

**Historic Preservation Commission  
Agenda  
July 15, 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 - **June 17, 2013**
- V. Public Comments on Items Not on the Agenda
- VI. Presentation of Certificates of Appreciation
- VII. Pre filing Conference – none
- VIII. **PUBLIC HEARING – Demolition Request – 825 Lafarge**
- IX. Jefferson Place Survey Presentation
- X. Old Town Reconnaissance Survey Presentation
- XI. Discussion – Main Street Program
- XII. Discussion – Loans from the HPF
- XIII. Discussion – DELO Development letter
- XIV. Committee Reports –
  - Outreach committee
  - Commercial incentives workshop
- XV. Update on Demolition Requests - 844 Spruce, 712 Lincoln, 839 McKinley, 613 Grant
- XVI. Update on Alteration Certificate Requests – 1131 Jefferson
- XVII. Discussion/Comments on Planning Department Referrals – none
- XVIII. Updates –
  - Austin-Niehoff HSA
  - Grain Elevator
- XIX. Items from Staff -
- XX. Items from Commission Members –
- XXI. Discussion Items for Next Meeting – **August 19, 2013**
- XXII. Adjourn

# ***Historic Preservation Commission***

## ***Meeting Minutes***

**June 17, 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, Lynda Haley, John Griffin, and Aquiles La Grave

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

Jessica Fasick

#### **City Representatives:**

Scott Robinson, Planner I

Stewart welcomed Commissioner Griffin to the HPC.

### **Approval of Agenda**

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

### **Approval of Minutes**

Stewart asked to approve both May 20<sup>th</sup> meeting minutes. Koertje had minor changes. Stewart made a motion to approve and Koertje seconded. Motion carried by voice vote.

### **Public Comment – None**

### **Pre-filing Conference – None**

### **Public Hearing – Landmark Request – 1006 Pine**

Stewart opened the item.

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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*

Robinson presented the information provided in staff's report stating the structure qualifies as a landmark based on social history, architectural integrity, and geographical location.

*Questions of Staff*

Griffin asked what the difference was between the landmark process for the commercial and residential grants.

Robinson stated the processes are the same.

*Commission Comments*

Stewart asked for any conflicts of interest.

La Grave stated he approached the owner about the program, as part of public outreach, prior to his application.

Stewart stated he had the same conversations. He stated he did not believe either were a conflict of interest because financial gain was not involved.

Stewart stated he agrees with staff's recommendation.

*Public Comments - None*

Stewart stated part of his discussion with the applicant is they need to paint the building as soon as possible.

Robinson reminded the HPC the applicant will receive a \$10,000 signing bonus which could be used for painting.

Stewart asked the applicant if he has received any estimates on painting costs.

Levy Villa, the applicant, stated they had received estimates in the amount of \$6,000 for painting. He stated this did not include repairing the detailing on the roof.

La Grave stated the sidewalks appear to be higher than the foundation, which might be causing some water damage.

Villa stated his contractor stated the damage to the structure is due to the proximity of the building to the sidewalk.

Stewart stated on his walk around of the building he noticed it has retained quite a bit of the historical fabric and detailing but it does need preservation work to stop any further deterioration. He added he believed this structure appears to qualify as a landmark.

La Grave stated he was concerned the painting would not be able to proceed without approval of the grant.

Robinson stated he would need to apply for an Alteration Certificate once the landmark is approved. He added a building assessment would need to be done prior to the painting.

La Grave asked how long the process would take.

Robinson stated it would take about 3 months from the time of the landmark to receive approval of the grant, which requires City Council approval.

Haley asked if there was a matching requirement in commercial grants.

Robinson stated there was then he gave a rundown of the grant amounts and when the matching would be required.

Haley asked Villa if he was hoping to paint this summer, regardless of the grant or not.

Villa said his plan was to paint until he was approached by the HPC regarding the grant. He stated he understands the concern of painting once only to find out more siding would need to be removed requiring the building to be painted again.

Haley stated she believed this structure was definitely eligible for landmarking. She stated she understands the building needs to be painted but she is concerned about the building being painted twice.

Griffin asked if only the street facing facades could be painted.

Discussion ensued regarding Griffin's idea.

Watson stated he is most interested in getting the sidewalk away from the building.

Haley asked if Villa had a preference on how to approach the project.

Villa said he liked the idea of only painting the street facing façade.

Stewart asked staff what the proposed landmark name was.

Robinson stated Lackner Tavern, because that is what the National Registry had.

Stewart stated he thought the building was named Germainia or Track Inn.

Robinson stated Lackner Tavern was what Bridget Bacon recommended.

Watson stated he should consider moving forward in painting the structure without the grant.

Robinson reminded the HPC painting is limited to 10% of the preservation grant amount. He stated the applicant could use the signing bonus to paint the street facing façade and then come back through the appropriate grant process.

La Grave stated he didn't feel comfortable telling anyone what they can use their signing bonus for.

Stewart stated Villa was hoping to develop the attic space as a lounge area and punch through some windows and a balcony on the south side.

Watson stated the economic viabilities of this structure are very important.

Griffin stated the shed on the side also changes the original intent.

Haley stated the street facing sides are the most important and believed additions to the south would be adequate.

Watson agreed.

Haley wants to make sure Villa understands a landmark does not stop you from doing what you want to do, rather it requires more creativity to do what you want.

Watson asked a question regarding the painting cost estimate. He stated it appeared the contractor was thinking about removing all of the siding.

Villa stated he would only remove what is damaged.

Stewart asked the HPC if anyone believed the structure did not comply with the criteria required for landmarking.

None was heard.

Stewart asked Koertje if there would need to be separate resolutions for the landmark request and the grant request.

Koertje stated there is not a grant application before them and he did not believe a grant could be decided upon tonight. He added the painting sounds like it is required, but the other modifications would require an Alteration Certificate and further discussion by this board.

Haley stated this is our first commercial grant and could be considered precedence setting if we start repaying work completed prior to receiving a grant.

Griffin agreed.

La Grave stated the applicant did not come to the HPC after finishing his work, he stopped the work and then came to the HPC.

Koertje asked if there was anything, other than painting, that needs to be completed in the next few months.

Villa stated siding, painting and roof work.

Haley recommended doing the project in phases and wondered if the HPC could reimburse the work.

Watson stated he was not comfortable in doing reimbursements. He stated using the signing bonus would make the most logical sense.

Villa stated he was not worried about the money.

Haley stated she understands but wants to make sure the project is done appropriately and the money is used most wisely.

Stewart stated he still recommends approving a landmark request with a condition allowing \$6,500 of the \$65,000 for painting, subject to complying with specific criteria for the job itself. He added he did not believe the job described in the cost estimate was adequate for preservation purposes.

La Grave agreed and stated City Council can make the final determination.

Koertje addressed the landmark application and discussed its attributes in regard to the landmark review criteria. He added he still has reservations approving a grant which was not applied for.

Stewart made a motion to approve the landmark request, named Lackner Tavern.

La Grave seconded the motion.

Motion carried 6 – 0.

La Grave made a motion to release \$6,500 to paint the north and east facing facades, with the understanding services must meet preservation standards.

Haley stated the amount should be less if they are only painting the north and east façade.

Griffin stated he was not sure the painting contractor who submitted the cost estimate is the appropriate contractor for the job, based on the description of the activities.

La Grave revised his motion to state “release of up to \$6,500” so the bid could not exceed \$6,500.

Stewart added this is to achieve curb appeal for the structure.

Watson inquired why the services were limited to only two sides.

Haley stated to ensure the entire structure would not be painted twice.

Stewart seconded the motion.

Griffin asked Villa what he thought of the actions.

Villa stated he was fine.

Motion carried 5 – 1.

Koertje voted no because of process issues.

Stewart stated he will continue to volunteer design assistance.

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

Robinson stated he spoke with the City Attorney who was concerned about creating criteria on what the grants can and can't be used for. He also suggested there should be an upper limit cap.

Stewart stated it might be best to wait for a complete review by the City Attorney before sending this forward to City Council.

Discussion ensued regarding the resolution going to City Council.

Koertje stated he had spoken with Funding Partners, out of Fort Collins. He stated they would be interested in working on this program. He added Fort Collins does a different program than we are proposing.

The HPC asked staff to create a draft RFP for funding managers.

Watson requested a breakdown of management costs to make sure the management of the program is not more than the loan amounts.

Stewart asked if anyone on the HPC was willing to work with Koertje.

Koertje said he didn't mind working on it by himself.

### **Committee Reports –**

#### *Outreach committee*

Stewart stated there have been ongoing talks with the owner of the Old Louisville Inn. He is looking to combine a landmark, grant, PUD all into one project.

Stewart inquired about the City website.

Robinson stated the City is hiring a new IT Director so changes might be underway.

La Grave stated he is still interested in creating a standalone website for the HPC.

La Grave added he has been speaking with two other downtown business owners in regards to landmarking their structures.

*Commercial incentives workshop - none*

*LRC liaison*

Koertje stated there will be a Main Street presentation in July, which is a joint meeting between LRC and HPC.

**Update on Demolition Requests - 701 Walnut, 844 Spruce, 1117 Lafarge, 1017 Front**

Robinson stated 701 Walnut expires tomorrow (June 18<sup>th</sup>), 844 Spruce expires in August, 1117 Lafarge and 1017 Front were minor demo permits released by subcommittee.

Stewart stated the owner of 712 Lincoln, which is a demolition request, is not interested in retaining the structure but might be interested in retaining the street facing portion of the building and adding to the back.

La Grave inquired if the benefits of the HPF were given to her.

Stewart answered in the affirmative.

**Update on Alteration Certificates – 1133 Spruce**

Robinson stated Jean Morgan, 1133 Spruce Street, requested to replace the roofing on her house.

Stewart stated that was an interesting request because the roofing was originally rolled roofing but then it changed to 3 tab dimensional roofing.

**Discussion/Comments on Planning Department Referrals**

**DELO**

Watson stated the images were very pixelated and was hoping for a better copy.

Robinson gave a review of the DELO preliminary development request. He highlighted the existing structures on the property which are 50 years or older.

Stewart inquired why the LMC does not require a formal referral on preliminary, only at final.

Robinson stated he could only assume it is because the development right is not vested in preliminary.

Stewart states the LMC requires them to list where the historic structures are located but he did not see them on this submittal.

Robinson stated it was probably an oversight.

La Grave asked staff what was expected of the HPC.

Robinson stated the HPC should comment on the development in regards to the historic structures.

La Grave stated he would like Planning Commission and City Council to be notified of the existing structures.

Stewart stated DELO should be required to provide a mitigation plan for these historic resources. He recommended they should be required to set aside a certain percentage of construction funds towards future historic preservation, such as the Louisville Grain Elevator.

Robinson stated this was not a requirement in the LMC.

La Grave stated now would be a good time for DELO to consider moving the structures.

Robinson stated they are not interested in moving the structures prior to development due to the rental income they are receiving.

Koertje stated he is interested to hear, from the developer, how these buildings might be integrated or relocated.

Stewart asked what the next steps are.

Robinson stated the HPC should draft a letter to Planning Commission.

Koertje made a motion to draft a letter.

La Grave seconded the motion.

Haley stated she would like to see them incorporate the structures as a priority.

Watson stated he would like to see the letter before it is submitted.

Discussion ensued on how the letter could be drafted, reviewed and made ready for Planning Commission.

Watson stated the structures might qualify for Historic Preservation Funds (HPF).

Robinson stated this area is located outside of the HPF area of influence.

Motion carried.

**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 the project is almost complete and will be presented to HPC in July.

Stewart stated he was at the original public meeting and it was very well presented.

*Items from Staff -*

*Plaques*

Robinson stated we have been handing out plaques and some are even in place.

Koertje asked if they have been placed on the City buildings yet.

Robinson stated none yet.

Discussion ensued regarding the Casa Allegre and why they proceeded forward without any discussion regarding the HPF program.

Robinson stated they began without a demolition permit. Once we alerted them of the need for a permit we had a subcommittee review the work and release the permit.

*Items from Commission Members*

*Certificates of Appreciation*

La Grave handed out the certificates he created and stated he believed these new certificates were an improvement to what had previously been created.

Watson stated the font was too thin.

Koertje recommended putting in the years of service and wondered if the City logo needed to be included.

Griffin stated he liked the stamp used on the previous certificate.

**Adjourn**

Stewart made a motion to adjourn.

Watson seconded the motion.

Adjournment was at 9:24 p.m.

**LOUISVILLE HISTORIC PRESERVATION COMMISSION**

**STAFF REPORT**

**July 15, 2013**

**ITEM:** Case #2013-008-DEMO

**APPLICANT:** Alpine Build & Design  
Greg W. Wermager  
3957 Dale Drive  
Lafayette, CO 80026

**OWNER:** Jason and Tracy Mumm  
17182 Knollside Avenue  
Parker, CO 80134

**PROJECT INFORMATION:**

**ADDRESS:** 825 Lafarge Avenue  
**LEGAL DESCRIPTION:** Lots 7, 8, & S 15 ft Lot 9, Block 5, Jefferson Place  
**DATE OF CONSTRUCTION:** circa 1885

**REQUEST:** A request to demolish the existing house and garage.



**HISTORICAL BACKGROUND:**

*Information is from Historian Bridget Bacon and is attached to this document.*

*Castrilli Family: 1885-1909*

Christina and Pompeo Castrilli were Italian immigrants. Pompeo likely worked in the mines in the winter and farmed in the summer.

*Biella Family: 1909-1966*

Santino and Mary owned and operated the Rex Theater from 1927 to 1945. Santino was an Italian immigrant, and Mary was a Louisville native. After selling the theater, Santino worked for Louisville Electric. The Biellas' sons, Albert and Arnold, both served in World War II and went on to become prominent educators in California.

**REQUEST:**

The applicant, Alpine Build & Design, is requesting to demolish the existing house and garage to build a new house.



*1948 Assessors' Photo*



*Current Photo*



*Current Photo*

A subcommittee was formed and conducted a site visit on June 14, 2013. The subcommittee recommended that this request be heard by the Commission because the house appears to have retained its historic character and there is social significance.

**ARCHITECTURAL INTEGRITY:**

The existing structure is a one story single-family house built around 1885. The house is side-gabled and appears to have retained its overall form since at least 1948. The siding, roofing, and windows are not original, and many of the window openings have been modified. The 1948 assessor's photo appears to indicate the house was stucco at that time, though the survey indicates the house originally had wood siding. The front porch has been in place since at least 1948.

**CONCLUSION AND RECOMMENDATION:**

The house appears to have retained its form, though many of the finer elements have been lost. The form represents a typical miner's house, lending the structure architectural significance. There is also social significance, having been built by Italian immigrants and later owned by the owners and operators of the Rex Theater.

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

**SUPPORTING DOCUMENTATION AND INFORMATION:**

Attached for your review are the following supporting documents:

- Demo permit application
- Social history

Call/Email - Date: \_\_\_\_\_  Conf  LVM  LM



### Department of Planning and Building Safety

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

# RESIDENTIAL PERMIT

PERMIT NUMBER: \_\_\_\_\_

Type of Residence-  Single Family  Duplex  
 Townhome  Apartment  Condo

TYPE OF WORK:  New  Addition  Scrape off  Remodel  Demo

**JOB ADDRESS** (including Unit #):  
825 LaFarge Ave  
**LEGAL DESCRIPTION** (if known):  
Lot: 7 Block 9 Subdivision Jefferson Place  
Total Lot Area (SQ. FT) 7579

**WORK DESCRIPTION:** Include square footage  
1st Floor: 1034 2nd Floor: 0 3rd Floor: 0  
Garage: 534 Other: \_\_\_\_\_  
Basement: Finished: 0 Unfinished: 500  
Sprinkled Area: \_\_\_\_\_  
Construction Type: \_\_\_\_\_ Occupancy: \_\_\_\_\_  
Total Units: \_\_\_\_\_ # of Bedrooms: \_\_\_\_\_ # of Bathrooms: \_\_\_\_\_  
Permit to include: Electrical  Yes  No  
Mechanical  Yes  No Plumbing  Yes  No  
Is this building 50 years or older?  Yes  No Built 1947

**BUILDING INFORMATION:**  
Owner Name: Jason + Tracy Mumm  
Address: 17182 Knollside Ave  
City: Parker CO Zip: 80134  
Phone: (303) 907-8719

**JOB DESCRIPTION:** Remove existing house, garage and concrete flatwork on entire lot.  
Some bushes & dead trees to be removed as well.

**CONTRACTOR INFORMATION:**  
Louisville License # CL00761  
Business Name: Alone Build & Design  
Address: 3957 Dale Drive  
City: Lafayette CO Zip: 80026  
Phone: (303) 842-6072

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

**JOB SUPERVISOR:**  
Name: Greg Wermager  
Jobsite Phone # (303) 842-6072

**Valuation** includes Labor & All Materials or Contracted Price  
\$ 10,000.-  
Permit Fee  
\$



**ARCHITECT / ENGINEER OF RECORD:**  
Name: Ted Shaffer  
Email: ted@DwellatAltitude.com  
Phone #: (719) 836-4848

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

**SIGNATURE BLOCK:**  
Signature: Greg W. Wermager Printed Name: Greg W. Wermager Date: \_\_\_\_\_  
Address: 3957 Dale Drive, Lafayette, CO 80026 Phone: (303) 842-6072  
Email Address: dianandgreg@comcast.net Preferred Method of Contact:  Phone  Email

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

7-B  
#515  
Lot 9



Resource Number: 5BL 7993

Temporary Resource Number: 157508414004

houses have been modified over the years, most of the historic character-defining features have been preserved.

825 La Farge is consistent with these patterns and blends well with the scale and character of the neighborhood.

9. Changes in Condition: None.
10. Changes to Location or Size Information: None.
11. Changes in Ownership: Bock is now also listed as an owner.
12. Other Changes, Additions, or Observations:

Further research has yielded new information about the history of 825 La Farge.

This parcel is larger than many of the other properties on the 800 block of La Farge, consisting of Lots 7, 8, and part of Lot 9 of Block 5 of Jefferson Place.

The primary significance of this house, historically, is that it was the home of Santino ("Sandy") and Mary Biella for 55 years. They owned and operated the Rex Theatre located very nearby at 817 Main Street, and Santino was a prominent businessman in Louisville. They also had connections to many other families in Jefferson Place. Santino's sister, Clementina Bottinelli, lived at 822 La Farge (5BL7991), while Mary was a member of the Zarini family whose members lived close by at 712 Spruce (5BL926), 801 Spruce (5BL11320), 817 Spruce (5BL8027), 804 La Farge (5BL7983), 808 La Farge (5BL7985), and 822 La Farge (5BL7991). Mary herself grew up at 804 La Farge (5BL7983) as the daughter of Peter and Savina Zarini. Additionally, Mary's uncle, Joseph Zarini, and his large family lived across the street from 825 La Farge, at 824 La Farge (5BL7992).

This property has had just three families as owners since Jefferson Place developer Charles Welch first sold the lots.

According to a warranty deed recorded in 1897, but which may have been dated earlier, the first owner of this property was Christina Castrilli. This was for Lot 8. She additionally obtained Lot 7 from Jefferson Place developer Charles Welch, according to a warranty deed that was recorded in 1904. There are some indications that the sales might have taken place well before the dates when the deeds were recorded. Not only does the 1893 Sanborn map show a house on both Lots 7 and 8, but the Castrillis were living in Louisville as early as 1892 and could have purchased the property earlier and made it their home. Also, there is a record of a Release of Deed of Trust that was recorded with Boulder County in 1892 with respect to the Castrillis, which suggests that they had a mortgage on some real property, but with no indication of what property it could have related to. There is clearly some missing information with respect to the Castrilli ownership of 825 La Farge.

The historical survey report written in 2000 with respect to 825 La Farge noted that the house is depicted on the 1893 Sanborn map and, based on this evidence, was likely constructed in circa 1885. It is also shown on the 1900 and 1908 Sanborn maps, and on the 1909 Drumm's Wall Map of Louisville. The County's reference to the house having been constructed in 1947 is likely a reference to a remodel. The house at 825 La Farge appears in two scenes in a color film entitled "Our Boys and Girls in the Armed Forces, 1943-44" filmed by Louisville resident L.C. Graves. The front of the house as it appeared in 1943-44 on the film appears to be virtually identical to the 1948 photo from the County Assessor's card, and moreover is strikingly similar to how the house looks today. Clearly, the County's date of construction of 1947 is in error with respect to this house.

Christine Castrilli was born in Italy in 1856; her husband, Pompeo, was born in Italy in 1853. They immigrated to the US in 1882, coming from Roccomandolfi, Molise, Italy. They had at least six children: Mamie, Josie, Jennie, Michael, Mary, and James. Although directories show that they lived in Louisville in the 1890s, the 1900 federal census taken in June 1900 shows them to be living in Las Animas, Colorado. However, they may have been in Las Animas only for summer work, as the mines in the Louisville area closed in the summers and miners often looked for work elsewhere in the summers, sometimes taking their families with them. The 1904 Louisville directory shows that the Pompeo and

Resource Number: 5BL 7993  
Temporary Resource Number: 157508414004

Christina Castrilli family did return to Louisville. The directory describes the family as living on La Farge between Walnut and Spruce, which is an accurate description of 825 La Farge.

In 1909, Santino Biella purchased 825 La Farge. Santino was born in Italy in 1884 and came to the US with his parents and siblings in 1885.<sup>1</sup> The family came from the area of Novara in northern Italy. He must have returned to Italy at some point, because Ellis Island records show him entering the US from Italy again at the age of 16 in 1900. (He would return to Italy again in 1921 to settle a family estate, according to his passport application.) His sister, Clementina, had married Baptist Bottinelli in Boulder County in 1888 and they had settled in Louisville.

The 1910 census shows Santino as living on La Farge, apparently at 825, with his mother, Margariette, who was then 65. He was single and working as a coal miner. Historical records show that Santino's sister, Clementina, lived across the street at 822 La Farge with her husband and family.

By 1915, Santino Biella had courted and married a girl from the same block, Mary Zarini. Mary had grown up at 804 La Farge. She was the daughter of Peter and Savina Zarini and was born in Louisville in 1894. She was deaf as a result of a childhood accident. After they married in 1915, they had two sons, Albert (1915-1885) and Arnold (1918-1972), whom they raised at 825 La Farge. The following is their wedding picture:



Santino and Mary Biella, Louisville Historical Museum, E-O N-7

Santino's mother, Margariette, who also lived at 825 La Farge at the time of the 1910 census, died in 1918.

The 1920 and 1930 federal census records, plus Louisville directories from 1916 to the 1950s and 1960s, tie Santino and Mary Biella to this location.

825 La Farge had a number of different addresses over the years under Louisville's old address system. In 1916, it was 332 La Farge; in 1918 and the early 1920s, 320 La Farge; and in 1932, it was 340 La Farge. By 1943, it was known as 825 La Farge under Louisville's new address system.

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<sup>1</sup> The Castle Garden passenger records give the family's surname as "Bellia" instead of "Biella."

Resource Number: 5BL 7993  
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In 1927, Santino Biella purchased the Rex Theatre at 817 Main St. and continued its operation with Mary. They owned and operated it until 1945. (Current Louisville residents also recall the building as the location of Senor T's Restaurant from the 1970s, when the movie theatre closed, until 2008.) The following photo shows the Rex as it looked in about 1919 (exterior) and about 1915 (entrance):



Rex Theatre circa 1919, Louisville Historical Museum E-B N-9



Rex Theatre circa 1915, Louisville Historical Museum E-N N-8

Santino ran the business side and Mary sold tickets at the Rex Theatre. According to a 1994 Louisville Historian article, which was assembled and edited by Sandy and Mary Biella's niece, Eileen Schmidt, "Shortly after Sandy and Mary Biella became owners of the Rex, the movie industry was booming and the Rex became a first-run facility. This meant that the moves were shown in Louisville at the same time they were being viewed in Denver and other larger cities. This was very important because people didn't have the means of traveling to the larger cities just to see a movie." The Biellas acquired a player piano that used punched paper rolls. Hazel Zarini Harris (the younger sister of Mary Zarini Biella), Vito Romans, and others performed the role of operating the player piano.

The article goes on: "Mr. Biella offered part-time jobs, such as dusting the seats, sweeping the front lobby, sweeping the theater, and other work necessary to maintain the building to the young people of the community." The motion pictures were remembered as changing three times a week: "One movie was shown on Sunday and Monday, one on Tuesday and Wednesday, no movies on Thursday, and a different one on Friday and Saturday." Biella also instituted

Resource Number: 5BL 7993  
Temporary Resource Number: 157508414004

a Saturday matinee. Obviously, the Rex Theatre under the ownership of Santino and Mary Biella from the 1920s to 1940s played a very important role in terms of recreational opportunities in the small coal mining town of Louisville.

Directories for the late 1920s and 1930s indicate that the Biella family may have lived above the Rex Theatre for a time. However, the 1930 census clearly shows them living on La Farge.

The candy store of Charles and Christine Zarini (now gone) was located right next to the Rex Theatre to the north. This was a convenient spot for audience members to buy candy before the show. Charles Zarini was a relative of Mary Zarini Biella.

A colorfully painted canvas curtain from the Rex Theatre that was enjoyed by Rex Theatre and Senor T's customers until Senor T's closed in 2008 dates from the early ownership of the theatre by Santino Biella. The canvas is strongly believed to have been created in the period of the late 1920s, during the silent movie era, and it displays advertising for twenty-two different downtown Louisville businesses that operated at the time. The curtain advertised businesses operated by relatives of Santino and Mary Biella, such as the Charles Zarini confectionary store and Joe Biella General Merchandise, and also advertised businesses located on the same block as 825 La Farge, namely, the Eberharter Store located at 805 La Farge (5BL7984) and the Forte Store located at 804 Walnut (5BL11308). Today, this curtain is part of the collection of the Louisville Historical Museum.



Rex Theatre movie curtain, Louisville Historical Museum

As the 1994 Louisville Historian article notes, “[The Rex] also hosted other forms of entertainment such as plays presented by a group of local amateur actors, talent shows, [and] baby contests ...” One of these plays from circa 1927-1930 is pictured. The painted canvas curtain can be seen at the top of the photo, and player piano rolls can be seen on the stage. It is likely that the piano sat just out of the picture below the stage.



Louisville Historical Museum 2003.009.001

The following photo shows Santino Biella at the back right with other Italian American men of Louisville. From left to right, rear, are Henry Porta, Sr.; John Porta; and Santino Biella; in the front are Nick DiFrancia and Celeste Romano.



Louisville Historical Museum E-H N-8

Louisville's original St. Louis Catholic Church, on which construction was finished in 1884, was located just to the north of 825 La Farge and obviously contributed to the community life of this block of Jefferson Place on which so many Italian Catholic families lived. This church building can be clearly seen in the scenes of 825 La Farge on the film "Our Boys and Girls in the Armed Forces, 1943-44." In the late 1930s, efforts were being made to fund a new Catholic Church in Louisville, and the new St. Louis Church at 902 Grant was opened in 1940-41. The old Catholic Church at the southwest corner of La Farge and Walnut was torn down. In 1943, the Biellas purchased part of Lot 9 from the Roman Catholic Congregation of St. Louis to add to enlarge their property. Today, this is in the vicinity of the driveway and garage at 825 La Farge.

Resource Number: 5BL 7993  
Temporary Resource Number: 157508414004

After Santino sold the Rex Theatre, he worked at Louisville Electric located at 908 Main St., which was owned and operated by Mary Biella's nephew, Ray Caranci.

Santino and Mary's sons, Albert and Arnold, attended the University of Colorado and served in World War II, Albert in the Navy and Arnold in the Army. It was for this reason that they are shown on the film "Our Boys and Girls in the Armed Forces, 1943-44" in scenes 124 and 164. In scene 124, which shows Arnold Biella, the scene also shows his parents, Santino and Mary, as they come out of 825 La Farge.

Albert and Arnold Biella both also had prominent careers as educators. The Albert F. Biella Elementary School located at 2140 Jennings Ave. in Santa Rosa, California is part of the Santa Rosa City Schools district. He died in 1985. Arnold Biella received his master's degree from the University of Iowa and his doctorate from Stanford. While working at Fresno State as an English professor, he developed California's first television instruction program offering college credits and wrote plays for young people. Arnold Biella became a dean of instruction at California State University, Hayward. A room at the University Library is named the Biella Room in his honor. He died in 1972.

Santino Biella passed away in 1957 and Mary Zarini Biella died in 1966.

In 1966, 825 La Farge was sold to the third family to own it, August William ("Bill") and Vivian Stevens Dhieux. There was a family connection between the Biellas and Vivian Dhieux, as evidence points to Vivian's grandmother having been a Biella. August Dhieux, who was from Louisville and of French heritage, was a veteran of World War II and worked at Rocky Flats. Vivian Dhieux worked as a secretary at Louisville High School and Centaurus High School and served on the Louisville City Council and Louisville Planning Commission. Vivian Dhieux passed away in 2007 and Bill Dhieux passed away in 2010. Boulder County Assessor records indicate that the current owners are William J Dhieux et al and Jodee Dhieux Bock.

#### Sources of Information

Boulder County "Real Estate Appraisal Card – Urban Master," on file at the Carnegie Branch Library for Local History in Boulder, Colorado.

Boulder County Clerk & Recorder's Office and Assessor's Office public records, accessed through <http://recorder.bouldercounty.org>.

Directories of Louisville residents and businesses on file at the Louisville Historical Museum.

Census records and other records accessed through [www.ancestry.com](http://www.ancestry.com).

Drumm's Wall Map of Louisville, Colorado, 1909

Sanborn Insurance Maps for Louisville, Colorado, 1893, 1900, and 1908

Green Mountain Cemetery Index to Interment Books, 1904-1925, Boulder Genealogical Society, 2006.

"Movie Theaters in Our Town." The Louisville Historian. Louisville Historical Museum and Commission, Louisville, Colorado, August 1994.

"Our Boys and Girls in the Armed Forces, 1943-44," color film made by L.C. Graves in the collection of the Louisville Historical Museum.

Castle Garden Passenger List Records website, [www.castlegarden.org](http://www.castlegarden.org), accessed March 28, 2011.

Archival materials on file at the Louisville Historical Museum, including "Harris Genealogy 2003," written family history material donated to the Louisville Historical Museum in 2007 by Nadine Harris Caranci.

13. National Register Eligibility Assessment:

Resource Number: 5BL 7993  
Temporary Resource Number: 157508414004

Eligible \_\_\_\_\_ Not eligible  X  Need data \_\_\_\_\_

Explain: While the property has sufficient integrity and significance to be a contributing resource to a potential historic district, it lacks sufficient integrity to be individually eligible to the National Register. The house has integrity of location, setting, workmanship, feeling and association. Integrity of design is compromised by the visually prominent replacement windows. Integrity of materials is lost due to the non-historic stucco exterior finish.

13A. Colorado State Register: Eligible \_\_\_\_\_ Not Eligible  X

13B. Louisville Local Landmark: Eligible  X  Not Eligible \_\_\_\_\_

Although the property lacks sufficient integrity to be individually eligible to the National or State Registers, it is significant for its long association with the Castrillis and Biellas, Italian coal mining families. Santino and Mary Biella are locally significant as the owners/operators of the local Rex Theatre. Their son Arnold Biella, who grew up in the house, is significant in the field of education as he developed California's first television instruction program offering college credits.

13C. Historic District Potential: There is National Register as well as local historic district potential. The main house would be a contributing structure to a historic district. The garage would be non-contributing.

Discuss: This building is being recorded as part of a 2010-2011 intensive-level historical and architectural survey of Jefferson Place Subdivision. The purpose of the survey is to determine if there is National Register district potential. Jefferson Place Subdivision has potential to be listed as a National Register district for its significance under Criterion C in the area of community planning and development, as Louisville's first platted residential subdivision.

Jefferson Place is significant under Criterion A in the area of Ethnic Heritage, European, for its association with European immigrants, particularly Italians, who first lived here and whose descendants continued to live here for over fifty years. Of the 81 properties in Jefferson Place built during the period of significance, 59 were owned and occupied by a European immigrant. European immigrant families flocked to Colorado coal mining communities, including Louisville, in the late nineteenth and early twentieth centuries in search of economic opportunities they could not find in their own countries.

Jefferson Place is significant under Criterion A in the area of Social History for its association with the coal miners and their families who lived here, as well as the labor issues that affected their lifestyles. Every residence that existed in Jefferson Place during the period of significance was occupied by a coal miner at some point.

Finally, Jefferson Place is significant under Criterion B at the local level for its association with Charles Welch, the prominent local business leader who developed and platted Jefferson Place, played a key role in the founding of Louisville, and opened the first local coal mine, the Welch Mine.

The period of significance for the historic district is 1880 (date of subdivision plat) to 1955 (closure of the last local coal mine).

14. Management Recommendations: The property is worthy of nomination as a Louisville Local Landmark.

15. Photograph Types and Numbers: 5BL7993\_825LaFarge\_01 to 5BL7993LaFarge\_04.

16. Artifact and Field Documentation Storage Location:  Electronic files of forms with embedded photos and maps at Colorado Historical Society. Electronic files of forms, and electronic files of photographs at City of Louisville, Colorado, Planning Department.

17. Report Title:  Historical and Architectural Survey of Jefferson Place Subdivision, Louisville, Colorado

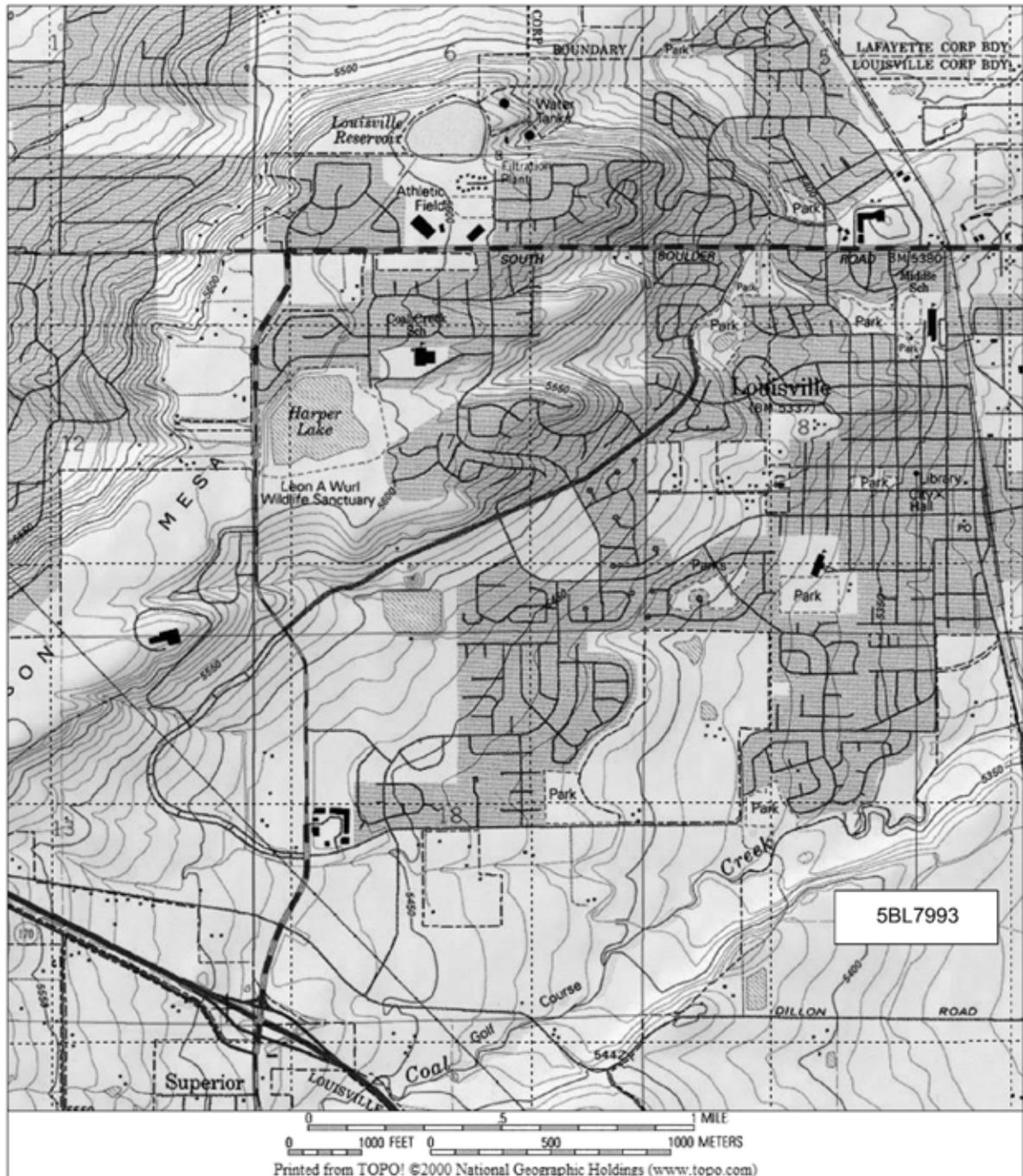
18. Recorder(s):  Kathy and Leonard Lingo, and Bridget Bacon, City of Louisville  19. Date(s):  2013

Resource Number: 5BL 7993

Temporary Resource Number: 157508414004

20. Recorder Affiliation: Avenue L Architects, 3457 Ringsby Court Suite 317, Denver CO 80216 (303) 290-9930

Colorado Historical Society, Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203  
303-866-3395



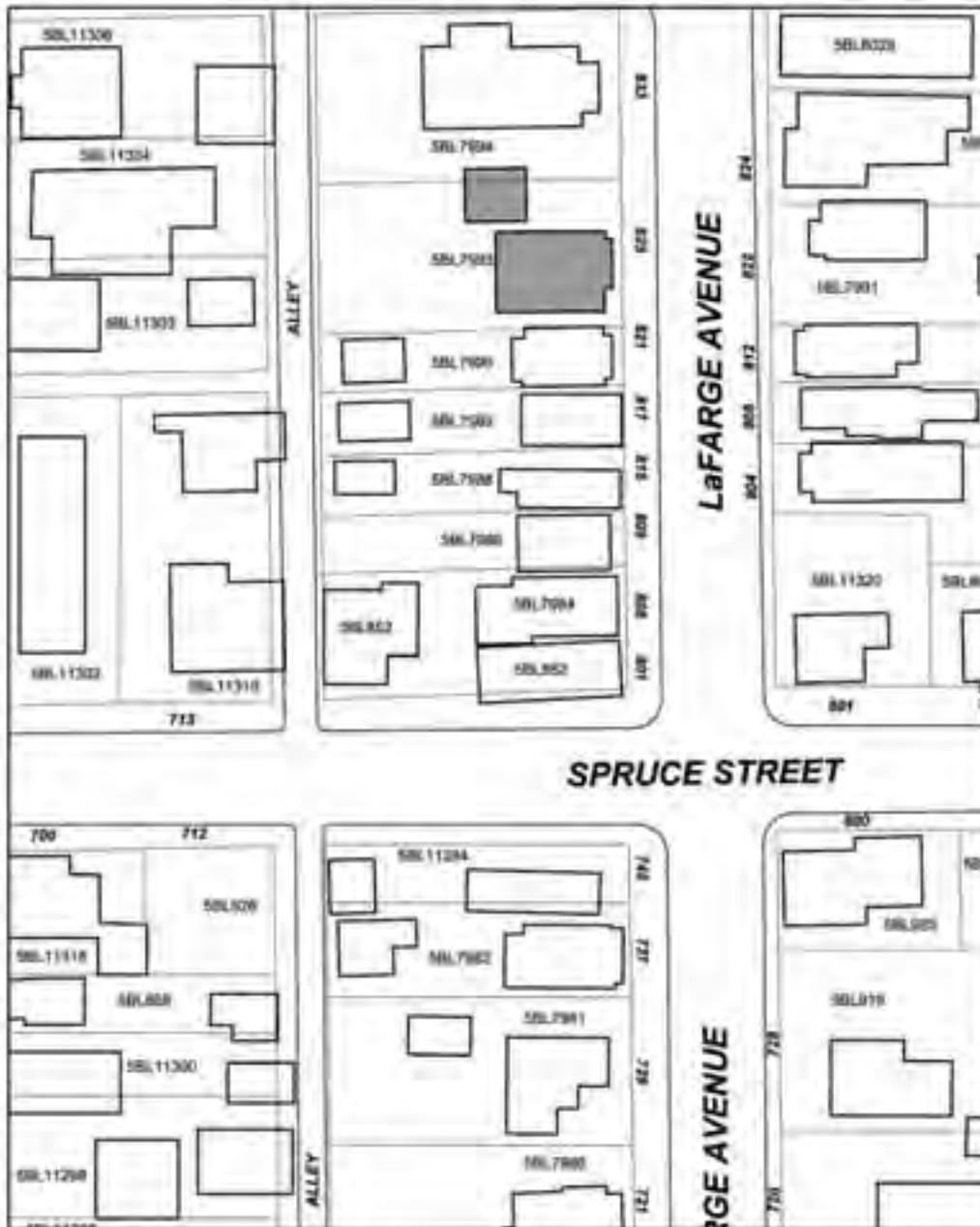
825 LaFarge Avenue, Louisville, Colorado

SOURCE: Extract of Louisville, Colorado  
USGS map, 1994.



Resource Number: 5BL7993

Architectural Inventory Form  
Site Location Map



825 LaFarge Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado  
GIS Files.



Resource Number: 5BL 7993  
Temporary Resource Number: 157508414004



5BL7993\_825LaFarge\_01 east



5BL7993\_825LaFarge\_02 northeast

Resource Number: 5BL 7993  
Temporary Resource Number: 157508414004



5BL7993\_825LaFarge\_03 southeast



5BL7993\_825LaFarge\_04 southwest

Resource Number: 5BL 7993  
Temporary Resource Number: 157508414004



825 La Farge ca 1960's. Louisville Historical Museum, 2008.008.062.



825 La Farge. Boulder County Real Estate Appraisal card, 1948.

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

## DRAFT

To: Louisville City Council  
From: Historic Preservation Commission  
Re: DELO Preliminary Development Plan  
Date: July 15, 2013

At our meeting of June 17<sup>th</sup> the Historic Preservation Commission reviewed the proposed DELO Preliminary Development Plan (“the Applicant”), which was provided to us by referral, for our information and comment. We discussed the proposed development with regard to potential negative impacts to the historic resources of Louisville. Since then we have provided Planning Commission with a summary of our concerns and recommendations. This letter provides our concerns and recommendations to City Council.

It appears, but is not clearly stated, the Applicant is proposing to demolish at least 4 structures which are 50 years or older (see attached aerial map). We have concerns that some of these buildings may have historic significance, particularly those that are on the southern edge of what is known as the “Little Italy” neighborhood. Therefore, we recommend, as a condition of approval the Applicant take the following steps:

1. Identify the structures within the development area which are 50 years or older
2. Conduct an assessment of these building to determine the historic significance of each structure
3. If any significance is identified the Applicant should develop a preservation plan, in accordance with established preservation standards, for the structure(s). Best practices suggest historic buildings should be integrated into the development rather than relocated or demolished. The HPC would be happy to consult with the Applicant regarding preservation and rehabilitation of these structures.

In addition some members of the HPC mentioned how preservation of the historic structures on the north end of this development, at the edge of the historic Little Italy neighborhood could honor and celebrate the neighborhood in some fashion. This would be an opportunity for the Applicant to engender good will in the area and to help mitigate the unfortunate recent loss of a very significant structure on the south end of the development area.

The HPC believes the retention and preservation of Louisville’s historic and cultural resources is a core community value which is identified in the Comprehensive Plan as well as in approval criteria enumerated in the Louisville Municipal Code (See attachment A). As such we hope you will address these concerns, and regulatory criteria, in your review and consider them as conditions of approval. We believe historic preservation is highly regarded and valued by most Louisville citizens and as such is an essential component of community benefit required of all new development in the city.

Sincerely,

Louisville Historic Preservation Commission

cc: Scott Robinson

## ATTACHMENT A

The following are some specific sections of the Louisville Municipal Code relating to the treatment of sites with historic features through the Subdivision and Planned Unit Development review process for your information and reference.

### Title 16 Subdivisions

#### **Sec. 16.04.020. Purpose:**

N. To preserve and enhance to the extent reasonably possible the natural beauty and topography of the city and areas of historical or archeological importance and to ensure appropriate development with regard to such natural, historical and archaeological sites and features;

#### **Sec. 16.16.010. General design and construction standards:**

D. Natural features, historical and archaeological sites, and vegetation of the area, including trees, must be preserved to the extent possible.

#### **Sec. 16.12.050. Preliminary plat—Contents**

S. Location of significant natural features such as trees, woodlands, lakes, hills, streams, wetlands, and floodplains, and historical and archaeological sites;

### Title 17 Zoning

#### **Sec. 17.28.120. Criteria for development plan:**

B. The following list of criteria and guidelines will be reviewed by the city in determining whether a project shall be approved as a planned unit development. The criteria and guidelines listed below must be addressed by the applicant in plans and/or reports submitted to the city. An applicant merely addressing the guidelines and criteria shall not automatically merit approval of the planned unit development plan submitted. Satisfaction of the described criteria and guidelines shall be determined by the city council and the city council may also require additional criteria and guidelines be met with respect to a particular plan.

4. The proposal should utilize and preserve existing vegetation, land forms, waterways, and historical or archeological sites in the best manner possible

# DELO Project Area



1920

1900

Griffith St

1960

1967

Hwy 42

Main St

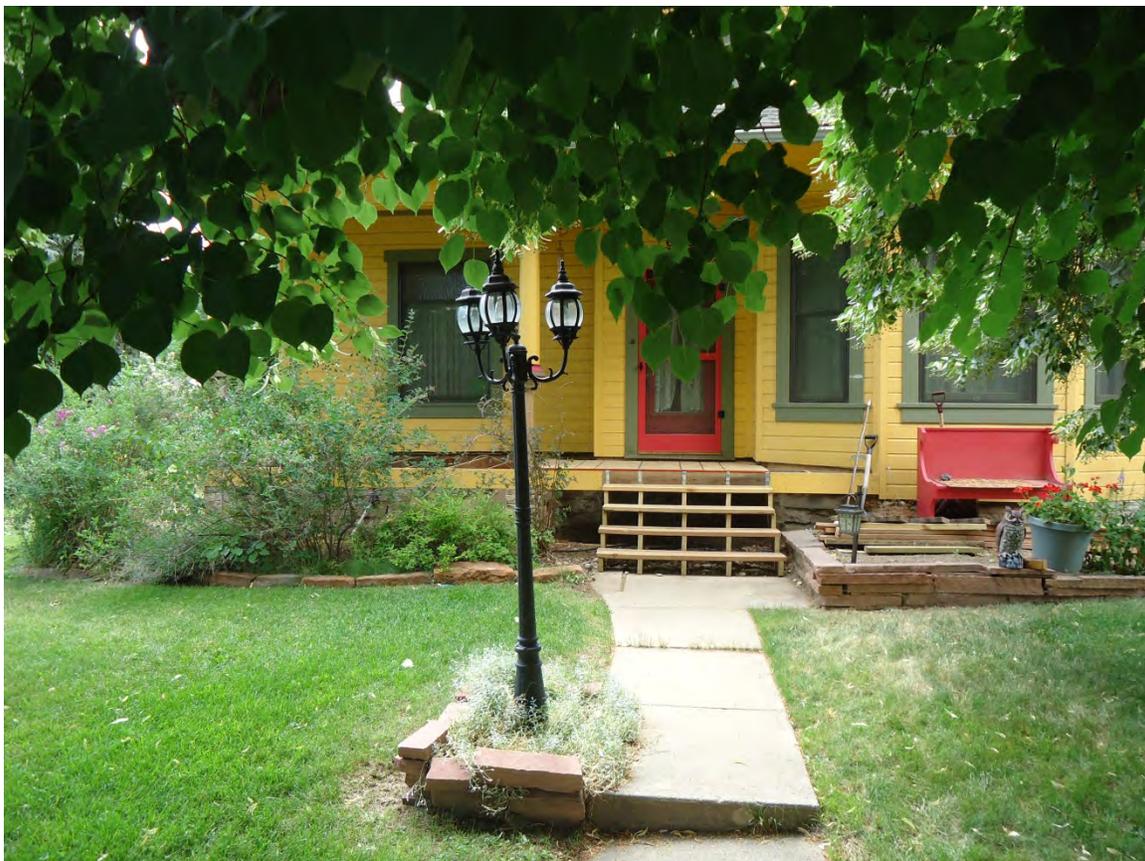
South St

## MEMORANDUM

**To:** Historic Preservation Commission Members  
**From:** Department of Planning and Building Safety  
**Subject:** Demolition Update – 839 McKinley  
**Date:** July 15, 2013

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On June 18, 2013 Planning Staff and two subcommittee members of the HPC reviewed a permit request to replace part of the front porch at 839 McKinley. Staff did not request a social history.



After deliberation, the HPC subcommittee decided to release the permit because the new deck would retain the historic character of the structure.

## MEMORANDUM

**To:** Historic Preservation Commission Members  
**From:** Department of Planning and Building Safety  
**Subject:** Demolition Update – 613 Grant  
**Date:** July 15, 2013

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On June 26, 2013 Planning Staff and two subcommittee members of the HPC reviewed a permit request to reroof 613 Grant. Staff did not request a social history.



After deliberation, the HPC subcommittee decided to release the permit because the new roofing material would not diminish the historic character of the house.

## MEMORANDUM

**To:** Historic Preservation Commission Members

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

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

**Date:** July 15, 2013

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On June 24, 2013 Planning Staff and two subcommittee members of the HPC reviewed an alteration certificate request for the landmarked structure located at 1131 Jefferson Street. The request was to alter the windows and doors on the rear of the structure.



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

## **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.