

ITEM: 945 Caledonia Street

APPLICANT: Katherine Willis
198 2nd Ave, Ste 1A
Niwot, CO 80544

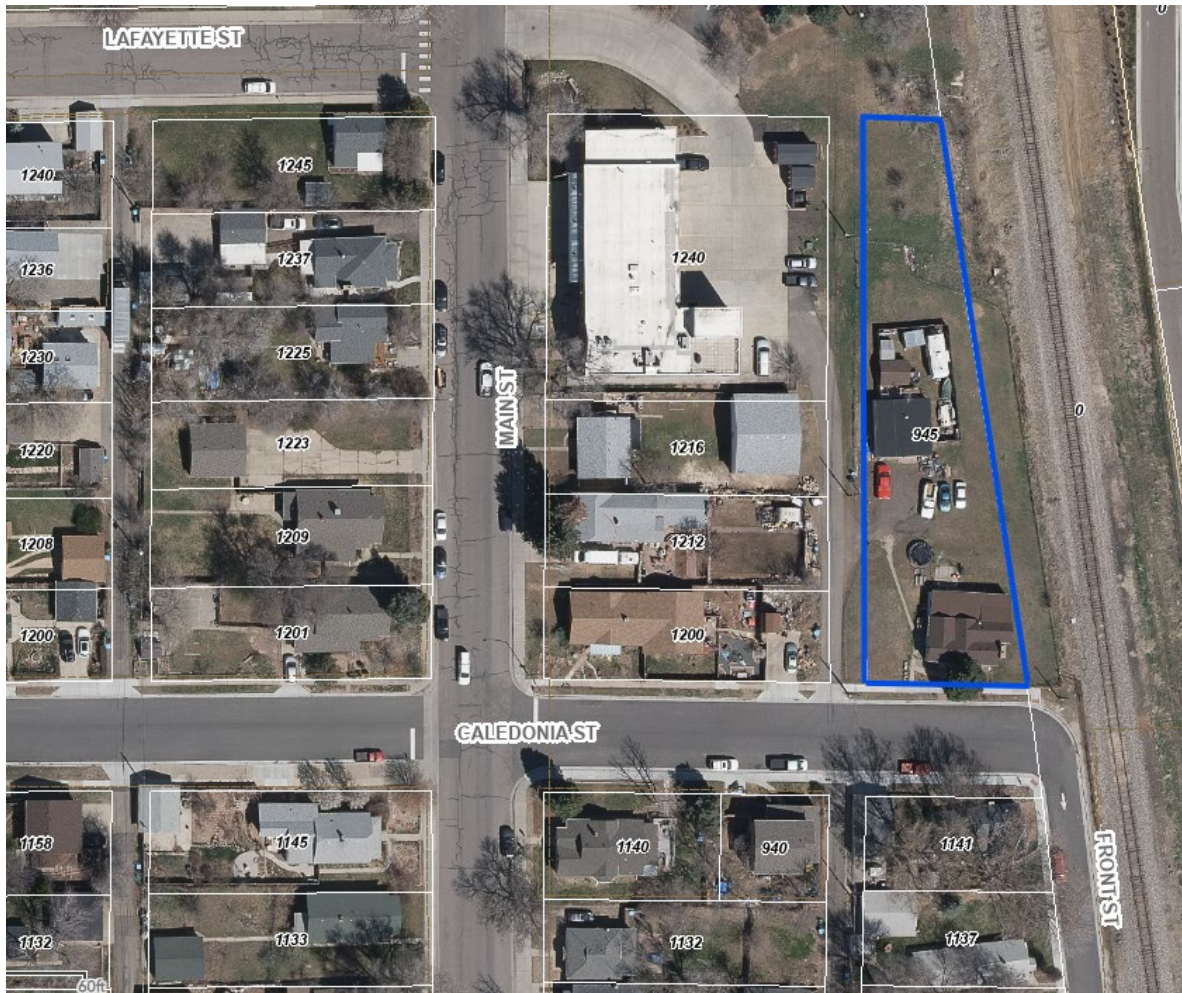
OWNER: Byron & Nina Williams
945 Caledonia Street
Louisville, CO 80027

PROJECT INFORMATION:

ADDRESS: 945 Caledonia St.
LEGAL DESCRIPTION: Lots 1-6, Block 15, Caledonia Place
DATE OF CONSTRUCTION: C. 1894-1909

REQUEST: Demolition review to remodel the existing house

VICINITY MAP:



REQUEST:

The applicant requests that the Historic Preservation Commission (HPC) approve the demolition review application at 945 Caledonia Street. A subcommittee referred the request to the full Historic Preservation Commission.

SUMMARY:

The applicant is requesting approval of demolition work associated with a remodel of the existing principal structure. Building elevations showing the areas and extent of the demolition are included in the attached application materials. According to Louisville Municipal Code (LMC) Section 15.36.020, a demolition is an act that removes fifty percent or more of the roof area as measured from directly above, fifty percent or more of the exterior walls of a building as measured contiguously around the building, or alteration on any exterior wall facing a street.

Under section 15.36.200 of the LMC, if the commission finds that the building may have historical significance under the criteria, the commission may place a stay on the demolition as long as *“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.”* In addition, LMC 15.36.200 states, *“The commission will make all reasonable efforts to expedite resolution of the application or request.”*

The purpose of demolition reviews, according to LMC 15.36.200, is as follows:

The purpose of the review of permit applications for demolition, moving, and removal of buildings constructed in or before 1955 is to prevent the loss of buildings that may have historical or architectural significance. The purpose of this chapter is also to provide the time necessary to initiate designation as an individual landmark or to consider alternatives for the building.

HISTORICAL BACKGROUND:

Information from Gigi Yang, Louisville Historical Museum

The history of 945 Caledonia is notable for the multiple generations of ownership between two families that also inform the close-knit and interconnected family relationships present during Louisville's early decades. The story of the Latronico and Rice families exemplify the speed with which immigrant laborers built new lives and opportunities for their children and future generations.

Boulder County's online records give 1910 as the house's date of construction. However, the County has sometimes been found to be in error with respect to the date of construction of houses in the area, so other evidence is looked to. In this case, the County Assessor card of 1948 lists the age of the house at 945 Caledonia as 38+, indicating that the date of construction could be earlier than 1910. The earliest listing of Philip and Mary Latronico living in Louisville comes from the 1900 Census.

Philip was working as a coal miner in Marshall after having arrived in the US from Italy in 1881. Philip and Mary lived at 945 Caledonia from the early 1900s until Philip's death in 1942. Mary, who was also an Italian immigrant, continued to live there through WWII and eventually moved to Denver to live with her daughters. Before her death in 1956, Mary transferred the property to her daughters Anne and Elaine Latronico. From 1953-1961, Dave and Dorothy LaSalle

Ferguson lived at the house, and some renovations were made to the house around 1956-57 while the Fergusons were living there. In 1963, Lot 6 was sold to Dorothy's niece, Amelia LaSalle.

In 1964, Andrew J. and Marie Evon Rice purchased Lot 6 from the LaSalle family and Lots 1-5 from the Rocky Mountain Fuel Company, who had previously retained ownership of the five lots since 1892. These purchases resulted in all six lots being brought together as one property. The Rices lived at 945 Caledonia until Marie's death in 2018 and Andrew's death in 2021.

ARCHITECTURAL INTEGRITY:

According to [Stories in Places](#), a residential historic context for Louisville from 2018, the style of the structure located at 945 Caledonia Street is classified as National. The National (Folk) housing form represents the era from 1870-1930 and was associated with railroad and worker housing. This form was the most common housing type found in Louisville at the time. National houses are known for being simple and are commonly characterized as having gable-front or side-gabled forms. The property at 945 Caledonia has maintained its gabled roof structure, but other modifications have been made to the property. Building permit records indicate the rear shed structure was constructed in 1979 and the front porch was enclosed in 1985. There are no building permit records for any other modifications to the home, however based on photo comparisons, the windows appear to have changed, and various additions have been constructed on the house.

The primary structure appears to maintain integrity in the form of the gabled roof structure, though the changes to the window sizes and openings, siding, and additions compromise the integrity of the original form.

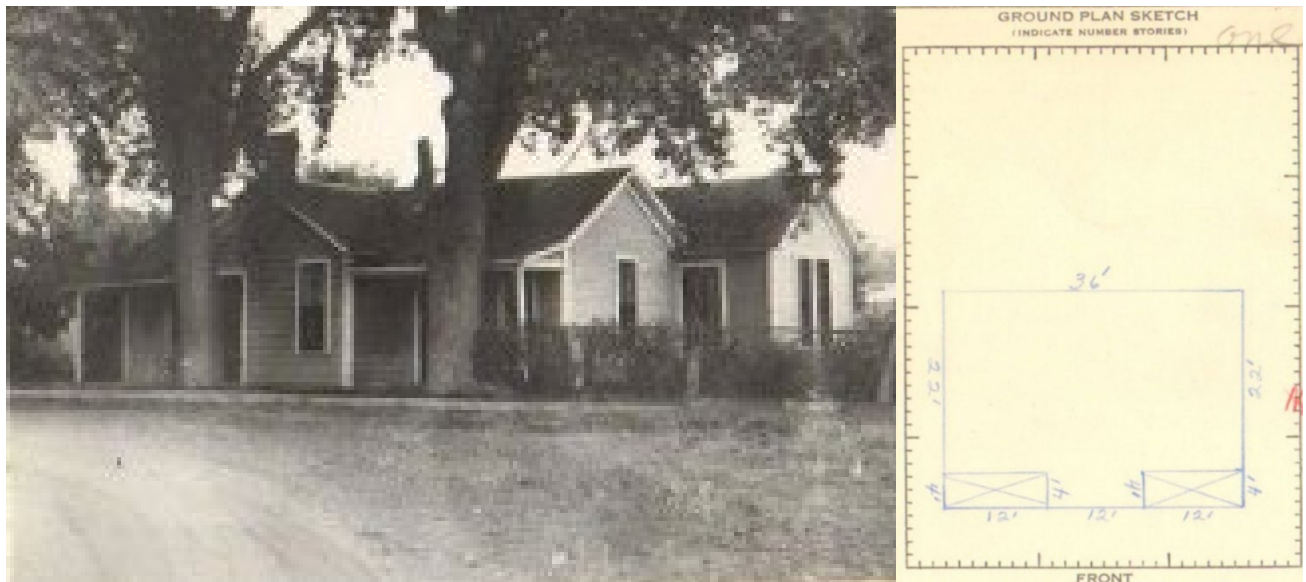


Photo and floor plan of 945 Caledonia from the 1948 Assessor's Card.



Photos of 945 Caledonia from April 2023.

CRITERIA FOR DEMOLITION REVIEW:

The Historic Preservation Commission “*shall consider and base its decision upon any of the [criteria]*” described in [Section 15.36.200\(H\) of the Louisville Municipal Code \(LMC\)](#), which are as follows:

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>Physical Integrity</i>	Age and significance meet criteria	<u>Age</u> The principal structure was constructed around 1894-1909, making it approximately 116-131 years old.

		<u>Significance</u> • Ties to Louisville's Italian immigration history. • Coal mining connection through residents. • The full history is attached. <u>Integrity</u> • Gabled roof form appears to remain intact. • Front porch enclosed in 1985. • Windows size and placement changed. • Siding changed. • Additions to the house.
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 a historic district.
3. <i>The reasonable condition of the building*;</i> and	Unknown	There is no documentation regarding the condition of the property.
Criteria	Meets Criteria?	Evaluation
4. <i>The reasonable projected cost of restoration or repair.*</i>	Unknown	A specific projected cost was not included as part of the application.

** 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.*

HISTORIC CONTEXT REPORT:

The City completed a residential historic context report ([Stories in Places: Putting Louisville's Residential Development in Context](#)) in 2018 that includes a list of recommended and priority properties for preservation. 945 Caledonia Street is not listed as one of the properties to prioritize for landmarking. The property was also not surveyed in the 2023 "[100 Architectural Inventories from the City of Louisville](#)." Staff does not have a record of the remaining National forms in Louisville. At the time of the 2018 report, the National form made up approximately 35% of the buildings surveyed.

RECOMMENDATION:

LMC 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 find that the property could meet the social significance criteria and therefore could qualify for landmarking. However, staff finds minimal architectural or geographic significance since most remaining aspects of the building are not original and the house is not surrounded by landmarked structures which may have created geographic significance. Based on evaluation of the criteria in LMC 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 February 6, 2025. A full 180-day stay would expire on August 5, 2025.

Staff recommend the Historic Preservation Commission approve the demolition request.

This structure could be a potential candidate for a restoration project focused on restoring the original window sizes and locations, re-opening the front porch and residing the house, given the historic age of the property. However, staff believes releasing the demolition request is appropriate because the existing structure differs significantly from the original form. The applicant has also been informed about preservation options and is proposing to pursue a house remodel plan that does not include restoration. As such, the applicant does not need additional time to consider the possibilities for landmarking and staff does not need additional time to document or salvage materials on the property. In addition, staff does not find that the social significance alone merit a stay of demolition when weighed against these other considerations.

ATTACHMENTS:

1. 945 Caledonia Social History Report
2. Application Materials



945 Caledonia St. History

Legal Description: Caledonia Place Addition Lot: 1,2,3,4,5,6 Block 15

Year of Construction: c.1894-1909

Summary: The history of 945 Caledonia is notable for the multiple generations of ownership between two families that also inform the close-knit and interconnected family relationships present during Louisville's early decades. The story of the Latronico and Rice families exemplify the speed with which immigrant laborers built new lives and opportunities for their children and future generations.

Development of the Caledonia Place Subdivision

This property is located in the Caledonia Place Subdivision which was platted and recorded with Boulder County in 1890 by James Cannon, Howard Morris, and Henry Brooks. It was the fourth addition to original Louisville, which had been platted in 1878.

Early Ownership

The developers of the Caledonia Place subdivision sold a large piece of the property to the United Coal Company in the early 1890s. The United Coal Company was the company of Caledonia Place founder James Cannon, Jr. In 1892, the United Coal Company purchased PT Sec 8 T1S R69W for \$35,000. The property included Lots 1-6 Block 15 where 945 Caledonia is today.

Latronico Family Ownership, 1893-1964 [also Latronico, Latonico, Latronica, Latronic, La Tronico]

In 1893, Philip Latronico (1869-1942) purchased Lot 6, Block 15 from the United Coal Company. He was 25 years old and had already been working as a coal miner for at least nine years. The 1885 Colorado State census lists Philip Latronico as a 16-year-old boy working as a coal miner in Marshall, alongside his father. He and his father had arrived in the US from Italy in 1881 when Philip was 12 years old. A year after purchasing the property, Philip married Mary LaSalle (1878-1955).

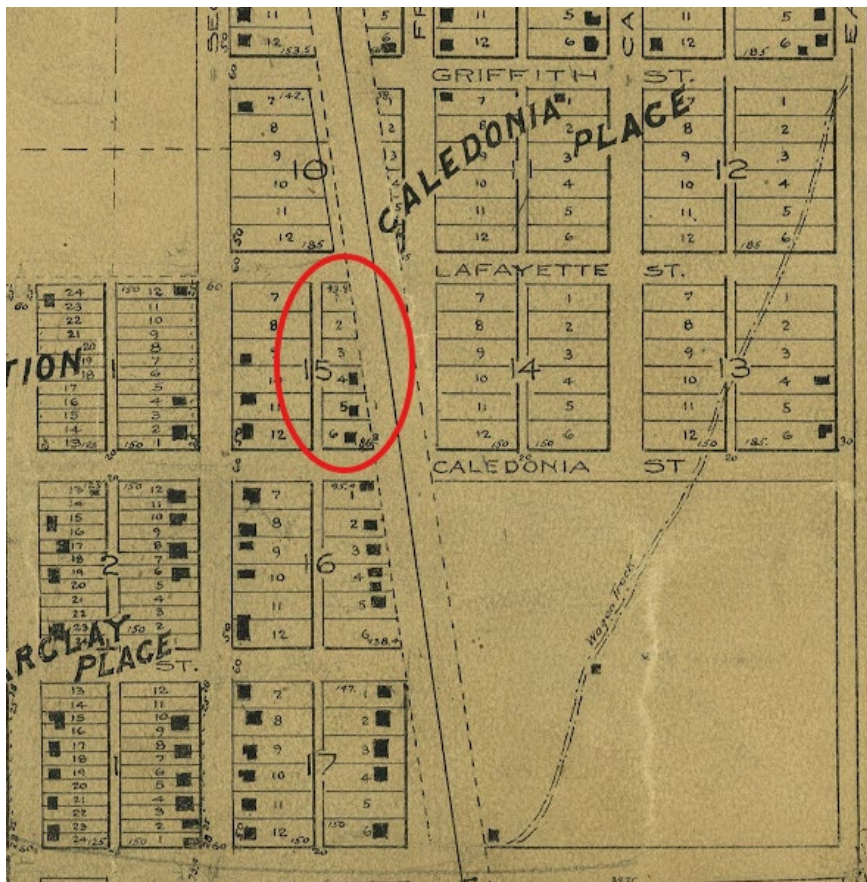
Mary LaSalle's father, Joseph Giuseppe LaSalle had emigrated from Italy prior to 1885 and was also employed as a coal miner in Marshall. Mary came to the US from Italy with her mother, Anna Mazzea LaSalle and four siblings

in 1888, to join their father. The family lived in Marshall until Joseph's death in 1893. In 1894, Mary was 16 years old when she married Philip Latronico who was 26.

While Joseph LaSalle's early death was tragic, there were already numerous LaSalle relatives living in nearby Louisville which may have influenced the purchase of the land and Philip and Mary Latronico's move to Louisville.

Boulder County's online records give 1910 as the house's date of construction. However, the County has sometimes been found to be in error with respect to the date of construction of houses in the area, so other evidence is looked to. In this case, the County Assessor card of 1948 lists the age of the house at 945 Caledonia as 38+ indicating that the date of construction could be earlier than 1910. The earliest listing of Philip and Mary Latronico living in Louisville comes from the 1900 Census. At that time, they were living in Louisville with their three daughters. The neighboring families included William and Kathy LaSalle, Frank LaSalle, William and Constance Scrano, and Michael and Rose LaSalle.

It is not known exactly when a house was first built on Lot 6 Block 15, however the Drumm's Map of Louisville shows several buildings already on the property in 1909. A survey of neighboring houses including the William and Kathy LaSalle home and Frank LaSalle home located across Caledonia show their dates of construction as 1890 and 1896. These earlier dates suggest that the Latronicos may have also built their home sometime between 1894 and 1900 to accommodate their growing family. Their oldest daughter, Mary was born in 1895 and Philip and Mary eventually had eight more children: Philoman (Mamie) (1897-1929), Annie b. 1899, Joseph (1902-1976), Louis (1904-1973), Anna Helene (1906-1997), Rose (1909-1993), Albert (1911-1980), and Elaine (1913-1992).



The history of this property focuses on Lot 6 where the house still stands today. However, in 1900, Jerry Scarano (also an Italian immigrant) purchased Lot 5 Block 15 from John Jordinelli. Scarano then sold Lot 5 to Mariarosa LaSalle [LaSalla] in 1903, and it is assumed that either Scarano or LaSalle built a house on Lot 5 that is shown on the Drumm's Map of 1909. Family connections can be made between the Scarano, LaSalle, and Latronico families, which thread through the ownership and occupation of the property for the next 70 years.

Drumm's Wall Map of 1909 showing structures on Lot 6 Block 15 owned by Philip and Mary Latronico and on Lot 5 Block 15 owned by Jerry Scarano and Mariarosa LaSalla.



*This photo taken by Frank Jacoe shows four of the Latronico daughters.
Elaine Latronico is identified in the middle.*

The Latronico children grew up in the house at 945 Caledonia with cousins, aunts, uncles, and grandparents living in close proximity. Through marriage, the Latronicos were also related to the Jacoe and Jordinelli families. Frank Jacoe was an amateur photographer and photographed members of the Latronico family throughout the 1910s-1920s.



*This photo from Frank Jacoe's album is titled
"Mrs. Latronico and Girls."*

In 1920, Mariarosa LaSalle [La Salla] sold Lot 5 to Philip Latronico. Most of the children were grown and found careers outside of coal mining. At least four daughters (Mary, Mamie, Anne, Elaine) attended college and went on to successful careers in teaching. Of the sons, it is known that Joseph worked at a bank and Louis (Gene) became a professor in chemical engineering.

While working at the Broomfield Bank in 1929 and 1930, Joseph LaTronico was twice held up in a bank robbery and locked in the bank vault.

PHONE KEYSTONE 3333 THE ROCKY MOUNTAIN NEWS: DENVER, COLO.

BANK BANDIT CAPTURED AFTER DENVER POLICE RIDDLE HIS CAR

Hail of Bullets Ends Bank Bandit Chase

HAND-TO-HAND FIGHT FOLLOWS LONG PURSUIT

Jailed and Makes Confession Within Two Hours of Robbery

LESS than two hours after he had held up and robbed the Broomfield, Colo., State Bank yesterday Louis Cleve Hixson, 46, paroled Colorado convict, was in the Denver city jail and had made complete confession.

Hixson was captured after a half-hour automobile chase thru Denver streets by Detective Carl Wilson and Patrolman Arthur Shotwell, who riddled his automobile with bullets.

The chase began near the Globe smelter, when Wilson and Shotwell, patrolling the district for the bandit, spotted the car, which he had stolen earlier in the day.

It ended in a hand-to-hand combat after the officers had emptied their service revolvers and sawed-off shotguns, at 234 and Champa sts., where Hixson crashed into a parked car.

Leap on Bandit

Leaping from his wrecked machine, Hixson thrust his hand in his coat pocket as if to draw a gun, the officers reported. Dropping their empty weapons, they both leaped on him and overpowered him with their fists.

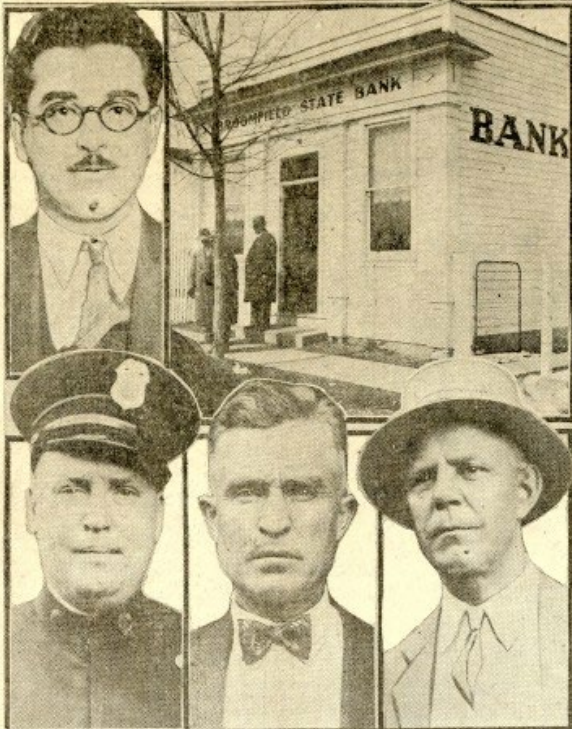
Denver police received the call and a description of Hixson and his automobile shortly before noon. Half an hour later the officers sighted Hixson in a Chevrolet and the chase followed.

He made a complete confession to Detective Captain Albert T. Clark and was behind the bars before 2 p. m.

Hixson, immaculately dressed, walked into the Broomfield bank, 13 miles northwest of Denver, just as the cashier, Joseph N. La Tronico, was about to close the establishment for the noon hour.

"Lie down on the floor; this is a holdup," he commanded La Tronico, brandishing a revolver, then the case window. As La Tronico obeyed, Hixson walked behind the counter and snatched up the money in the cash drawer.

"Is that all?" he asked the prostrate man.



Joseph LaTronico, upper left, cashier of the Broomfield, Colo., State Bank, shown in the upper right, which was held up and robbed yesterday. Bottom row shows, left to right: Patrolman Arthur Shotwell, one of the officers who chased the bandit; Louis C. Hixson, confessed hold-up, center, and Detective Carl Wilson. Wilson and Shotwell halted Hixson with a rain of gunfire after a half-hour chase thru Denver streets, an hour after he robbed the bank.

CASHIER USED TO HOLDUPS

Joseph La Tronico Was Victim of Thug Last Year

Being held up, robbed and thrust into a vault by an armed robber yesterday was no new experience for Joseph La Tronico, cashier of the Broomfield State Bank.

La Tronico was one of five persons locked in the same vault by a lone man who held up the bank and robbed it of \$1,800 on Feb. 26, 1929.

La Tronico and Clyde Dunning were alone in the bank when the thug entered and knocked Dunning down with his clubbed revolver.

Unaware that a holdup was being staged, four customers walked into the bank and were quickly locked in the vault with the assistant cashier.

The holdup escaped in an automobile parked in front of the bank by one of the men imprisoned in the vault.

In 1927 a safe belonging to a Broomfield grain elevator was stolen, and in 1909 the postoffice was the scene of a holdup.

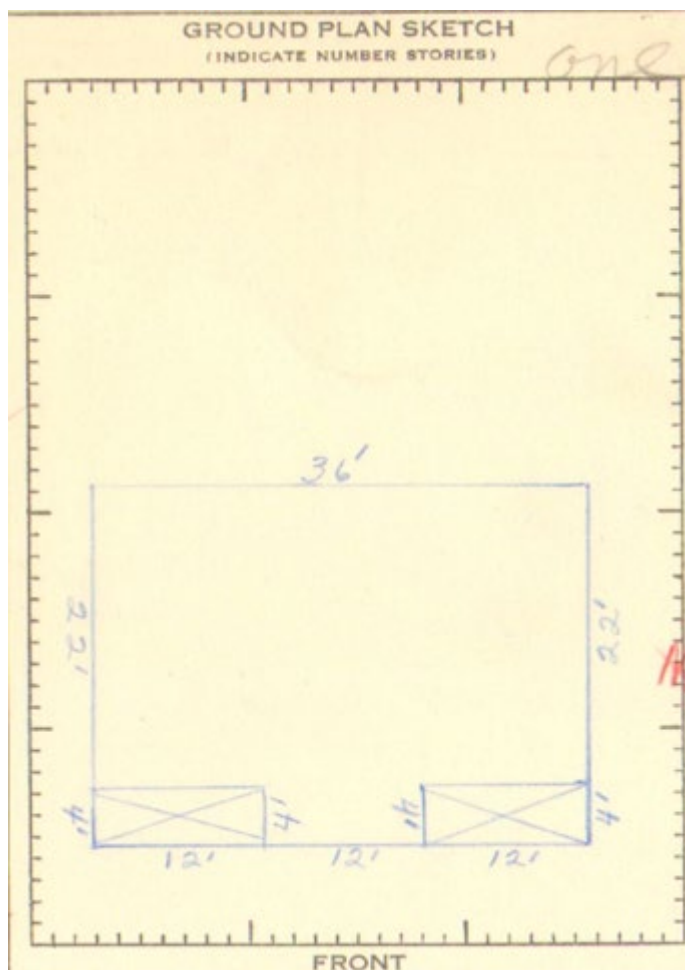
News articles from the Rocky Mountain Daily, September 3, 1930. Joseph LaTronico is shown top left.

Mary and Philip lived at 945 Caledonia until Philip's death in 1942. Mary continued to live there through WWII and eventually moved to Denver to live with her daughters. Before her death in 1956, Mary transferred the property to her daughters Anne and Elaine LaTronico. From 1953-1961, Dave and Dorothy LaSalle Ferguson lived at the house. Some renovations were made to the house around 1956-57 while the Fergusons were living there. In 1963 Anne LaTronico sold the property to Amelia LaSalle who was Dorothy LaSalle's aunt by marriage. Dorothy

LaSalle was also related to the Scarano [Scrano] family who owned Lot 5 in the early 1900s. At some point, Lot 5 was sold to the Rocky Mountain Fuel Company.



Photo of house and floorplan of Lot 6 Block 15 from the Boulder County Assessor Card, 1948.



Rice Family Ownership: 1964-2024

In 1964 Amelia LaSalle sold Lot 6 Block 15 to Andrew J. and Marie Evon Rice. The same year, the Rices purchased Lots 1,2,3,4, &5 from the Rocky Mountain Fuel Company, bringing all six lots together as one property.

Andrew Rice studied fabrication and welding and worked at Coors for 30 years. Marie Evon Rice was a homemaker raising their two children and advertised in the Louisville Times in the 1970s offering babysitting services. The Rices lived at 945 Caledonia until Marie's death in 2018 and Andrew's death in 2021. The property was transferred to their daughter Florence M. Rice in 2015 and then to her daughter Michelle Remijio in 2022.

Current Ownership

In 2024, Byron and Nina Willams purchased Lots 1,2,3,4,5, &6 Block 15 from Michelle Remijio and are the current owners.



Current Assessor Photo of 945 Caledonia.

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.

February 28, 2025

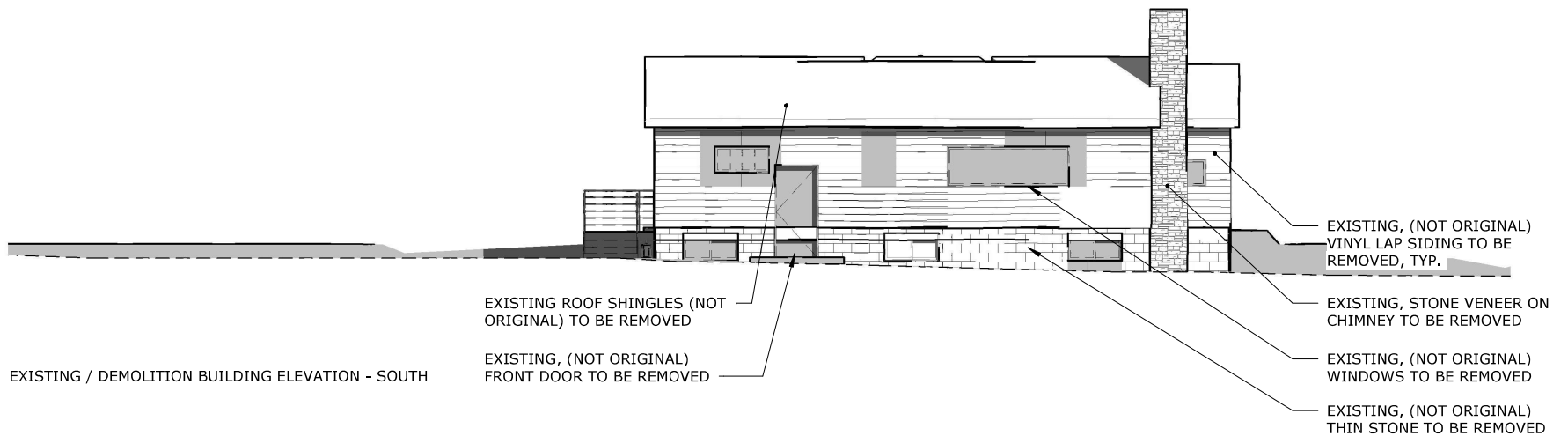
945 Caledonia Street – Historic Demolition Narrative

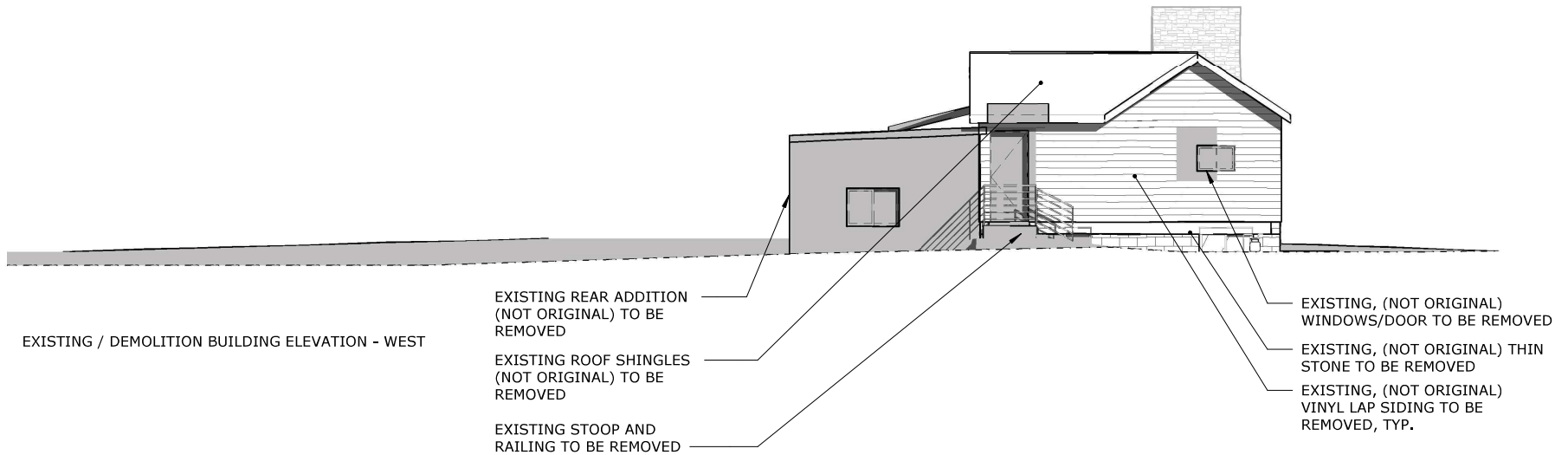
Reason for Historic Preservation Demolition Review

- More than 50% of structure
 - Existing Main Level SF = 1,355 SF
 - Existing Main Level portion of the structure to be demolished: 593 SF
 - 44% of the existing structure to be demolished
- More than 50% of the roof
 - Existing roof SF = 1,531 SF
 - Portion of roof to be demolished = 776 SF
 - 51% of the existing roof to be demolished
- Alteration of a street-facing elevation
 - See attached existing/ demolition elevations for scope of alteration of street-facing elevation.

See attached the Drawings/Documents for a description of the scope of demolition work

- Existing/Demo Exterior Elevations
- Existing/Demo Site Plan
- Existing Photos





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ARCHITECTURE

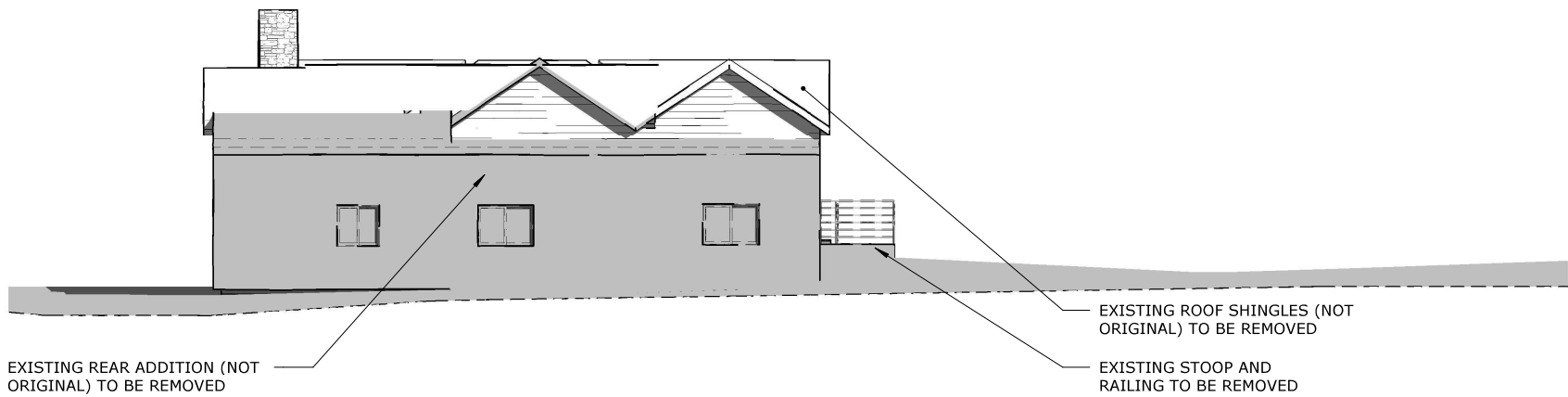
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02.28.2025

HP-02

WEST ELEVATION

945 CALEDONIA STREET



EXISTING / DEMOLITION BUILDING ELEVATION - NORTH

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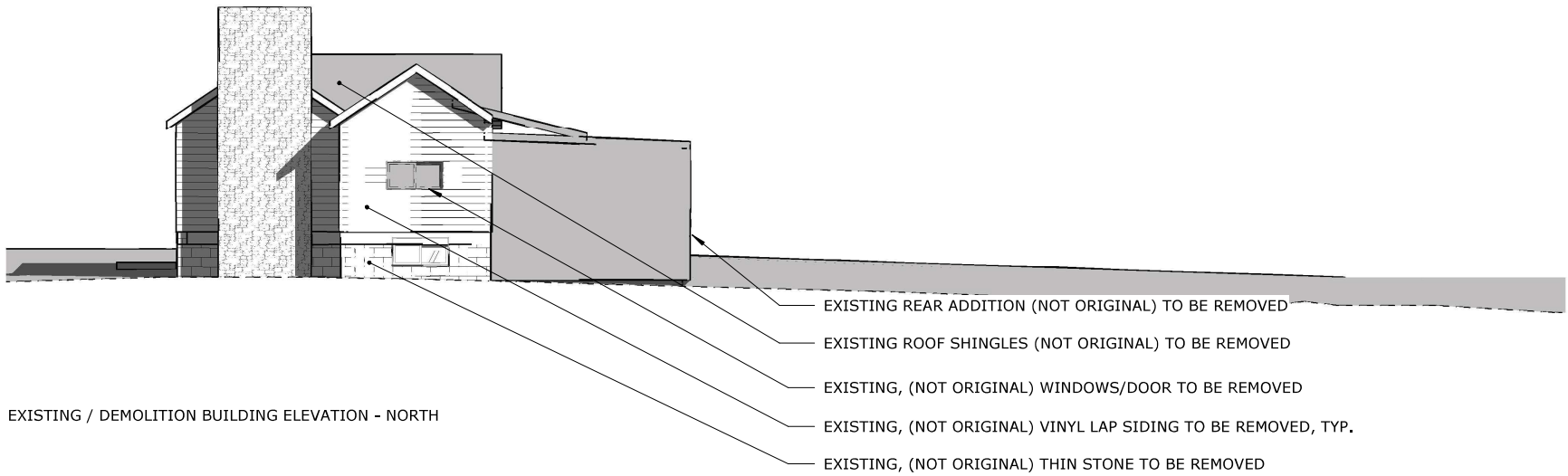
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02.28.2025

HP-03

NORTH ELEVATION

945 CALEDONIA STREET



PROJECT:
945 CALEDONIA
STREET

PROJECT ADDRESS:
945 CALEDONIA
STREET
LOUISVILLE CO,
80027

CLIENT:
945 CALEDONIA
STREET LLC

NOT FOR CONSTRUCTION

ISSUE: PROGRESS SITE PLAN
DATE ISSUED: 02/28/2025
REVISIONS

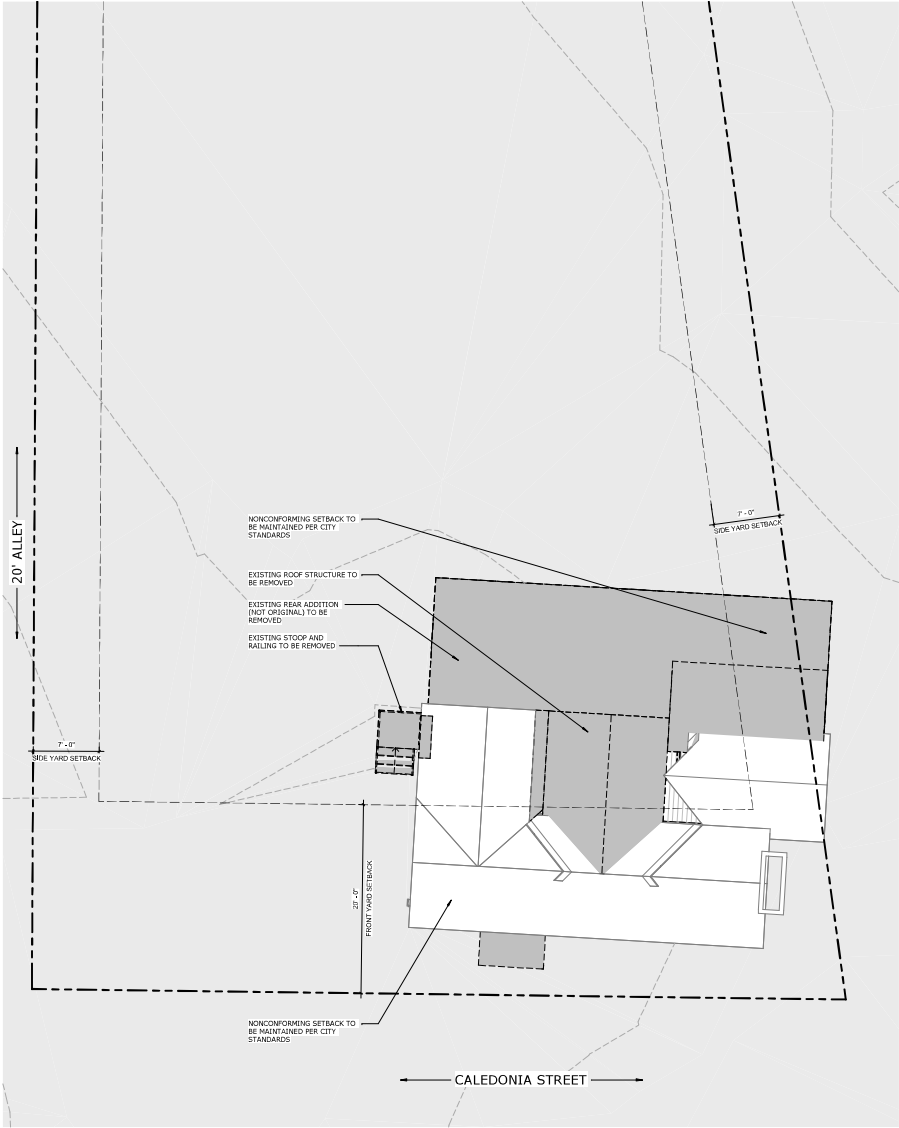
PLOT DATE: 02/28/2025 9:00:13 AM

PROJECT NO. 24,2010

SHEET TITLE:
SD SITE PLAN

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SHEET NO.

HP-05



1 SITE DEVELOPMENT PLAN - EXISTING DEMO

SCALE: 3/16" = 1'-0"

NOT FOR CONSTRUCTION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION - STREET FACING ELEVATION

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02.28.2025 HP-06

PHOTOS OF EXISTING CONDITIONS

945 CALEDONIA STREET