

ITEM: 105 Roosevelt Avenue Demolition Review and Probable Cause Determination

APPLICANT: Paul Rohr
1335 Stoneham St.
Superior, CO 80027

OWNER: Same

PROJECT INFORMATION:
ADDRESS: 105 Roosevelt Avenue
LEGAL DESCRIPTION: Lot 15, 16, 17 and Vacated Alley, Block 4, Johnson's First Addition
DATE OF CONSTRUCTION: 1952

REQUEST:

- The applicant requests to demolish the existing structures at 105 Roosevelt Avenue. A subcommittee referred the request to the Historic Preservation Commission because they found probable cause to believe that the property may be eligible for designation as a landmark.
- The applicant requests to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 105 Roosevelt Avenue.



SUMMARY:

The applicant is requesting:

- Approval to demolish the existing structures at 105 Roosevelt Avenue. According to the Louisville Municipal Code (LMC) section 15.36.020, a demolition is an act which removes *“fifty percent or more of the roof area as measured from directly above,”* or *“fifty percent or more of the exterior walls of a building as measured contiguously around the building”*. Under section 15.36.200 of the LMC, if the commission finds that the building may have historical significance under the criteria *“no permit for demolition, moving or removal shall be issued for a period not to exceed 180 days from the date the permit application was accepted ... The commission will make all reasonable efforts to expedite resolution of the application or request.”*
- A finding of probable cause for landmark designation to allow for funding of a historic structure assessment for 105 Roosevelt Avenue. Under Resolution No. 17, Series 2019, a property may be eligible for reimbursement for a historic structure assessment (HSA) from the Historic Preservation Fund (HPF) if the Historic Preservation Commission finds *“probable cause to believe the building may be eligible for landmarking under the criteria in section 15.36.050 of the Louisville Municipal Code.”* Further, *“a finding of probable cause under this Section is solely for the purposes of action on the pre-landmarking building assessment grant request, and such finding shall not be binding upon the HPC, City Council or other party to a landmarking hearing.”*

Staff recommendations:

- Staff recommends approval of a 180 day stay, expiring on July 27, 2020, giving the applicant time to research alternatives to demolition as well as pursue a historic structure assessment, if approved by the Historic Preservation Commission.
- Staff recommends that the HPC find there is probable cause for landmarking 105 Roosevelt Avenue making the properties eligible for the cost of a historic structure assessment.

HISTORICAL BACKGROUND:

Information from Bridget Bacon, Louisville Historical Museum

This building is part of Johnson’s First Addition, the second residential subdivision in Louisville. Originally, there was another building on this parcel on Lot 15. The original building was constructed in 1896, according to Boulder County records.

In 1947, the property was purchased by Martin Rotar (1916-1977). He was a carpenter in Louisville and was president of the Carpenters Union, Local 882. He married Olive Calnan in 1944. Olive worked at the Blue Parrot Restaurant. The Rotars lived in the original structure found on this property in 1951 but by 1953 had constructed the house currently found at 105 Roosevelt. In late 1952 and early 1953, the Rotars advertised in *The Louisville Times* to sell the original structure and have it moved off the property. It is not known whether the original structure was demolished or relocated.

Martin Rotar sold 105 Roosevelt to Harold and Mary Ann Williams in 1961. It was owned by members of the Williams family for 46 years. They both came from longtime Louisville families. Harold worked in Louisville coal mines starting at age 16 in approximately 1935 until 1942, when he joined the Army and served in World War II. He worked in security at Rocky Flats for thirty years. The Williams family sold 105 Roosevelt to Creel Kerss in 2007. In 2020, he sold the property to Paul Rohr.



105 Roosevelt Avenue. East view, 2020.



105 Roosevelt Avenue. Southeast view, 2020.



105 Roosevelt Avenue. North view, 2020.

ARCHITECTURAL INTEGRITY:

The residential structure located at 105 Roosevelt Avenue was constructed in 1952 and is a wood frame house. Its primary façade faces east to Roosevelt Avenue. The house is typical of the early ranch-style homes constructed during this time period in Louisville with an L-shaped footprint and asymmetrical façade. Two large picture windows are located on the façade. The single story house has a low hipped roof and deep-set eaves with roof overhang. It appears to have a concrete foundation and an integrated single car garage. A prominent brick chimney exists near the center of the house and appears to be original.

The following primary changes occurred over time:

- Roof replacement (multiple).

CRITERIA FOR DEMOLITION REVIEW:

The Historic Preservation Commission should review the demolition permit application based upon any of the following criteria in [Section 15.36.200\(H\) of the Louisville Municipal Code \(LMC\)](#):

Criteria	Meets Criteria?	Evaluation
1. <i>The eligibility of the building for designation as an individual landmark consistent with the purposes and standards in this chapter;</i> a. <i>Age</i> b. <i>Significance</i> c. <i>Integrity</i>	Yes	<u>Age</u> The principal structure at 105 Roosevelt Avenue was constructed in 1952. It is 68 years old. <u>Significance</u> This house is associated with the mid-century development of Louisville. The house at 105 Roosevelt Avenue is a wood frame house that has a roughly L-shaped footprint and a low hipped roof with deep-set eaves. The entryway is located in the middle of the asymmetrical façade with large picture window to the north and south. The house appears to have a concrete foundation and an integrated one car garage. An original brick chimney exists near the center of the house. <u>Integrity</u> This structure adds character and value to Old Town Louisville and represents a pattern of growth typical of the post-war years in Louisville. The structure retains its overall form and appearance from the street and exhibits a high level of physical integrity. The house remains it its original location and has not been moved.
2. <i>The relationship of the building as a potential contributing structure to a potential historical district per the criteria set forth in this chapter;</i>	No	The house is not located in any potential historic districts.

3. <i>The reasonable condition of the building*; and</i>	Unknown	The applicant did not provide any documentation regarding the condition of the property. From the exterior, the structure appears to be in good condition.
4. <i>The reasonable projected cost of restoration or repair.*</i>	Unknown	The applicant did not provide any cost estimates for restoration or repair.

** In considering the condition of the building and the projected cost of restoration or repair as set forth in subsections H.3 and H.4, above, the commission may not consider deterioration caused by unreasonable neglect.*

RECOMMENDATION:

LMC Sec. 15.36.200 notes that the purpose of demolition review is to:

1. Prevent loss of buildings that may have historic and architectural significance; and
2. Provide the time necessary to initiate designation as an individual landmark or to consider alternatives for the building.

Staff finds that the property could meet the criteria for architectural significance, integrity and age and could potentially qualify for landmarking. Based on evaluation of the criteria in LMC Sec. 15.36.200, the HPC may release the permit, or place a stay on the application for up to 180 days from the date of application, which was 1/29/2020. A 180 day stay would expire on 7/27/2020.

Staff recommends the Historic Preservation Commission issue a 180 day stay, expiring on July 27, 2020, giving the applicant time to research alternatives to demolition as well as pursue a historic structure assessment, if approved by the Historic Preservation Commission.

HISTORICAL SIGNIFICANCE ANALYSIS AND CRITERIA FOR FINDING PROBABLE CAUSE FOR LISTING AS LOCAL LANDMARK:

Under Resolution No. 2, Series 2014, a property may be eligible for reimbursement for a historic structure assessment (HSA) from the Historic Preservation Fund (HPF) if the Historic Preservation Commission finds “probable cause to believe the building may be eligible for landmarking under the criteria in [Louisville Municipal Code 15.36.050](#).” Further, “a finding of probable cause under this Section is solely for the purposes of action on the pre-landmarking building assessment grant request, and such finding shall not be binding upon the HPC, City Council or other party to a landmarking hearing.”

Staff has found probable cause to believe this application complies with the following criteria:

Sec. 15.36.050. - Criteria for Designation

Criteria	Meets Criteria?	Evaluation
A. <i>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 this chapter.</i>	Yes	The principal structure at 105 Roosevelt Avenue was constructed in 1952. It is 68 years old.
1. a. <i>Architectural.</i> 1) Exemplifies specific elements of an architectural style or period. 2) <i>Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.</i> 3) <i>Demonstrates superior craftsmanship or high artistic value.</i> 4) <i>Represents an innovation in construction, materials or design.</i> 5) <i>Style particularly associated with the Louisville area.</i> 6) <i>Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.</i> 7) <i>Pattern or grouping of elements representing at least one of the above criteria.</i> 8) <i>Significant historic remodel.</i>	Yes	This house is associated with the mid-century development of Louisville. The house at 105 Roosevelt venue is a wood frame house that has a roughly L-shaped footprint and a low hipped roof with deep-set eaves. The entryway is located in the middle of the asymmetrical façade with large picture window to the north and south. The house appears to have a concrete foundation and an integrated one car garage. An original brick chimney exists near the center of the house.
1. b. <i>Social.</i> 1) <i>Site of historic event that had an effect upon society.</i> 2) <i>Exemplifies cultural, political, economic or social heritage of the community.</i> 3) <i>Association with a notable person or the work of a notable person.</i>	N/A	
1. c. <i>Geographic/environmental.</i> 1) <i>Enhances sense of identity of the community.</i> 2) <i>An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.</i>	N/A	
3. <i>All properties will be evaluated for physical integrity and shall meet one or more of the following criteria:</i>	Yes	This structure adds character and value to Old Town Louisville and

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.		represents a pattern of growth typical of the post-war years in Louisville. The structure retains its overall form and appearance from the street and exhibits a high level of physical integrity.
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PRESERVATION MASTER PLAN:

The Preservation Master Plan was adopted in 2015 and includes goals and objectives for the historic preservation program moving forward. A finding of probable cause would meet the following goals and objectives:

Goal #3: Encourage voluntary preservation of significant archaeological, historical, and architectural resources

Objective 3.3 - Encourage voluntary designation of eligible resources

Objective 3.4 - Promote alternatives to demolition of historic buildings

Goal #5: Continue leadership in preservation incentives and enhance customer service

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

FISCAL IMPACT:

The finding of probable cause allows for a grant of up to \$4,000 for a Historic Structure Assessment from the Historic Preservation Fund.

RECOMMENDATION:

Staff recommends that the HPC finds there is probable cause for landmarking 105 Roosevelt Avenue under the criteria in section 15.36.050 of the LMC, making the properties eligible for the cost of a historic structure assessment. The current maximum amount available for an HSA is \$4,000. Staff recommends the HPC approve a grant not to exceed \$4,000 to reimburse the costs of a historic structure assessment for 105 Roosevelt Avenue.

ATTACHMENTS:

- Application
- 105 Roosevelt Social History

Historic Structure Assessment

OVERVIEW

For property owners who are potentially interested in landmarking the property, the first step is a Historic Structure Assessment (HSA). The purpose of the HSA is to evaluate the condition of a historic structure and create a priority list for structural and historical architectural elements which need to be preserved or restored. City Council Resolution 17, Series 2019 allows up to **\$4,000** for a residential HSA and up to **\$9,000** for a commercial HSA. City Staff, the Historic Preservation Commission (HPC) and City Council will use this information as reference if the owner applies for landmark preservation/restoration grant funds.

SUBMITTAL REQUIREMENTS

- ☐ Pre-application meeting with staff
- ☐ Application form
- ☐ W9 Tax Form

PROCESS

1. Property owner completes the attached application for the HSA grant and forwards it to the Preservation Planner for review.
2. Staff will schedule the probable cause hearing and notify the applicant of the date and time. The applicant should plan to attend the HPC meeting.
3. If probable cause for landmarking the property is found, the property owner coordinates with a Preservation Planner to conduct the HSA (outline provided by the Preservation Planner after approval).
4. Prior to signing a contract with the preservation professional, the property owner should submit the contract/price estimate to the City for approval.
5. Professional will conduct the HSA per the provided Scope of Work.
6. *For commercial properties: Preservation Planner must review a draft of the HSA prior to final submittal.*
7. The completed HSA is provided to property owner by professional, and then forwarded to the City for review. If any revisions are required, the Preservation Planner will provide comments on the document.
8. Property owner provides the final HSA, W9 Tax Form, and HSA Invoice (paid) to the Preservation Planner for review and reimbursement.
9. Property owner meets with Preservation Planner to discuss next steps.

HISTORIC PRESERVATION APPLICATION

CASE NO. _____

PROPERTY INFORMATION Address: <u>105 ROOSEVELT AVE</u> Date of Construction: <u>TBD</u> Legal Description: Lot: <u>15, 16 & 17</u> & <u>VACATED ALLEY</u> Block: <u>4</u> Subdivision: <u>JOHNSON'S FIRST ADDITION</u> Landmark Name and Resolution (if applicable): _____	TYPE(S) OF APPLICATION ☒ Probable Cause/Historic Structure Assessment ☐ Landmark ☒ Historic Preservation Fund Grant ☒ Historic Preservation Fund Loan ☐ Alteration Certificate ☒ Demolition Review ☐ Other: _____
APPLICANT INFORMATION Name: <u>PAUL ROHR</u> Company: _____ Address: <u>1335 STONEHAM ST</u> <u>SUPERIOR, CO 80027</u> Telephone: <u>630-363-7647</u> Email: <u>paul.b.rohr@gmail.com</u>	REQUEST SUMMARY <u>MY WIFE JOANNA & I ARE EXPLORING</u> <u>ALL BUILDING OPTIONS. WE WANT TO KNOW</u> <u>ALL OPTIONS AVAILABLE TO US AS WE</u> <u>DEVELOP OUR FOREVER FAMILY HOME.</u> <u>WE PLAN ON WORKING W/ ARCHITECTS</u> <u>& BUILDERS TO UNDERSTAND WHAT</u> <u>CAN BE SUPPORTED & WHAT COST.</u>
OWNER INFORMATION (IF DIFFERENT) Name: _____ Company: _____ Address: _____ Telephone: _____ Email: _____	SIGNATURES AND DATE <u>PAUL ROHR</u> <u>1/23/2022</u> Applicant Name (print) Date <u>[Signature]</u> Applicant Signature <u>PAUL ROHR</u> <u>1/23/2022</u> Owner Name (print) Date <u>[Signature]</u> Owner Signature



105 Roosevelt Ave. History

Legal Description: Lots 15-17 & 10 feet of a vacated alley, Block 4, Johnson's 1st Subdivision in Louisville.

Year of Construction: 1952

Summary: The Rotar family built this house on the parcel after the original house was either torn down or moved away.

Development of the Johnson's First Addition

Johnson's 1st Addition was platted in 1890 by Mahlon V. Johnson. It was the second residential subdivision to be platted, after the Jefferson Place Addition was platted in 1880. (It consists of two separate sections that do not border one another, though both abut Roosevelt.)

Mahlon V. "Ajax" Johnson was a Denver-based coal mine operator who started the Ajax Coal Mining Co. in 1889 and served as its president. According to 1889 articles in Denver newspapers, the original intent was to establish a new town by Louisville to be called "Ajaxville" with proximity to the new Ajax Mine. (A USGS map shows that the Ajax Mine shaft was located about 1,000 feet to the west of 105 Roosevelt, at Hoover & Lois Dr.) However, instead, Johnson platted this subdivision that became part of the town of Louisville.

Original Building on This Site

Originally, there was another building on this parcel, and it was on Lot 15 (the lot that is the farthest south) as opposed to the current house that is on the north side of the parcel. The original building was constructed in 1896, according to Boulder County records. This building also appears in that particular location on the 1909 Drumm's Wall Map of Louisville. A photo of this now-gone building taken in 1948 from the County Assessor's records is shown here:



It seems likely that the now-vacated alley appears to the left in this photo. This house had the address of 101 Roosevelt (not to be confused with today's 101 Roosevelt, which is a different property).

Early owners of this parcel, when there was a different building on it, include Mrs. Frances Tobey, Christian Metz, Rosa & George Fletcher, the J.I. Case Threshing Machine Company, John Stoiber, Lela Walters, and William & Ruth Leslie.

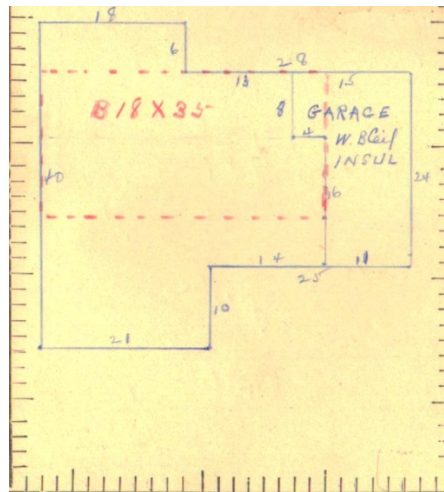
Rotar Family Ownership of the Property, 1947-1961; Discussion of Date of Construction

In 1947, this property was purchased by Martin Rotar. Nearby at 732 Mead was Martin's childhood home, and where his parents still lived.

Martin Rotar (1916-1977) moved with his parents to Louisville by 1920. He served in World War II from Louisville from 1941 to 1945; he was based in the Pacific and earned several medals for his service. He married Olive Calnan in 1944 in Australia. He was a carpenter in Louisville and was at one time president of the Carpenters Union, Local 882. According to a 1956 Louisville directory, Olive Rotar (1915-1989) worked at the Blue Parrot Restaurant. Another resident of the house at 105 Roosevelt was Olive's son from a prior marriage, Peter McCabe (1934-2002).

The Boulder County Assessor Card for 105 Roosevelt states that the house was constructed in 1952, or at least, that the building permit was dated 1952. The current Boulder County website also gives the date of 1952. Boulder County has sometimes been found to be in error with respect to the dates of construction of historic buildings in Louisville. For this reason, so it is important to look at all of the evidence of the construction year. In this case, the evidence, and especially the County Assessor card, supports the construction date of 1952.

A photo of this building from the County Assessor's records that was taken in 1953 is seen here, along with the image of the ground layout of the house at that time:



Moreover, in a 1951 directory for Louisville, the Rotars were listed as residing at 101 Roosevelt (which would be in the original house). The Boulder County Assessor's Office surveyed the current house in 1953 and noted that the building permit for the current house was dated 1952. The Assessor's card includes the remarks dated 1953, "Take off old house on this property," possibly a reference to the County Assessor's old card for 101 Roosevelt.

In late 1952 and early 1953, during the ownership of Martin Rotar, the Rotars placed advertisements in *The Louisville Times* to try to sell the original structure on the lot and have it moved off the property. (Many buildings in Louisville have been relocated from one location to another, so this would not have been unusual.) It is not known for certain whether the original structure was demolished or purchased and moved elsewhere.

In a directory from a few years later in 1956, the Rotars were listed as residing at 105 Roosevelt (the current house). During the period of their ownership, there was a secured transaction relating to this property with H.H. Steinbaugh, the owner and operator of Steinbaugh Lumber Co.

All of this evidence points to 1952 as being the correct year of construction.

Martin and Olive Rotar divorced in 1961 and they both later remarried to other people. Martin Rotar sold 105 Roosevelt to Harold and Mary Ann Williams in 1961.

Williams Family Ownership, 1961-2007

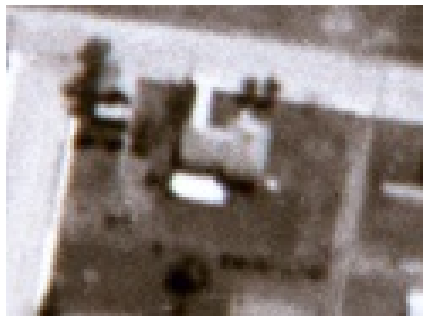
Harold and Mary Ann Williams purchased this property from Martin Rotar in 1961, and 105 Roosevelt became their home. It was owned by members of the Williams family for 46 years. They both came from longtime Louisville families.

Harold Williams (1919-1992) was born in Louisville. Harold's mother was a member of the French Gosselin family of Louisville and he grew up in the nearby Frenchtown neighborhood. Harold worked in Louisville coal mines starting at age 16 in approximately 1935 until 1942, when he joined the Army and began to serve in World War II. He worked in security at Rocky Flats for thirty years.

Mary Ann Kranker Williams (1924-2006) was born in Kansas and moved to Louisville with her family in the 1930s. According to her obituary, she worked at Colacci's Restaurant and at StorageTek.

Harold and Mary Ann Williams had two sons, Richard and Thomas, who also lived at 105 Roosevelt.

The following 1962 aerial view, looking east, shows the house at 105 Roosevelt:



Following Mary Ann Williams' death in 2006, the Williams family sold 105 Roosevelt in 2007.

Later Owners

Creel Kerss purchased 105 Roosevelt in 2007. In 2020, he sold the property to Paul Rohr.

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