledge of the area's history or prehistory.*
 - (2) *Association with an important event in the area's history.*
 - (3) *Association with a notable person(s) or the work of a notable person(s).*
 - (4) *A typical example/association with a particular ethnic group.*
 - (5) *A unique example of an event in Louisville's history.*
 - c. *Geographic/environmental.*
 - (1) *Geographically or regionally important.*
3. *All properties will be evaluated for physical integrity and shall meet one or more of the following criteria:*
- a. *Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.*
 - b. *Retains original design features, materials and/or character.*
 - c. *Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.*
 - d. *Has been accurately reconstructed or restored based on historic documentation.*

Staff has found this application complies with the above criterion by the following:

Architectural Significance – The site exemplifies specific elements of an architectural style or period.

The structure reached its current form sometime in the 1930s or 1940s, except for a small addition in the rear. The front façade has retained its architectural integrity, looking almost exactly as it did in 1948. The stucco exterior, roofline, and window/door opening are all retained. The clipped gable roof, along with the columns and pediment on the front porch give it unique architectural character.

Social Significance - Association with a notable person or the work of a notable person.

This house is associated with the Allera family, which operated a grocery store on LaFarge for over 25 years. Kate Allera, as a widowed woman owning and operating the store, makes it unique.

RECOMMENDATION:

The structure appears to have maintained excellent architectural integrity since it reached its current form. Even though there is evidence of a small rear addition, the remainder of the house appears to have retained its character. Many of the window and door openings appear to be original as well as the roof structure and porch.

Staff suggests the house be named for the Allera family who owned the house for more than 30 years.

Staff recommends the application to landmark the Allera House be approved for the following reasons:

1. The house has retained the clipped gable, front porch, and front windows for over 65 years; and
2. The house was associated with Kate Allera, a prominent female businesswoman in Louisville, for over 30 years.

SUPPORTING DOCUMENTATION AND INFORMATION:

Attached for your review are the following documents:

- Landmark Application
- Resolution



Landmark Designation Nomination Form

(6/09)

DATE: Feb 20, 2012

LANDMARK APPLICATION FOR:

- Individual Site/Building Landmark
- Historic District

NOMINATION MADE BY:

- Owner
- Historic Preservation Commission
- City Council
- Third Party

Name: Tucker Qualls
 Address: 8861 Hunter Way, Westminster, CO 80030
 Phone: 303.906.8825 Email: tucker.qualls@whitelodging.com
 Relationship to Owner: son

LOCATION OF PROPOSED LANDMARK:

Address: Lots 1-2, BLK 4, BARCLAY PLACE
 Legal Description (Lot Number, Block Number, and Subdivision):
 N/A

Property Name (Historic and/or Common):

Former Addresses (If Known):

OWNER INFORMATION

(For district applications, please attach separate sheet)

Name: Judy Cresswell and Robert Qualls, Joint Tenants
 Address: 1124 La Farge Ave, Louisville, CO 80027
 Phone: 303.666.8909

BOUNDARIES and TYPE OF DESIGNATION

Description of Boundary Determination:

See Attachments #1 & #2

CLASSIFICATION

Category	Ownership	Status	Present Use	Existing Designation
<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> National Register
<input checked="" type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Commercial	<input type="checkbox"/> Colorado Register
<input type="checkbox"/> Site			<input type="checkbox"/> Educational	
<input type="checkbox"/> District			<input type="checkbox"/> Religious	
<input type="checkbox"/> Object			<input type="checkbox"/> Agricultural	
			<input type="checkbox"/> Government	
			<input type="checkbox"/> Other	

SIGNIFICANCE

Site/Building is Over 50 Years Old and meet one of the following standards

Historic Landmark of Significance – must meet one (1) or more of the following criteria

Architectural Significance: The property:

- exemplifies specific elements of an architectural style or period;
- is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally;
- demonstrates superior craftsmanship or high artistic value; represents an innovation in construction, materials or design; is of a style particularly associated with the Louisville area;
- represents a built environment of a group of people in an era of history that is culturally significant to Louisville;
- shows a pattern or grouping of elements representing at least one of the above criteria; or
- is a significant historic remodel.

Social Significance: The property is the site of a historic event that had an effect upon society; exemplifies cultural, political, economic or social heritage of the community or is associated with a notable person or the work of a notable person.

Geographic or Environmental Significance: The property enhances the sense of identity of the community or is an established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.

Prehistoric or Archaeological Site The property has yielded, or may be likely to yield, information important in prehistory or history.

HISTORICAL INFORMATION

Please attach a narrative of the historical significance of the property. Include a title search or city directory research if the property is important for its association with a significant person.

ARCHITECTURAL and PHYSICAL DESCRIPTION

(Attach a separate sheet if needed)

Construction Date:

Unknown

Architect/Builder:

Unknown

Building Materials:

Wood Frame, Stucco Siding

Architectural Style:

Unknown

Special Features/Surroundings:

Describe any additions or alterations to the property:

See attached letter

REFERENCE LIST or SOURCES OF INFORMATION

(Attach a separate sheet if needed)

PHOTOS

Please include photos of EACH ELEVATION of EACH BUILDING and STRUCTURE on the property.

FOR OFFICE USE ONLY

Application Number _____

Date Filed with Planning Department _____

Date Determined "Eligible" _____ Date Determined "Ineligible" _____

Application Approved Denied

HPC Resolution # _____ CC Resolution # _____

Date Recorded _____

02/20/12

Historic Preservation Commission
Planning Dept.
749 Main Street
Louisville, CO 80027

Bob Qualls
1124 La Farge Ave
Louisville, CO 80027

Re: Landmark Designation Application for 1005 La Farge Ave, Louisville, CO 80027

Tucker, our son, will be living in the home at 1005 La Farge Ave later in the Spring. As much as procedure will allow him to, he has permission to speak for the owners of the property, Robert Qualls and Judy Cresswell in this Landmark Designation Application effort.

As for the questions about Architect, Building Materials and Architectural Style, I have no answers. As far as I know, it is mostly as it was originally built. One owner, Doris Donner, added on a $\frac{3}{4}$ bath to the northwest corner of the house. I don't know if the renovation was just that section of the house or if it included the whole back of the house. Aluminum storm windows were added on some windows. The actual windows and doors, I'm guessing, are original. There must be building permits in your archives that would flesh out the details of this addition.

What we have gathered from hearsay over the years, is that it belonged to a doctor. The small building in the back, facing South Street, was his office. I think that dwelling has been added on to, but I don't know to what extent. I would guess that it was extended to add the bathroom at the back and to the side to add a garage.

Recently, I had a contractor take a look at. I wanted to repair the trim around the bottom of the house and the bases of the pillars that support the covered front entry. He mentioned that there were some features, the pillars at the front entry for example, that indicated the original owner custom built the home. This trim, these pillars and the windows are in the greatest need of repair.

The earliest ownership I could find on the Boulder County Public Records site was in the name of William and Ruth Andrew. Neighbors remember when it was a doctor's home. Maybe Mr. Andrew was that doctor. I couldn't access any records indicating when it was built but it transferred ownership in 1970 to a Mr. Charles Parise. It transferred to Doris Donner later that year and in 1989 it transferred to us.



Bob Qualls

Historic Landmark Agreement

Property Address: 1005 La Farge Ave, Louisville, CO 80027
Property Legal Description: Lots 1-2, BLK 4, BARCLAY PLACE

The undersigned owner(s) hereby agrees that the property above described be considered for local historic landmark designation, pursuant to the Louisville Landmark Preservation Ordinance, Ordinance No. 1463, Series 2005, as codified in Chapter 15.36 of the Louisville Municipal Code and amended from time to time (the "Ordinance").

I understand that upon designation, I or my successors in ownership of the property will be required to submit to the review process of the Historic Preservation Commission of the City of Louisville as set forth in the Ordinance prior to the occurrence of any of the following:

1. Reconstruction or alteration of the exterior of the improvements on the property, or;
2. Construction of, addition to, or demolition of improvements on the property.

I further understand that I or my successors in ownership will be required to submit to the review process of the Historic Preservation Commission of the City of Louisville as set forth in the Ordinance if a building permit for the property is requested for any one of the following:

1. Alteration or reconstruction of or an addition to the exterior of any improvement which constitutes all or part of a landmark structure or landmark district;
2. Demolition or relocation of any improvement which constitutes all or part of a landmark structure or landmark district; or
3. Construction or erection of or an addition to any improvement upon any land included in a landmark district.

I understand that as part of any such review process, the Historic Preservation Commission shall be under the time constraints and other requirements as set forth in the Ordinance.

I also understand that any historic landmark designation for the property transfers with the title of the property should the property be sold.

DATED this 28th day of February, 2012.

Robert Qualls

Owner Name (please print)

Robert Qualls

Owner Signature

State of Colorado)

)ss.

County of Boulder)

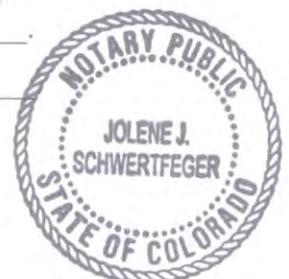
Subscribed and sworn before me this 28th day of February, 2012.

by Jolene J. Schwertfeger

Witness my hand and official seal. My commission expires May 7, 2013

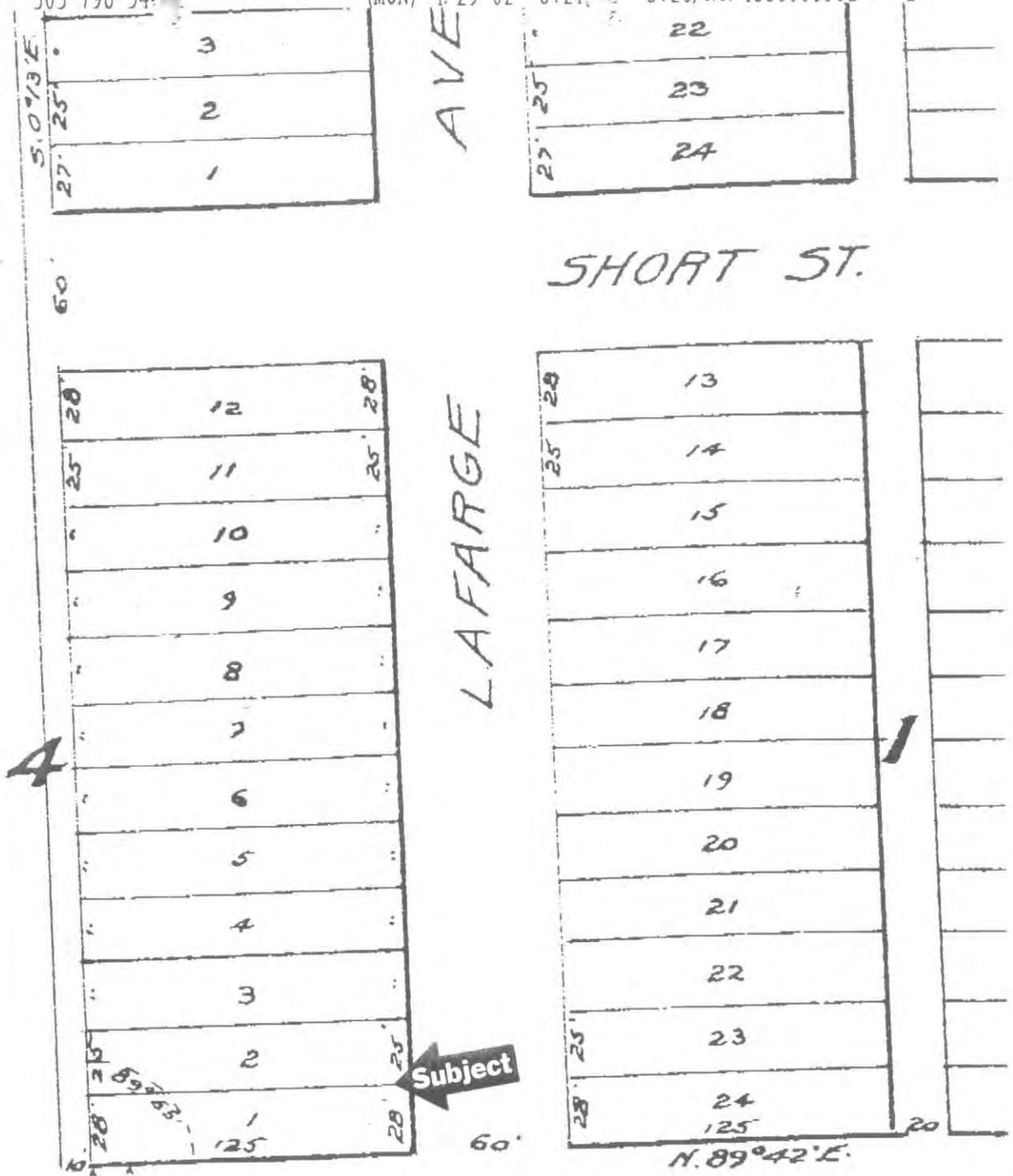
Jolene J. Schwertfeger

Notary Public



My Comm. Exp. May 7, 2013

Barclay Place



4

Subject

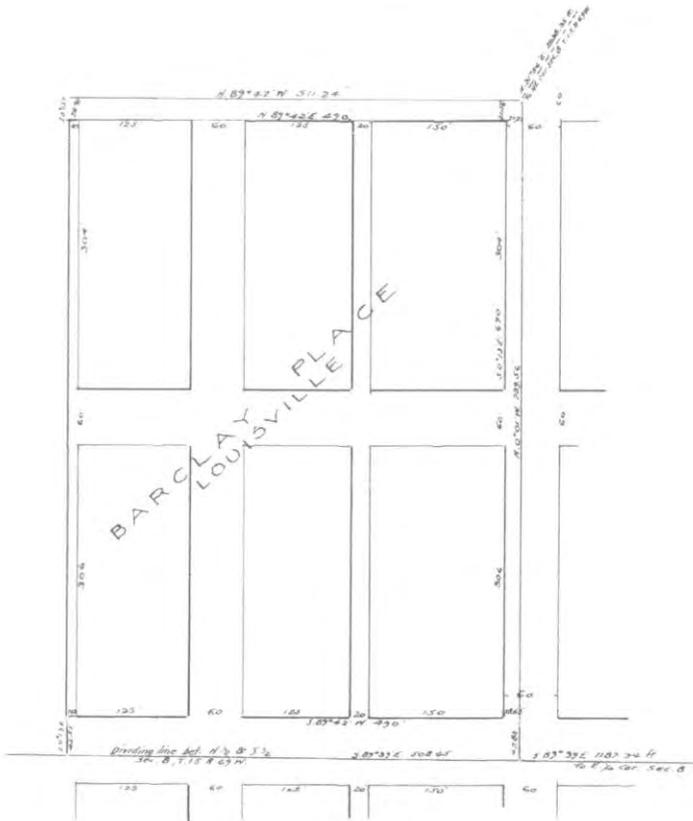
SOUTH

Dividing line bet. N 1/2 & S 1/2 Sec. 8, T. 15.

JEFFERSON PLACE

STREETS ABUTTING UPON
BARCLAY PLACE
 AT
 LOUISVILLE
 SCALE 100 FT = 1 IN.

ATTACHMENT # 2



Whereas on the several days of August A. D. 1892 there was filed in the office of the Clerk and Recorder of Boulder County Colorado a plat of an addition to the sixth east quarter of section eight (8) in township one (1) South of Range Sixty-nine (69) West of the Sixth Principal Meridian and designated as Barclay Place the streets and bounds of which are therein more specifically described as which were assigned and dedicated to the use of the public the perpetual right of way to all the streets and alleys shown on said plat. but as the following described blocks taken up by streets on the north east and south sides of said addition were not openly described in the certificate although laid out and intended to be dedicated for street purposes, and as a consent was accordingly so expressed the same is now more specifically described and dedicated to the use of the public in addition to that described in the certificate. To-wit:

That all lots by these presents that the Colorado Mortgage and Investment Company Limited a corporation duly organized under the laws of the State of Colorado and doing business in the State of Colorado by Samuel J. Gilmore its duly authorized agent and attorney in fact and Andrew Whiston of Coustain and James Guthrie of Brechin Scotland survivors of joint tenancy between them and Alexander Gourlay of Dundee Scotland deceased of the following described tract of land in the County of Boulder and State of Colorado:

Beginning at a point on the dividing line between the north half and the south half of section eight (8) in township one (1) South of Range Sixty-nine (69) West of the Sixth Principal Meridian from whence the south east corner of the North east quarter of said section eight (8) is now established by a three inch iron pipe driven in the ground) bears South 89° 39' East 1183.04 feet thence North 01° 01' West 223.96 feet from whence the north east corner of said section eight (8) bears North 37° 56' East 203.94 feet thence North 89° 42' N 511.24 feet thence South 01° 01' West 223.96 feet thence South 89° 42' East 490 feet thence South 01° 01' West 223.96 feet thence South 89° 42' N 511.24 feet thence South 01° 01' West 223.96 feet thence South 89° 39' East 508.68 feet to the point of beginning being a strip of land along the North side of said Barclay Place 21.36 feet in width at east end and 24.96 feet in width at West end and a strip of land along the west side 21.36 feet in width at the North end and 18.63 feet in width at the South end and a strip of land along the south side 27.83 feet in width at the east end and 42.03 feet in width at the West end containing 100 inch more or less which said tract of land is shown on the annexed plat is hereby granted and dedicated to the public whose use and enjoyment is to be of the public use right of way in perpetuity to all the streets of this township.

THE COLORADO MORTGAGE AND INVESTMENT COMPANY Limited
 By SAMUEL J. GILMORE Agent and Attorney in fact
 ANDREW WHISTON of Coustain and JAMES GUTHRIE of
 Brechin Scotland survivors of joint tenancy between
 them and ALEXANDER GOURLAY of Dundee Scotland deceased
 By JAMES MAGGART agent and attorney in fact

State of Missouri }
 County of Jackson } ss

I, Maria B. Scott, a notary public, in and for said County in the State aforesaid, do hereby certify that James Maggart, agent and attorney in fact, who is personally known to me to be the person whose name is subscribed to the foregoing deed, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument of writing as his free and voluntary act, as the agent and attorney-in-fact thereof, and the free and voluntary act of the said Andrew Whiston of Coustain and James Guthrie of Brechin, Scotland survivors of joint tenancy between them and Alexander Gourlay of Dundee Scotland, deceased, for the uses and purposes therein set forth.
 Given under my hand and notarial seal this eleventh day of December, A. D. 1901.
 My commission expires April 22 1905.

MARIA B. SCOTT
 Notary Public in and for
 Jackson County Missouri



State of Colorado }
 County of Arapahoe } ss

I, Frank Robertson, a notary public, in and for said County in the State aforesaid, do hereby certify that Samuel J. Gilmore, Agent and attorney in fact who is personally known to me to be the person whose name is subscribed to the foregoing deed, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument of writing as his free and voluntary act, as the agent and attorney in fact thereof, and the free and voluntary act of the said By Colorado Mortgage and Investment Company Limited for the uses and purposes therein set forth.
 Given under my hand and notarial seal this thirteenth day of July A. D. 1901.
 My commission expires 20th October A. D. 1904.

FRANK ROBERTSON
 Notary Public



State of Colorado }
 County of Boulder } ss

I hereby certify that this instrument was filed for record in my office this 28th day of December, A. D. 1901 at 9th o'clock A.M. and duly recorded in Plat Book 2 at Town and Addition on page 174.
 True 4th 1901
 E. J. PROBERT
 Recorder



1005 La Farge Ave. History

Legal Description: Lots 1 & 2, Block 4, Barclay Place

Year of Construction: 1903-1931 (see discussion below)

Architect: Unknown

Previous addresses used to refer to this property: 502 La Farge and 504 La Farge, under Louisville's old system of addresses that changed in the late 1930s. Also, in the 1952-53 Louisville directory, 1005 La Farge is given as the address of the business, and 1005 ½ is given as the address of the residence.

Summary: This property was used for a combination of residential and commercial purposes from the early 1900s until at least the 1950s. It was the site of the Allera residence and grocery store, then a residence and doctor's office used by three different physicians and one chiropractor. Although La Farge Avenue was primarily made up of residential buildings, this address is one of at least six La Farge properties that historically were non-residential.

Development of the Barclay Place Subdivision; Allera Ownership of Lots

The Barclay Place subdivision in which this house sits was platted in 1897.

In 1903, John Allera (1882- 1905) married Domenica "Kate" Fenolia (1884-1936). She had grown up nearby at 920 La Farge. Her parents, Batista Fenolia and Louisa Buffo Fenolia, who had been born in Italy, still lived there. Also in 1903, John Allera purchased these lots from the developers of Barclay Place. It is likely that this location was chosen in part because of its proximity to Kate Allera's parents' home. The 1904 Louisville directory lists the couple as living in Barclay Place, which would likely have been at this location, since they didn't own other real property.

Information about John Allera's origins could not be located, but it is believed that he was born in Italy or of Italian parents.

John and Kate Allera had two sons, Joseph and John. In December 1905, John Allera died of unknown causes when his younger son was just five days old.

In 1909, Kate Allera opened a grocery store on Main Street in order to help support her children. In 1910, she had a store built at what is today 1005 La Farge, on the family's property right next to their home. It seems likely that this enabled her to not have to pay rent for the store space on Main Street.

The following photo shows Kate Allera with her sons in front of her store; their house can be seen just to the right of the store. Besides Kate and her two sons, her nephew, Marion DiFrancia (whom she helped raise), was also a long time resident of the house. Her mother is believed to have also lived in the house for a period of time.



Kate Allera's store was one of 22 Louisville businesses advertised on the painted canvas Rex Theatre movie curtain that was made in 1927-28 for the theatre at 817 Main Street:



As of this writing, the original curtain is on exhibit at the Louisville Historical Museum.

Louisville directories and her obituary show that Kate Allera operated her store at the location of 1005 La Farge until her death in 1936. Her sons helped her with the store. According to her obituary in *The Louisville Times*:

Through business and other friendly acquaintance, Mrs. Allera became one of the best known women in Louisville. Her singularly well poised life was one for emulation. She solved the problem of graceful living while meeting the stress and strain of life.

The following 1929 photo shows the store and house at 1005 La Farge with neighborhood residents Lillian Buffo and daughter Marie Buffo in the forefront:



Following the death of his mother in 1936, John Allera continued to live at 1005 La Farge. He was a business teacher at Louisville High School. His future wife, Elma Kinister, was also a teacher there. She roomed a few houses up the street at 1045 La Farge prior to their marriage.

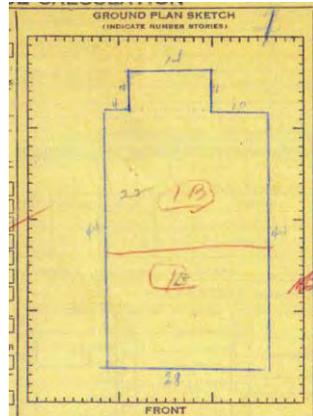
In 1943, John and Elma moved away from Louisville and John sold 1005 La Farge to Amelia La Salle. She and her husband, Frank "Boney" La Salle, lived in the house in the 1940s. June Enrietto, who has lived on this block of La Farge for nearly her entire life, stated that she believes that Boney La Salle was the person who planted the trees that are still in front of the house. In 1945, Amelia La Salle sold the property to Charles P. and Bertha Stockdale.

Dr. Charles Stockdale was the first physician to work and live at this property, beginning in 1945. June Enrietto stated that she believes that it was Dr. Stockdale who added the medical office next to the garage. This building, which is still next to the garage and which faces Short Street, had a waiting/reception room in the front and a small medical area in the back. Directories show that Charles and Bertha Stockdale lived at 1001 La Farge and he had his business there.

In 1947, Rolland and Arly Frickey purchased the property. He was a chiropractor. They lived in the house and he had his business at this address.

The following two images are from the 1948 Boulder County Assessor card and show the house from that time, when it was owned by the Frickeys, along with a sketch of the layout. The photo is believed to date from 1948. Notations on the card indicate that the blue markings on the layout sketch were made in 1948 and the red markings in 1950.





Next, later in 1948, 1005 La Farge was purchased by Dr. Walter Bock. He, his wife Helen, and their children lived in the house and he had his medical office in the small building facing on Short. Local residents also remember that Dr. Bock made house calls. Dr. Bock is remembered as then going into the service. When he returned, he resumed his practice in Boulder, not Louisville. Dr. Bock, who was born in Missouri in 1911, died in Florida in 1993. Helen Bock, who was born in Illinois in 1912, died in Florida in 1999.

In 1955, Dr. William Bresnahan and Laurel Bresnahan purchased 1005 La Farge. He was the last doctor to have his practice at this address. They had the property for one year. The Bresnahans are remembered as having had two children, an older boy and a younger girl. In an interesting wrinkle to the story of this property, in 1964, several years after they had moved away from this house, Dr. and Mrs. Bresnahan were killed by their then 16-year-old son while on a camping trip in Summit County. William James Bresnahan, Jr. was sentenced to life in prison. According to online *Denver Post* and *Los Angeles Times* sources, he was paroled in 1977, and in 1987, then-Governor Roy Romer pardoned him. William James Bresnahan Jr. became a practicing physician himself in California. Some consider his to be a juvenile justice success story.

In 1956, the Bresnahans sold 1005 La Farge to William and Ruth Andrew and their son, William W. Andrew. William Andrew, born in circa 1886, was a retired coal mine operator who had locally operated the Centennial Mine. He passed away in 1963. In 1970, Ruth Andrew and her son sold 1005 La Farge to Charles "Charlie" Parise, who owned it just under one year.

Later Owners

The owner of 1005 La Farge from 1970 to 1989 was Doris Donner. In 1989, Robert Qualls and Judy Cresswell, the current owners, purchased the property.

Discussion of Construction Date

There is not a clear indication of when this house was constructed. However, there are some different pieces of evidence.

Boulder County gives 1931 as the date of construction for both the house and the office. However, the County has been frequently found to be in error with respect to the dates of construction for Louisville properties, and the County has been known to give a remodel date as the date of original construction. In this case, the 1948 County Assessor card states that the house was constructed in 1931, and that it was 37 years old in 1948. However, both of these pieces of information cannot be true. Either the County meant to give 1911 as the year of construction, and to say that the house was 37 years old in 1948, or the County meant to say that the house was constructed in 1931 and it was 17 years old in 1948. Also, the evidence that has been gathered is that the office was constructed in the 1940s, not 1931.

Related to this discussion is the issue of the existence of the store, which was on the south side of the property until at least 1936. Information about when it was torn down could not be located. However, some might say that the house could not have been fully remodeled to look as it does now while the store was still there.

All things considered, the most likely scenario appears to be that the original part of the house was constructed in the early 1900s and perhaps as early as 1903, when the Alleras purchased this property for their home, particularly since they were living in Barclay Place in 1904. It appears to have been remodeled at some point. This could have happened in 1931, as the County says, or in a different year. June Enrietto, who was born in 1926, has stated that it has been a stucco house that looks as it does now for as long as she can remember. Mary Anne La Salle Patete, who lived in the house as a child from 1943 to 1945, also stated that she recalls that in 1943, it was a stucco house that looks much as it does now. She also believes that her father did not do anything to greatly alter the house while her family owned it. Unfortunately, there are no members of the extended Allera or Fenolia families left who might remember the history of this property.

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

**RESOLUTION NO. 03
SERIES 2012**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING THE
LANDMARK DESIGNATION APPLICATION FOR AN HISTORICAL RESIDENTIAL
STRUCTURE LOCATED AT 1005 LAFARGE AVENUE**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a landmark eligibility determination for an historical residential structure located at 1005 LaFarge Avenue, on property legally described as Lots 1 and 2, Block 4, Barclay Place, Town of Louisville, City of Louisville, State of Colorado; and

WHEREAS, the City Staff and the HPC have reviewed the application and found it to be in compliance with Chapter 15.36 of the Louisville Municipal Code, including Section 15.36.050.A, establishing criteria for landmark designation; and

WHEREAS, the HPC has held a properly noticed public hearing on the proposed landmark application; and

WHEREAS, 1005 LaFarge Avenue (Allera House) has social significance because it was built in the early 20th century, is an excellent example of a clipped gable roof and column and pediment front porch and the history of the house has a direct relationship to those who were prominent in the early development of Louisville; and

WHEREAS, the HPC finds that these and other characteristics specific to the Allera House have social significance as described in Section 15.36.050.A of the Louisville Municipal Code; and

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF LOUISVILLE, COLORADO:

The application to landmark the Caranci House be approved for the following reasons:

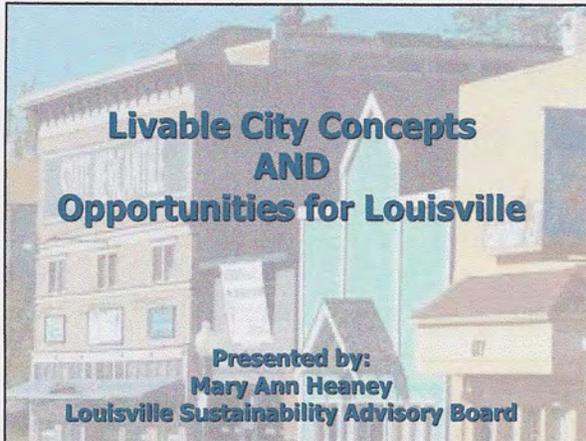
1. Excellent example of a clipped gable roof and distinctive front porch.
2. The social history of the house is fairly strong, with direct relationship to those who were prominent in the early development of Louisville.

PASSED AND ADOPTED this _____ day of _____, 2012.

Peter Stewart, Chairperson

Attest:

Secretary



“Livable City” Goals

- Enhance the well-being of inhabitants
- Strengthen community ties
- Improve social and physical health
- Increase civic engagement
- Maintain economic sustainability

**Accomplished by
reshaping the built environment of our cities.**

Principles of Livable Cities

- A strong sense of place
- Places that entice people to walk and bicycle instead of using cars
- Enhancing the livability of the city
- Reduction of environmental impacts and infrastructure costs

Principles of Livable Cities

These principles are essential for:

- Developing social life/community
- Raising healthy, socially adept children
- Improving the social/physical health of all ages
- Reducing environmental impacts
- Establishing social/economic sustainability

Common Characteristics of Livable Cities

- Enhanced street design
 - Wide sidewalks, bike lanes, traffic quietened streets, street trees - encourage walking/ biking, public transit
- Linked plazas/public squares/commerce areas
- Farmers markets/urban gardens
- Art in the public realm

Benefits Health

- Reducing vehicle miles lowers traffic fatalities
- Non-motorized travel, mass transit, and walking/biking support an active life style
- Aging citizens with safe, walk able access to basic services retain their health

Benefits Health

- Reduces obesity
 - 25% of Colorado children are obese¹
 - 19% of Colorado adults are obese¹
- Reduces heart disease, cancer, stroke, COPD, and diabetes
- Reduces health costs

¹ COPHE

Benefits Environment

- Getting people out of cars reduces pollution
- Reducing auto travel reduces fossil fuel use
- Reduces food product travel
 - an average of 2,000 miles
- Reduces ambient temperature
 - 10% increase in parks/open space = ~4°F decrease in surface temperature



Benefits Environment

Urban gardening reduces waste, transportation related impacts, improves nutrition:

- Urban gardening assists with run-off
- Food travels ~1,500 miles
- 7-10 days transit = spoilage, reduced nutrition



Benefits Strengthening Community Ties

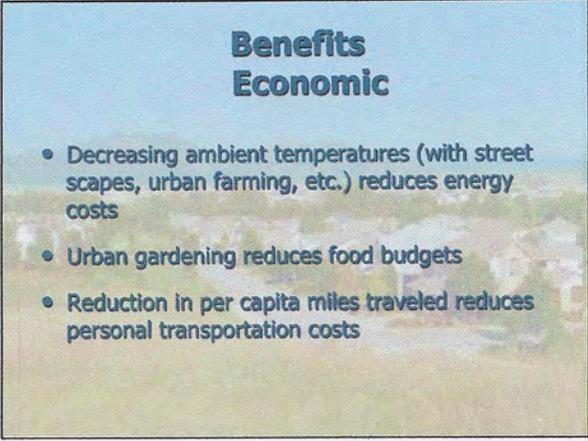
"Veggies link people."

- Urban gardening builds community
 - brings neighbors together
- Neighbors also come together through:
 - Linked public areas
 - Public art
 - Walking and cycling



Benefits Economic

- A livable city results in a desirable community
- A desirable community attracts commerce
- A livable city retains/increases home values
- A livable city attracts non-residents to shops, restaurants, community functions



Benefits Economic

- Decreasing ambient temperatures (with street scapes, urban farming, etc.) reduces energy costs
- Urban gardening reduces food budgets
- Reduction in per capita miles traveled reduces personal transportation costs

Opportunities for Louisville

1. Connect existing paths to critical areas:

- Provide pleasant, safe travel for all ages to stores, restaurants, movie theater, rec center, etc.
- Link paths to mass transit hubs
- Link paths to surrounding communities

Opportunities for Louisville

2. Increase urban gardening areas

- Allow citizens to rent public land for gardens
- Support coordination of residential urban gardening
- Provide support for school gardens

Opportunities for Louisville

3. Increase public spaces

- Create pleasant gathering areas
- Install public art

Opportunities for Louisville

4. Embed Livable City Principles

- In planning of transit areas
- In updates/revisions to roadways
- In the city's Master Plan
- In park and open space development
- In commercial development review
- In city codes

**Comments,
Suggestions,
Questions ?**

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: Plaque Design
Date: April 16, 2012

In working with Peter Stewart and Jessica Fasick, staff has created a draft example of a plaque design:



The plaque could be kept fairly simple. The plaque has been designed to give a numeric tag and a link to the City website where more information could be given such as a location map, historic photos of the house and the social history.

I checked with the Preservation Planner in Central City to find out where they get their plaques and he stated they use Erie Landmark out of Pennsylvania. I have used them in the past as well and they seem to be the most competitive for pricing.

Staff is seeking direction on how to proceed.

MEMORANDUM

To: Historic Preservation Commission Members

From: Department of Planning and Building Safety

Subject: Sandstone Retaining Walls – “Murphy Hill”

Date: April 16, 2012



Staff was asked to research the sandstone retaining wall located on Murphy's Hill. It appears to be within public right-of-way. Public Works one concern with landmarking the wall is with future road widening work. This section of road is not very safe and a future road project would most likely include the creation of gravel or asphalt shoulders. Public Works was not sure when future road work would occur. More than likely not for several years.

It should be noted the Sandstone Retaining Wall is outside of the area of influence for the HPF.

Staff is seeking direction on how to proceed.



County Road

BNSF

South 96th St.

Sandstone Wall



CTC



NORTH

Google earth

Imagery Date: 5/4/2011

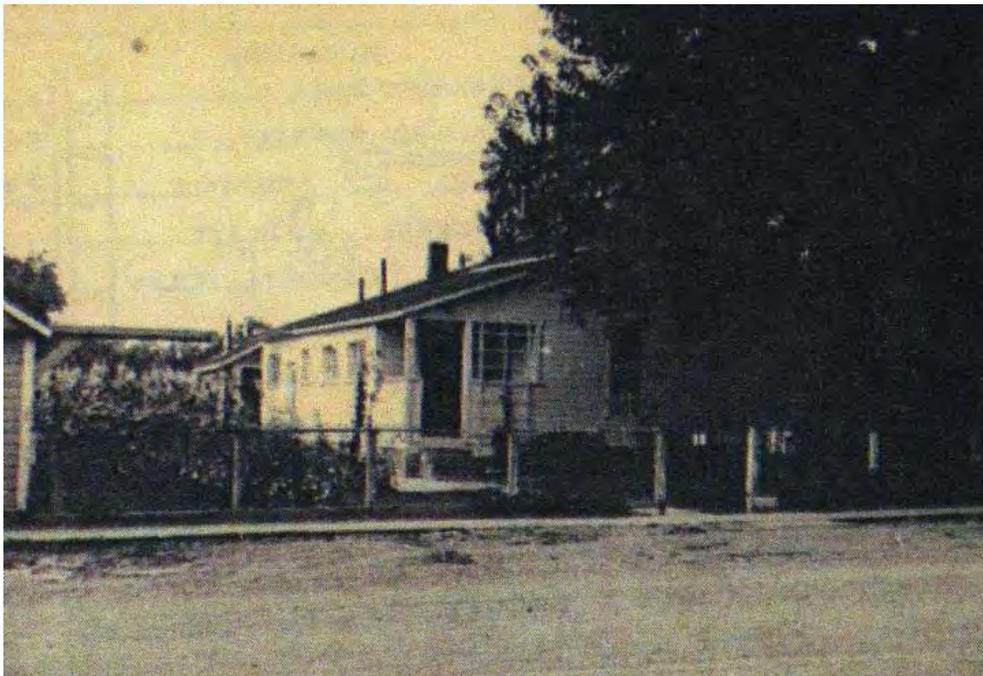
39°58'02.76" N 105°07'40.08" W elev 5367 ft

Eye alt 6894 ft

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: Demolition Update – 821 McKinley Avenue
Date: **April 16, 2012**

On April 4, 2012 Planning Staff and two subcommittee members of the HPC met on-site at 821 McKinley Avenue. The request on the demolition permit was to remove all of the structures on site, including the primary residence (ca. 1907) and all of the out-structures.



The HPC subcommittee walked the property looking at the primary structure. It was evident the primary structure has some modifications over time including the removal of most of the windows, which were replaced by modern aluminum windows.



After deliberation, the HPC subcommittee determined the property lacked social and architectural integrity and determined the structure would not qualify as a landmark based on the criteria established in the LMC. Therefore the demolition permit was released.

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: Demolition Update – 1116 Jefferson Avenue
Date: **April 16, 2012**

The owner of 1116 Jefferson Avenue has submitted a demolition permit for the removal of all structures on the property. The applicant had come to the HPC in November 21, 2012 for a pre-filing discussion. During the pre-filing conference the owner stated they more than likely will be demolishing the structure but they were interested to learn what they could do with the structure if they decided to keep it.

If you recall this property had previously received demo release in 2007, but the application has since expired.

MEMORANDUM

To: Historic Preservation Commission Members

From: Department of Planning and Building Safety

Subject: Demolition Update – Grain Elevator

Date: **April 16, 2012**

On April 5, 2012, the City distributed a Request for Proposals (RFP), seeking an interested team to preserve the historic grain elevator and develop the entire site with uses to support the downtown commercial district. The City Council reviewed the RFP on April 3 and directed the Economic Development Director to distribute it. The Council is willing to direct public resources, both human and financial, to assist in the effort. The deadline for submittal is May 23, 2012.

On May 15, the Council will establish an Evaluation Committee charged with applying the criteria within the RFP to all submitted plans. The Council hopes the Evaluation Committee will be able to present a recommendation to the Council on June 19, prior to the expiration of the 180-day stay. The two members of the Historic Preservation Commission (HPC) that were appointed at the March HPC meeting are expected to be part of the Evaluation Committee.

MEMORANDUM

To: Historic Preservation Commission Members
From: Department of Planning and Building Safety
Subject: Demolition Update – 801 Walnut Street
Date: **April 16, 2012**

The demolition of 801 Walnut Street is underway. Unfortunately and due to a weak superstructure, no parts of the existing façade were able to be retained during demolition. The contractor explained the structure was not stable at all and when a portion of the corner was removed the structure started to sway and then toppled. Staff contacted the contractor stating the intent of the demolition approval was to retain a portion of the front façade. Staff then asked if there was any miscommunication regarding the approval and the contractor stated he was well aware of retaining the front façade and had intended on doing so. Unfortunately the structure as not self supporting.

The contractor did state the front porch was not as it appeared. The columns, which appeared to have been retained, were false decorations made to resemble the original columns.