



Historic Preservation Commission

April 21, 2025

Packet Addendum #1

Six public comments on Agenda Item 5a

One public comment on Agenda Item 5b

From: [MIKE Koertje](#)
To: [Emily Cline-Gibson](#)
Cc: [Planning](#)
Subject: proposed demolition of the Petrelli/DelPizzo House, 1016 Main St.
Date: Thursday, April 17, 2025 8:53:25 PM

Member of the Historic Preservation Commission:

I have been made aware that an application has been filed to demolish the Petrelli/DelPizzo House at 1016 Main St., and that you will be holding a hearing on Monday, April 21, 2025. I am about to leave town and the packet does not seem to be available yet on your website yet, so I cannot review the materials, and will be unable to speak in person at the meeting.

As reflected in its inclusion in the National Register of Historic Places, this structure has great significance to the heritage of the City of Louisville, besides being a very attractive Queen Anne-style historic home. Its proximity to the museum campus and location on Main Street makes it especially valuable in helping preserve the historic character of Old Town. Louisville has a small number of properties on the National Register, and the loss of even one diminishes our historic character.

It is inconceivable to me that anyone would apply to demolish this house today, though this sort of lack of respect for Louisville's architectural heritage was routine 20 years ago. I spent over a decade as a member of the Historic Preservation Commission, and sadly saw many significant structures lost, but even in all that time I cannot recall a National Register structure needlessly destroyed. The application for demolition claims that all opportunities for preservation have been explored, a claim I find doubtful. There is no need to destroy this significant structure and further diminish Louisville's historic resources. If the owners are willing, then this structure could be saved, particularly with the aid of the financial resources that Louisville makes available. I cannot imagine a greater use of a stay of demolition than in this instance.

I also note that at least the version of the application demolition available on the City's website is not signed by the structure's owners, but only by the architect or builder. Based on past experience, I do not believe that an architect or builder has standing to file a demolition application, and for this reason alone the application should not be acted upon.

Thank you for consideration of my comments. I hope that you find a way to prevent the needless destruction of another significant piece of our historic Main Street.

Michael Koertje
887 Welsh Ct., Louisville
KOERTJE@msn.com

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April 17, 2025

RE: Demolition application for 1016 Main Street, Louisville Historic Preservation Commission hearing

To Whom It May Concern:

I am writing to voice my strenuous objection to the proposed demolition of the historic home at 1016 Main Street. I am a homeowner, tax payer, attorney, and Louisville resident. I live less than two blocks from this home.

Upon reviewing the code I was saddened and disappointed to learn that there is no mechanism for the city to deny the demolition of this historic structure, which is a prominent feature of our Main Street. I understand the commission's extremely limited options at this stage are to approve the demolition or issue a 180 day stay of the demolition. Given those constraints, I am writing this letter to urge the commission to issue a 180 day stay of the demolition. It is my sincere hope that my letter, other public comments, and advocacy from the Historic Preservation Commission serve to influence the homeowners and locally based architect to reconsider their desire to completely demolish this home.

One of the things that makes Louisville special is the historic character and charm of Old Town. The historic buildings and small, intimate scale of Old Town and Main Street are what attracts visitors, tourists, and their money to our local businesses. People come to spend money and stroll around Old Town because it is charming and historic. They come to see the old buildings. They do not come to see scrapes and new builds. Allowing the full demolition of 1016 Main Street detracts from the historic character of Main Street and hurts our local economy.

Experts who have been paid by the city to provide guidance on how to maximize Louisville's historic character have cautioned against allowing scrapes like the one applied for at 1016 Main Street:

"Modesty and simplicity requires sensitivity in architectural design. Incompatible and problematic ensembles happen when infills either employ too much articulation in building massing, too many "special effects" as many modern buildings do, or ornamentation that is not typical in Old Town. Blank walls, horizontal band windows, unusually narrow or tall windows, eaves and rakes with no overhangs are among these elements. These may create interesting architecture when buildings are viewed without a context but in context, especially when repeated building after building, may be incompatible with the simplicity and modesty that underline Old Town Louisville's unique historic

character.”¹

Other experts hired and paid for by this city have highlighted the need for Louisville to protect its historic resources and avoid demolition of historic structures. After the city had commissioned an architectural inventory of historic properties in Louisville, a home that had particular historic preservation potential was destroyed.

“It is our opinion, during our survey and analysis, that one property, 1133 Main, was particularly strong in its eligibility. **Regrettably** the property was demolished while this report and associated site forms were in draft. Nonetheless the discussion of the home is included below as a case study illustrating exceptional eligibility.”²

In highlighting that demolition of a historic structure, the expert stated: “**The City should remain vigilant in their efforts to protect similar properties when they are identified.**”³

Given that we (the city and its tax payers) have paid several experts to help Louisville enhance its historic character, it is incumbent on the city to follow the sound guidance of those experts. It is clear that demolition 1016 Main Street is contrary to advice of those experts who have studied our city’s history and architecture.

The homeowner (and non-occupier) of 1016 Main Street was aware that the property they purchased in 2022 was historically significant to Louisville. The property had been nationally recognized as being historically significant almost 40 years prior to their purchase. Preventing the demolition of the property does not come as a surprise to the property owner. Given the sale price and rental rate, the home is in near excellent condition, especially considering its age. Preventing the demolition of the property does not hinder the homeowner’s ability to enjoy the property or its income potential.

1016 Main Street is uniquely historically significant in Louisville. This was recognized back in 1986 when the home was listed on the National Registry of Historic Places. National Historic Places Register Reference Number 86000224. When listed as historically significant almost 40 years ago, the home was described as “one of the best intact examples of the Queen Anne style as applied to miners’ housing remaining in

¹ *Old Town Zoning Update: Diagnostic Report*, Pel-Ona Architects & Urbanists, Peter J. Park City Planning and Design, Metta Urban Design, dated December 16, 2021, available at: <https://www.louisvilleco.gov/home/showpublisheddocument/32977/637753264502630000>.

² *Summary Report for 100 Architectural Inventories for the City of Louisville*, Baker, Chris and Schwendler, Rebecca H., Technical Report 20-215, dated March 19, 2022, pg. 24, emphasis added, available at: <https://www.louisvilleco.gov/home/showpublisheddocument/38966/638233930244830000>.

³ *Id.*

Louisville.”⁴ Queen Anne style Victorians, like 1016 Main Street, are uncommon in Louisville, representing just 3% of the housing styles in the core of the city.⁵

The location of 1016 Main Street is also significant to the historic character of Old Town. It is the only residence in the Queen Anne Victorian style currently in existence on Main Street. Being on Main Street, it is at the entrance of Downtown for those visitors arriving on South Boulder Road. Significantly for those tourists who come to Louisville to appreciate its historic charm, the property is directly across from our city’s Historical Museum.

The full scale demolition of a historic home, listed on the National Registry of Historic Places, in a key tourist area of our charming, historic town is shocking. But beyond being just emotionally upsetting, the demolition is contrary to what we have paid experts to tell us about how to enhance and enrich Louisville for those of us who live here and those who come to visit.

I urge the Historic Preservation Commission to issue a 180 day stay of the demolition application. During that period, I earnestly hope that the owners of 1016 Main Street reconsider their desire to demolish the historic structure and find alternative ways to enhance their property while maintaining its historic integrity and value to Louisville.

Sincerely,
April Coleman

⁴ *Historic Building Inventory Record*, Historical Society, dated August 3, 1985, pg. 2, available at: <https://catalog.archives.gov/id/84125614>.

⁵ *Stories in Places: Putting Louisville’s Residential Development in Context*, Schwendler, Rebecca H. and Corbett, Kathleen, Technical Report No. 17-250, dated November 19, 2018, available at: <https://www.louisvilleco.gov/home/showpublisheddocument/22206/636831728336330000>.

From: [Jodi Ealy](#)
To: [Emily Cline-Gibson](#); [Planning](#)
Subject: 1016 Main Street (the Petrelli/DelPizzo House)
Date: Saturday, April 19, 2025 8:40:08 AM

Please do not allow this house to be demolished! House by house, Louisville is losing its charm and history. Don't let this keep happening.

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From: [Planning](#)
To: [Emily Cline-Gibson](#)
Subject: FW: Historic Preservation Commission Request-- Please place 180 day stay on demolition of 1016 Main Street
Date: Monday, April 21, 2025 9:34:29 AM

From: tamar krantz <tamarkrantz@gmail.com>
Sent: Friday, April 18, 2025 1:51 PM
To: Planning <planning@Louisvilleco.gov>
Subject: Historic Preservation Commission Request-- Please place 180 day stay on demolition of 1016 Main Street

Dear Historic Preservation Commission members,

I hope you will agree with the staff recommendation:

As stated in your meeting packet, Staff "recommends that the HPC place a maximum stay to allow time for discussions with commissioners to explore the various preservation tools available to the Commission. Staff believes that a 180-day stay will allow time for the applicant and the HPC to explore preservation options such as land acquisition, house moving, or other available tools aside from Landmark status."

I am glad to see that the letter on page 74 of your packet that shows a coordinated effort between DAJ Design and GFE structural engineers. This letter says, "In our professional opinion, the building's structure is adequate for its continued safe use." This means the owners can live in their home safely for 180 days while they pursue the options recommended by staff and the HPC.

If the owners want to build a new house and ADU to flip, they might be willing to share some information that would help the city figure out additional options so they can find return on their investment. Maybe we can learn from them what it would take to discourage this from happening to other historic structures.

I really hope that your commission can provide some encouragement for the owners to make improvements to the property, take advantage of grants, and landmark this with the city. Since the property is right across from the historic museum and contributes to the historic character of our downtown, moving the house wouldn't be ideal.

Thank you,
Tamar Krantz

Louisville

--

Tamar Krantz
She/her

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From: [Chris Torrence](#)
To: [Planning](#)
Subject: 180-day stay on 1016 Main St
Date: Monday, April 21, 2025 1:56:17 PM

To the Historic Preservation Commission,

I am writing to strongly urge the Commission to place a 180-day stay on the demolition of 1016 Main St.

As noted in the National Register of Historic Places (<https://catalog.archives.gov/id/84125614>):
"The house is one of the best intact examples of the Queen Anne style as applied to miners' housing remaining in Louisville. Both interior and exterior retain a high degree of integrity. It also addresses the following RP3 concerns: a resource that clarifies the role of ethnics within a coal mining town (Italians); a resource that clarifies rail town's physical form; and provides information on housing for miners."

In addition, recent photos of the house from Zillow suggest that both the exterior and interior of the house are in good condition:

https://www.zillow.com/homedetails/1016-Main-St-Louisville-CO-80027/13190081_zpid/

The DAJDesign architect's report states:

"1016 Main has the potential to be restored to a high degree of architectural integrity when compared to historic photos. Overall, the building is well maintained, with items that require prioritization, as outlined in the analysis of this report. The original structure is essentially intact with very few modifications since the early construction phases in the first half of the 1900's."

I firmly believe that not everything needs to be preserved, and Louisville must grow and change with the times. However, as a long-time Louisville resident, and a former owner of a home on Main Street, I can attest that the house at 1016 Main exemplifies the type of architecture that best represents Main Street in Louisville, and contributes to the character and charm of the downtown. I urge the Commission to place the 180-day stay, and give the owners, the architecture firm, and the city enough time to explore alternatives to demolition.

Thank you very much for your attention.

Chris Torrence
Louisville, CO 80027
chris_torrence<at>comcast<dot>net

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From: [Robert P. Muckle](#)
To: [Emily Cline-Gibson](#)
Cc: mjmuckle@aol.com
Subject: Demolition Hearing for 1016 Main Street
Date: Monday, April 21, 2025 2:57:22 PM

21 April

Re: 1016 Main Street Demolition hearing

Members of the Historic Preservation Commission,

We urge you to place a 180 day stay on this demolition request and encourage the owner/developer to work with their design team on a sensitive addition to the rear of the house to meet their needs.

This house is important to our community character, important to the view shed down Main Street, it has excellent historic integrity and is National Register listed. This house is located across the street from the Historic Museum campus. This house and this block are part of the identity of our town that residents cherish. Louisville residents have twice voted to impose a sales tax to support historic preservation showing how important the issue is in our town. Every time we lose a historic house to demolition the City loses a piece of the charm that draws people here in the first place.

Thank you for considering our comments.

Robert Muckle

Former Mayor of Louisville

Melanie Julian Muckle

Former Charter Commission Member

Former Historic Preservation Commissioner

1101 Lincoln Avenue

Louisville, CO 80027

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From: [Planning](#)
To: [Emily Cline-Gibson](#)
Subject: FW: Demolition Review for Full Demo of 1117 Lincoln Ave Case# HIP-000548-2025
Date: Monday, April 21, 2025 9:30:58 AM

From: troykimlee@aol.com <troykimlee@aol.com>
Sent: Sunday, April 20, 2025 12:03 PM
To: Planning <planning@Louisvilleco.gov>
Subject: Demolition Review for Full Demo of 1117 Lincoln Ave Case# HIP-000548-2025

To the City of Louisville and all it may concern:

I am sending this to express my support of the full demolition of my late fathers property located at 1117 Lincoln Ave in the city of Louisville.

The house on said property has become uninhabitable due to some serious environmental and structural issues. These include but may not be limited to, foundational and/or structural deficiencies, the presence of asbestos and/or lead based products. After assessing the condition of the property and noting these conditions, it is apparent that the property is posing, not only a health and safety hazard, to those on the property but to those in the close and surrounding community and general public. In addition to these issues, my father was a hoarder, this condition was severe as can be witnessed from the outside condition of the house and property as well as the inside condition of the house. The inside of the dwelling still has hundreds of pounds of trash, papers dating back many many years, inedible canned, boxed foods and dry goods. These conditions have brought in mice which have added to the uninhabitability of the house. The house was added onto in the early 1980's, that addition is also inhabited by mice and is unlivable due to, not being up to modern day building codes for habitable spaces. The whole property for that matter is not up to modern day building codes for habitable spaces.

As I said before, I am expressing my full support and I am asking the City of Louisville to approve the demolition and enable this process to move forward. That being said, if there is any further actions or documentation needed from me, please let me know.

Thank You for your time and attention in this matter.

Respectfully,

Troy Lee
4235 E 133rd Pl
Thornton, Co. 80241
720.438.0492

Son of Terry R. Lee (deceased)

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