

**ITEM:** 1117 Lincoln Avenue

**APPLICANT:** Jeff Raikes  
126 Springs Cove  
Louisville, CO 80027

**OWNER:** Wendy Stone  
5828 Vine Avenue  
Louisville, CO 80027

**PROJECT INFORMATION:**

**ADDRESS:** 1117 Lincoln Avenue  
**LEGAL DESCRIPTION:** Lots 4-6, Block 5 Capitol Hill  
**DATE OF CONSTRUCTION:** 1950

**REQUEST:** A request for a demolition review to demolish the existing house.

**VICINITY MAP:**



**REQUEST:**

The applicant requests that the Historic Preservation Commission (HPC) approve the demolition review application at 1117 Lincoln Avenue for a full demolition of the building. A subcommittee unanimously voted the request to be heard before the Historic Preservation Commission.

**SUMMARY:**

The applicant is requesting approval of a full demolition of the principal structure on the property. Louisville Municipal Code (LMC) [Section 15.36.020](#) defines demolition as 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 and, “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 1117 Lincoln is notable for the family lines of property ownership and the length of residency in the neighborhood and their participation in the civic life of Louisville in the 20th century.

A year after J.C. Williams platted the Capitol Hill Subdivision in 1904, he sold Lots 1-12 of Block 5 to Lawrence McHugh for \$175. McHugh sold the subject lots 5-6 in 1922. The subject lots were sold again in 1945 and 1948 and remained undeveloped until 1950 when Betty Mayor Lee and Frank J Lee constructed a house on the lot. Interestingly, Betty Mayor Lee is the granddaughter of Lawrence McHugh, the original purchaser of Lots 1-12, Block 5 in the Capitol Hill Subdivision.

Betty Lee was born and raised in Louisville, the daughter of Fred Mayor and Julia McHugh Mayor. She married Frank Lee in 1944. During WWII, Frank Lee joined the Army and received a Purple Heart for injuries sustained in Luxembourg in 1945.

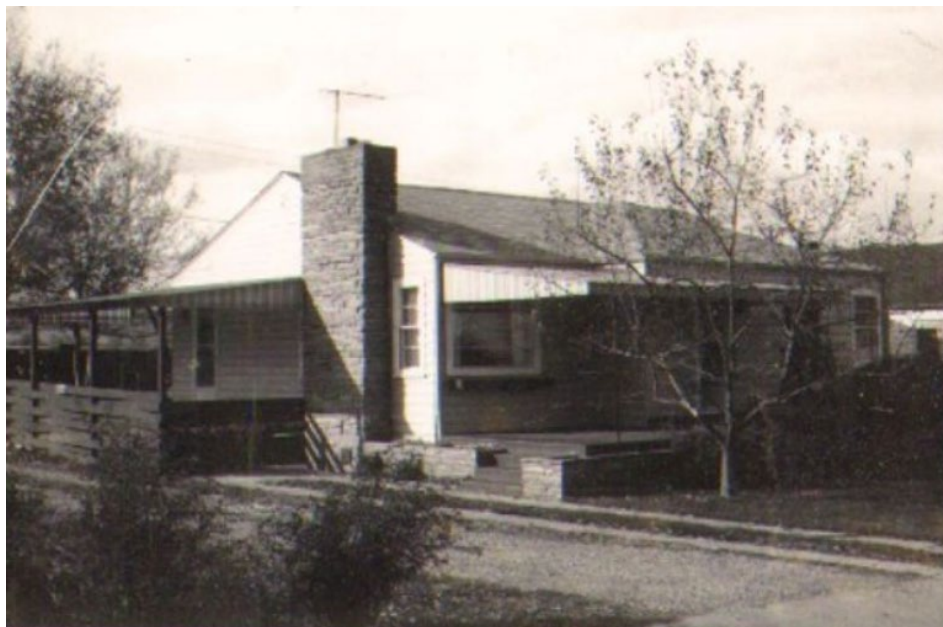
After purchasing the property, the Lees built a new home and moved into 1117 Lincoln in December 1950. They lived next door to Mary and Louis Gutfelder, who had previously owned the subject lot in the 1920s. Because of two houses that were built by Lawrence McHugh in 1908 and 1913 surrounding the subject property, the house numbering for the Lees home, which was built between the two, is out of order – 1101, 1117, and 1111. Throughout the 1950s, Betty Lee worked as a clerk at the Post Office and Frank Lee worked as a storekeeper and later

as a mechanic for Continental Airlines. They had one son, Terry, born in 1946. Betty was an active member of the American Legion Auxiliary and the Learn and Do Club, a women's club interested in crafts and handwork. Frank Lee was a member of the American Legion and the Louisville Firemen. Betty and Frank divorced in 1968, and the property was passed to their son, Terry, after Betty's death in 2016.

Please see the attached Social History Report for a more detailed history.



*Photo and floor plan of 1117 Lincoln Avenue from the 1951 Assessor's Card.*



*Photo of 1117 Lincoln from 1977.*

**ARCHITECTURAL INTEGRITY:**

The subject property appears to maintain a vernacular architectural style with a mix of gabled and hipped roof structures. The covered front porch was constructed in 1955, and in 1959 the southern portion of the subject property was deeded to the Lees, where the garage and rear addition is now located.

Building permit records indicate a rear porch was enclosed in 1977 and the garage was constructed in 1980. It was also around this time that the rear 2-story addition was believed to have been constructed, however building permit records do not include permits for the rear addition.

No permit records were located for new siding, windows, or chimney work, and based on historic photos, all appear to be original to the historic part of the house. The roof has been re-shingled multiple times according to permit records.



*Current images of 1117 Lincoln Avenue.*

**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><br>a. Age<br>b. Significance<br>c. Physical Integrity | <b>Yes</b>      | <u>Age</u><br>1117 Lincoln Avenue was constructed in 1951 making it 74 years old.<br><br><u>Significance</u><br>Social history includes: <ul style="list-style-type: none"><li>• WWII history</li><li>• Community club involvement</li></ul><br><u>Integrity</u> <ul style="list-style-type: none"><li>• The structure remains in its original location and setting and maintains a relatively unchanged form.</li><li>• Additions to the south (left) and west (rear) of the house have been made over time.</li></ul> |
| 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>                                       | <b>No</b>       | Surrounding buildings were either constructed in the early 1900s or are new construction. Based on these factors, the subject property would not be a potential contributing structure in a potential historic district.                                                                                                                                                                                                                                                                                                |
| 3. <i>The reasonable condition of the building*; and</i>                                                                                                                                              | <b>Unknown</b>  | An HSA has not been completed for the property, however photographic details of foundational cracks are provided by the applicant (Attachment 1).                                                                                                                                                                                                                                                                                                                                                                       |
| 4. <i>The reasonable projected cost of restoration or repair.*</i>                                                                                                                                    | <b>Unknown</b>  | 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 REPORTS:**

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. 1117 Lincoln Avenue is not listed as one of the properties to prioritize for landmarking and is not mentioned in the document in any capacity. The property was also not surveyed in the 2023 "[100 Architectural Inventories from the City of Louisville](#)."

**PUBLIC COMMENTS:**

There has been one public comment received for this application (Attachment 4). The comment is in support of the demolition, citing the building's disrepair as the primary reason for supporting the request.

**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.

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 March 13, 2025. A full 180-day stay would expire on September 9, 2025.

**Staff recommend the Historic Preservation Commission approve the demolition request.**

Staff find that the integrity of the historic portion of the building has been largely maintained since its construction in 1950 and could be a potential candidate for a preservation project focused on continued preservation of the historic portion of the house. However, building additions that are not historically significant in age along with a lack of unique architectural features or architectural style specific to Louisville do not merit a stay of demolition.

Staff believe releasing the demolition request is appropriate because the applicant has been informed about the preservation options and staff have documented the exterior of the structure. 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 do not find that the social and architectural significance alone merit a stay of demolition when weighed against these other considerations.

**ATTACHMENTS AND LINKS:**

1. Application Materials
2. Owner Permission Letter
3. Social History Report
4. Public Comments
5. [Interior Photos](#)

## HISTORIC PRESERVATION PROGRAM INTAKE FORM

### ADDRESS

1117 Lincoln Ave

### APPLICATION TYPES

- ☐ Historic Structure Assessment
- ☐ Landmark
- ☐ Historic Preservation Fund Grant
- ☐ Historic Preservation Fund Loan
- ☐ Alteration Certificate
- ☒ Demolition Review

### APPLICANT INFORMATION

Name: Jeff Raikes

Address: 126 Springs Cove

Telephone: 303-912-0781

Email: jeff@triplerhomes.com

Applicant Signature:



### NOTES

I am under contract to purchase the home at 1117 Lincoln Ave. After further review of the property I would be unable to remodel the home considering the unkempt & hoarding nature of the home in addition to the unusual and unique additions to the home over the years.

### OWNER INFORMATION (if not applicant)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Owner Signature:

### CERTIFICATIONS:

By initialing below, I certify that:

- I understand that any grants provided by the City may be counted as income for tax purposes. \_\_\_\_\_
- I am the owner of the property at the address above, or have been authorized by the owner to make an application. \_\_\_\_\_
- I understand that only the property owner may be reimbursed for any and all grants. \_\_\_\_\_

**From:** [Wendy Stone](#)  
**To:** [Emily Cline-Gibson](#)  
**Subject:** 1117 Lincoln Ave  
**Date:** Thursday, April 10, 2025 7:53:58 PM

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Subject: Support for Demolition of Deceased Father's Inhabitable Home  
Case# HIP-000548-2025

Dear City of Louisville and all concerned

I am writing to express my support for the demolition of my late father's property located at 1117 Lincoln Ave

The home has unfortunately become uninhabitable due to several serious structural and environmental concerns. These include a cracked and compromised foundation, the possible presence of asbestos, and lead. After assessing the condition of the property, it is clear that it poses a health and safety risk to the public and surrounding community.

Given these circumstances, I fully support and respectfully request the city's approval to move forward with the demolition process. Please let me know if any additional documentation or actions are needed from my end to facilitate this process.

Thank you for your time and attention to this matter.

Sincerely,

Wendy Stone

5828 Vine Ave

Firestone Co 80504

303.257.3238

Daughter and personal representative for Terry R Lee (deceased)

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## 1117 Lincoln Ave. History

**Legal Description:** LOTS 4-6 BLK 5 CAPITOL HILL AND VAC ALLEY ADJ AT WEST

**Year of Construction:** 1950

**Summary:** The history of 1117 Lincoln reflects early Louisville immigration patterns from England, Ireland, and German-speaking areas of Austria and Czechoslovakia. It is notable for the family lines of property ownership and the length of residency with the Gutfelder and Lee families of 60 years or more in the neighborhood and their participation in coal-mining and the civic life of Louisville in the 20<sup>th</sup> century.

### Development of the Capitol Hill Subdivision

J.C. Williams, who was a mine superintendent with the Rocky Mountain Fuel Company, and Irving Elbersen, who was a banker, were the developers of the Capitol Hill Addition. The plat for this addition was filed with the County in 1904.

### Early Property Ownership, 1905-1922

A year after J.C. Williams platted the Capitol Hill Subdivision, he sold Lots 1-12 of Block 5 to Lawrence McHugh for \$175. Lawrence McHugh (1857-1921) was an Irish immigrant who came to Louisville around 1880 to work as a coal miner. He married Jemima Hall Jenkins (1867-1953) in 1893, and they had seven children. The Hall family emigrated from England around 1871 and moved to Louisville by 1880 where Jemima grew up. Lawrence McHugh likely built a house on the northwest corner of Lincoln and Short (Lots 1-3) prior to 1909 where it appears on the Drums Wall Map and then another house on Lots 7-8 in 1913. He left most of the remaining lots on the Capitol Hill property undeveloped and sold Lots 1-12 to Martha and Ludwig Eberharter in 1914.

Martha Baier (1876-1958) and Ludwig Eberharter (1866-1935) were both born in Tyrol, Austria. The Baier family came to the US around 1880 when Martha was four years old and she grew up in Louisville.

Ludwig Eberharter arrived in the US around 1887 and then came to Louisville to work as a coal miner. He married Martha Baier in 1895 and together, they owned numerous properties in Louisville and the surrounding area. They operated the Eberharter Grocery Store at 805 LaFarge from 1903-1931. The Eberharters did not further develop the property on Capitol Hill and sold Lots 1-12 to Mary Putzer Gutfelder in 1922. Martha Eberharter and Marie (Mary) Gutfelder likely were friends or acquaintances. Their daughters (also named Martha Eberharter (1913-1971) and Marie Gutfelder (1914-1991)) attended St. Louis Catholic school together.

### **Mary Gutfelder Ownership, 1922-1982**

Marie (Mary) Putzer (1888-1982) grew up in Czechoslovakia and came to the US in 1906 arriving first in Pennsylvania. She moved to Louisville by 1910 where she married Alois (Louis) Gutfelder (1881-1957). Louis Gutfelder was born in Colorado to Austrian parents (Alois and Josepha Gutfelder). His family was living in Louisville by 1900 where Louis and his father worked as coal miners. According to the 1920 census, Louis and Mary lived in Louisville on Lincoln with six of their eventual seven children and it is possible that they were renting the house on Lots 1-3 from the Eberharters. They are listed as living at 604 Lincoln in the 1921 City Directory, which is an early address for 1101 Lincoln today. After purchasing Lots 1-12 Block 5, the Gutfelder family lived at 1101 Lincoln while the remaining lots were still undeveloped.



*Mary Gutfelder (Left, back row) with WPA sewing women c. 1930s.*



Louis Gutfelder served on the town council in the 1930s and was Mayor Pro Tem in 1934. In the 1940s, Mary Gutfelder sold Lots 10-12 to Josephine and Vincent Martella; Lots 7-9 to Ralph and Colomba D'Andrea, and Lots 5-6 to James and Viola Owens. Lots 5-6 would later become the location of 1117 Lincoln. She retained Lots 1-4 and the Gutfelder family continued to live at 1101 Lincoln where they raised their family of seven children. Louis Gutfelder died in 1957 and Mary Gutfelder died in 1982.

*Louis Gutfelder*

### **James W. and Viola Owens Ownership, 1945-1948**

The Owens purchased Lots 5-6 of Block 5 in 1945. However, there was no building yet on the site, so they lived elsewhere in Louisville. Viola Bowes Owen (1914-2008) grew up in the Louisville area, attending schools in Louisville and Superior and graduated from Louisville High School in 1932. She married James Owens in 1937. James W. Owens (1914-1979) was the United Mine Workers Secretary Treasurer and active in negotiating a \$1 per/ day pay increase for miners in 1948. During their time of ownership, Viola worked at the Louisville Post Office and City market. The Owens sold Lots 5-6 to Frank J. Lee and Betty Mayor Lee in 1948.

### **Betty Mayor Lee and Frank J. Lee Ownership; Lee Family Ownership, 1948- present**

Interestingly, Betty Mayor Lee is the granddaughter of Lawrence McHugh, the original purchaser of Lots 1-12, Block 5 in the Capitol Hill Subdivision. Betty Lee (1923-2016) was born and raised in Louisville, the daughter of Fred Mayor and Julia McHugh Mayor. She married Frank Lee in 1944. During WWII, she lived with her parents and worked in Denver at Carlson Franks as an assistant chemist. Her husband, Frank Lee joined the Army and received a Purple Heart for injuries sustained in Luxembourg in 1945. After returning home, Frank worked as a mechanic for Public Service Colorado while they lived with Betty's parents at 1140 Jefferson.



*Betty Mayor (center, in checked dress) outside the Telephone Exchange building c. 1930s.*



*Frank Lee (back row, second from left) with Louisville Firemen in 1958.*

After purchasing the property on Capitol Hill, the Lees built a new home and moved into 1117 Lincoln in December 1950. They lived next door to Mary and Louis Gutfelder. Because of the two houses that were built by Lawrence McHugh in 1908 and 1913, the house numbering for the Lees home, which was built between the two, is out of order following – 1101, 1117, and 1111.

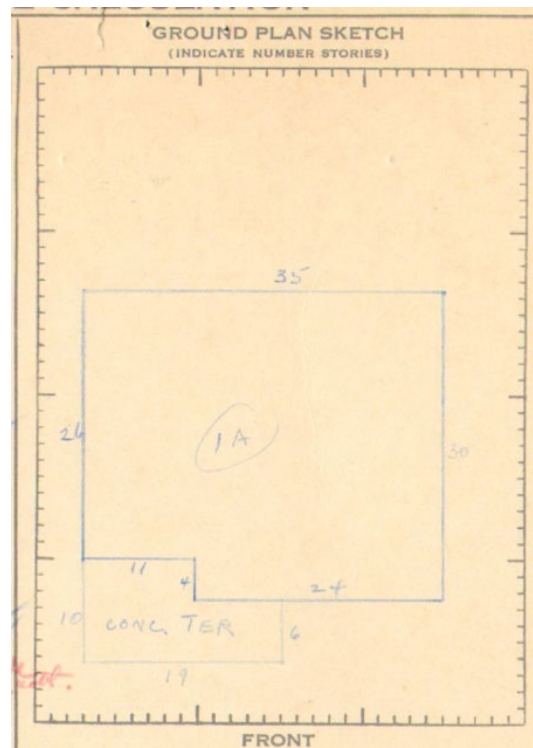
Boulder County Assessor lists the date of construction for 1117 Lincoln as 1951. However, a Louisville Times account notes

that Betty and Frank Lee moved into their new home on Lincoln on December 21, 1950. Therefore, the date of construction is determined to be 1950.

Throughout the 1950s, Betty Lee worked as a clerk at the Post Office and Frank Lee worked as a storekeeper and later as a mechanic for Continental Airlines. They had one son, Terry, born in 1946. Betty was an active member of the American Legion Auxiliary and the Learn and Do Club, a women's club interested in crafts and handwork. Frank Lee was a member of the American Legion and the Louisville Firemen.



*Boulder County Assessor photo of 1117 Lincoln from 1951 and original floorplan.*



In 1955, the Lees added a covered front porch to the house and in 1959, Mary Gutfelder deeded Lot 4 to Frank and Betty Lee for \$10. The addition of Lot 4 established the current property for 1117 Lincoln as encompassing Lots 4,5,6 Block 5 in the Capitol Hill Subdivision.



*Boulder County Assessor photo c. 1955.*

Frank and Betty divorced in 1968, and Frank transferred the joint tenancy to Betty Lee. Betty remarried in 1983 to Elmer Rutt and they lived at 1117 Lincoln until Elmer's death in 1986. Betty Mayor Lee Rutt died in 2016 and the property passed to her son, Terry Lee, who is the current owner.



*Boulder County Assessor photo c. 1977-1981.*



*Current Boulder County Assessor photo of 1117 Lincoln.*

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.

**From:** [Jessie Bliss](#)  
**To:** [Planning](#)  
**Subject:** Support for Demolition at 1117 Lincoln Ave  
**Date:** Saturday, April 12, 2025 5:05:59 PM

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To Whom It May Concern,

This email is to express my strong support for the demolition plans concerning the property located at 1117 Lincoln Avenue.

As a neighbor, I have observed the significant disrepair of this house for many years. The presence of vermin in the back sheds and our growing concerns about potential squatters make the current state of the property a detriment to the neighborhood.

I believe demolition is the most appropriate course of action to address these issues and improve the safety and well-being of our community.

Thank you for your time and consideration of this matter.

Sincerely,

Jessie Bliss  
1100 Lincoln Ave  
Louisville, CO 80027

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**JESSIE BLISS**

she/her

[jessiebliss@gmail.com](mailto:jessiebliss@gmail.com) | 303-885-8334

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