

***Historic Preservation Commission  
Agenda  
June 17, 2013***

**Council Chambers, 2<sup>nd</sup> 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 - **May 20, 2013**
- V. Public Comments on Items Not on the Agenda
- VI. Pre filing Conference – none
- VII. **PUBLIC HEARING – Landmark Request – 1006 Pine**
- VIII. Discussion – Loans from the HPF
- IX. Committee Reports –
  - Outreach committee
  - Commercial incentives workshop
  - LRC liaison
- X. Update on Demolition Requests - 701 Walnut, 844 Spruce, 1117 Lafarge, 1017 Front
- XI. Update on Alteration Certificate Requests – 1131 Spruce
- XII. Discussion/Comments on Planning Department Referrals – DELO
- XIII. Updates –
  - Reconnaissance Survey / Austin-Niehoff HSA / Jefferson Place
  - Grain Elevator
- XIV. Items from Staff - Plaques
- XV. Items from Commission Members – Certificates of Appreciation
- XVI. Discussion Items for Next Meeting – **July 15, 2013**
  - Jefferson Place survey presentation
- XVII. Adjourn

# ***Historic Preservation Commission***

## ***Meeting Minutes***

**May 20, 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 Aquiles La Grave

#### **Commission Members Absent:**

Lynda Haley

#### **City Representatives:**

Scott Robinson, Planner I

### **Approval of Agenda**

Koertje made a motion to approve agenda. Fasick seconded the motion. Approved by voice vote.

### **Approval of Minutes**

Stewart asked to approve both March 18<sup>th</sup> and April 15<sup>th</sup> meeting minutes. After some changes announced by several members, and statements regarding the accuracy of the minutes, the minutes were approved by voice vote.

### **Public Comment – None**

### **Pre-filing Conference – None**

### **Public Hearing – Demolition Request – 712 Lincoln**

Stewart opened the item.

Robinson presented the information provided in staff's report. He stated staff is recommending a stay of 180 days.

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#### ***City of Louisville***

*Planning and Building Safety Dept. 749 Main Street Louisville CO 80027*  
*303.335.4592 (phone) 303.335.4550 (fax) www.ci.louisville.co.us*

*Questions of Staff*

Watson asked if this owner has another demo request currently under review.

Robinson answered in the affirmative.

Koertje asked if they lived in Louisville.

Robinson stated they lived in Montana.

Fasick added they also own another house which has already been demolished and rebuilt.

Stewart reminded the HPC multiple ownership was not a criteria of the review.

*Commission Comments*

Stewart stated he agrees with staff's recommendation.

Koertje applied the request to the criteria required for a stay. After reviewing the criteria he agreed with staff's recommendation.

La Grave stated he agreed with Koertje's assessment and stated this structure appears to be eligible for a landmark.

Stewart stated the property is large enough for the applicant to consider maintaining the structure and should consider building around it.

La Grave stated the HPC can nominate this structure as a landmark.

Watson reminded the HPC the owner has to agree to the landmark nomination.

Stewart asked Robinson to explain the nomination process.

Robinson stated there has never been a nomination and added it requires owners consent.

Discussion ensued regarding the nomination process.

La Grave stated a nomination process could involve the HPC explaining the benefits of the HPF and we could give them design alternatives.

Robinson stated that can also be accomplished during the design assistance process. He added a nomination process is usually when you request a third party to come forward even if they haven't considered demolition or landmarking.

*Public Comments*

Mo Vaugny, neighbor, stated they had offered to purchase this property. He asked the HPC if they would know if there were any previous demo requests.

Robinson stated he did not know of any previous requests.

Vaughny stated the house is unique and should not be demolished.

La Grave made a motion to nominate this structure as a landmark.

Stewart asked Koertje to review the nomination procedures established in 15.36 of the Louisville Municipal Code.

Koertje reviewed the process requirements.

Koertje seconded the motion to nominate the structure.

Discussion ensued regarding the motion.

Motion passed 5-0.

Stewart asked for a volunteer to sign a letter of nomination.

La Grave recommended the chairperson.

Stewart recommended the vice-chair.

Stewart then requested a motion for the demolition request.

Koertje made a motion to place a stay of 180 days on this application and to offer design assistance.

La Grave seconded the motion.

Motion passed 5 – 0.

Stewart asked for a volunteer for the design assistance.

La Grave recommended Stewart should offer design assistance.

The HPC agreed.

Koertje reminded the HPC a nomination application will need to be filled out.

The HPC volunteered Koertje to do so.

**Discussion – Grain Elevator**

Robinson gave an update of the contract between the City and the Old Towne Group. The initial contract will be to clean up and stabilize the structure. Following this there will be a contract to secure the other phases.

Koertje asked if there were any advancements towards cleaning up the property line dispute.

Robinson stated there are discussions moving forward but an agreement has not been reached at this date.

La Grave asked about the landmarking and why it is being recommended to be withdrawn.

Robinson stated there are too many outstanding issues, specifically in regards to the boundary lines. He stated it makes more sense to withdraw the landmarking application, get the boundary issues finalized, then reapply.

La Grave reminded staff and the HPC there is a grant application, with the state, which might be affected by the withdrawal.

Robinson stated the application is already in and the state does not know of the withdrawal. He added staff will contact the state to see if there is to be an issue with the withdrawal of the landmark application.

Koertje asked staff to let Council know of the potential implications of withdrawing the landmark application and the state grant application.

Watson asked if the Old Towne Group was who Economic Development Director Aaron DeJong was working with for the stabilization.

Robinson answered in the affirmative.

Discussion ensued regarding the boundary discrepancies and how it affects the landmark application.

La Grave asked who will be making the presentation to City Council for the landmark request.

Robinson stated he would be making the presentation.

Stewart stated he liked what was in the outline for the contract, but he didn't see why a developer was needed at this point when it should be left up to an architect to scope out the work. He then discussed some details regarding the scope. He added we would like to see more specifics.

La Grave asked if staff has considered managing the specifics of this project in house.

Robinson stated he was not sure how much DeJong looked into that before he recommended to City Council to take on the search for a partner in this project.

La Grave was concerned about the City having to pay extra for an outside group to manage the project.

Stewart stated he did not believe this was the right way for the City to move forward. He asked for staff to bring this item back as a discussion item on the next agenda.

Koertje was primarily concerned of what delaying the grant will have on the state grant application.

### **Discussion – Loans from the HPF**

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

Koertje stated he took out some uncertainties from the draft resolution. He was unsure if the City Attorney has had a chance to review those changes.

Robinson stated he has not heard back from the City Attorney as of yet.

Koertje stated he also has another contact of a financial manager who would be willing to discuss this program.

Watson asked if the minimum dollar amount, \$500, was too low.

Stewart recommended \$5,000.

Fasick stated \$5,000 was too much.

Koertje stated he was just thinking of small amounts to initiate the program, but he will continue to research on a better number.

### **Committee Reports –**

#### *Outreach committee*

La Grave stated he was able to successfully work with Casa Allegre to get them to apply for a commercial landmark.

Stewart asked if this item would be able to come forward next month based on the social history requirement.

Robinson answered in the affirmative.

*Commercial incentives workshop - none*

*LRC liaison*

Koertje stated they had discussed with the LRC about the Main Street Program. He added the LRC is interested in having a joint meeting to invite the Main Street Program people for a presentation and discussion. He stated the HPC could also have table toppers, announcing the LRC and HPC goals and objectives, created.

Stewart stated he has had discussion with Garret McCarthy, owner of the OLI, in regards to landmarking.

**Update on Demolition Requests - 1041 Grant, 701 Walnut, 844 Spruce, 833 Courtesy, 1006 Pine, 516 Grant, 500 Jefferson**

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

Robinson gave an update on each of the demolition requests.

*844 Spruce*

Watson gave an update of 844 Spruce, stating the applicant is not interested in saving the house but is willing to give it away.

Kevin Frank, owner of 844 Spruce Street, stated his reasoning for not keeping the house.

Watson stated there is no need to continue the stay at this time.

Koertje asked what is the timeline for demolishing the house.

Frank said the stay is prohibiting them from demolishing the house.

Koertje said if there was any way to move this structure he would be willing to remove the stay.

Watson stated zoning rules and regulations prohibit this structure from adequately being moved to another part of this property.

La Grave offered to advertise this house to see if anyone would be interested in taking this structure.

Frank stated he is not willing to delay their plans past August.

Watson asked if Frank would be willing to put this structure on Craig's List.

La Grave suggested an ad in the Daily Camera.

Stewart reminded the HPC this was just a discussion item and if there was going to be a decision made he would need to recuse himself from voting, due to previous involvement.

Watson believed this was going to need to be a local effort. He added he would only consider the house under the stay, not the other structures on the property.

Koertje stated this would be a great candidate to be placed on the City's website.

Robinson stated he could check into it.

Koertje stated he is not interested in removing the stay at this point since there are so many other options.

La Grave stated Craig's List and the City website are not as efficient as an ad in a newspaper. He added there is money in the HPC public outreach budget and he has the background to market this structure.

Fasick stated she does not want to drag the stay out any further. Moving the structure will not save the neighborhood.

Koertje agreed but stated saving the structure would be a good alternative.

Discussion ensued regarding an ad in the newspaper.

Frank stated he did not want his property advertised and make a big public statement about the demolition of this historic structure, as has happened with other structures.

La Grave stated he could work with Frank to alleviate concerns.

Frank stated his offer to move the property was for locals only. He would not want it advertised.

Watson stated he understood.

La Grave said the first step is to find someone to take the structure.

Frank stated he understood the City might be interested in taking it.

Watson explained the City does not have the space to control additional resources.

Watson stated it appeared the stay would remain.

Frank stated he is not interested in placing this structure in ads.

Discussion ensued about lifting the stay and whether it could be done at tonight's meeting.

It was determined a motion could be made but it appears motion to lift the stay would not be supported tonight.

Stewart brought the discussion back to the remaining demolition requests. He then added it might be helpful to have a running spreadsheet to show the progress of each demolition requests.

La Grave mentioned about the development of an HPC website.

Robinson stated the HPC cannot have a separate website, but there can be an updated website to include more activities. He asked for the HPC to give a list of what they would like to see in the website and he can forward it to the appropriate personnel.

### **Update on Alteration Certificates – none**

Stewart stated this sounded like a pretty straight forward request.

### **Discussion/Comments on Planning Department Referrals – none**

#### **Updates –**

##### *Reconnaissance Survey*

Robinson stated this project is moving along.

##### *Austin-Niehoff HSA*

Robinson stated we are very close on these items.

##### *Jefferson Place Survey*

Robinson stated there will be a public meeting on May 30<sup>th</sup>. He stated the document is also still being reviewed by the state.

##### *Items from Staff -*

Robinson stated the plaques are completed and are being distributed. Staff is also working on a website dedicated to this program.

Stewart asked about the vacant position on HPC and whether this is someone appointed to fill it.

Robinson stated there was and the City Council needs to still act on that application.

##### *Items from Commission Members*

##### *Certificates of Appreciation*

Robinson presented samples of the Certificates provided by staff.

La Grave stated he didn't believe a paper certificate is not adequate for the service these individuals did for the HPC. He stated he would work on something.

Stewart stated he would contact the individuals to attend the next meeting for a formal presentation.

Stewart stated he had a discussion with a representative with the Colorado Brownfields in regards to a clean-up grant.

Robinson stated staff is moving forward on the application.

Koertje stated there is a mound on the 844 Spruce property that the City should look at.

Stewart stated it would be nice to have an on-call archaeologist to be able to look at items such as these.

Fasick asked if anything has been done recently on the Facebook page.

Robinson said he was not sure but staff would contact Heather Lewis in regards to Facebook.

Fasick mentioned the HPC should consider attending the Boulder County Preservation Forum on May 31<sup>st</sup>.

### **Adjourn**

Stewart made a motion to adjourn.

Watson seconded the motion.

Adjournment was at 8:53 p.m.

**LOUISVILLE HISTORIC PRESERVATION COMMISSION**

**STAFF REPORT**

**June 17, 2013**

**ITEM:** Case #2013-007-LA – request to landmark a historical commercial structure located at 1006 Pine Street.

**APPLICANT:** Levy Villa  
24240 132<sup>nd</sup> Ave SE  
Kent, WA 98402

**OWNER:** Louisville LLC & 1006 Pine Street LLC  
1006 Pine St  
Louisville, CO 80027

**PROJECT INFORMATION:**

**ADDRESS:** 1006 Pine Street  
**LEGAL DESCRIPTION:** Lots 1-3, less W 1/2 lot 2 & less W 1/2 of N 20 FT lot 3 blk C, Louisville  
**DATE OF CONSTRUCTION:** 1904

**REQUEST:** Request to landmark a historical commercial structure at 1006 Pine Street.



## **HISTORICAL BACKGROUND:**

*Information from Historian Bridget Bacon*

This property is part of original Louisville, which was platted in 1878. Records indicate the structure was built in 1904. The building is currently owned by Louisville LLC and 1006 Pine Street LLC, represented by Levy Villa, and is used as a restaurant. It is on the National Register of Historic Places.

### *Lackner Family, Owners 1904-1937*

Joseph Lackner and his family bought the lot on which 1006 Pine sits in two pieces between 1884 and 1900. Joseph, an Austrian immigrant, initially ran a saloon in a building, which no longer exists, just south of 1006 Pine. He and his family lived just to the west of this saloon, on the same lot. The saloon at 1006 Pine was built by Herman H. Fischer, another Louisville businessman, in 1904. Lackner and his family ran a saloon at 1006 Pine from 1904 until 1937, except during prohibition, when it was a billiard hall. Joseph had nine children, three with his first wife Rosina and six with his second wife Sabina, only three of whom survived to adulthood. Joseph twice served as town treasurer.

### *Peltzer Family, Owners 1937-1966*

Ernest and Dorothy Peltzer operated a grocery store at 1006 Pine starting in 1940 which was subsequently operated by others. In 1948, it switched back to being a bar, called the Track Inn. The property continued to be owned by different members of the Peltzer family while the business was operated by others until 1966.



**1908 Photo**



**1948 Assessor's Photo**



**Current Photo**



**Current Photo**

**ARCHITECTURAL INTEGRITY:**

The building was constructed around 1904 in the commercial style common to the time, and has maintained significant integrity. The overall form has been maintained since at least 1908, as have many of the window openings. The cornice and arch, with the distinctive sunburst pattern, have also been maintained, as well as the unique chimney form. The corner main entrance matches similar designs at Old Louisville Inn and Huckleberry.

The banding just above the main windows has been lost and two windows have been added to the east side. The door on the north side has been boarded over and some of the siding has been replaced on the bottom and in the back. The siding does not appear to be original. Previous architectural surveys indicate the roof has been covered over with asphalt. Despite the loss of a few details, the structure has maintained remarkable integrity.

**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 – Exemplifies specific elements of an architectural style or period.*

The structure has been maintained as a strong example of the commercial architectural style of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. It has retained many of the details of its original design and is one of the few commercial structures from this era still in Louisville.

*Social Significance - Exemplifies cultural, political, economic or social heritage of the community.*

The structure is one of only two Front Street saloons still standing from the days when all drinking establishments were limited to the east side of Front Street.

*Geographic/environmental Significance - An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.*

The structure is in a prominent location, signifying the entrance to Downtown along Pine Street, and is one of the most recognizable buildings in the City.

Also, under LMC Section 15.36.050(C), any structure on the National Register of Historic Places is presumed to qualify for local landmarking. There is nothing to rebut this presumption.

**RECOMMENDATION:**

The structure appears to have maintained significant architectural integrity since its construction around 1904. The overall form and many of the details have been maintained since at least 1908. The building also has a significant social history.

Staff suggests the house be named for the Lackner family who had the structure built and operated the first saloon for over 30 years.

Staff recommends the application to landmark the Lackner Tavern be approved for the following reasons:

1. The structure is listed on the National Register of Historic Places; and
2. The structure has retained its commercial form and many details since at least 1908; and
3. The structure was associated with many notable businesses including the Lackner Tavern and Track Inn; and
4. The structure is a prominent building in Downtown Louisville.

**SUPPORTING DOCUMENTATION AND INFORMATION:**

Attached for your review are the following documents:

- Landmark Application
- Social History
- 2000 Architectural Survey
- Resolution

**RESOLUTION NO. 06  
SERIES 2013**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING THE  
LANDMARK DESIGNATION APPLICATION FOR A HISTORICAL COMMERCIAL  
STRUCTURE LOCATED AT 1006 PINE STREET**

**WHEREAS**, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a landmark eligibility determination for a historical commercial structure located at 1006 Pine Street, on property legally described as Lots 1-3, less W 1/2 Lot 2 & less W 1/2 of N 20 FT Lot 3 Blk C, Louisville, 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**, 1006 Pine Street (Lackner Tavern) has social significance because it exemplifies the cultural, political, economic or social heritage of the community considering its association with the Lackner family and multiple prominent businesses; and

**WHEREAS**, the Lackner Tavern has architectural significance because it represents the commercial style of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries; and

**WHEREAS**, the Lackner Tavern is a distinctive building that is culturally significant, marking the entrance to Downtown Louisville; and

**WHEREAS**, the Lackner Tavern is listed on the National Register of Historic Places; and

**WHEREAS**, the HPC finds that these and other characteristics specific to the Lackner Tavern have social and architectural 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 Lackner Tavern be approved for the following reasons:

1. The structure is listed on the National Register of Historic Places; and
2. The structure has retained its commercial form and many details since at least 1908; and
3. The structure was associated with many notable businesses including the Lackner Tavern and Track Inn; and
4. The structure is a prominent building in Downtown Louisville.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

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Peter Stewart, Chairperson

Attest:

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Secretary

# Landmark Designation Nomination Form

(6/09)

DATE: \_\_\_\_\_

**LANDMARK APPLICATION FOR:**

- Individual Site/Building Landmark       Historic District

**NOMINATION MADE BY:**

- Owner       City Council  
 Historic Preservation Commission       Third Party

Name: LEVY VILLA  
Address: 24240 132ND AVE SE KENT WA 98042  
Phone: 206 387-1861 Email: MAIL@LEVYVILLA.COM  
Relationship to Owner: SAME

**LOCATION OF PROPOSED LANDMARK:**

Address: 1106 Pine St.  
Legal Description (Lot Number, Block Number, and Subdivision):  
lots 1,2,3 less w 1/2 Lot 2 & less w 1/2 of N 20 ft. Lot 3 BCK. C  
Property Name (Historic and/or Common):  
Germania House / Casa Alegre  
Former Addresses (If Known):  
\_\_\_\_\_

**OWNER INFORMATION**

(For district applications, please attach separate sheet)

Name: SAME  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

**BOUNDARIES and TYPE OF DESIGNATION**

Description of Boundary Determination:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Historic Preservation Commission

Planning Department      749 Main Street      Louisville CO 80027  
303.335.4591 (phone)      303.335.4550 (fax)      www.louisvilleco.gov

## CLASSIFICATION

Category	Ownership	Status	Present Use	Existing Designation
<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> National Register
<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input checked="" type="checkbox"/> Commercial	<input checked="" 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:**

1900

**Architect/Builder:**

Herman Fischer

**Building Materials:**

Wood Frame

**Architectural Style:**

Late 19<sup>th</sup>, early 20<sup>th</sup> Commercial Style

**Special Features/Surroundings:**

Adjacent to RR tracks

**Describe any additions or alterations to the property:**

NONE

**REFERENCE LIST or SOURCES OF INFORMATION**

(Attach a separate sheet if needed)

Colorado Architectural Inventory Form (attached)

**PHOTOS**

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

<p><b>FOR OFFICE USE ONLY</b></p> <p>Application Number _____</p> <p>Date Filed with Planning Department _____</p> <p>Date Determined "Eligible" _____ Date Determined "Ineligible" _____</p> <p>Application   <input type="checkbox"/> Approved   <input type="checkbox"/> Denied</p> <p>    HPC Resolution # _____, CC Resolution # _____</p> <p>Date Recorded _____</p>
--

**Historic Landmark Agreement**

Property Address: 1006 Pine St., Louisville, CO 80027  
Property Legal Description: lots 1, 2, 3 less w 1/2 lot 2 & less w 1/2  
of N 20 ft. LOT 3, BLOCK C, Louisville

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 17<sup>th</sup> day of MAY, 2013.

LEVY VILLA  
Owner Name (please print)

[Signature]  
Owner Signature

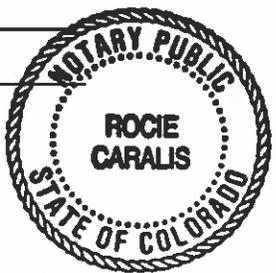
State of Colorado)

)ss. County of Boulder)

Subscribed and sworn before me this 17 day of May, 2013,  
by Levy Villa

Witness my hand and official seal. My commission expires 6-24-15

[Signature]  
Notary Public



## Landmark Designation Process

- 1) Application submitted by property owner, the Historic Preservation Commission, the City Council, or a third party with a recognized interest in historic preservation.
- 2) Application Processed by Staff for Historic Preservation Commission Public Hearing:
  - Review application and prepare a staff memo to the Historic Preservation Commission
  - Obtain Property Owner Permission to Landmark (if owner is not the applicant)
  - Meet legal notification process
    - Post property with notice
    - 15 days notice of Commission public hearing in newspaper
    - Notice by mail to owner of property in question as well as to all property owners within 500 feet of the proposed landmark)
- 3) Historic Preservation Commission Public Hearing
- 4) Application Processed by Staff for City Council Public Hearing:
  - Review Historic Preservation Commission hearing and prepare a staff memo to the City Council
  - Meet legal notification process
    - Post property with notice
    - 15 days notice of City Council public hearing in newspaper
    - Notice by mail to owner of property in question as well as to all property owners within 500 feet of the proposed landmark)
- 5) City Council Public Hearing
- 6) Final Recordation of Documents with Boulder County Clerk & Recorder





## **1006 Pine Street History**

**Legal Description:** Lot 1 et al., Block C, Louisville

**Year of Construction:** 1904

**Summary:** This historic building, which is on the National Register of Historic Places, has served Louisville as a saloon, billiard hall, grocery store, bar, and restaurant for nearly 110 years.

### **Lackner Family and Date of Construction**

Joseph Lackner owned and operated this building as a saloon, then as a pool hall during Prohibition, for over thirty years between 1904 and 1937. He was in the saloon and pool hall business in Louisville for over fifty years.

Beginning in the early 1880s, he and his family were prominent members of the German-speaking population of Louisville. They were also related to other members of Louisville's leading German and Austrian families, including the Mayhoffer family, Daxacher, and the Eberharter families. The Lackner name has at times been spelled as "Lachner," "Lechner," and "Lochner" in the records.

Joseph Lackner was born in Zell am Ziller, Tyrol, Austria in about 1858. In 1876, he left Austria and immigrated to Pennsylvania to join his half-brother, John Schweiger. In 1878, they and John's wife moved to Gilpin County, Colorado, where Lackner filed his Declaration of Intention to become a US citizen. His descendants believe that he likely worked as a bartender in Central City. He then established a saloon in Louisville by 1884, six years after the town's founding. The 1884 business directory for Louisville lists this business as "Lachner and Co., saloon."

In 1884, Joseph Lackner married Rosina Eberharter in Louisville. She had been born in 1862 in Austria. The following photo shows them in their wedding photo (the bride and groom are on the left):



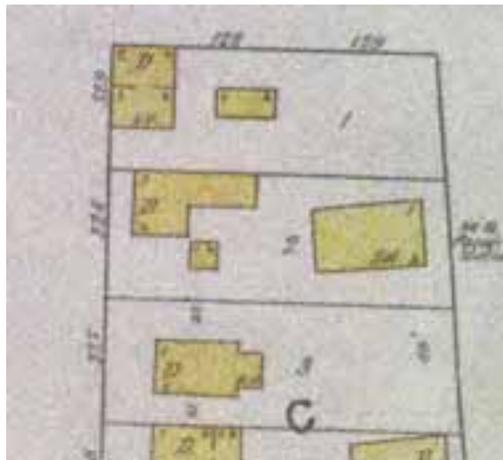
Joseph and Rosina had three sons, born in 1886, 1888, and 1889. Rosina died in 1889 at the time of the birth of their third son. In 1890, Joseph remarried to Sabina Heim. Sabina had been born in 1867 in Austria. His descendants have provided the information that Joseph had employed Sabina to look after his three young children while he went back to Austria in order to bring his parents to Louisville (presumably so that they could help raise his children, their grandchildren). He and Sabina married and had six children. The following photo shows Joseph, Sabina, Joseph, Jr., and baby Theresia in circa 1891-92:



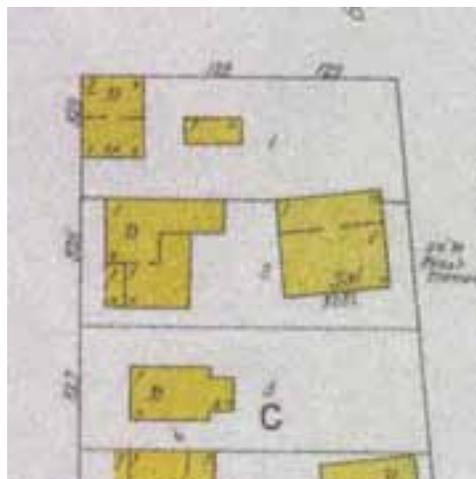
Only three of Joseph Lackner's nine children lived past the age of 21. His third child died at the age of only four months. Next, in a diphtheria epidemic in Louisville in 1892, Lackner's first child and fourth child died within a short time of one another. Boulder's *Daily Camera* newspaper reported this news and noted that "[t]he parents have the universal sympathy of their community." Others also died at young ages. The three children who lived to be adults were Joseph, Jr., Elfreda, and Marguerite.

Using the Boulder County property ownership records together with the Sanborn fire insurance maps for 1893 and 1900, it is clear that Lackner had an earlier saloon that was also by the tracks and near the railroad depot.

This detail from the 1893 Sanborn map shows the building behind (to the east of) the Lackner house on Lot 2 of Block C:



Similarly, the 1900 Sanborn map shows the earlier saloon behind the house, and shows that the tavern at 1006 Pine (which would be built on the east side of Lot 1) had not yet been constructed:



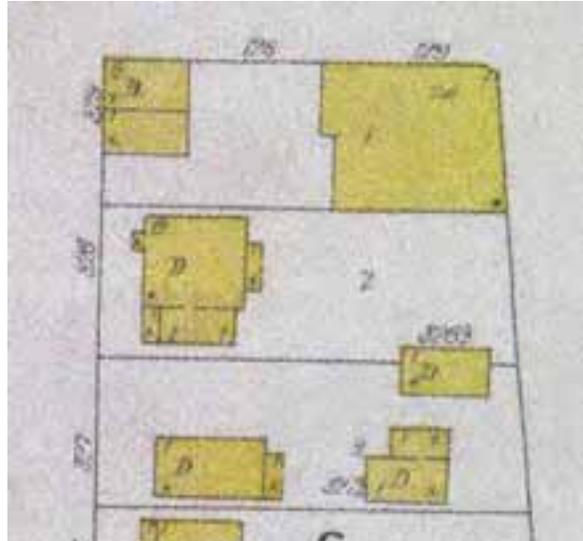
This earlier saloon was located behind the Lackner home on Lot 2 at what is today 630 Front Street. The following photo shows the Lackner family (Joseph, Joseph Jr., Sabina, and baby Mary) in front of their home at 630 Front in circa 1893; the building that is believed to have been the earlier Lackner saloon can be seen to the right and behind the house.



Joseph Lackner owned the south section of Lot 1 and all of Lot 2 of Block C by the year 1887, when the deed for his purchase was recorded with the County. He further acquired the northern section of Lot 3. In August 1903, the deed for his purchase of the remainder of Lot 1 was recorded with the County. It was this purchase of property, which extended his holdings all the way to Pine Street, that made it possible for him to build a new saloon at what is now 1006 Pine.

Although Boulder County gives the date of construction of 1006 Pine as 1900, this is believed to have been a rounded off figure that was an estimate. The building is identified in multiple sources as having been constructed by Herman H. Fischer, another German/Austrian businessman in Louisville. According to the Fischer family, this building was constructed in 1904. This fits with it having to have been constructed between 1900 (when it was not yet shown on Lot 1 on the Sanborn map) and 1908 (when it was shown on Lot 1 on the Sanborn map). It also fits with Lackner's purchase of the northern section of Lot 1 in about 1903.

The following excerpt from the 1908 Sanborn map shows the presence of the Lackner saloon on Lot 1 (now 1006 Pine) and shows the absence of the earlier Lackner saloon that had been on Lot 2, behind the Lackner home:



Also in 1908, Boulder photographer Edward Tangen photographed Lackner's Tavern. This photo is from the book *Ed Tangen, the Pictureman: A Photographic History of the Boulder Region* by Thomas J. Meier. The photo shows a sign on the building that indicates that the saloon was associated with Blatz Milwaukee Beer.



According to a Lackner family history, "Through the years Joseph Lackner managed the beer hall and also dealt in wholesale cigars, wines, beers, and ales. The merchandise was stored in the sawdust-lined attic of the building .... At one time Joseph utilized the damp dirt cellar to grow mushrooms."

Where there is now an empty lot on the corner of Pine and Front to the west of 1006 Pine, there used to be a two-story building that was constructed before 1893 (since it appeared on the 1893 Sanborn map). It is believed that this is the building referred to in Louisville directories as “Germania House,” a boarding house. The first appearance of this name is in the 1903 Louisville directory. Members of the Lackner family recall a time when the first floor was rented out to one family and the second floor to another family. Two of the photos below show this building, which is believed to have been demolished in the 1950s or 1960s.

According to a Lackner family history, “For a few years Joseph and Sabina Lackner operated a German style family beer garden on the lawn between the buildings on their property, as was the custom in their native homeland of the Tirol, Austria.” It is not known exactly where this beer garden was located<sup>i</sup>, but it is clear that the Lackners ran what was essentially a complex of buildings. (This beer garden concept was later brought back in the 1990s by a later owner.)

Lackner’s saloon was situated to take advantage of the busy location by Louisville’s railroad depot. The Interurban Electric train stopped at the depot every day on its trips between Boulder and Denver. The following photo, believed to have been taken at the time of a major coal mining strike and labor tensions in 1914, shows the proximity of Lackner’s saloon (on the left) to the depot (in the middle of the photo). The silhouette of the Louisville Grain Elevator can be seen not far away on the left of the photo.



Evidence of Joseph Lackner’s civic involvement shows that he was a trusted businessman and member of the community. In 1895, according to the Daily Camera, he was appointed to a committee to examine options following the sinking of some lots in town due to mining subsidence. In 1898, he was elected to be Town Treasurer. According to the Lackner family, he also served as Town Treasurer in 1906-08. He was an active member of the Louisville Redmen Lodge.

In Colorado, Prohibition took effect on January 1, 1916 and lasted until 1933. This was a difficult time for saloon owners. (A wooden liquor crate addressed to Lackner and

shipped in October 1915 was found in the building's basement and donated to the Louisville Historical Museum; this date was not long before the advent of Prohibition.) Like some other saloon owners in Louisville, Lackner converted his building to a billiard hall. The Louisville directories from 1918 to 1933 show that the business was a billiard hall or pool hall during that time.

A granddaughter of Joseph and Rosina Lackner who was born in 1923 does not remember food being served in the establishment, and she recalls that beer was the main form of alcohol served following Prohibition. Cigars were sold in a cigar case that was a humidor, located near the door. It was the job of Marguerite Lackner to regularly clean the inside and outside of the humidor. She did this after hours, as women were not allowed in the saloon when it was open, according to the Lackner family.

She also recalls that Lackner used punch cards, presumably to keep his customers returning. A full punch card would win the customer a box of candy.

This Lackner granddaughter also remembers an outhouse for the house that she believes may have also been the outhouse for the Lackner saloon / billiard hall. Sabina Lackner would clean it every morning, using lye.

The following photo was taken in 1918 and shows the Lackner family by what is believed to be 1006 Pine. Shown are, at the back, their daughter-in-law Kathryn Lackner and daughter Elfreda Lackner, and in the front, daughter Carmelita Lackner, granddaughter Alma Lackner, and daughter Marguerite Lackner.



The following two photos donated to the Louisville Historical Museum by the Lackner family were taken in 1924 outside the building at 1006 Pine. The first shows, left to right, Joseph Lackner, their granddaughter Alma, Sabina Lackner, and their granddaughter Betty Lou.



In this one, Joseph Lackner is holding his granddaughter, Betty Lou, in 1924 by the building.



During the Depression in the 1930s, Sabina Lackner found work as a housekeeper in Denver and lived in Denver while Joseph Lackner continued to live in the corner building that had been known as Germania House. They rented out their home at 630 Front.

The following close-up from an aerial photo taken in the 1930s shows the tavern building at 1006 Pine, as well as the Lackner house at 630 Front and the two-story apartment building at the corner of Pine and Front.



Prohibition, the Depression, and poor health and the old age of the Lackners were problems for the business at 1006 Pine. Consequently, daughter Marguerite Lackner, who had been deeded the property, sold it in 1937 to Hugo Peltzer. Joseph Lackner died in 1939, and Sabina Lackner passed away in 1959.

### **Peltzer Ownership, 1937-1966**

Hugo Peltzer did not previously have a relationship with Louisville, Colorado, but like Lackner, he was German speaking, having been born in Gelsenkirchen, Germany in 1875. He had immigrated to the United States and raised his family on a farm near La Junta, Colorado. He had four sons who were named Hugo, Ernest, Carl, and William. Each of them would end up having an ownership interest in 1006 Pine at one time or another during the period of 1937 to 1966.

Louisville directories and the 1940 federal census show that Hugo Peltzer was living in Louisville by 1940. The directories for 1943 and 1946 similarly show him living on Pine in a location that would suggest that it was the apartment building at Pine and Front. Meanwhile, Ernest Peltzer and his wife, Dorothy, in about 1940 began to operate the building that had been Lackner's saloon, this time as a grocery and meat store. They are also listed in the 1940 census as living in Louisville near Ernest's father, Hugo. Ernest was 34 and Dorothy was 21.

According to the son of Ernest and Dorothy Peltzer, his parents tried to make a go of the grocery store as a young couple. It is believed that they lived in living quarters of the building. A major challenge was the fact that the mines in the Louisville area would close every summer due to the poor quality of the coal, and many families relied on store

credit to get by in the summers. It was difficult for Ernest and Dorothy Peltzer's grocery business to survive. Also in part due to the advent of World War II, they gave up the business and moved to Portland, Oregon, where Ernest found work in the shipyards as part of the war effort.

The following photo shows Ernest Peltzer in an interior shot of the building at 1006 Pine when he had it as a store for groceries and meats in the early 1940s:



The Peltzers' "Louisville Grocery and Market" also advertised on the back of a Blue Parrot restaurant menu from circa 1940 given to the Historical Museum by the Peltzer family, as seen here:

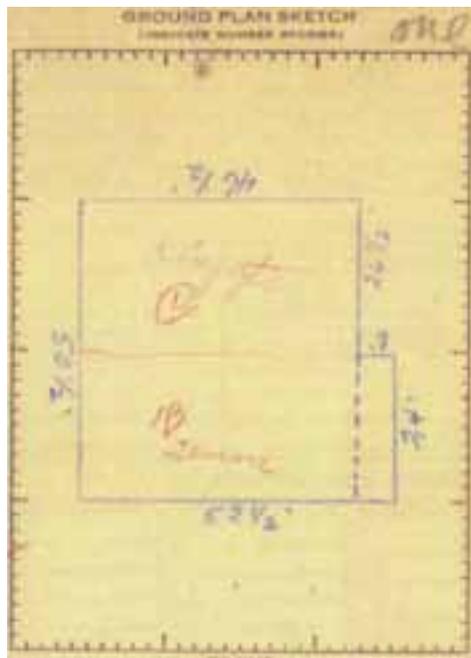


Over the next several years, ownership of the building by different members of the Peltzer family shifted, but the ownership stayed with members of the Peltzer family (none of whom still lived in Louisville) and was rented out to others. By 1948, it had become known as the Track Inn. This was the first of two names for the business that referenced the railroad next to it (the other being Pine Street Junction, starting in the early 1990s).

The following photo of the building is from the 1948 County Assessor Card:



The following image shows the building layout from the 1948 County Assessor Card. The layout shows living quarters ("living qts") for the south half of the building. Lackner family members are not known to have ever lived in the living quarters of the saloon, particularly since they owned the residence and the apartment house that were each located so close by, but later managers of the business did reside in the living quarters.



This photo from the Peltzer family shows the building in the late 1940s when it was "Frenchy's Track Inn," as seen on the sign:



The “Frenchy” of “Frenchy’s Track Inn” was either Belgian-born Emile Beghin or his Canadian-born son, Ronald Beghin. Together, they operated the tavern and are listed in the 1949 directory.

Not all of the Louisville directories indicate who was operating the Track Inn, and there may have been additional managers over the years than those listed, but according to the 1951 directory, the Track Inn was operated by Susan T. Bathauer. Also living with her in the building were her husband, Peter J. Bathauer, and their daughter, Barbadean Bathauer.

In directories from 1955 to 1959, Anthony and Thelma Norwid are listed as managing the Track Inn. They lived in the living quarters of the building. In 1958, it was listed as being a “Tavern & Restaurant.”

The following photo from the Lackner family shows the Track Inn in 1959 and advertising “Smorgasboard Every Sunday.”



In 1960, Andrew J. and Mary Lang operated the Track Inn and lived on the premises.

In 1966, the Peltzer family sold 1006 Pine.

#### **Thielen, Vasquez, Grosso, Wickline, and Flores Ownership**

In 1966, after nearly thirty years of mostly long-distance ownership, the Peltzer family sold the property to Deloy and Pearl Thielen. After a brief ownership by Willard and Ruth Cone, the Thielens acquired it again, then sold it for good in 1972 to Max and Cora Vasquez.

The business continued to be known as the Track Inn under all of these owners and had an identity as a bar.

Charles Grosso purchased the property in 1977. In 1982, he platted the "Track Inn Beer Garden & Bocci Court."

The following photo is dated 1984 in the Museum's records:



Edward Wickline then joined Charles Grosso as co-owner. The following advertisement from the *Louisville Times* in June 1979 gives their names and an indication of some of the foods on the menu:



Edward Wickline's ownership interest was transferred back to Charles Grosso by 1991.

In 1993 or 1994, the focus changed and the establishment became a family restaurant with the new name of "Pine Street Junction." The outdoor beer garden and bocci court continued to be attractions.

The following photos from 1995 show the building as Pine Street Junction. It appears that the siding shown in the 1959 and 1984 photos, above, had been removed.



In 2002, Charles Grosso sold 1006 Pine to Angel A. Flores. Flores began to operate the restaurant as Casa Alegre, a Mexican restaurant. As of early 2013, the new owners are Louisville LLC and 1006 Pine LLC.

### **1982 Survey of 1006 Pine**

In a 1982 inventory record, the "Special Features/Surroundings" section was written to include: "decorative cornice brackets; roof arch above entrance with sun-ray motif & drop filials; massive interior oak bar with leaded windows and Corinthian pilasters; corner entrance." The architectural style was stated to be "late 19<sup>th</sup> C. frame commercial." It should be noted that the 1982 inventory record for 740 Front Street, which is another historic saloon building (now the Old Louisville Inn), stated that it was one of only three existing commercial buildings with a corner entrance; the other two are 700 Main (the Huckleberry Restaurant today) and this building, 1006 Pine.

In the section on alterations, the record stated: "asphalt shingles applied over wood siding; outdoor beer garden presently being constructed adjacent to south."

The comments section stated: "Original wood siding is exposed on the south with severe weathering; cornice and arch above entrance also deteriorating."

The surveyor, Steve Whissen, recommended the following: "As a local landmark on the main S.E. entrance into town, the removal of the asphalt siding would help restore its visual and historical ties to the Front St. 'saloon' tradition."

The surveyor found the building to have historical significance in the categories of "Associated with significant persons" and "Contributes to the significance of a historic district" and wrote:

This structure reflects the typical turn of the century frame, single story saloon which Sanborn maps show as being so prevalent along Front Street. Although its location is somewhat isolated on the southeast corner of the old commercial district, its orientation near the tracks links it to Front Street. It also reflects the fact that as Louisville matured and began to assume "respectability," a town ordinance limited the saloon trade to Front Street.

The original owner, Joseph Lackner, was an Austrian immigrant whose business and financial skills also aided him in the capacity of town treasurer during the early 1900s.

The decorative arch above the entrance is an important design element and reflects an effort to give the building a more imposing appearance than its otherwise simple construction would provide.

In 1984, on the basis of this survey and under an earlier landmarking program spearheaded by the Louisville Historical Commission, 1006 Pine was selected as a local landmark.

### **1985 Survey of 1006 Pine; 1986 Listing of "Lackner's Tavern" on National Register**

The architectural description in the brief 1985 survey of 1006 Pine stated: "This is a vernacular frame commercial building with false front facades. The building has an "L" footprint with low concrete (concrete over ?) [sic] foundation. The windows and doors are or appear to be in original locations. The false front façade is heavily decorated with sunburst over front door. The building has a flat or shed roof."

In 1986, 1006 Pine was listed on the National Register as "Lackner's Tavern." The History Colorado website today gives the following rationale for the listing: "The tavern is one of

the few historic commercial structures in the community retaining physical integrity. The tavern's location on Pine Street reflects early ordinances confining saloons to the area between the railroad tracks and Front Street."

### **2000 Survey of 1006 Pine**

Additional information has been found since the 2000 survey. For example, the 2000 survey record gives 1900 as the "actual" date of construction, citing a landmarking plaque on the building and Sanborn maps (the 1900 map of which does not show the building). The date of construction is now believed to be 1904.

In addition, the 2000 survey states that the Lackner saloon was originally known as the Germania House. However, today it is strongly believed that the Germania House was a separate building located just to the west of the Lackner saloon. It was located on the corner of Front and Pine and was owned by Lackner.

The 2000 survey report for 1006 Pine included a lengthy architectural description.

With respect to significance, the 2000 survey designated the Area of Significance as being "Community Planning and Development; Commerce; Ethnic Heritage / European." The period of significance was stated to be 1900-1950. The only Level of Significance that was indicated was "Local" and the report does not appear to mention that the building had been listed on the National Register of Historic Places.

The following is the Statement of Significance from 2000: "This property is historically significant for its association with early sustained commercial development in Louisville in support of the area's coal mining industry. It is also significant for its association with Joseph Lackner, an important individual who made important contributions to Louisville's socioeconomic development. The building is architecturally significant as one of the best local late nineteenth century / early twentieth century commercial buildings."

For its assessment of historic physical integrity related to significance, the report stated: "This building has had no additions following its original construction, and only minimal exterior alterations. It displays a remarkably high degree of historical integrity."

The 2000 inventory report indicated that this building was "[a]ssociated with events that have made a significant contribution to the broad patterns of our history"; "[a]ssociated with the lives of persons significant in our past"; and "[e]mbodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction."

The following photos accompanied the 2000 survey:





### Sources

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

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<sup>1</sup> It has been speculated that the original beer garden was located on the empty lot to the west of 1006 Pine, but as explained in this report, even though it is now an empty lot, it was the location of a two-story building for many decades and would not have been an empty lot at the time of the existence of the original beer garden.

# COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

(Page 1 of 5)

### I. IDENTIFICATION

- 1. Resource number **58L961.10**
- 2. Temporary number **N/A**
- 3. County **Boulder**
- 4. City: **Louisville**
- 5. Historic building name **Germania House: Track Inn**
- 6. Current building name **Pine Street Junction**
- 7. Building address **1006 Pine Street**
- 8. Owner name **Charles J. Grosso**
- Owner address: **556 Lincoln Avenue  
Louisville, CO 80027**

### II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th Township 1S Range 69W**  
**SE¼ of SW¼ of NE¼ of SE¼ of section 8**
- 10. UTM reference  
Zone **13**  
Easting **488900**  
Northing **4424980**
- 11. USGS quad name **Louisville, Colorado**  
Year **1965 (Revised 1994) 7.5'**
- 12. Lot(s) **1-3** Block **C**  
Addition: **Original Town of Louisville part of Addition 1878**
- 13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

### Official Eligibility Determination

(OAHF use only)

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- Determined Eligible - National Register
  - Determined Not Eligible - National Register
  - Determined Eligible - State Register
  - Determined Not Eligible - State Register
  - Needs Data
  - Contributes to eligible National Register District
  - Noncontributing to eligible National Register District

### III. ARCHITECTURAL DESCRIPTION

- 14. Building plan (footprint, shape)  
**Rectangular Plan**
- 15. Dimensions in feet: **2282 square feet**
- 16. Number of stories **one**
- 17. Primary external wall material  
**Wood / Weatherboard**
- 18. Roof configuration (enter one)  
**Flat Roof**
- 19. Primary external roof material (enter one)  
**Asphalt Roof**
- 20. Special features (enter all that apply)  
**False Front  
Decorative Cornice  
Chimney**

Survey Completed April 2000  
National Register Landmark 1984

22. Architectural style / building type

Late 19th and Early 20th Century American Movements / Commercial Style



## 21. General Architectural Description

Built at the turn of the twentieth century, the Pine Street Junction is a distinctive wood-frame commercial building with a corner storefront entry at the northeast corner. The building fronts directly onto a wide concrete sidewalk which parallels Pine Street to the north. An alley and the railroad tracks are to the east, a parking lot is to the west, and an outdoor seating area, enclosed by a wood fence, is to the south. The building is supported by a low concrete foundation, and features painted beige horizontal weatherboard walls, with painted red 1" by 4" corner boards. The roof is flat, with parapet walls extending well above the roof line on the north, east, and south elevations. Decorative cornices along the north and east elevations display paired brackets and a dentil course. A tall red brick chimney, with a corbelled cap, is located near the north end of the roof. The corner entry features a glass-in-wood-frame door, with flanking sidelights, and a transom light, under a barrel-shaped canvas awning. The entire entry is set beneath a very tall rounded parapet, with a sunburst motif, a dentil course, and decorative brackets. The entry is flanked by one single-light fixed-pane window on the north elevation, and by three single-light fixed-pane windows on the east elevation, covered by red canvas awnings. Additional windows on the building's north elevation include one set of paired 1/1 double-hung sash, and two single 1/1 double-hung sash, all with painted red wood frames and surrounds, and with red canvas awnings. A neon sign extends perpendicular from the north elevation wall advertising the **Pine Street Junction**. A wood door, with distinctive hinges, appears in the upper wall surface on the east elevation. Two 1/1 double-hung sash windows, and one set of paired 6-light windows, are located on the south elevation. A painted beige glass-in-wood-frame door opens onto the outdoor seating area on the south elevation. Two sets of paired 1/1 double-hung sash windows, and two single 1/1 double-hung sash windows, all with painted red wood frames and surrounds, are located on the west elevation. Three solid wood doors are also located on the west elevation. Two are service entries, and the third opens onto a handicapped ramp.

## 29. Construction History (include description and dates of major additions, alterations, or demolitions:

This building was constructed by Herman H. Fischer in 1900. There have been no additions subsequent to the original construction.

## 23. Landscape or setting special features:

The Pine Street Junction is located southeast of the intersection of Pine and Front Streets, at the southeast edge of Louisville's downtown commercial district. The Burlington Northern Railroad tracks are just to the east. The Louisville Post Office is located across Front Street, to the west.

## 24. Associated buildings, features, or objects n/a

## IV. ARCHITECTURAL HISTORY

### 25. Date of Construction:

Estimate

Actual 1900

Source of information

Plaque on facade; Sanborn maps

### 26. Architect:

n/a

Source of information:

n/a

### 27. Builder/ Contractor:

Herman H. Fischer

Source of information:

"Joseph Lackner 1857-1939" manuscript

### 28. Original owner:

Joseph Lackner

Source of information

"Joseph Lackner 1857-1939" manuscript

### 30. Original location **yes**

Moved **no**

Date of move(s) **n/a**

**V. HISTORICAL ASSOCIATIONS**

- 31 Original use(s): **Commerce and Trade / Bar**
- 32 Intermediate use(s): **Commerce and Trade / Bar**
- 33 Current use(s): **Commerce and Trade / Bar**
- 34 Site type(s): **Commercial Bar and Restaurant**

**35. Historical Background**

Known originally as the Germania House, this building has been utilized as a bar or bar/restaurant throughout most of its history. During its early years, the building was most closely associated with Austrian immigrant Joseph Lackner (originally spelled Lachner). Born in Austria in December 1857, Lackner immigrated to Pennsylvania in 1876. Following his half-brother, John Schweiger, Lackner came west to Colorado in 1878, initially settling in the Central City area. After gaining experience in the liquor business, Lackner and a business partner established the Lachner and Co. Saloon, in Louisville, circa 1880. On July 8, 1884, Lackner married Rosina Eberharter. She passed away in childbirth with the birth of their third son, Edward, in 1889. In December 1890, Lackner was married to his second wife, Sabina Helm. They subsequently had six children.

Lackner purchased property at the corner of Front and Pine Streets in 1887, and had a house built at what today is 630 Front Street a few years later. In 1900, Lackner contracted with local builder Herman H. Fischer to build a saloon on the property. Called the Germania House, Lackner's establishment featured an outdoor beer garden, and quickly became a well-known Louisville locale. During prohibition in the 1920s, Lackner turned to operating a billiard hall on west Pine Street, and with the coming of the Great Depression, the Lackners rented out rooms in the building to tenants. During these years, the aging Lackners moved to Denver, and eventually sold their Louisville property to Hugo Peltzer in 1937. Joseph Lackner died in February 1837, and Sabina passed away in July 1959.

By the 1940s the establishment returned to its original use as a bar. It was known as the Track Inn until the early 1990s, when its name was changed to the Pine Street Junction.

**36. Sources of Information**

Conarroe, Carolyn. *The Louisville Story*, Louisville: Louisville Times Inc., 1978.

"Joseph Lackner 1857-1939" undated manuscript on file at the Louisville Historical Museum.

Mehls, Steven F., and Mehls, Carol Drake. "Colorado Historical Society, Historic Building Inventory Record", (1006 Pine Street), July 28, 1985. On file at the Colorado Historical Society, Office of Archaeology and Historic Preservation, Denver, CO.

*Polk's Boulder County Directory* (generally published annually), Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Sanborn Fire Insurance Maps, dated August 1893, November 1900, and August 1908.

Smith, Phyliss. *Once A Coal Miner: The Story of Colorado's Northern Coal Field*, Boulder: Pruett Publishing Company, 1989.

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## VI. SIGNIFICANCE

37 Local landmark designation:

Yes

No

Date of Designation: *n/a*

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad patterns of our history,

B. Associated with the lives of persons significant in our past,

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

39 Area(s) of Significance:

**Community Planning and Development: Commerce: Ethnic Heritage / European**

40 Period of Significance: 1900 - 1950

41 Level of Significance:

National

State

Local

42. Statement of Significance

This property is historically significant for its association with early sustained commercial development in Louisville, in support of the area's coal mining industry. It is also significant for its association with Joseph Lackner, an important individual who made important contributions to Louisville's socioeconomic development. The building is architecturally significant as one of the best local late nineteenth century / early twentieth century commercial buildings

43. Assessment of historic physical integrity related to significance:

This building has had no additions following its original construction, and only minimal exterior alterations. It displays a remarkably high degree of historical integrity.

---

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment

Eligible: xx

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes:

No: xx

Discuss: **The Pine Street Junction Building is located at the southeast edge of downtown Louisville. Other buildings in this area, that are more than fifty years of age, do not collectively possess sufficient historical integrity to compose a National Register Historic District.**

If there is National Register district potential, is this building:

Contributing: n/a

Noncontributing: n/a

46. If the building is in an existing National Register district, is it:

Contributing: n/a

Noncontributing: n/a

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **CM-6**

Frame(s): **20-24**

Negatives filed at: **City of Louisville, Administration  
749 Main Street  
Louisville, Colorado 80027**

48. Report title: **"Old Town" Louisville Historical Building Survey**

49. Date: **April 24, 2000**

50. Recorder(s): **Carl McWilliams**

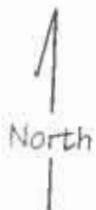
51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court  
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**

Pine Street

1006



Front Street

630

616

600

Approximate

Scale

40 Feet

Alley

Railroad Tracks

Elm Street

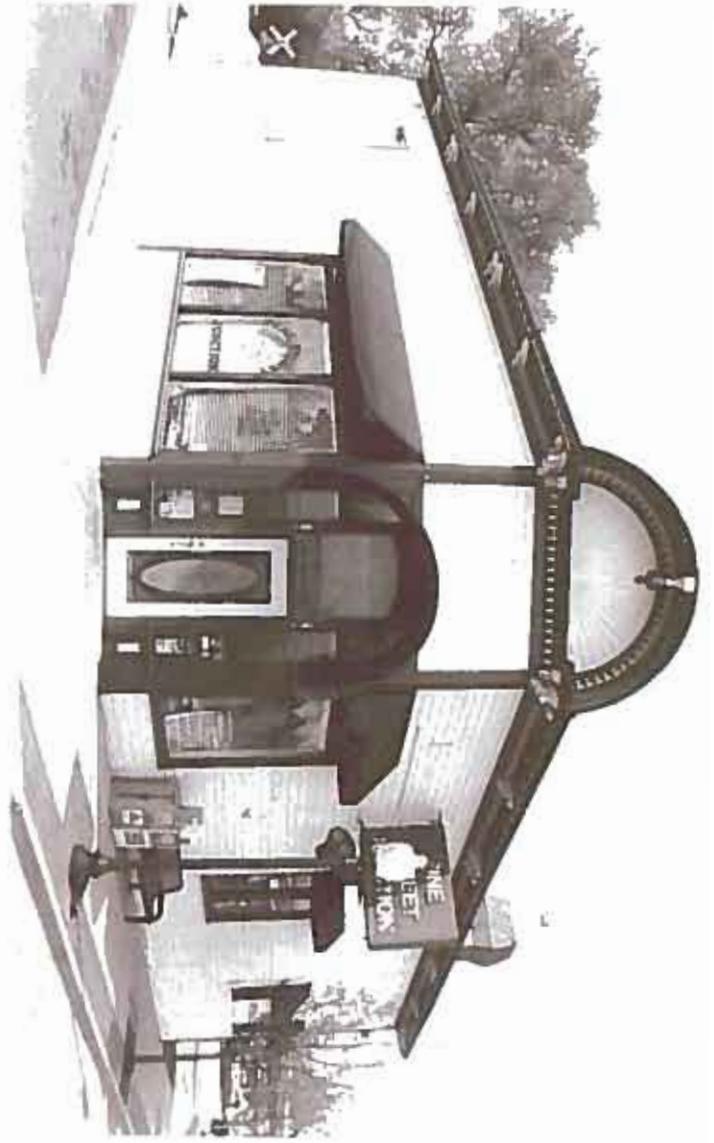
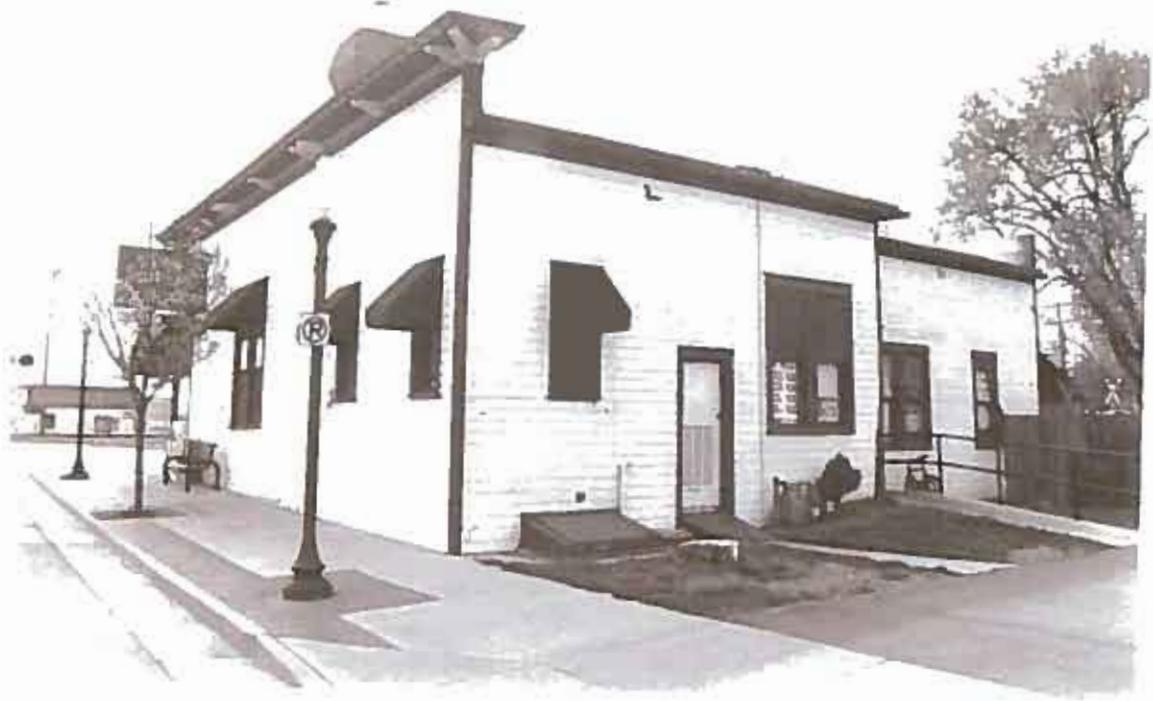
SKETCH MAP

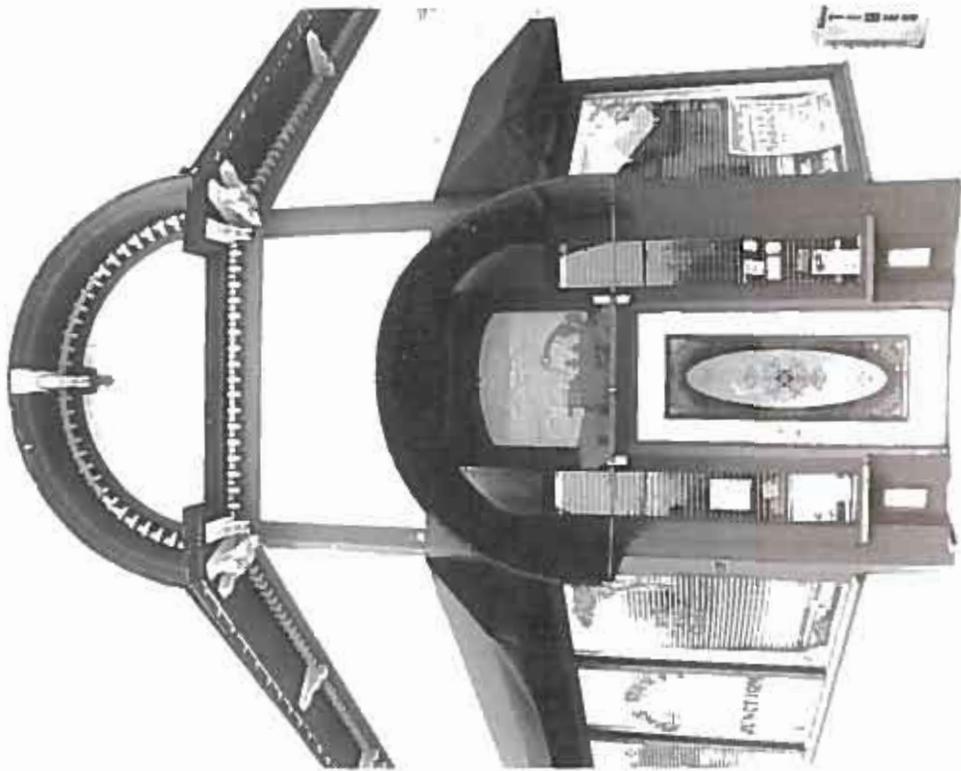
1006 Pine Street, Louisville, Colorado



. . . LOCATION MAP . . .

1006 Pine Street, Louisville, Colorado





5BL961 10 1006 Pine Street, Louisville  
Pine Street Junction  
26 April 2000  
Negative located at: City of Louisville  
749 Main Street, Louisville, CO 80027  
Photographed by Carl McWilliams  
Roll C1M-5 Frame 21  
View to NW



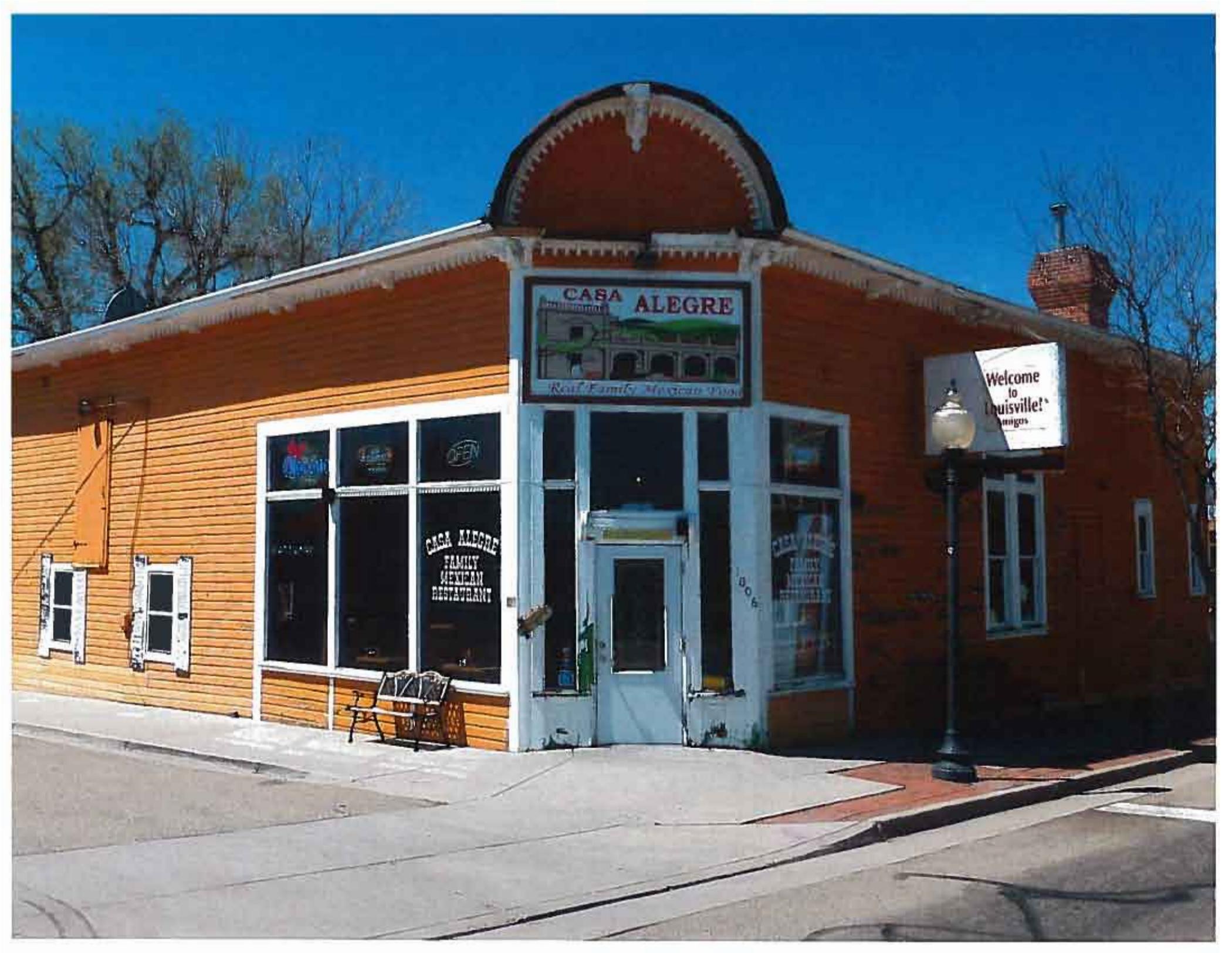
**CASA ALEGRE**  
Real Family Mexican Food

Quesada

OPEN

**CASA ALEGRE**  
FAMILY  
MEXICAN  
RESTAURANT

We  
hu



**CASA ALEGRE**  
Real Family Mexican Food

OPEN

CASA ALEGRE  
FAMILY  
MEXICAN  
RESTAURANT

CASA ALEGRE  
FAMILY  
MEXICAN  
RESTAURANT

Welcome  
to  
Louisville  
Burgers

806



CASA ALEGRE



CASA ALEGRE  
RESTAURANT  
MEXICAN  
RESTAURANT

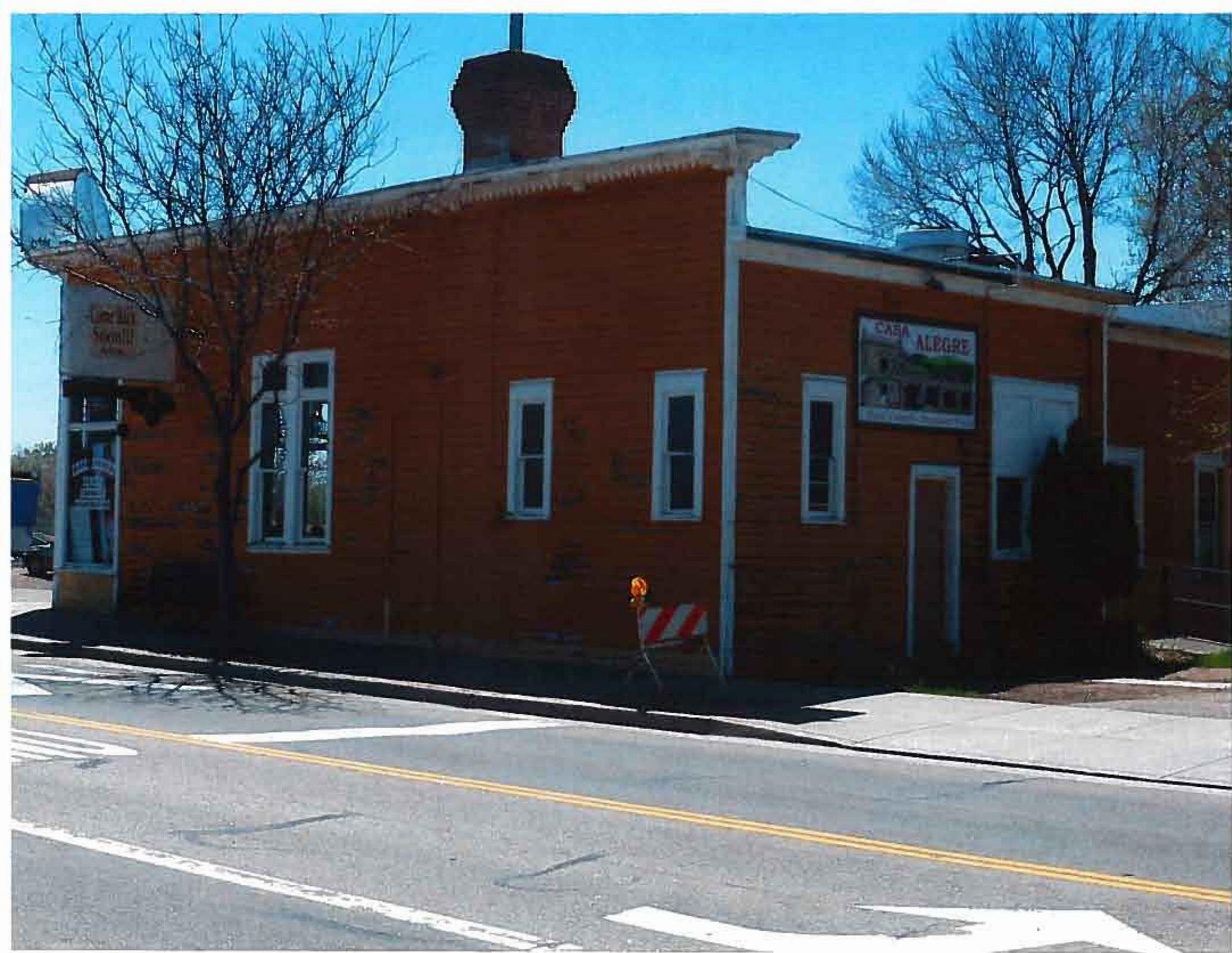
Welcome  
to  
Louisville!  
Lumpkin



Come Back  
Soon!!!  
Adios.

FAMIN  
MEXICAN  
RESTAURANT





CASA ALDRE

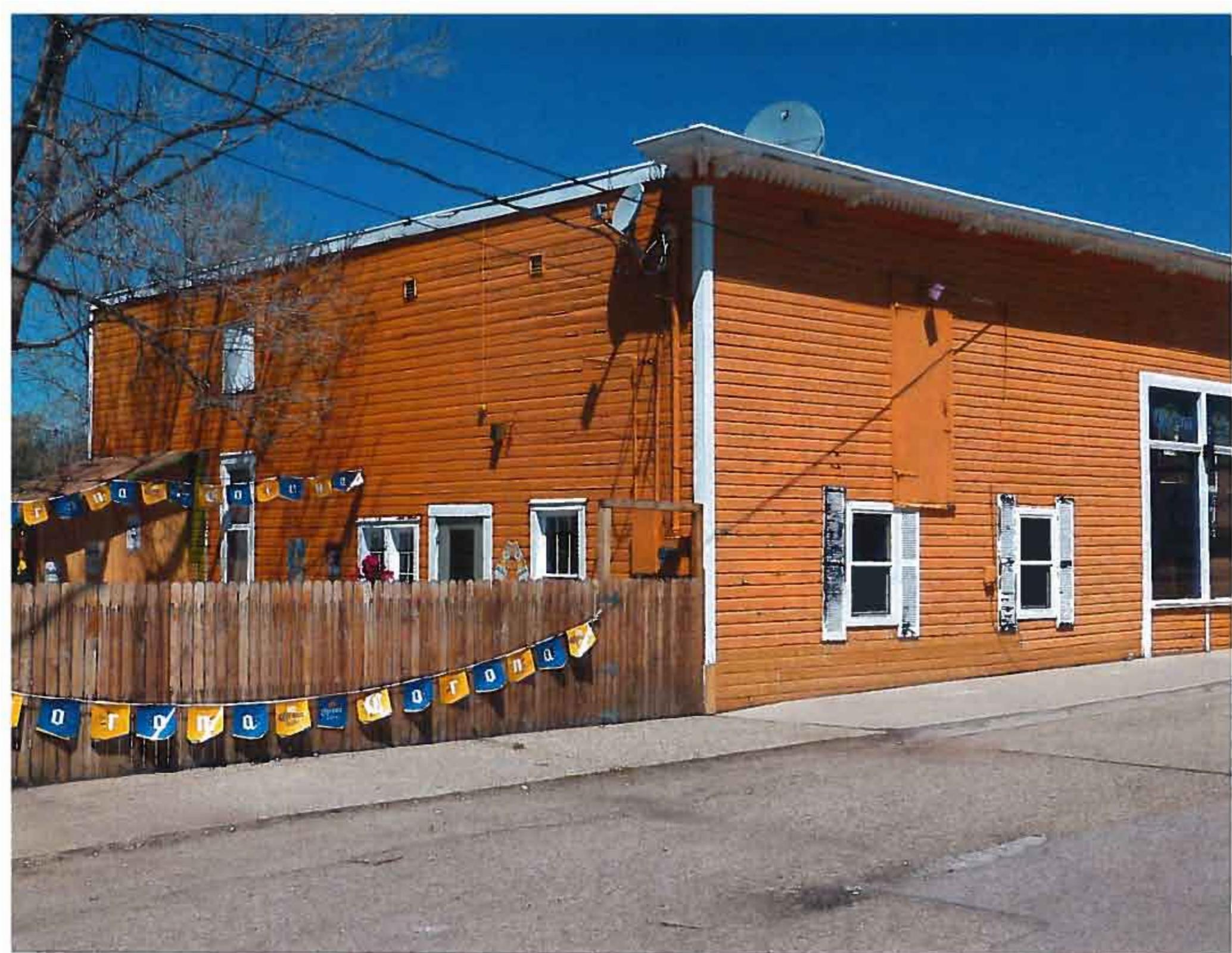
Local  
Small

Local  
Small

**CASA ALEGRE**  
*Real Family Mexican Food*







## **MEMORANDUM**

**To:** Historic Preservation Commission Members

**From:** Department of Planning and Building Safety

**Subject:** HPF Revolving Loan Fund

**Date:** **June 17, 2013**

---

The City Attorney is currently reviewing the attached draft resolution. Comments should be received shortly.

RESOLUTION NO. \_\_\_\_\_, SERIES 2013

(HPC draft 5-3-13)

**A RESOLUTION ESTABLISHING A REVOLVING LOAN PROGRAM  
WITHIN THE HISTORIC PRESERVATION 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:

**Section 1. 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.

## **Section 2. 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

## **MEMORANDUM**

**To:** Historic Preservation Commission Members

**From:** Department of Planning and Building Safety

**Subject:** Main Street Presentation

**Date:** **June 17, 2013**

---

Representatives from the Colorado Department of Local Affairs Main Street Program will present to HPC and LRC on July 10, at 6:30 pm in Council Chambers. Members of the Downtown Business Association, Chamber of Commerce, Business Retention and Development Committee, and Cultural Council will also be invited. The presentation will cover the basics and benefits of the Main Street program, as well as the application process. It will also provide an opportunity to ask questions of the DOLA representatives.

**Main Street Presentation**  
**Wednesday, July 10**  
**6:30 PM**  
**City Hall Council Chambers**  
**749 Main Street**

## MEMORANDUM

**To:** Historic Preservation Commission Members

**From:** Department of Planning and Building Safety

**Subject:** Demolition Update – 1117 Lafarge

**Date:** June 17, 2013

---

On May 21, 2013 Planning Staff and two subcommittee members of the HPC reviewed a permit request to replace the two front windows at 1117 Lafarge. 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.

## MEMORANDUM

**To:** Historic Preservation Commission Members  
**From:** Department of Planning and Building Safety  
**Subject:** Demolition Update – 1017 Front  
**Date:** June 17, 2013

---

On May 23, 2013 Planning Staff and two subcommittee members of the HPC reviewed a permit request to demolish a detached garage at 1017 Front. Staff did not request a social history.



After deliberation, the HPC subcommittee decided to release the permit because the garage was lacked architectural significance.

## MEMORANDUM

**To:** Historic Preservation Commission Members

**From:** Department of Planning and Building Safety

**Subject:** Alteration Certificate Update – 1131 Spruce

**Date:** June 17, 2013

---

On June 3, 2013 Planning Staff and two subcommittee members of the HPC reviewed an alteration certificate request for the landmarked structure located at 1131 Spruce Street. The request was to replace some of the roof.



After deliberation, the HPC subcommittee decided to grant the alteration certificate because the proposed new roof would not impair the historic character of the house.

## **MEMORANDUM**

**To:** Historic Preservation Commission Members

**From:** Department of Planning and Building Safety

**Subject:** DELO referral

**Date:** **June 17, 2013**

---

Below is a submittal for a preliminary development plan for a project known as DELO, located between South Street and Griffith Street, just east of the railroad tracks. The Rod and Gun Club building, which was formerly on this site, was previously demolished. There are four other buildings that are more than 50 years old on the site for which demolition is proposed. These buildings will undergo demolition review once the social histories are completed. The project is referred to you simply for your information and comment.

# Preliminary Development Plan

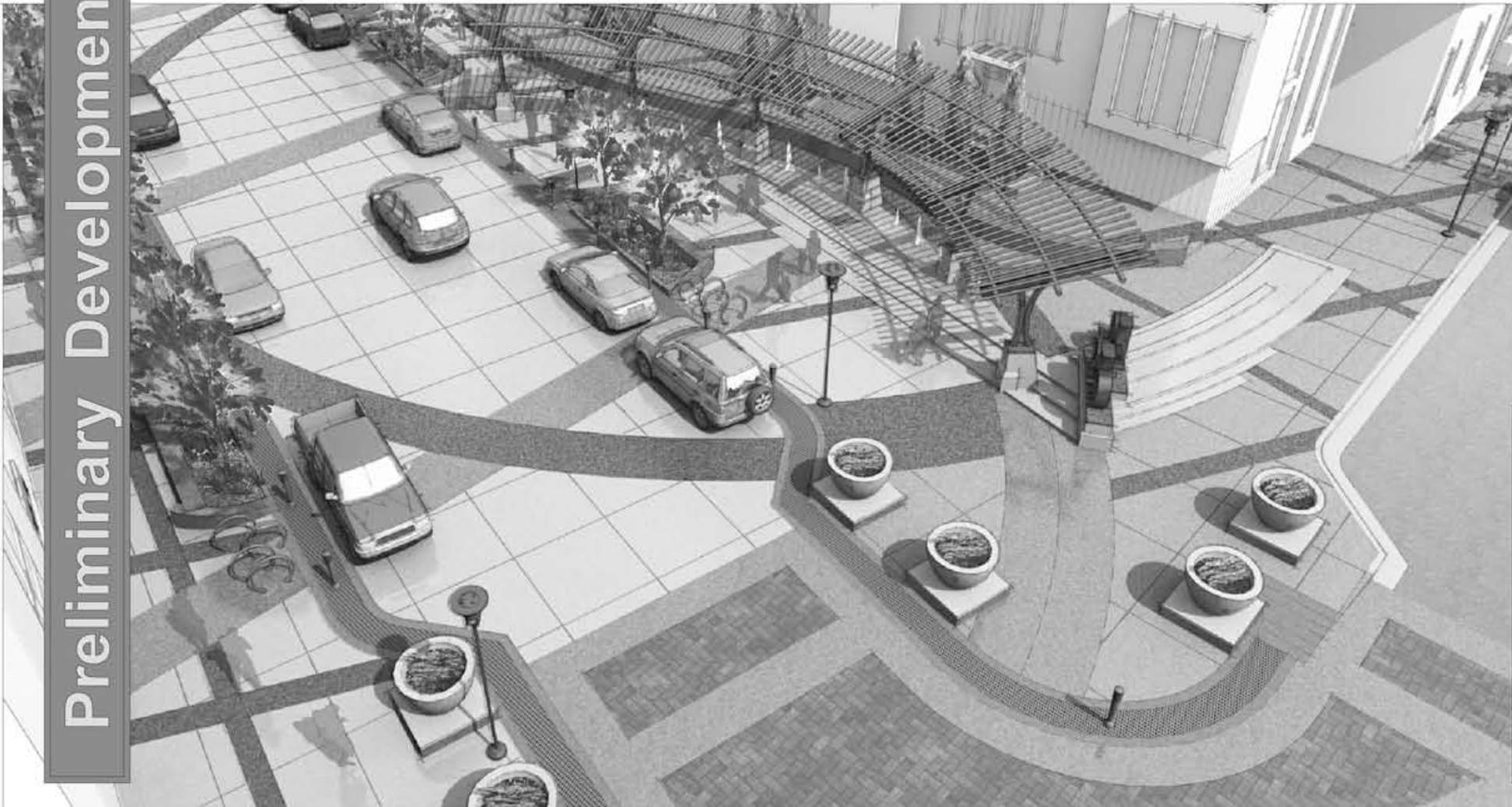
a part of section 8, township 1 south, range 69 west of the 6th p.m.  
city of louisville, county of boulder, state of colorado



Preliminary Development Plan

## SHEET INDEX

- |                                      |   |                             |
|--------------------------------------|---|-----------------------------|
| 1.....Cover                          | 7.....Horizontal Public Improvements Plan     | 13.....Overall Utility Plan |
| 2.....Project Introduction           | 8.....Vacation and Public Improvement Concept | 14.....Overall Grading Plan |
| 3.....Masterplan & General Notes     | 9.....Emergency Vehicle Access Plan           | 15.....Overall Grading Plan |
| 4.....DA 1 - Plan, Notes & Standards | 10.....Horizontal Control Plan                | 16.....Street Sections      |
| 5.....DA 2 - Plan, Notes & Standards | 11.....Horizontal Control Plan                | 17.....Site Details         |
| 6.....DA 3 - Plan, Notes & Standards | 12.....Overall Utility Plan                   | 18.....Character Sketches   |



louisville, colorado

## owner's rep

RMCS, Inc.  
950 Spruce Street, Ste. 2A  
Louisville, CO 80027  
720.524.3620

## planning & la



pcs group, inc.  
1001 16th street, 38-180  
Denver, CO 80265  
tel (303) 531-4905  
www.pcsgroupco.com

## engineering

ENGINEERING  
CONSULTANTS  
Contact: Jason D. Margraf, PE  
6505 S. Paris Street, Ste. B  
Centennial, CO 80111  
ph:(303)368-5601 fx:(303) 368-5603

## architecture

CRAINE ARCHITECTURE  
3080 Larimer Street  
Denver, CO 80205  
720.457.2012

# de lo

DowntownEastLouisville





**LEGEND**  
(IMPROVEMENTS FUNDING SOURCE)

- URBAN RENEWAL AUTHORITY
- CITY OF LOUISVILLE IMPROVEMENTS
- PRIVATE IMPROVEMENTS (DEVELOPER)

# delo Preliminary Development Plan

DowntownEastLouisville  
a part of section 8, township 1 south, range 69 west of the 6th p.m.  
city of louisville, county of boulder, state of colorado

**HORIZONTAL PUBLIC IMPROVEMENT NOTES**

HORIZONTAL PUBLIC IMPROVEMENTS FOR THE PROPERTY WILL BE CONSTRUCTED TO SERVICE THE PROJECT AND MAY BE PHASED. THIS PLAN IS NOT MEANT TO DICTATE THE PHASING ASSOCIATED WITH THIS PROJECT BEYOND WHAT IS STATED IN THESE NOTES. THE HORIZONTAL PUBLIC IMPROVEMENTS ARE IDENTIFIED AS FOLLOWS:

1. RETAINING WALLS MAY BE REQUIRED FOR THE DEVELOPMENT OF THE PARCEL TO THE STANDARDS AND REQUIREMENTS OF THE CITY, DEVELOPER AND MARKET NEEDS.
2. THERE ARE NO OFF-SITE REGIONAL IMPROVEMENTS REQUIRED FOR THIS PROJECT. OFF-SITE REGIONAL IMPROVEMENTS BEYOND THOSE DEPICTED WITHIN THIS DOCUMENT SHALL BE FUNDED AND CONSTRUCTED BY OTHERS.
3. PHASING (AND SUB-PHASING) OF THE DEVELOPMENT AREAS MAY OCCUR IN ANY ORDER AND IS NOT LIMITED EXCEPT AS REQUIRED TO PROVIDE A LOOPED WATER SERVICE, SANITARY SERVICE, TWO POINTS OF EMERGENCY ACCESS AND THAT NO "DEAD END" LONGER THAN 500' WITHOUT A SECONDARY EMERGENCY ACCESS, SHALL OCCUR.
4. REGIONAL HORIZONTAL PUBLIC IMPROVEMENTS ARE INFRASTRUCTURE THAT PROVIDES REGIONAL AND REDEVELOPMENT BENEFIT AND SHALL BE FUNDED BY THE CITY OF LOUISVILLE OR PER THE URBAN RENEWAL AUTHORITY AGREEMENT ADOPTED BY THE CITY OF LOUISVILLE. THE IDENTIFIED INFRASTRUCTURE IS ANTICIPATED TO BE CONSTRUCTED PRIOR TO OR CONCURRENT WITH THE FIRST PHASE OF THE PROJECT; HOWEVER, SUB-PHASING MAY OCCUR AS LONG AS EMERGENCY AND UTILITY ACCESS IS MAINTAINED THROUGH EACH PHASE. STREET CROSS SECTIONS AND ANTICIPATED IMPROVEMENTS ARE AGREED TO AND AVAILABLE FOR REVIEW WITHIN THIS DOCUMENT.

**DEVELOPMENT AREA HORIZONTAL PUBLIC IMPROVEMENT NOTES:**

PHASING DEPICTED WITHIN THIS DEVELOPMENT PLAN IS ANTICIPATED TO BE CONSISTENT WITH THE DEVELOPMENT AREAS; HOWEVER, DEVELOPMENT AREAS CAN DEVELOP CONCURRENTLY OR MAY BE SUB-PHASED, SO LONG AS, THE PHASING HAS UTILITY CONNECTIONS AND MEETS THE REASONABLE REQUIREMENTS OF FIRE SERVICE AND EMERGENCY VEHICLE ACCESS. IMPROVEMENTS ARE DELINEATED BY "EXISTING IMPROVEMENTS", WHICH ARE THE KNOWN INFRASTRUCTURE WITHIN THE HATCH AREAS THAT WILL BE EFFECTED BY THE DEVELOPMENT, "REGIONAL IMPROVEMENTS", WHICH ARE INFRASTRUCTURE THAT SERVE A PUBLIC OR REGIONAL BENEFIT AND THAT ARE TO BE CITY OF LOUISVILLE OR URBAN RENEWAL AUTHORITY FUNDED AND "DEVELOPMENT AREA IMPROVEMENTS", WHICH ARE INFRASTRUCTURE THAT PROVIDE PRIVATE BENEFIT AND SHALL BE FUNDED BY THE DEVELOPER

**HORIZONTAL PUBLIC IMPROVEMENTS BY STREET:**

- CANNON STREET**
- EXISTING IMPROVEMENTS
    1. 8" WATER LINE BETWEEN BREW STREET AND GRIFFITH STREET
    2. DRY UTILITIES
    3. 60" REGIONAL DRAINAGE FACILITIES
  - REGIONAL IMPROVEMENTS
    1. PAVING AND PEDESTRIAN WALKWAYS FROM GRIFFITH STREET TO SOUTH STREET
    2. PUBLIC DRAINAGE SYSTEM
    3. PUBLIC PLAZA AT CANNON AND DELO STREETS (OUTLOT 1)
    4. 15" SANITARY SEWER REROUTE FROM LEONARD STREET TO BREW STREET
    5. 8" SANITARY SEWER

## PUBLIC IMPROVEMENTS

**HORIZONTAL PUBLIC IMPROVEMENTS BY STREET (CONTINUED)**

- GRIFFITH STREET**
- EXISTING IMPROVEMENTS
    1. WATERLINE
    2. SANITARY SEWER MAIN
    3. DRY UTILITIES
  - REGIONAL IMPROVEMENTS
    1. CURB, GUTTER AND PEDESTRIAN WALKWAY ALONG THE SOUTH SIDE OF GRIFFITH STREET
    2. SANITARY SEWER MAIN EXTENSION
  - DEVELOPMENT AREA 1 IMPROVEMENTS
    1. WATER SERVICE CONNECTIONS
- SOUTH STREET**
- EXISTING IMPROVEMENTS
    1. WATER MAIN
    2. SANITARY SEWER MAIN
    3. STREET PAVING
    4. DRY UTILITIES
  - REGIONAL IMPROVEMENTS
    1. SOUTH STREET PEDESTRIAN GATEWAY AND PLAZA AT THE BNSF RAILROAD (SEPARATE CITY PROJECT)
  - DEVELOPMENT AREA 3 IMPROVEMENTS
    1. GATEWAY PLAZA AND PATIO AREA ON THE NORTH SIDE OF SOUTH STREET ROW
- McCLURE STREET**
- EXISTING IMPROVEMENTS
    1. DRY UTILITIES
  - REGIONAL IMPROVEMENTS
    1. 60" RCP REGIONAL STORM SEWER IMPROVEMENTS
    2. 15" PVC SANITARY SEWER IMPROVEMENTS TO REPLACE 15" VCP
    3. RELOCATION OF DRY UTILITIES

- DEVELOPMENT AREA 1 IMPROVEMENTS
  1. PRIVATE STREET PAVING AND PEDESTRIAN WALKWAYS TO BE CONSTRUCTED IN VACATED LAFAYETTE ROW
  2. 8" WATER LINE
- LEONARD STREET
  - EXISTING IMPROVEMENTS
    - NONE
  - REGIONAL IMPROVEMENTS
    1. 15" PVC SANITARY SEWER IMPROVEMENTS TO REPLACE 15" VCP
    2. PUBLIC STORM SEWER
- DEVELOPMENT AREA 1 IMPROVEMENTS
  1. STREET PAVING AND PEDESTRIAN WALKWAYS
  2. 8" WATER LINE
  3. PRIVATE STORM SEWER AND INLETS, IF NEEDED
- WALDNER GARDENS
  - EXISTING IMPROVEMENTS
    1. 15" VCP SANITARY SEWER (TO BE REMOVED AND RELOCATED)
    2. 60" RCP REGIONAL STORM SEWER
    3. DRY UTILITIES
  - REGIONAL IMPROVEMENTS
    1. LANDSCAPING AND PEDESTRIAN WALKWAYS
    2. GREENSPACE APPURTENANCES AND FURNITURE
    3. PROPOSED 60" RCP STORM SEWER PARALLEL TO EXISTING (SEPARATE CITY PROJECT)
    4. RELOCATION OF DRY UTILITIES
- DEVELOPMENT AREA 1 IMPROVEMENTS
  1. LANDSCAPING AND PEDESTRIAN WALKWAYS
  2. GREENSPACE APPURTENANCES AND FURNITURE
  3. PROPOSED 60" RCP STORM SEWER PARALLEL TO EXISTING (SEPARATE CITY PROJECT)

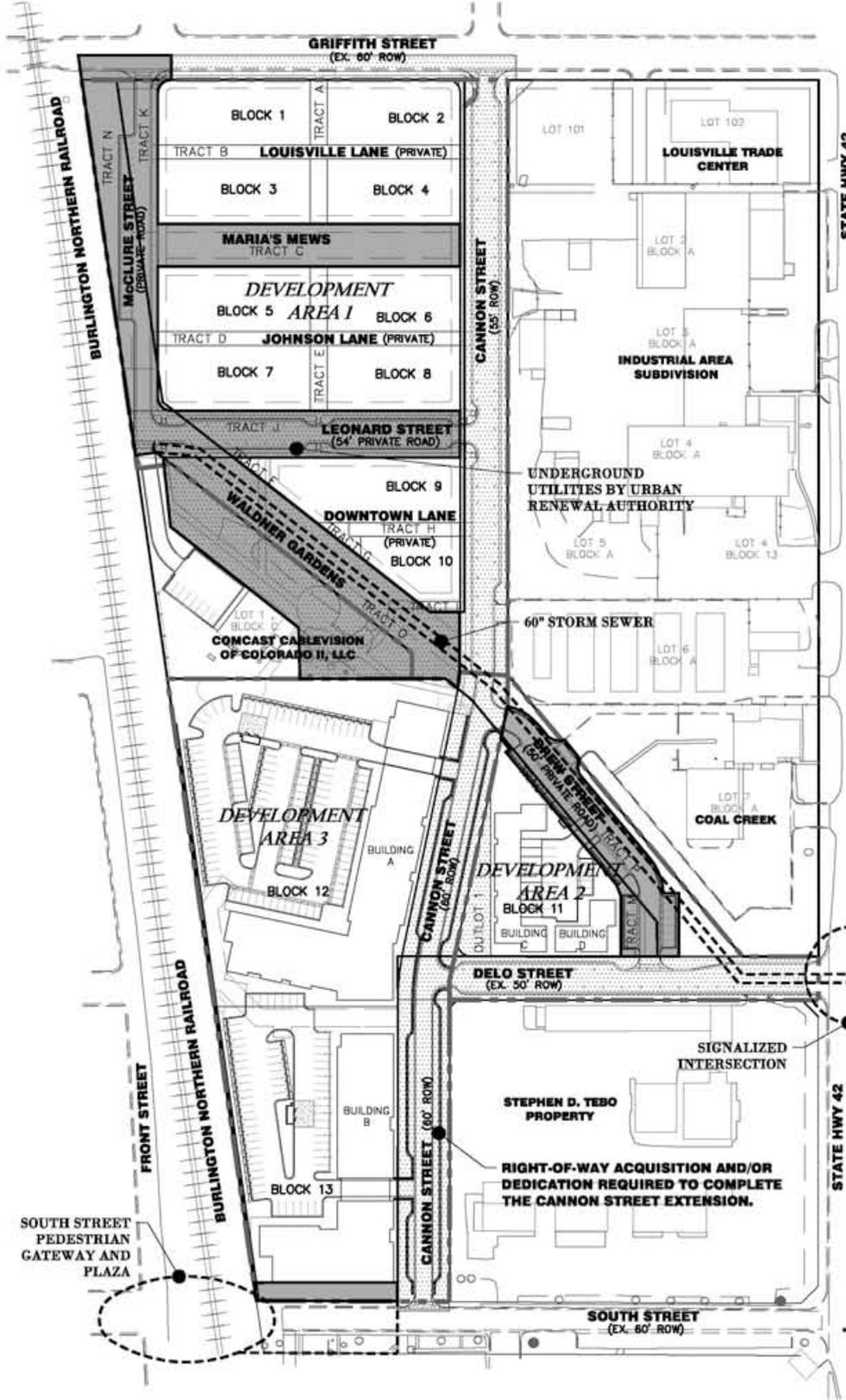
6. RELOCATION OF DRY UTILITIES
  7. PROPOSED 60" RCP STORM SEWER PARALLEL TO EXISTING (SEPARATE CITY PROJECT)
- DEVELOPMENT AREA 1 IMPROVEMENTS
    1. PRIVATE STORM SEWER AND INLETS FOR LOCAL DRAINAGE, IF NEEDED
  - DEVELOPMENT AREA 3 IMPROVEMENTS
    1. 8" WATER LINE FROM SOUTH STREET TO DELO STREET
    2. 8" SANITARY SEWER, SOUTH OF BREW STREET
    3. PRIVATE STORM SEWER AND INLETS FOR LOCAL DRAINAGE, IF NEEDED

**BREW STREET**

- EXISTING IMPROVEMENTS
  1. 60" RCP REGIONAL STORM SEWER
  2. 8" WATER LINE
  3. DRY UTILITIES
  4. 15" VCP SANITARY TRUNK MAIN
- REGIONAL IMPROVEMENTS
  1. PROPOSED 60" RCP STORM SEWER PARALLEL TO EXISTING (SEPARATE CITY PROJECT)
  2. RECONFIGURED 15" PVC SANITARY SEWER TO REPLACE EXISTING 15" VCP PIPE
  3. RELOCATION OF DRY UTILITIES
  4. RECONFIGURED 8" WATERLINE
- DEVELOPMENT AREA 2 IMPROVEMENTS
  1. PRIVATE STREET PAVING AND PEDESTRIAN WALKWAYS TO BE CONSTRUCTED IN VACATED LAFAYETTE ROW.

**DELO STREET**

- EXISTING IMPROVEMENTS
  1. 60" RCP REGIONAL STORM SEWER & INLETS AT HIGHWAY 42
  2. 8" WATER LINE
  3. DRY UTILITIES
  4. STREET PAVING
- REGIONAL IMPROVEMENTS
  1. RECONFIGURE STREET PAVING AND PEDESTRIAN WALKWAYS TO CREATE AN URBAN STREET SECTION
  2. STORM SEWER IMPROVEMENTS
  3. SIGNALIZED INTERSECTION AT HIGHWAY 42 (SEPARATE CITY PROJECT)
  4. RELOCATION OF DRY UTILITIES
  5. RECONFIGURED 8" WATERLINE



1" = 80'  
scale



sheet title  
**Horizontal Public Improvements Plan**

**submittal**

no	date	description
1	4-4-2013	initial submittal

designed by: BJJ      drawn by: SGD  
checked by: JDM      project #: 030009

**planning & la**

people creating spaces  
pcs group, inc.  
1001 16th street, 3B-180  
Denver, CO 80265  
tel (303) 531-4905  
www.pcsgroupco.com

owner's rep  
RMCS, Inc.  
950 Spruce St.  
Ste 2A  
Louisville, CO  
80027  
720.524.3620

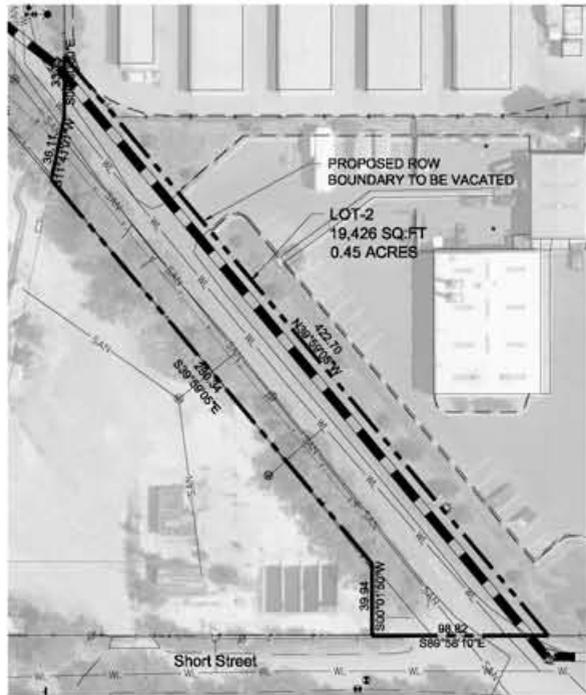
**engineering**  
ENGINEERING CONSULTANTS  
Contact: Jason D. Margraf, PE  
6505 S. Paris Street, Ste. B  
Centennial, CO 80111  
ph:(303)368-5601  
fx:(303) 368-5603

**architecture**  
CRANE ARCHITECTURE  
3080 Larimer Street  
Denver, CO 80205  
720.457.2012

# de|o Preliminary Development Plan

DowntownEastLouisville

a part of section 8, township 1 south, range 69 west of the 6th p.m.  
city of louisville, county of boulder, state of colorado



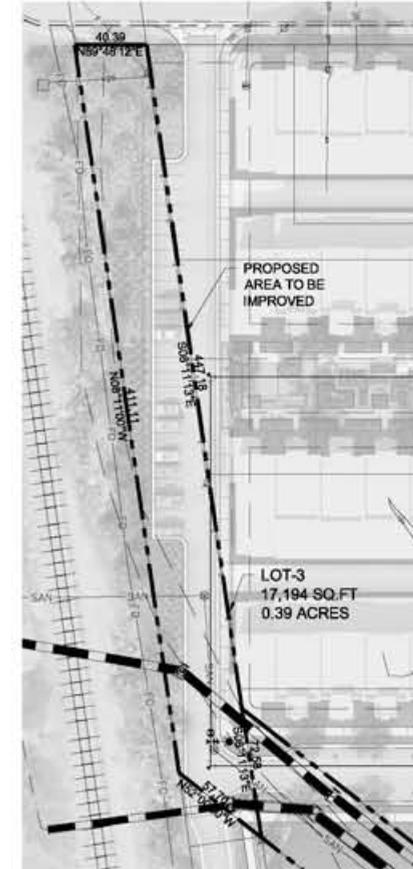
1.1 Easterly Portion of E. Lafayette St. (DA2) - Existing Conditions  
Not to Scale



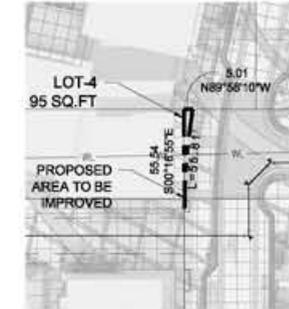
1.2 Private St. (DA2) - Proposed Improvements  
Not to Scale



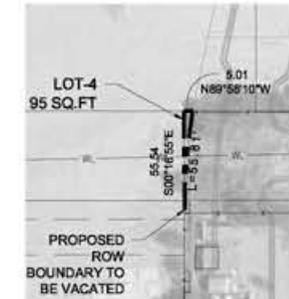
3.1 N Front St. ROW (DA1) - Existing Conditions  
Not to Scale



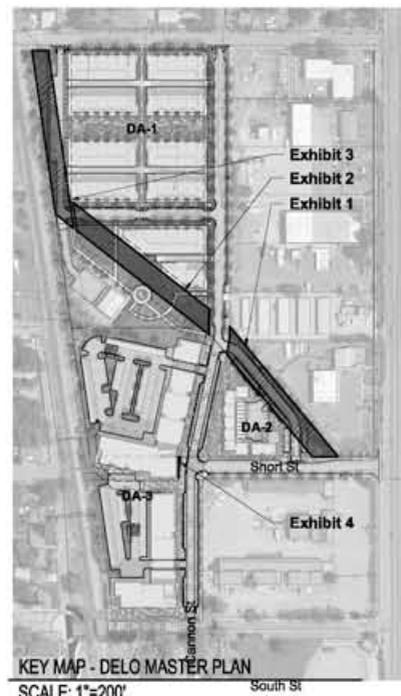
3.2 Private St. - DA1 - Proposed Improvements  
Not to Scale



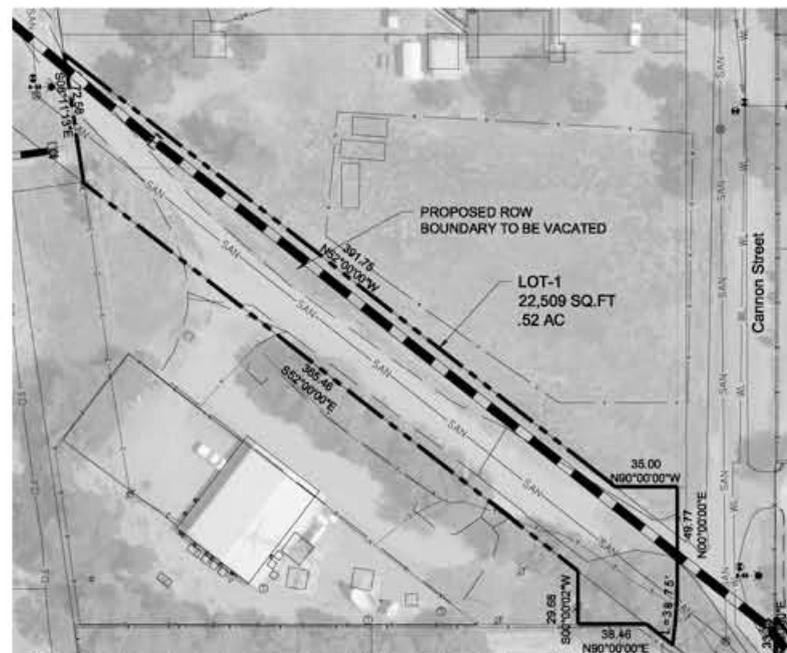
4.2 Pedestrian Corridor (DA2) - Proposed Improvement  
Not to Scale



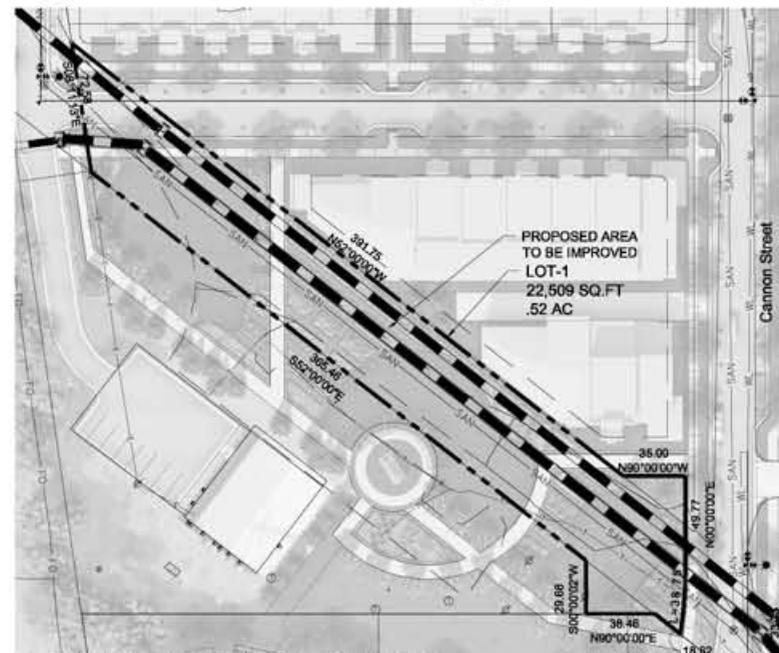
4.1 Short St. ROW (DA2) - Existing Conditions  
Not to Scale



KEY MAP - DELO MASTER PLAN  
SCALE: 1"=200'



2.1 Westerly Portion of E. Lafayette St. ROW (DA1) - Existing Conditions  
Not to Scale



2.2 Public Plaza/ Amenity (DA1) - Proposed Improvements  
Not to Scale

## sheet title Vacation & Public Improvement Concept

### submittal

no	date	description
1	4-4-2013	initial submittal

### planning & la

people creating spaces  
pcs group, inc.  
1001 16th street, 38-180  
denver, CO 80265  
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owner's rep  
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Louisville, CO  
80027  
720.524.3620

designed by: BJJ drawn by: SGD  
checked by: JDM project #: 030009

### engineering

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### architecture

CRAINE ARCHITECTURE  
3080 Larimer Street  
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720.457.2012

### sheet

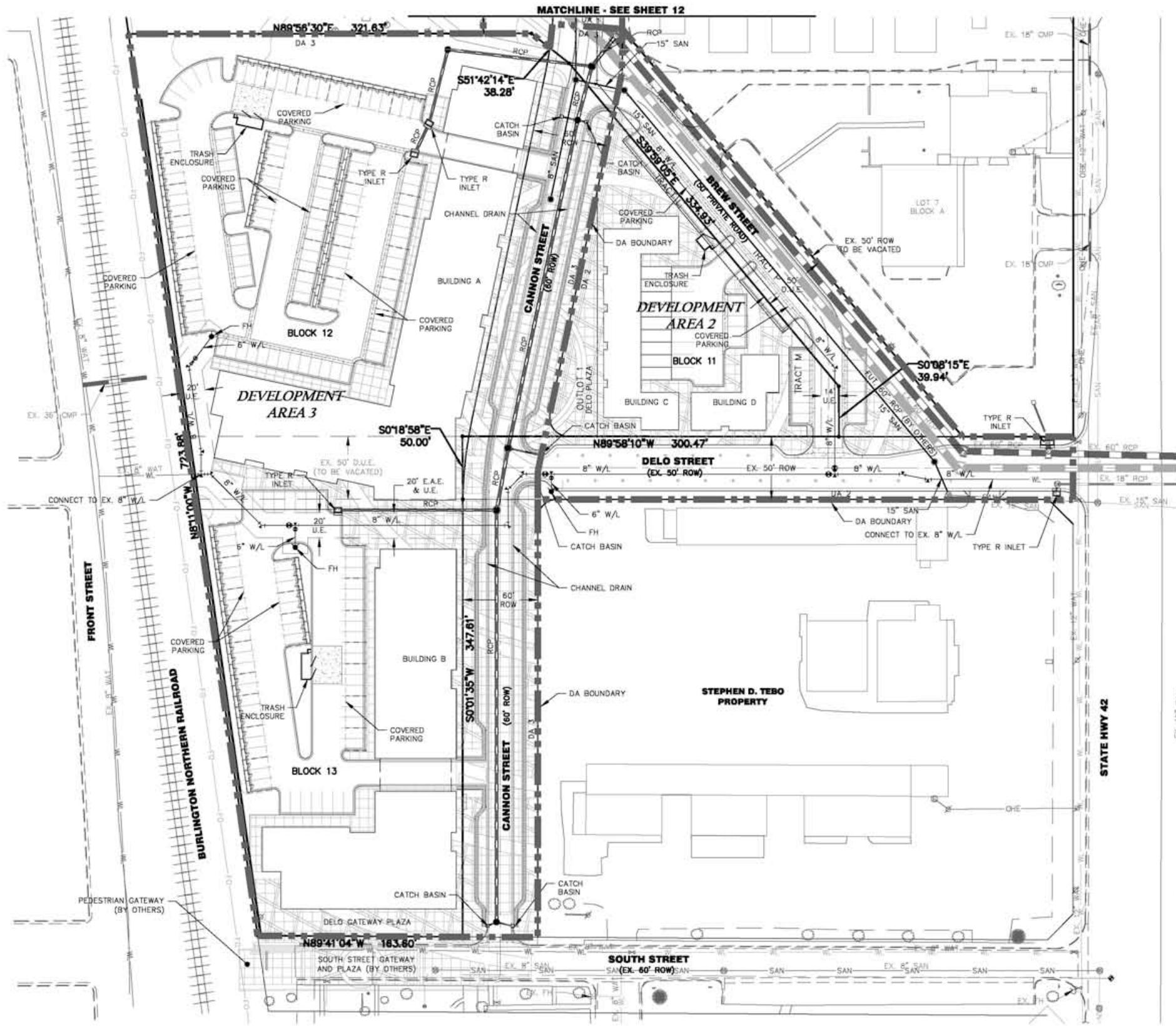
8 of 18



# de lo Preliminary Development Plan

DowntownEastLouisville

a part of section 8, township 1 south, range 69 west of the 6th p.m.  
city of louisville, county of boulder, state of colorado



### LEGEND

- CENTER LINE OF STREET
- PROPERTY BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- DEVELOPMENT AREA (DA) BOUNDARY LINE
- WATERLINE W/ GATE VALVE & TEE
- SANITARY SEWER W/ MANHOLE
- STORM SEWER W/ INLET & MANHOLE
- EX. STORM SEWER W/ INLET & MANHOLE
- FUTURE STORM SEWER W/ INLET & MANHOLE
- EX. WATERLINE W/ VALVE & TEE
- EX. SANITARY SEWER W/ MANHOLE
- EX. OVERHEAD ELECTRICITY LINE
- EX. FIBER OPTIC LINE
- EX. UNDERGROUND ELECTRICITY LINE
- EX. GAS LINE
- EX. TELEPHONE LINE
- EX. FENCE LINE
- EX. CURB, GUTTER, CROSSSPAN SIDEWALK & RAMP
- CURB, GUTTER, CROSSSPAN SIDEWALK & RAMP
- REINFORCED CONCRETE PIPE
- WATER LINE
- SANITARY SEWER
- UTILITY EASEMENT
- DRAINAGE & UTILITY EASEMENT
- EMERGENCY ACCESS EASEMENT

- ### NOTES
1. THE UTILITY LAYOUT PRESENTED IN THIS PLAN IS A REPRESENTATION OF THE DESIGN INTENT FOR THE DELO DEVELOPMENT. SPECIFIC ELEMENTS ARE SUBJECT TO REVISION IN ORDER TO ACCOMMODATE UNFORESEEN CIRCUMSTANCES AND CHANGING PROJECT CONDITIONS.
  2. FOR THE PURPOSES OF CLARITY, CERTAIN EXISTING UTILITIES ARE NOT SHOWN ON THIS PLAN. THESE INCLUDE MOST DRY UTILITIES, UTILITIES BEING ABANDONED AS A PART OF THIS PROJECT.

1" = 40'  
scale

north

sheet title

## Overall Utility Plan

**planning & la**  
people creating spaces  
pcs group, inc.  
1001 16th street, 38-180  
denver, CO 80265  
tel (303) 531-4905  
www.pcsgroupco.com

**owner's rep**  
RMCS, Inc.  
950 Spruce St.  
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submittal		
no	date	description
1	4-4-2013	initial submittal

designed by: BJJ      drawn by: SCD  
checked by: JDM      project #: 030009

**engineering**  
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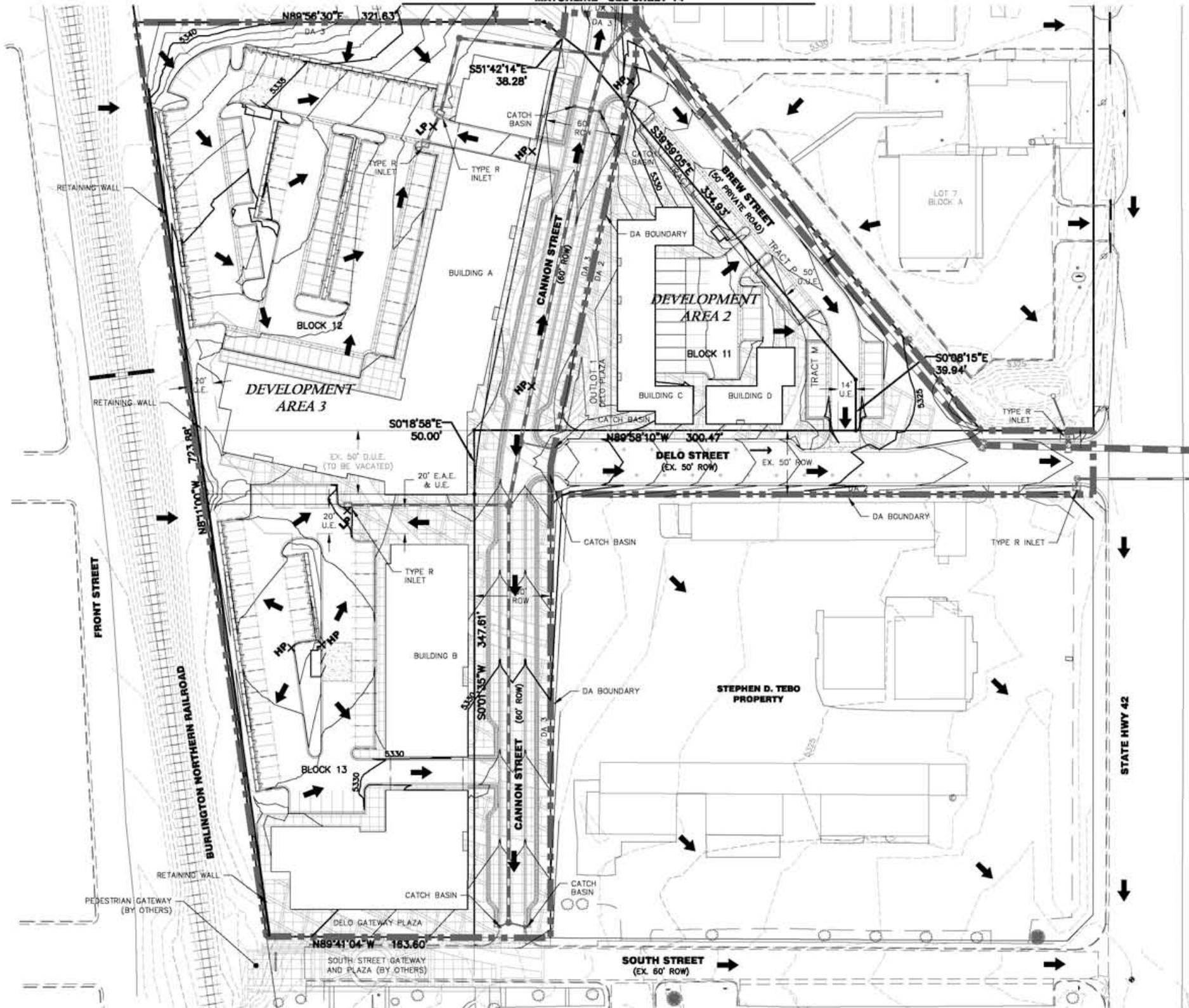
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# de lo Preliminary Development Plan

Downtown East Louisville

a part of section 8, township 1 south, range 69 west of the 6th p.m.  
city of louisville, county of boulder, state of colorado

MATCHLINE - SEE SHEET 14



**LEGEND**

- CENTER LINE OF STREET
- PROPERTY BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- DEVELOPMENT AREA (DA) BOUNDARY LINE
- PROPOSED CONTOURS 5800
- EXISTING CONTOURS 5700
- xHP / xLP HIGH POINT / LOW POINT
- FLOW DIRECTIONAL ARROW
- STORM SEWER W/ INLET & MANHOLE
- FUTURE STORM SEWER W/ INLET & MANHOLE
- EX. STORM SEWER W/ INLET & MANHOLE
- EX. FENCE LINE
- EX. CURB, GUTTER, CROSSSPAN SIDEWALK & RAMP
- CURB, GUTTER, CROSSSPAN SIDEWALK & RAMP
- UTILITY EASEMENT U.E.
- DRAINAGE & UTILITY EASEMENT D.U.E.
- EMERGENCY ACCESS EASEMENT E.A.E.

1" = 40'  
scale

north

sheet title  
**Overall Grading Plan**

**submittal**

no	date	description
1	4-4-2013	initial submittal

designed by: BJJ      drawn by: SGD  
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720.457.2012







## **MEMORANDUM**

**To:** Historic Preservation Commission Members

**From:** Department of Planning and Building Safety

**Subject:** Grain Elevator

**Date:** **June 17, 2013**

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The landmark application for the Grain Elevator was continued to July 16, 2013. Negotiations with the Olde Town Group and the adjacent property owner are still ongoing.

## **MEMORANDUM**

**To:** Historic Preservation Commission Members

**From:** Department of Planning and Building Safety

**Subject:** Reconnaissance Survey/Austin Niehoff HSA/Jefferson Place

**Date:** **June 17, 2013**

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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. The initial determination from the State was Jefferson Place would not be eligible for a National Historic District. The consultant, Kathy Lingo, has made some changes to the report and the State is reconsidering. Therefore, the presentation to HPC has been pushed back a month to the July meeting.