City of Louisville
COLORADO • SINCE 1878

Historic Preservation Commission
Agenda
May 20, 2013

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 18, 2013; April 15, 2013**
V. Public Comments on Items Not on the Agenda
VI. Pre filing Conference – none
VII. **PUBLIC HEARING – Demolition Request – 712 Lincoln**
VIII. Discussion – Grain Elevator
IX. Discussion – Loans from the HPF
X. Committee Reports –
- Outreach committee
- Commercial incentives workshop
- LRC liaison

XI. Update on Demolition Requests - 1041 Grant, 701 Walnut, 844 Spruce, 833 Courtesy, 1006 Pine, 516 Grant, 500 Jefferson
XII. Update on Alteration Certificate Requests – none
XIII. Discussion/Comments on Planning Department Referrals – none
XIV. Updates –
- Reconnaissance Survey / Austin-Niehoff HSA / Jefferson Place

XV. Items from Staff - Plaques
XVI. Items from Commission Members – Certificates of Appreciation
XVII. Discussion Items for Next Meeting – ***June 17, 2013***
- Jefferson Place Survey presentation

XVIII. Adjourn

City of Louisville
Department of Planning and Building Safety
749 Main Street Louisville CO 80027
303.335.4591 (phone) 303.335.4550 (fax) www.louisvilleco.gov

City of Louisville
COLORADO • SINCE 1878

Historic Preservation Commission

Meeting Minutes

March 18, 2013
City Hall
749 Main Street
7:00 PM

Call to Order – Chairperson Peter Stewart called the meeting to order at 7:02 PM.

Roll Call:

Commission Members Present:
Mike Koertje, Peter Stewart, Kirk Watson, and Lynda Haley

Commission Members Absent:
Heather Lewis and Jessica Fasick

City Representatives:
Scott Robinson, Planner I

Approval of Agenda
Koertje noted 927 Main Street is not on the agenda. It was discussed at the last meeting it would be brought to this meeting.

Robinson stated the applicant had withdrawn the application and intended to reapply at a later date.

Approval of Minutes
Stewart recommended they look at February 18, 2013 meeting minutes. Koertje requested a minor modification. Koertje made a motion to approve as amended. Stewart seconded the motion. The minutes were approved by voice vote.

Public Comment – None

Pre-filing Conference – None

Public Hearing – Landmark Request – 925 LaFarge Avenue

Stewart opened the item.

Robinson presented the information provided in staff's report.

Questions of Staff

Koertje asked if the landmark request was for the primary structure and the accessory structures.

Robinson stated it was only for the primary structure.

The applicant, Mark Brunner, presented. He is landmarking to prevent scraping.

Koertje asked if the name of the structure is acceptable.

Brunner answered in the affirmative.

Public Comments - None

Commission Comments

Koertje stated this structure appears to comply with architectural and social significance.

Haley stated this structure is part of the Jefferson Place Subdivision, which is very important.

La Grave agreed and added he is impressed with the applicant adhering to his promise, to the previous owner, to landmark this structure.

Watson asked for specifics on the landmark application so they know exactly what they are landmarking.

Stewart stated generally it is the primary structure that is landmarked, but the accessory structures will be protected as well due to their age.

Watson asked if the applicant has a desire of what is included in the landmarking.

Brunner stated he did not anticipate landmarking any other structures but would be interested in hearing the commission thoughts.

Watson stated he was uncomfortable in landmarking anything other than the primary structure since there has not been any additional review on the other structures.

Watson made a motion to approve the request.

Haley seconded the motion.

Motion passed 5-0.

Public Hearing – Grant Request – 700 Lincoln
Robinson presented the information provided in staff's report, including the contractors bids for the asphalt shingles and the slate shingles.

Watson asked if there was any evidence of what historical roofing was there.

Tommi McHugh, applicant, answered from the audience but it was inaudible.

Stewart asked if the HSA included roofing as a top priority.

Robinson stated it was listed as number one.

Stewart asked why slate was recommended instead of wood shingles.

McHugh stated it was frowned upon by Boulder County to use actual wood shingles.

Watson stated Boulder County does not have jurisdiction in this area. He discussed how it would have been nice having wood shingles. He added the asphalt shingles look like wood and he was fine with that request.

Discussion ensued between Watson and the applicant regarding the various roofing material types.

Stewart explained the difference between a wood shake and wood shingle. He recommended putting on a wood shingle similar to the roofing found on the Arts Center.

Watson stated a wood shingle probably does not last as long as an asphalt shingle, and protection of the roof is more important.

Discussion ensued regarding tabling this item to further discuss wood shingles.

Koertje asked if there was any urgency to get the roofing completed.

McHugh stated it appears to be solid and she would be willing to research wood shingles.

Stewart made a motion to continue this item to the next meeting.

La Grave seconded the motion.

Motion carried 5 – 0.

Discussion – Grain Elevator development partner recommendation

Aaron DeJong, Economic Development Director, presented and gave background of the Grain Elevator purchase and the RFP process. He stated staff is recommending the Old Town Group based their approach, experience with historic preservation and the cost estimate is based on the restoration and preservation.

Koertje asked what the HPC's role was tonight.

DeJong was asking for a recommendation from the HPC.

La Grave asked why the other applicant was not invited to attend, then asked about the letter received by the other applicant.

DeJong gave a reasoning why he proceeded with only one applicant.

Watson asked for clarification on what the two RFP's were.

DeJong stated the Old Town Group is requesting to bring the building to an adaptive reuse based on assistance from the City.

Watson asked what is the hard benefit to the city.

DeJong stated it would be the sales tax generated from this property being brought back into use – both the NAPA building and the Grain Elevator. He then gave the financial statistics of the proposal.

Watson asked if there was an analysis done for the other group.

DeJong stated there will not be any sales tax generated because the other group is not recommending an adaptive reuse.

Discussion ensued as to the potential benefits of the building if it were not reused and just sat vacant.

La Grave asked if the conservation easement would be in place before the transfer of ownership.

DeJong answered in the affirmative.

Watson stated he has an issue with giving the building away after paying for the purchase and rehabilitation of the building.

Stewart asked if money might be available from the LRC.

DeJong stated it certainly could.

Stewart stated some of the struggle we are looking at is this appears to be a redevelopment project, not a preservation process.

La Grave asked why we need a development partner.

DeJong stated City Council has stated they do not want long term ownership and want this structure to be reused.

La Grave asked if the only way to do this would be to gift the property.

DeJong stated there might be other options such as leasing or putting the property up for sale.

DeJong answered in the affirmative, but stated that was not the direction he received from City Council.

Steve Howards, principal of Old Town Group, presented.

Howards answered questions that were raised. He stated their group is sensitive as to how the City protects its interest. He emphasized they are very excited about the preservation of the structure, as well as the adaptive reuse.

La Grave stated this is an important decision because the citizens of Louisville chose to tax themselves for preservation.

Howards stated they are very sensitive to this citizen's interest in this program and this structure. He says now is the time to move forward in restoring this structure so it isn't lost forever.

Howards went through the PowerPoint presentation of their proposal. The main points of the proposal were:

- Place the elevator as the primary focus
- Entice a user who is long term and who cares about the space
- The NAPA building will have to come down because it obstructs the Grain Elevator
- There needs to be financial transparency
- Anything done on this property needs to be done to uphold the elevator

Stewart thanked DeJong for bringing this information forward.

Public Comment

Erik Hartronft gave his professional background and involvement within Louisville. He stated Mike Kransdorf should be credited for saving the building. He stated the following:

- The proposal he originally made with Kransdorf was very similar to what is currently being considered.
- The primary difference is the City now owns the building and they should take a breath and figure it out - approach it in steps.
- If we can get the building to where people can walk through it without respirators, it will be more enticing.
- Consider moving the museum inside the Grain Elevator, turn the remainder of the site into an historic park, and turn over the museum campus to a commercial site.

John Leary stated this project has had good intentions but has not been truly thought out. He stated he liked the Old Town Group proposal but he doesn't think it is quite there yet. Public parking should not be overlooked.

Ashley Stolzmann stated there are now opportunities existing for this site since the city has ownership. She added the building needs to be landmarked, stabilized and the hazmat removed. She stated she likes the idea of having a museum there. She added she did not believe a parking lot is a good idea, because that would not be a wise use of preservation funds.

Randy Caranci, owner of the warehouse to the south, stated there is an encroachment of the elevator on his property that needs to be resolved.

Stewart asked why the costs go up after the property is platted.

Caranci said it was based on the public land dedication requirement.

La Grave stated the HPC is committed to the stabilization of the structure and the landmarking. He recommended we take some time to consider our options after the stabilization and landmarking.

Koertje agreed but stated that is not the direction council gave staff. He added we can't recommend something different.

Watson asked about the tax credit option Howards spoke about. He added, based on the pro forma provided by the applicant, most of the HPF will be depleted through this project.

Robinson addressed the question regarding the remaining HPF.

La Grave asked how the public was involved during this process. He stated it appears there is a single use nature in the RFP which provides a bias as to the potential outcome.

Stewart stated the structure was purchased through preservation funds and should be treated as a preservation project first. If we go forward with the stabilization it might generate more interest in the project. He recommends city council move forward with stabilization now and work later on the re-purposing of the structure.

La Grave stated his agreement with Stewart. He also recommended doing another RFP that allows alternative uses.

Watson recommended an RFP, to consulting contractors, for cost estimates to rehabilitate the structure.

Stewart stated this information can come from an architect or engineer. He added it might be best to find out what tax credits might be available for the structure.

DeJong stated if the city does the stabilization then there are no tax credits. The city is eligible for competitive grants.

Hartronft stated they went in depth with a tax advisor about tax credits and they eventually run out before you can use them up, unless you are very wealthy and can benefit from the tax breaks.

Howards stated they would probably sell off the tax credits at 50 cents on the dollar because they can't use them. He said these are details that still need to be worked out.

La Grave asked why shouldn't the city move forward with the stabilization and then bring someone in through the RFP process.

Howards stated there isn't a developer out there who will work with the city on an exact amount to stabilize the structure.

La Grave stated he didn't imagine a developer being in charge of that aspect – it would more likely be an architect or an engineer.

Stewart asked what is the benefit to have a developer involved in the first two phases.

Nan Anderson, project architect, stated there is a process known as public private partnership that should begin in the beginning of a project so there is transparency all the way through.

La Grave asked if it was cheaper to go this route. He stated he did not think so.

Anderson stated there definitely is a risk but there are a lot of risks involved with this project.

Stewart stated he believes that is the point, we are trying to determine when to hand off that risk.

Discussion ensued as to the benefit of having a developer involved now or later.

Watson stated if this project is poorly managed the HPF could run dry.

Howards stated that is why our RFP is based on phases, so you could see the potential costs.

Stewart stated this is a difficult decision but it is more apparent why a developer should be included from the beginning. He added he would rather pass forward a recommendation for process and not which team to choose.

Watson recommends approving the hazmat cleanup to allow for people to go in to look at the building. He added he cannot recommend approval of the proposal as written because there are too many unknowns.

Koertje asked if the commission was recommending a completely different process than what Council approved as direction for staff.

Discussion ensued regarding the intent of the recommendation.

Haley stated she agreed with Koertje that the process should not be changed.

La Grave recommends Council to reject both proposals at this time, while allowing the stabilization to happen.

Discussion ensued regarding the RFP itself.

Koertje made a motion to go forward with the Old Town Group, with the contract coming back to HPC with more specifics.

Discussion ensued regarding the motion.

Stewart recommended we take two more steps before we go forward with a recommendation with a developer.

La Grave stated there were far too many unknowns to choose a respondent at this time.

Koertje asked if there was a second to his motion.

Haley seconded the motion.

Watson stated there wasn't enough information to make a decision.

Motion fails 2-3 (Koertje and Haley aye).

La Grave recommended a second motion to pursue stabilization, options available, and a new RFP.

Watson made a motion to forward a recommendation to Council to pursue basic safety stabilization, detoxification, and pursue a better definition of the RFP.

La Grave seconded the motion.

Motion carries 4 – 1 (Koertje no)

Discussion – State grant application for Grain Elevator

Stewart opened the item and asked for a presentation from DeJong.

DeJong presented the items in the packet.

Watson stated he doesn't see anything in regards to detoxification.

DeJong stated it is included.

The commission approved the application by voice vote.

Adjourn

Koertje made a motion to adjourn.

Stewart agreed stating, due to the late hour, the other items could be readdressed at the next meeting.

Adjournment was at 10:47 p.m.

City of Louisville
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Historic Preservation Commission

Meeting Minutes

April 15, 2013
City Hall
749 Main Street
7:00 PM

Call to Order – Chairperson Peter Stewart called the meeting to order at 7:02 PM.

Roll Call:

Commission Members Present:
Mike Koertje, Peter Stewart, Kirk Watson, Jessica Fasick and Lynda Haley

Commission Members Absent:
Aquiles La Grave

City Representatives:
Sean McCartney, Principal Planner

Approval of Agenda
Stewart made a motion to approve agenda. Fasick seconded the motion. Approved by voice vote.

Approval of Minutes
Stewart asked to continue the meeting minutes until May 20, 2013.

Public Comment – None

Pre-filing Conference – None

Public Hearing – Grant Request – 700 Lincoln

Stewart opened the item.

McCartney presented the information provided in staff's report. He stated staff is recommending approval of the wood shingles on the house and garage, as well as gutters.

Questions of Staff

Watson asked if there was a detail for the gutter submittal. He inquired if the request was for a half round.

Tommi McHugh stated there was a small section of the house that had a half round.

Watson said he would support half round.

Koertje asked staff if the garage were included in the original landmark request.

McCartney stated it was.

McHugh asked the HPC what would happen if they weren't able to secure the funding, could they be allowed to put on the less expensive asphalt shingles instead of wood. She then added if they could also apply in phases on the roof replacement.

Watson asked if there was a timeline for the $20,000 grant.

McCartney stated there was a time limit on the $5,000 grant but not the $15,000 grant.

Stewart asked how bad the garage roof was.

McHugh stated it was worse than the house. There was water coming through and you could see daylight.

Stewart inquired if McHugh got more than one bid for the wood shingles.

McHugh stated she tried to get more than one but was unsuccessful. She added staff stated they would try to find out who the City used but they have not been successful either.

HPC requested her to get another bid for the wood shingles, but it would not hold up her request.

Stewart stated he was in support of the request as presented.

Public Comments - None

Commission Comments

Haley asked about the phasing plan and whether we could choose which structure goes first.

McHugh stated she would like to do the house first.

Haley asked when the next phase would be done.

McHugh said within the next year but wants to make sure there isn't more deterioration.

Koertje made a motion to approve the request.

Fasick seconded the motion.

Watson asked if there could be more specifics placed in the resolution to require half round gutters.

Koertje and Fasick agreed.

Motion passed 5-0.

Public Hearing – Demolition Request – 844 Spruce

Watson asked if he needed to recuse himself since he lived in the neighborhood.

Stewart stated he did not believe there was a conflict of interest since he had no monetary involvement.

Stewart asked to recuse himself since he did have involvement with the project.

Koertje took over for Stewart.

McCartney presented the information provided in staff's report. He reminded the HPC this property is outside of the area of influence for the HPF, therefore it is not eligible for grant funding through the City of Louisville.

Tom Ramsey, contractor for the project, spoke on behalf of the owner. He stated the owners are not interested in saving the structure primarily due to added costs.

Watson asked if there was a soils report and if there were test borings done.

Ramsey answered in the affirmative. He stated he did not know the specifics of how deep the expansive soils were.

Public Comments

Fred Banta, adjacent neighbor, asked a question about the Boulder County graphic and whether it was representative of the property boundaries.

McCartney stated it is not a survey, so it is only representational.

Watson asked staff if there were any allowances for moving this structure somewhere else on the same property, making it a small accessory structure.

McCartney stated there are setbacks, building separations, floor area, and lot coverage that would need to be retained.

Commission Comments

Koertje stated this structure qualifies for a stay based on the criteria established for demolition reviews. He stated the social history is strong, the architecture is strong, and the structure is over 50 years old.

Haley stated she believed this structure was a great representation of what the area was and she believes the structure should be retained if at all possible. She reminded the applicants there are State and National benefits that may be applied for to retain this structure.

Fasick recommends a stay as well. She stated she agrees with Watson the structure could be relocated on the lot.

Watson stated he would volunteer to work with the applicant on design assistance because he believes this structure could be a good accessory structure.

Haley asked if there was a way to place interpretive signage on the property, next to the sidewalk, if they demolish the structure.

Watson stated more benefits of retaining the structure.

Koertje asked Watson if he would be willing to offer design assistance.

Watson stated he would be willing to do so.

Discussion ensued about the variance process.

Koertje made a motion to place a full stay on the application and asked for the item to be brought back each month to see if there has been any advancement on the design assistance.

Haley seconded the motion.

Motion carried 4 – 0.

Ramsey discussed the specifics of trying to keep the structure on the property.

Stewart came back in the meeting.

Discussion – Loans from the HPF

Koertje stated he had not had a chance to meet with anyone regarding the coordination of this program. He initially contacted Chase Bank and they said they did not have the staff available to help.

McCartney informed the HPC the Finance Director stated he did not have the staff available to process this program in-house. He added we could do some internal brain storming, and maybe include the City Attorney as well.

Koertje stated he would remove the redlines of the draft language and provide it to staff for review and action.

Discussion – Comprehensive Plan Cultural Heritage Section

Stewart asked staff what were the next steps on this item.

McCartney recommended the HPC members should attend the City Council meeting to give their thoughts.

Stewart referred to the draft language and had a few modifications.

Watson asked about the maintenance requirement on landmark structures and stated it is very direct to require a landmark owner to be required to maintain their landmark.

Koertje stated there is a municipal code which covers this statement currently in the Louisville Municipal Code.

Committee Reports –

Outreach committee - none

Commercial incentives workshop - none

LRC liaison

Koertje stated he hasn't received much response.

Update on Demolition Requests - 1041 Grant, 701 Walnut, 939 Lincoln, 721 Front

Stewart stated he appreciates staff's updates on these projects.

Update on Alteration Certificates – 612 Grant

Stewart stated this sounded like a pretty straight forward request.

Discussion/Comments on Planning Department Referrals –

Coal Creek Station PUD

Stewart stated the staff report had emphasis on the train cars. He asked staff to give a rundown of what a staff referral is.

McCartney stated a referral is a request for a review body to provide comments on how they feel a PUD affects their interest. He added staff has reached out to train enthusiasts to see if someone might be interested in acquiring the trains because the applicants do not want to keep them.

Koertje asked if this was a public hearing, or do they need to come back through as a demolition request.

McCartney stated he was unsure since these were train cars and not structures.

Stewart stated this was more like a pre-conference meeting where we are providing direction to staff to forward to City Council.

Koertje asked if the structures shown on the vicinity map needed to be included as well.

McCartney stated the other structures were not over 50 years old.

Fasick asked about the State Farm building.

McCartney stated the structure would be remaining.

Koertje asked if Front Street was being built punched through.

McCartney answered in the affirmative.

Stewart stated the development of the alley, behind the adjacent single family homes to the south, was a good idea. He added he felt as though the proposed development was compatible with the existing single family neighborhood.

Discussion ensued regarding the specifics of the development.

Stewart stated he would like to see the trains repurposed if at all possible.

Fasick asked if these trains could be wheeled down to the Grain Elevator.

Discussion ensued regarding this comment. It was determined the trains are most likely no longer mobile.

Stewart stated he would provide comments to staff for Planning Commission.

Updates –

Grain Elevator

McCartney updated the HPC that City Council directed the Economic Development Director to move forward with the Olde Town Group and ask for a more detailed phasing process.

Stewart thanked staff for their hard work on the State Competitive Grant for the Grain Elevator.

Watson asked if this would assist our HPF in expenses.

McCartney stated it would.

Reconnaissance Survey

McCartney stated there was a kick-off volunteer meeting last week, so it is moving forward.

Austin-Niehoff HSA /Jefferson Place

McCartney stated we are very close on these items.

Items from Staff -

McCartney stated Heather Lewis will be resigning from the HPC.

Stewart asked if there were any possible replacements.

McCartney stated he would speak with Meredyth.

Recognition of recently resigned members

Stewart asked what are the next steps.

McCartney stated we can prepare the certificates and bring them back at another meeting.

Adjourn

Koertje made a motion to adjourn.

Stewart seconded the motion.

Adjournment was at 8:34 p.m.

LOUISVILLE HISTORIC PRESERVATION COMMISSION

STAFF REPORT

May 20, 2013

ITEM: Case #2013-006-DEMO

APPLICANT: Susan and Stan Feagler
23 Annette Pk Dr
Bozeman, MT 59715

OWNER: Same

PROJECT INFORMATION:

ADDRESS: 712 Lincoln Avenue
LEGAL DESCRIPTION: Lots 15-17, Block 8, Pleasant Hill Addition
DATE OF CONSTRUCTION: circa 1904-1909

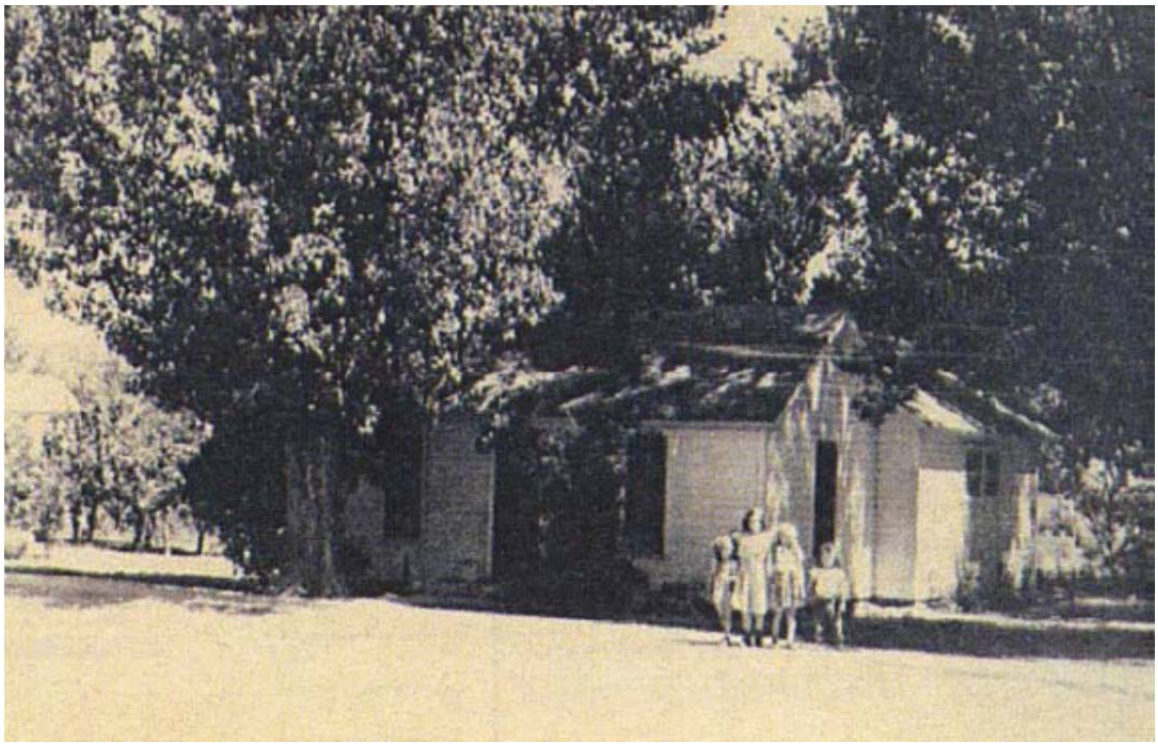
REQUEST: A request to demolish the existing house.

HISTORICAL BACKGROUND:
Information is from Historian Bridget Bacon and is attached to this document.

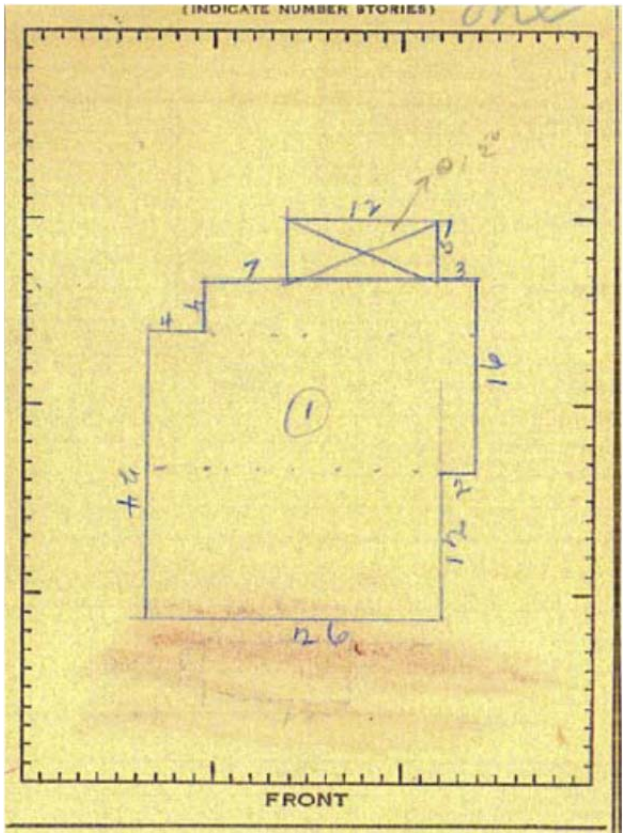
Fiori Family: 1904-1938
Giacomo Fiori was a coal miner. He and his wife, Maddalena, both born in Italy, lived in the house until 1911 or 1912, after which they rented the property.

Wilson Family: 1938-1990
Arlo and Daisy Wilson rented the house for several years before buying it from the Fioris. Arlo was a native of Louisville and he and Daisy raised nine children at 712 Lincoln. Arlo started out as a coal miner but then went to work for the police department, eventually becoming chief of police.

REQUEST:
The applicants, Susan and Stan Feagler, are requesting to demolish the existing house to build a new house.



1948 Assessors' Photo



1948 Assessors' Sketch

Current Photo

Current Photo

A subcommittee was formed and conducted a site visit on April10, 2013. The subcommittee recommended that this request be heard by the Commission because the house appears to have retained its historic character and there is social significance.

ARCHITECTURAL INTEGRITY:
The existing structure is a one story single-family house built between 1904 and 1909. The house is side-gabled and appears to have retained its overall form since at least 1948. The siding, roofing, and windows are not original, and many of the window openings have been modified. The front porch appears to be a later addition. According to building permit records, the addition to the north was made in 1966.

CONCLUSION AND RECOMMENDATION:
The house appears to have retained its form, though most of the finer elements have been lost. The form represents a typical miners house, lending the structure architectural significance. There is also social significance, having been built by Italian immigrants and later owned by a miner and Louisville police chief.

Staff believes the structure may be eligible for individual landmarking and therefore recommends a 180 day stay be placed on the application so design assistance may be offered.

SUPPORTING DOCUMENTATION AND INFORMATION:
Attached for your review are the following supporting documents:

- Demo permit application
- Social history

Call/Email – Date:_____ ☐ Conf ☐ LVM ☐ LM

City of Louisville
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Department of Planning and Building Safety

749 Main Street Louisville, CO 80027 303.335.4584 www.louisvilleco.gov

RESIDENTIAL PERMIT

PERMIT NUMBER:

Type of Residence- ☑ Single Family ☐ Duplex ☐ Townhome ☐ Apartment ☐ Condo

TYPE OF WORK: ☐New ☐Addition ☐Scrape off ☐Remodel ☑Demo

JOB ADDRESS (including Unit #): 712 LINCOLN

LEGAL DESCRIPTION (if known):
Lot: ___ Block ___ Subdivision_____
Total Lot Area (SQ. FT) _____

BUILDING INFORMATION: SUSAN a
Owner Name: STAN Feagler
Address: 23 ANNETTE PK DR
City: BOZEMAN MT Zip: 59715
Phone: (406) 219-3091

CONTRACTOR INFORMATION:
Louisville License # _____
Business Name: PorchFront Homes
Address: _____
City: NIWOT, CO Zip: _____
Phone: (303) 601-8068

NOTE: For a multiple trade permit the Sub-contractor signature form with original signatures is required prior to issuance of a permit.

JOB SUPERVISOR:
Name: Rick Moore
Jobsite Phone # (303) 519-2518

ARCHITECT / ENGINEER OF RECORD:
Name: _____
Email: _____
Phone #: (____) _____ - _____

WORK DESCRIPTION: Include square footage
1st Floor: _____ 2nd Floor : _____ 3rd Floor :_____
Garage: _____ Other: _____
Basement: Finished: _____ Unfinished: _____
Sprinkled Area: _____
Construction Type: _____ Occupancy: _____
Total Units: ____ # of Bedrooms: ____ # of Bathrooms: _____
Permit to include: **Electrical**-☐Yes ☐ No
Mechanical-☐ Yes ☐ No **Plumbing**-☐ Yes ☐ No
Is this building 50 years or older? ☑Yes ☐ No

JOB DESCRIPTION: Complete Demo

Valuation includes Labor & All Materials or Contracted Price
$_____

Permit Fee
$_____

RECEIVED
MAR 20 2013
PLANNING

This application becomes null and void if permit is not issued within 180 days of application date. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction or performance of construction. Permit and tap fees are subject to change at the beginning of each calendar year.
Note: A separate permit is required for signs, fences, irrigation systems & swimming pools unless noted on this application. Fees are assessed at time of permit issuance and are subject to city ordinance in effect at that time.

SIGNATURE BLOCK:
Signature: [signature] Printed Name: SUSAN Feagler Date: 3/20/13
Address: 23 ANNETTE PK DR BOZEMAN, MT Phone: (406) 219-3091
Email Address: smfeagler1225@gmail Preferred Method of Contact: ☐ Phone ☑ Email

APPROVALS	SIGNATURES	DATE	COMMENTS
Building			
Zoning/HPC			
Fire Department			
Elevator Review			

Louisville Historical Museum
Department of Library & Museum Services
City of Louisville, Colorado
Originally researched August 2009; updated April 2013

City of Louisville
COLORADO • SINCE 1878

712 Lincoln Ave.

Legal Description per County Assessor's Office: Lots 15, 16, and 17, Block 8, Pleasant Hill Addition.

Year of Construction: circa 1904-1909.

Summary: This small house was owned by the Fiori family for about thirty years, then by the Wilson family for over fifty years. Owner Arlo Wilson was chief of police in Louisville.

Orrin T. Welch and the Establishment of the Pleasant Hill Addition

The subdivision in which 712 Lincoln is located is the Pleasant Hill Addition. This addition was platted and recorded with Boulder County in 1894 by Orrin T. Welch. Orrin Welch was the half brother of Charles C. Welch, the prominent Colorado businessman who played the major role in the founding of Louisville and the opening of its first coal mine, the Welch Mine, back in the 1870s. In the 1890s, Charles Welch was still involved in the development of the town, in this case through the transfer of property to his half brother, Orrin, in 1893.

Construction History

The County Assessor's records give two dates of when this house was constructed. The Assessor's online records state that the house was built in 1915. This appears to have been based on information written on the 1976 County Assessor card. However, the County Assessor card completed for this property in 1948 states that the house was built in 1900. Also, the house appears in the correct location on the 1909 Drumm's Wall Map of Louisville.

The County information has at times been found to be inaccurate with respect to the year of construction of Louisville homes, and looking at all of the evidence, one would have to conclude that the house at 712 Lincoln was built no later than 1909, and

perhaps earlier. It could have been constructed as early as 1904, the year in which Giacomo Fiori both purchased the property and married his bride from Italy, Maddalena.

The property was owned by two families between 1904 and 1990: the Fiori family for thirty-four years, and the Arlo and Daisy Wilson family for fifty-two years. The property at first consisted of only Lots 15 and 16, and it was on these lots that the house was constructed. Lot 17 was to be acquired later.

The original street address of this house, before Louisville's address system changed in the late 1930s, was 47 Lincoln.

Fiori Family Ownership, 1904 – 1938

Giacomo Fiori acquired Lots 15 and 16 from Orrin Welch in 1904. Giacomo, later known as James, was born in Italy in 1867 and came to the US in 1893. Maddalena, having been born in Italy in 1882, was fifteen years younger. According to her obituary, she came to the US in October 1904 and married Giacomo in November 1904 in Louisville's St. Louis Church. Giacomo was a coal miner.

Giacomo and Maddalena resided in Louisville until 1911 or 1912, at which time the family relocated to Frederick where they started a store, Fiori Mercantile. However, Giacomo, then Maddalena after the death of Giacomo in 1935, continued to own the property at 712 Lincoln. It is believed to have been rented out during this period. In particular, Arlo Wilson, who later purchased it, was already renting it and residing in it with his family by the early 1930s.

Lot 17 was acquired by Giacomo Fiori in 1933 from Thomas Willis, who had purchased it from Orrin Welch in 1905. It appears that since 1933, Lot 17 has been part of this parcel.

Wilson Family Ownership, 1938 – 1990

In 1938, Arlo Wilson acquired this property at 712 Lincoln from Maddalena Fiori. He and his wife, Daisy had been renting the house since the early 1930s.

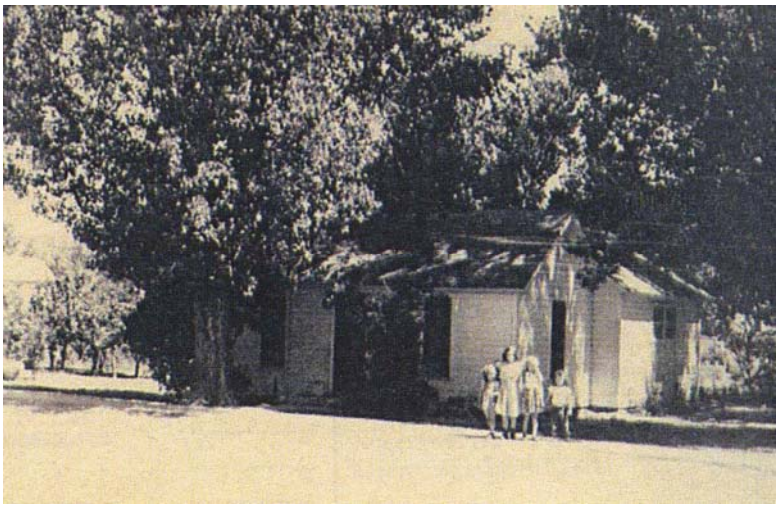
Arlo was born in 1906 in Louisville to Lewis and May Wilson, who lived on La Farge Avenue. The Wilson family had lived in the Louisville area since circa 1870, before the town was founded.

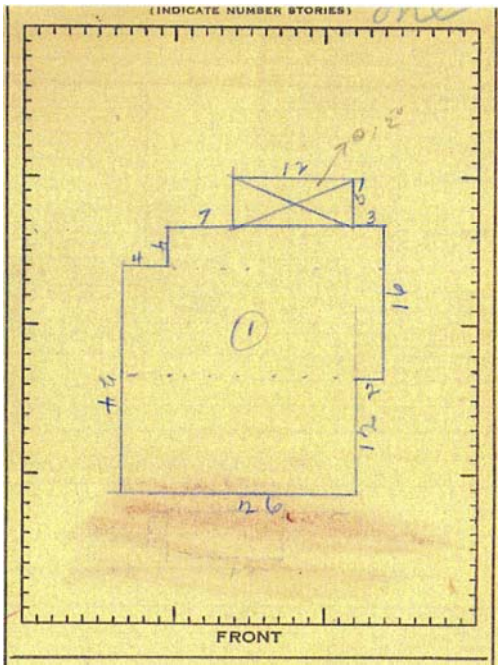
Daisy, born in 1904, moved with her family to Louisville in 1920. She was the daughter of Jonas and Hannah Johnson. Their farm was located just south of Hutchinson St., in the vicinity of what is now Louisville Elementary. Arlo and Daisy married in 1926.

Arlo and Daisy Wilson are believed to have raised nine children at 712 Lincoln: one boy, Ralph, and eight girls: Nadine, Margie, Enid, Janice, Dorothy, Cherahl, and Sandra.

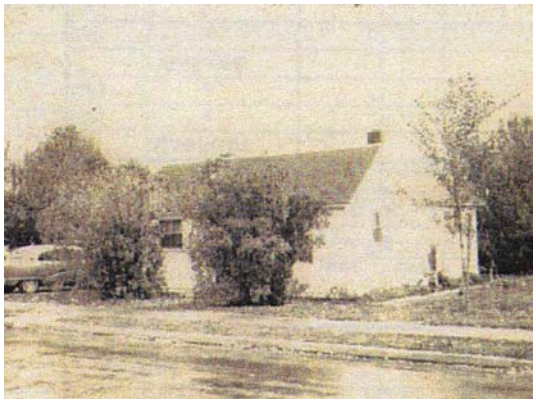
Arlo was at first a coal miner and in 1940 was listed in a Louisville directory as working at the Centennial Mine, but he became the town's deputy marshal, then a city policeman, and ultimately chief of police for Louisville and is well remembered in this capacity by many residents.

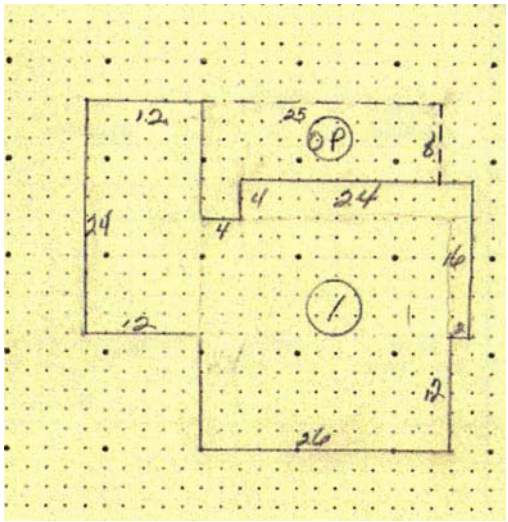
The following images show the house and the ground layout of the house as they appear on the 1948 County Assessor card for this address. The square footage at the time was 744 square feet plus the back porch.





The next images show the house and ground layout from the County Assessor card dated 1976. The square footage at the time, including an addition that had been put on the house, was 1032 square feet plus an enlarged back porch.





Daisy Wilson passed away in 1987. Arlo Wilson passed away in 1988. The house was sold by the Wilson family in 1990 to Dana and Holly Wray, who owned it until 1994.

Later owners were Arlin Lehman (1994-1996); Bill Sontag and Patricia Mehary (1996-1998); Brandan and Stephanie Hill (1998-2003); and Jaimie Bricken and Eric Scheibler (2003-2008).

The current owners of record, since 2008, are Susan and Stanley Feagler.

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

City of Louisville
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HISTORIC PRESERVATION COMMISSION

SUBJECT: **UPDATE ON HISTORIC GRAIN ELEVATOR**

DATE: **MAY 20, 2013**

PRESENTED BY: **AARON DEJONG, ECONOMIC DEVELOPMENT**

SUMMARY:
Staff met with the Olde Town Group on April 26th to layout the process of reaching an agreement to ultimately revitalize the Historic Grain Elevator and redevelop the rest of the property that respects the historic nature of the property and creates new opportunities for downtown.

As summer is quickly approaching, beginning some work on the building will be important to show forward movement and to fix immediate issues with the building. There is much detail to be figured out as it relates to the full redevelopment package between the City and Olde Town Group. However, I do not want to postpone Olde Town Group's ability to begin emergency stabilization and cleanup work while that detail is being prepared.

A draft agreement is being prepared which has a scope limited to activities needed to make the building safe to enter without respirators. I am estimating a total cost of this agreement to be around $100,000. Parts of that scope would include;

- Construction fencing
- Temporary shoring/bracing of subsidence areas
- Hazardous material abatement
    - Documentation
    - Bidding
    - Execution
- Geotechnical investigation
- Treatment of deteriorated storage shed
- Begin design work for full stabilization
    - Develop budget
    - Develop scope of work
    - Develop critical path schedule

Another agreement will follow this limited scope agreement that outlines the financial commitments related to full stabilization and redevelopment, milestones to be met, and 'offramps' for each party should estimated costs not be achieved. This agreement will take a significant amount of time to prepare.

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MEMORANDUM

To: Historic Preservation Commission Members

From: Department of Planning and Building Safety

Subject: HPF Revolving Loan Fund

Date: **May 20, 2013**

Attached is an updated draft resolution to create a historic preservation revolving loan fund. Changes from the previous draft include firm proposals on minimum amounts and interest rates. If HPC approves the language, the draft resolution will be presented to City Council for adoption.

RESOLUTION NO. _____, SERIES 2013

(HPC draft 5-3-13)

A RESOLUTION ESTABLISHING A REVOLVING LOAN PROGRAM WITHIN THE HISTORIC PRESRVATION FUND TO ENCOURAGE LANDMARK DESIGNATIONS OF HISTORIC PROPERTIES IN THE CITY OF LOUISVILLE

WHEREAS, historic properties in the City of Louisville (the "City") are a major contributor to the character and quality of life of our City; and,

WHEREAS, the City Council, pursuant to the City Charter, established a Historic Preservation Commission to assist it in the preservation and landmarking of these properties; and,

WHEREAS, when properties are locally landmarked they are preserved for future posterity and enjoyment and continue to contribute to the unique character of our City; and

WHEREAS, at the November 4, 2008 election, the voters approved a ballot issue to levy one-eighth of one percent (1/8%) sales tax for purposes of historic preservation purposes within Historic Old Town Louisville, including a provision for low-interest loans; and,

WHEREAS, City Council by Ordinance No. 1544, Series 2008, imposed the tax approved by the voters and established the Historic Preservation Fund, with provision for low-interest loans; and

WHEREAS, the City Council by Resolutions No. 20, Series 2009, No. 20, Series 2010, and No. 2, 2012, created provisions related to the administration and uses of the Historic Preservation Fund; and

WHEREAS, revolving loan funds have been used effectively nationwide for the preservation of historic structures and neighborhoods;

WHEREAS, the utility and life of the Historic Preservation Fund will be extended by a revolving loan program;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

The following provisions shall be enacted:

<u>Section 1.</u> Creation of a Revolving Loan Program

a. A revolving loan program shall be created, utilizing funds from the Historic Preservation Fund as supplemented by private and public donations and grants, interfund loans, and any other appropriate source. This program shall be used to provide low-interest loans for the purposes of the preservation, restoration, rehabilitation and protection of properties which are landmarked pursuant to Louisville Municipal Code Chapter 15.36 or subject to a conservation easement to preserve the character of historic Louisville.
b. As soon as practicable, City Staff will prepare and issue a request for proposals (RFP) for entities to administer the loans from this program. This RFP shall be reissued as often as necessary to ensure that the loan program is effective for the life of the Historic Preservation Fund.
c. City Staff and the Historic Preservation Commission shall develop applications, informational brochures and other materials necessary to develop the program.

<u>Section 2.</u> Loans from the Revolving Loan Fund

a. Loan applications shall be submitted to City Staff and shall be subject to a public hearing by the Historic Preservation Commission before final action is taken by City Council.
b. Loan amounts may be requested in conjunction with grants from the Historic Preservation Fund, respecting the grant limitations established in City Council Resolution No.2, Series 2012. The Historic Preservation Commission may recommend a mixture of loans and grants from the Historic Preservation Fund, even if the applicant solely requested one type of assistance. City Council may also decide to award a mixture of loans and grants, regardless of the type of assistance requested in the application.
c. Loans shall be in an amount of at least $500. There is no specific upper limit established in this Resolution, but the Historic Preservation Commission and City Council shall consider the current amount of funds in the Historic Preservation Fund and the needs of other projects before awarding an amount. Interest rates shall be determined at the time of the award, but shall be below the prevailing market rate. Any fees for loan processing shall also be established at the time of the award. The loan repayment schedule shall also be established at the time of the award.
d. As provided by Section 3.b.ii of City Council Resolution No. 20, Series 2009:
    i. All loan payments shall return to the Historic Preservation Fund.
    ii. A loan agreement is required for all loans, which may include a provision for default and acceleration if the

completed work is not as contemplated by the conditions of the loan.

iii. If the work is not completed in compliance with the conditions of the loan, the loan amount shall be due forthwith, with interest.

iv. A lien shall be filed against the subject property.

v. Costs of collecting any loan shall be charged to the Historic Preservation Fund.

e. Receipt of any loans, grants or other incentives shall require that the structure be landmarked pursuant to Louisville Municipal Code Chapter 15.36, or if not eligible for landmarking, that the owner grant the City a conservation easement to preserve the outside appearance of the structure or other historic attributes of the structure or site.

PASSED AND ADOPTED this _____ day of _____, 2013.

_____
Robert P. Muckle, Mayor

_____
Nancy Varra, City Clerk

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Department of Planning and Building Safety

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MEMORANDUM

To: Historic Preservation Commission Members

From: Department of Planning and Building Safety

Subject: Demolition Update – 833 Courtesy

Date: **May 20, 2013**

On April 18, 2013 Planning Staff and two subcommittee members of the HPC reviewed a permit request to replace the windows on the house at 833 Courtesy. Staff did not request a social history.

After deliberation, the HPC subcommittee decided to release the permit because the windows did not appear original and replacement would not diminish historic character.

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MEMORANDUM

To: Historic Preservation Commission Members

From: Department of Planning and Building Safety

Subject: Demolition Update – 1006 Pine

Date: **May 20, 2013**

On April 22, 2013 Planning Staff and two subcommittee members of the HPC reviewed a permit request to repair the siding at 1006 Pine (Casa Alegre). Staff did not request a social history.

After deliberation, the HPC subcommittee decided to release the permit because the historic character of the siding was being maintained.

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MEMORANDUM

To: Historic Preservation Commission Members

From: Department of Planning and Building Safety

Subject: Demolition Update – 516 Grant

Date: **May 20, 2013**

On May 2, 2013 Planning Staff and two subcommittee members of the HPC reviewed a permit request to replace the soffit and fascia at 516 Grant. Staff did not request a social history.

After deliberation, the HPC subcommittee decided to release the permit because the alterations would not impair the historic character of the structure.

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MEMORANDUM

To: Historic Preservation Commission Members

From: Department of Planning and Building Safety

Subject: Demolition Update – 500 Jefferson

Date: **May 20, 2013**

On May 1, 2013 Planning Staff and two subcommittee members of the HPC reviewed a permit request to replace the roof and fascia at 500 Jefferson. Staff did not request a social history.

After deliberation, the HPC subcommittee decided to release the permit because the alterations would not impair the historic character of the structure.

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Department of Planning and Building Safety

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MEMORANDUM

To: Historic Preservation Commission Members

From: Department of Planning and Building Safety

Subject: Reconnaissance Survey/Austin Niehoff HSA/Jefferson Place

Date: **May 20, 2013**

The Reconnaissance Survey is proceeding well. The project is still on track for completion by the end of June. The Austin-Neihoff Historic Structure Assessment is nearing completion; final recommendations have been submitted to the State for review. The State has reviewed the Jefferson Place survey and made recommendations. Final changes are being made now and the report will be complete soon. Results will be presented at a public meeting at the Library at 7 pm on Thursday, May 30 and at the June 17 HPC meeting.