

Historic Preservation Commission Agenda

**Monday, July 21, 2025
City Hall, 2nd Floor Council Chambers
749 Main Street
6:30 PM**

Members of the public are welcome to attend and give comments remotely; however, the in-person meeting may continue even if technology issues prevent remote participation.

- You can call in to **+1 253 215 8782, Webinar ID # 831 7647 9579**
Webinar ID **#424734**
- You can log in via your computer. Please visit the City's website here to link to the meeting: www.louisvilleco.gov/hpc.

The Commission will accommodate public comments during the meeting. Anyone may also email comments to the Commission prior to the meeting at Planning@LouisvilleCO.gov.

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes (May 2025)
5. Public Comments on Items Not on the Agenda
6. Probable Cause: 601 Pine Street
7. Work Plan & Subcommittee Updates
8. Draft Historic Marker Policy – Request for Feedback
9. Updates from staff
10. Updates from Commission Members
11. Adjourn

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Clerk's Office at 303 335-4574 or ClerksOffice@LouisvilleCO.gov. A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión, por favor llame a la Ciudad al 303.335.4536 o 303.335.4574.

Historic Preservation Commission Meeting Minutes

**Monday, May 19, 2025
City Hall, Council Chambers
749 Main Street
6:30 PM**

Call to Order – 6:30 PM

Roll Call was taken and the following members were present:

Commission Members Present: Lynda Haley, Chair
Christine Burg, Vice Chair
Marty Beauchamp
Keith Keller
Talbot Wilt

Commission Members Absent: Josh Anderson
Sloan Whidden

Staff Members Present: Rob Zuccaro, Director of Community
Development
Emily Cline-Gibson, Planner II

Approval of Agenda

The agenda was approved by voice vote.

Public Comments on Items Not on the Agenda

None were heard.

Public Hearing Items

a) 1155 Pine Street – Landmark, Alteration Certificate

Zuccaro said that the applicant had requested that the Commission table the item indefinitely.

b) 425 Grant Avenue – Demolition Review

Staff Findings:

Cline-Gibson introduced the presentation for the demolition review. She said that there were limited records of the property's conditions over time, though staff believed it was built between 1900 and 1920. It was unclear how much of the existing structure was still

original given the lack of documentation, though they did not believe that the roof or siding were original. Staff found that the property did not present a strong enough case for landmarking.

Staff Recommendation:

Staff recommended release of the demolition review.

Commissioner Questions of Staff:

Beauchamp asked whether staff was able to determine why there weren't any photographs.

Cline-Gibson said that they weren't sure.

Applicant Presentation:

None was heard.

Questions of Applicant:

None were heard.

Public Comment:

David Moore, resident, was a neighbor of the property. He was wondering what the developer planned to do with the site. He noted that when he purchased his property it was part of the farmland, and that the site was preserved as a memory of the farmhouse.

Kristin van der Laan, resident, was also a neighbor of the property. She was wondering about the process, and what would happen if the Commission released the demolition review.

Kerry Flecknoe, resident, asked whether there had been an assessment of any possible hazardous materials on the property. She wondered whether a stay could be applied to determine this.

James Sunshine, resident, said that he was in favor of the demolition as the house had been a blight on the neighborhood.

Rebecca Hummel, resident, asked that the Commission request the property owner to maintain the property for the duration of any stay.

Susan Solomon, resident, asked about the options the applicant would have if they chose to pursue

Commissioner Discussion:

Haley said, in response to van der Laan, that the most the Commission could do was place a 180 day stay on the demolition. She also noted that it would be up to staff and the Planning Commission to determine any future development.

Haley, in response to Flecknoe, deferred to the applicant.

Cline-Gibson said that the applicant told staff that the structure was deemed unsafe for habitation due to the presence of lead-based materials and asbestos.

Haley noted that this was true for almost every house in downtown Louisville.

Beauchamp said that the lack of documentation was unusual and notable. He said he would have liked to have seen more documentation before releasing it. He suggested a 30 day stay to try and find more documentation.

Burg asked whether the applicant had been made aware of the HSA and preservation grant processes.

Cline-Gibson said yes. She also noted that there were interior photos of the house were provided by the applicant in the packet.

Burg noted that the property did have social significance, and thought it was unique for having both residential, mining, and agricultural uses. She would have liked to have seen more on how the structure had changed over time.

Beauchamp said that he would like to see an HSA done to provide a more thorough record before demolition.

Haley agreed, particularly given the agriculture and mining history of the site. She said she was leaning towards a stay, and suggested that 90 days might be a more appropriate duration.

Burg noted that they were already past 30 days since the application was submitted. She was otherwise supportive of a stay.

Wilt felt that the house was actually in decent condition and wanted to see a structural evaluation. He suggested a stay of more than 90 days to allow enough time for a proper evaluation.

Haley suggested a 180 day stay.

Beauchamp said that he would be in favor of this.

Keller agreed that a stay would be helpful.

Motion to approve a 180 day stay on the demolition was moved by **Beauchamp** and seconded by **Keller**. The motion was adopted by a vote of 5 to 0.

Items from Staff

Cline-Gibson introduced the work plan and subcommittee update.

Commissioners discussed updates from the in-person events subcommittee.

Updates from Commission Members

No other updates were heard.

Adjournment

Motion to adjourn was moved by **Burg**, seconded by **Keller**, and adopted by voice vote.
The Commission adjourned at 7:14 pm.

ITEM: 601 Pine Street Probable Cause Determination

APPLICANT: Michael Deborski
601 Pine Street
Louisville, CO 80027

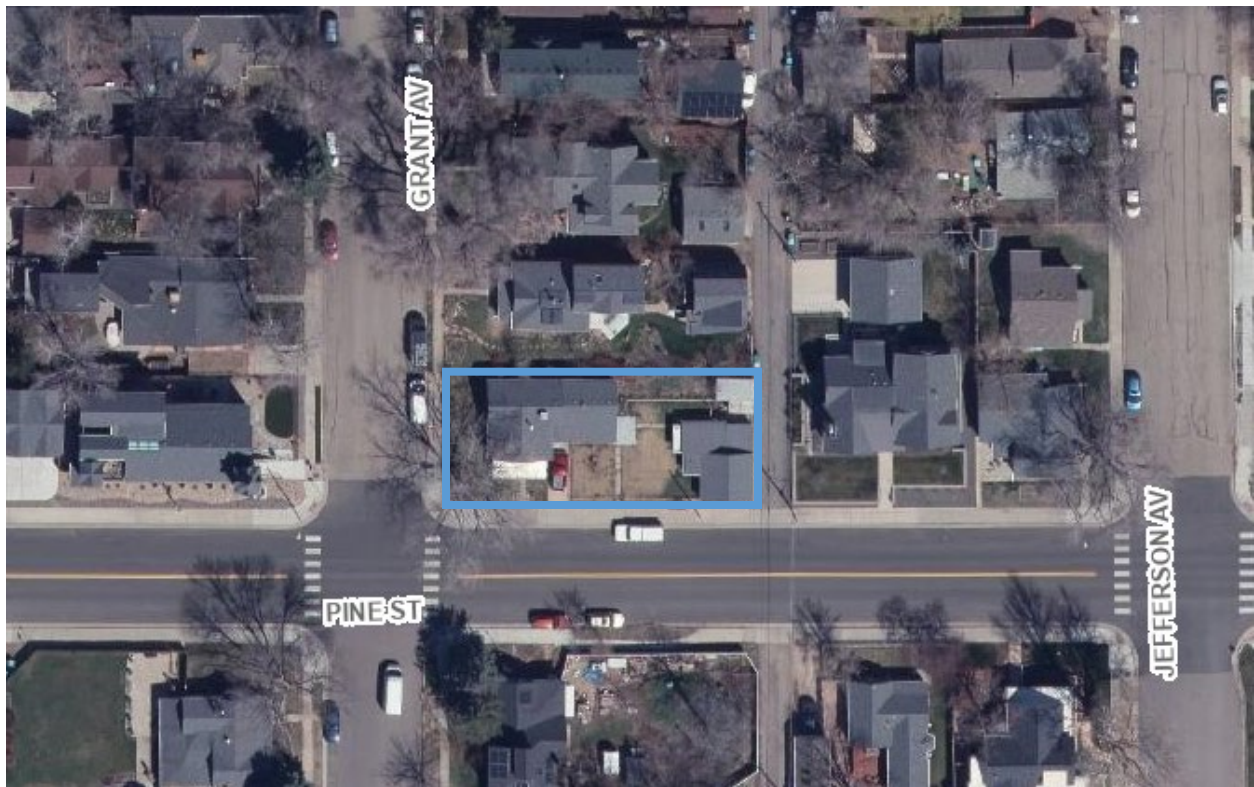
OWNER: Michael Deborski
601 Pine Street
Louisville, CO 80027

PROJECT INFORMATION:

ADDRESS: 601 Pine Street
LEGAL DESCRIPTION: Lots 10-11, Block 7 Pleasant Hill
DATE OF CONSTRUCTION: ca.1890-1916

REQUEST: A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 601 Pine Street.

VICINITY MAP:



SUMMARY:

The applicant requests finding probable cause for landmark designation to allow for funding of a historic structure assessment for 601 Pine Street. 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.”*

HISTORICAL BACKGROUND:

Information from Gigi Yang, Louisville Historical Museum

The history of 601 Pine exemplifies the early growth of Louisville as a working class, immigrant community. The unusual construction of the house as a combination of three different mine buildings as well as the handmade construction for the foundation and garage make this a unique example of adaptive reuse, building relocation, and family history embedded in the building structure.

The Boulder County Assessor card from 1950 notes the age of the house as 60 years old with the comment, “old house remodeled.” This would place the original construction date of the house at 1890. The subdivision in which this house is located, Pleasant Hill Addition, was platted in 1894. The earliest deed for Lots 10-11, Block 7 is from Orrin Welch to Max Ferguson in 1905. At this time, the Ferguson family most likely moved a house to the lot, possibly from a nearby mining camp. It is possible that the second portion of the current house was built or added in 1916.

Max Ferguson (1870-1918) was born in Scotland and came to the US as an infant with his parents, eventually moving to Louisville by 1884 to work in the mines. He was an active participant in Louisville activities, and played the bass and snare drums in the Louisville Band, notable for being excellent musicians and for wearing extra tall hats. By 1894, Max had met and married Ella Wood. At the time of their marriage, Max Ferguson was working as a coal miner. He later became a blacksmith for the mines. Tragedy struck in 1918 when Max was kicked by a mule he was shoeing and died from his injury the next day at age 49. The Ferguson family stayed in the house until Ella passed away in 1929, where Boulder County records show that the house was sold to G.R. Henning that same year. The house appears to have had several owners and was used as rental property between 1929-1945, until Josephine Foggett sold the house to Andrew and Mary Deborski. The Deborski family has owned the home from 1945-present.

Andy Deborski (1914-2000) was the third generation of Russian/Polish and German immigrants who came to the US and settled in Louisville and Superior in the 1890s and early 1900s and also worked as a coal miner. In 1938, Andy Deborski married Mary A. Vallery (1916-1986). Mary was born in Colorado and her family came to Louisville in 1934 where her father, an Irish immigrant named John Vallery, worked in the mines.

Andy and Mary had two sons, Randy, and Edward who grew up in Louisville. After acquiring their new property, Andy and Mary began making additions and improvements by moving in the shanty from the Industrial Mine and building a cinder block garage. They added a bathroom in 1956. The house address in the 1940s was identified as 702 Grant and 700 Grant. In the 1952 Directory, the address becomes 601 Pine, perhaps because at that point the house had been remodeled to have the front door facing Pine.

Andy and Mary Deborski were whole-hearted and industrious participants in the social and civic life of Louisville. Mary Deborski took part in and led demonstrations for numerous women's clubs throughout the 1950s, including the Home Demonstration Club, Thimble and Tumble Club, Cub Scouts, and the Learn and Do Club. Andy Deborski was also deeply enmeshed in Louisville's civic life. He was elected to City Council and as Fire Chief in the 1950s, while also working his way up from miner to foreman and superintendent in the coal mines. In 1973, he was appointed Chief Coal Mine Inspector for the state of Colorado. While serving on City Council, Andy Deborski played a seminal role in acquiring water for Louisville from Marshall Lake and Eldorado Springs.

Mary Deborski passed away in 1986 and Andy Deborski passed away in 2001. The property was inherited by their sons, Edward Deborski and Randy Deborski and then transferred to Edward Deborski's sons Scott and Mike Deborski. According to Mike Deborski, who is the current owner of 601 Pine, the house consists of three different miner's shanties or cottages attached together.

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



Photo of 601 Pine, Boulder County Assessor Card from 1950.



Street view of 601 Pine Street (July 2025)



Street view of 601 Pine Street (July 2025)



Street view of 601 Pine Street (July 2025)

ARCHITECTURAL INTEGRITY:

601 Pine is not included in the PaleoWest "100 Architectural Inventories for the City of Louisville" (2023). "Stories in Places: Putting Louisville's Residential Development in Context" (2018) identifies 601 Pine as a National Folk House Architectural Type constructed in 1916. No further analysis is included on the building. The National Folk House Architectural Type is described as:

National folk house forms were associated with railroads and worker housing in general (McAlester 2017:134–147). They were popular from the 1870s to 1930s and are the dominant residential type in Louisville from that time. Housing forms and styles were strongly influenced by the presence of railroads, in that railroads facilitated the transport of construction materials. Balloon frame construction used standardized lumber sizes and wire nails that could be ordered and then shipped in large quantities to towns located adjacent to rail lines, including Louisville...The most basic and common forms are gable-front, gable-front-and-wing, and side-gabled. National houses are generally simple, although builders and owners sometimes applied Victorian, Greek Revival, Craftsman, or other stylistic elements for decoration...The gabled roofs of standard National houses are usually relatively lower-pitched in comparison with those of Folk Victorian houses, with which they could potentially be confused....

The structure appears to have elements of the side-gabled wing and hipped roof, making it unique to other examples of National Folk Houses in Louisville.

The structure appears to have maintained much of the original building footprint since the Boulder County Assessor Card from 1950. A building permit record issued to Andrew Deborksi in 2006 indicates approval of work to remove and replace the roof at 601 Pine with sheeting.

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

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 analysis of the criteria is as follows:

CRITERIA	FINDINGS
<i>Landmarks must be at least 50 years old</i>	601 Pine was constructed ca.1890-1916 making it approximately 109-135 years old. Staff find the age of the structure meets the criteria.
<i>Landmarks must meet one or more of the criteria for architectural, social or geographic/environmental significance</i>	<u>Social Significance</u> - <i>Exemplifies cultural, political, economic, or social heritage of the community.</i> The social history of 601 Pine Street includes association with: • Housing for community members that contributed to Louisville through mining, social, and cultural activities, including participation in City Council, contributions to water acquisition for Louisville, etc. Staff find that the structure meets the cultural and social heritage of the community and there is probable cause to meet the criterion for social significance. <u>Architectural Significance</u> – <i>Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.</i> • The house consists of three different miner’s shanties or cottages attached together, reflecting the mining history and immigrant community at the time. Staff find that the location of the structure does have probable cause to meet the criteria for architectural significance in its current form.

<i>Landmarks should meet one or more criteria for physical integrity</i>	Physical Integrity - <i>Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</i> • Interesting building character shaped by its social history. <i>Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.</i> • 601 Pine appears to have maintained its historic footprint from 1950, possibly earlier. • The house appears to have remained in the same location since it was originally moved to the site in 1905. Staff find probable cause that the structure meets the criteria for 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. 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 \$7,500 for a Historic Structure Assessment (HSA) from the Historic Preservation Fund.

RECOMMENDATION:

Staff recommends a finding of Probable Cause 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 \$7,500. Staff recommend HPC approve a grant not to exceed \$7,500 to reimburse the costs of a historic structure assessment.

ATTACHMENTS:

1. Application
2. 601 Pine Street - Social History

HISTORIC PRESERVATION PROGRAM INTAKE FORM

ADDRESS

601 Pine Street

APPLICATION TYPES

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

APPLICANT INFORMATION

Name: MICHAEL DEBORSKI

Address: 601 PINE STREET

Telephone: 720 312 5285 after 3p

Email: linked@oldstylecassette.com

Applicant Signature: 

NOTES

OWNER INFORMATION (if not applicant)

Name: SPAIN

Address: _____

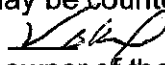
Telephone: _____

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.



900 500



601 Pine St. History

Legal Description: LOTS 10-11 BLK 7 PLEASANT HILL

Year of Construction: c.1890-1916

Summary: The history of 601 Pine exemplifies the early growth of Louisville as a working class, immigrant community. The unusual construction of the house as a combination of three different mine buildings as well as the handmade construction for the foundation and garage make this a unique example of adaptive reuse, building relocation, and family history embedded in the building structure.

Development of the Pleasant Hill Subdivision

The subdivision in which this house is located, Pleasant Hill Addition, was platted in 1894. The subdivision was developed in the name of Orrin Welch, the half-brother of Charles C. Welch. Charles Welch was the person most responsible for the establishment of Louisville in 1878 after he established the first coal mine in what would become Louisville in 1877. Orrin Welch is not known to have ever lived in Colorado, and it is Charles C. Welch who is thought to have been the de facto developer.

Early Property Ownership – Max Ferguson and Ella Wood Ferguson, 1905-1929

The earliest deed for Lots 10-11, Block 7 is from Orrin Welch to Max Ferguson in 1905. Max Ferguson (1870-1918) was born in Scotland and came to the US as an infant with his parents, James R. Ferguson and Jane Brown Ferguson. He was one of six siblings and the youngest son. The family first lived in Illinois where James Ferguson and his oldest son Robert (at age 15) worked as coal miners. They had moved to Louisville by 1884 to work in the mines.

As a young man in the 1890s, Max Ferguson was an active participant in Louisville activities. He is listed in newspaper reports as playing center field on the Louisville baseball team, becoming a charter member of the Knights of Pythias Calanthe Lodge in Louisville, and playing the bass and snare drums in

the Louisville Band. This early band was known as “Paddocks Band” and later the “Silk Hat Band”. Notable for being excellent musicians and for wearing extra tall hats, they played at the opening of Chautauqua in Boulder as well as during Labor Day parades and Union events. By 1894, Max had met and married Ella Wood.



Max Ferguson identified in this photo as possibly being 2nd from right (with pipe).

Ella Wood (1876-1929) was born in Missouri and moved to Colorado as a young girl with her parents (Thomas Wood and Fanny Pool Wood) and grandparents (William and Rachel Pool) in 1886. The family lived in Boulder where William Pool worked as a blacksmith. Ella was the eldest of four siblings (Charlie b. 1880, William b. 1883, and John b. 1885). Despite her grandparents being well-known and respected in the community, reports in the Boulder Daily Camera report a difficult marriage between Ella's parents. They were divorced in 1893, and it appears Fanny Wood placed her three sons (ages 8-13) into an Industrial School for two years to keep them away from Thomas Wood. She then moved with Ella to Louisville. A year later, in 1894, Fanny Wood remarried to a Dr. McGraw and Ella, age 17, married Max Ferguson.



1914 Boulder Daily Camera article shows Ella Ferguson, her mother - Fannie Wood Osborne, her daughter - Fannie Wilkinson, and her grandson - Joseph Wilkinson.

At the time of their marriage, Max Ferguson was working as a coal miner. He later became a blacksmith for the mines. Prior to 1905, the Fergusons are listed in city directories and census records as renting homes in Louisville and living in the vicinity of the Acme Mine where Max worked. After purchasing Lots 10 -11, Block 7 from Orrin Welch in 1905, the Fergusons most likely moved a house to the lot.

Max and Ella Ferguson had five children (Frances "Fanny" 1894-1942; Alberta 1900-1986; Bernice 1903-1940; Grace 1909-1988; Robert 1911-2001), who all grew up in the house on Pine and Grant and attended Louisville schools. Current generations of the Ferguson family still live in Louisville today.

Isabelle Hudson (Alberta Ferguson's daughter) recalls that the house had an artesian well in the basement. As a child, she thought this was very fancy since it meant that they did not have to break the ice from the water in the winter.

Tragedy struck in 1918 when Max was kicked by a mule he was shoeing. He finished the task but then died from his injury the next day at age 49. By 1921, the two eldest daughters, Fanny and Alberta had

married and Ella was living with her daughter Berenice, son-in-law Robert Sneddon (Snow), and her two youngest children – Grace and Robert (ages 12 and 10). Ella Ferguson remarried to John Bammer [Barmmer] in 1926 and they stayed in the house until she passed away in 1929.

After Ella's death, family lore notes that there was either not enough money to pay for her funeral, or to pay the property taxes. Boulder County records show that the Boulder County Treasurer sold the house in 1929 to G.R. Henning, who was the local mortician and also owned several properties around Louisville.

Discussion of Date of Construction

According to Mike Deborski, who is the current owner of 601 Pine, the house consists of three different miner's shanties or cottages attached together. Based on other family history from Isabelle Hudson, the front door of the original house faced Grant Avenue so it is assumed that the north portion of the current house was the original building. This is corroborated by the Drumm's Wall Map of 1909 that shows a structure on Lot 10 of Block 7. Other research from city directories list this address as 203 Grant, 205 Grant, 103 Grant, 700 Grant, and 702 Grant between 1916 and 1952. A notice in the Louisville Times from 1906 also notes, "Max Ferguson is giving his house a new coat of paint", indicating that there was a house on the property by 1906.

The Boulder County Assessor card from 1950 notes the age of the house as 60 years old with the comment, "old house remodeled." This would place the original construction date of the house at 1890, suggesting that the original part of the house may have been moved to the site by the Fergusons, possibly from a nearby mining camp.



1909 Drumm's Wall Map showing Lots 10-11 of Block 7, Pleasant Hill Addition.

However, Boulder County online records also list the date of construction for 601 Pine as 1916. 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. It is unclear where the 1916 date came from, but it is possible that the second portion of the current house was built or added in 1916.

Mike Deborski notes, "My grandfather, then moved our family home from Superior over to this site in the mid 1940's with his G.I. bill and tied in a third miner's shanty that comprises my home as it exists today." This section of the house likely came from the Industrial Mine in Superior which operated from 1895-1945. The Industrial was owned by Josephine Roche and the Rocky Mountain Fuel Company. In 1943, Roche began selling the 23 buildings that were part of the mine camp and it is probable that Andy Deborski acquired the miner's shanty at that time.

Because all three sections of the current house were apparently moved to the property at different times, the original date of construction cannot be determined. The earliest possible date would be estimated as 1890 based on the County Assessor card from 1950. The earliest date for a structure on the property can be estimated as 1905-1906 after the Fergusons purchased the lots.

Rental Period - G.R. Henning, 1929-1938; Frank and Edith Pankoski, 1938-1943

G.R. Henning purchased Lots 10-11 in 1929 and appears to have used the house as a rental property. The 1930 directory lists John Bammer living at 205 Grant after Ella Ferguson's death. However, that same year, John Bammer married his second wife – Elizabeth Jane Thirlaway. It is unknown if they stayed at this address and there is no clear house number or resident for the house in the 1932 or 1936 city directories. In the mid-1930s, Louisville's address numbering system changed, generally adding 500 to the number and switching from odd to even or vice versa. Because of this, it is difficult to determine who the property was rented to and what the correct house number was during the 1930s. By reviewing census records from 1930, it is possible that the street address was also briefly listed as 103 Grant or 109 Grant.

In 1938, G.R. Henning sold the property to Frank Pankoski and Edith Barenek Pankoski. Frank Pankoski (1907-1983) was born in Colorado and grew up in Superior. His parents came from Germany and Poland to work in the mines. Frank also worked as a coal miner and moved to Lafayette in the 1930s. He married Edith Beranek (1906-1989) in 1936. Edith's parents and older siblings emigrated from Germany in 1906 and settled in Lafayette where her father worked as a coal miner. Edith was the youngest and only child in the family to be born in Colorado.

Frank and Edith Pankoski made their home in Lafayette and rented the house on Grant to Edith's sister, Josephine Barenek. Josephine had married Joseph Foggett in 1922. They originally lived in Lafayette and then moved to Louisville and rented different homes while Joseph worked at the Industrial Mine in Superior. After Joseph's early death in 1937, Josephine and their daughter Catherine began living at 601 Pine which at that time had the address of 700 Grant. In 1943, Josephine acquired the property from Frank and Edith Pankoski through a quit claim deed. She lived there until 1945 when Josephine and Catherine moved to Denver.

Deborski Family Ownership, 1945-present

Josephine Foggett sold 601 Pine to Andrew E. and Mary A. Vallery Deborski in 1945. Josephine Foggett may have been like an aunt to Andrew Deborski. She was related to him through her sister Edith's marriage to Frank Pankoski. Frank was the brother of Mary Pankoski, who was Andy Deborski's mother. This relationship helps to illustrate the ties between Louisville families and how property was often sold or transferred through family connections.

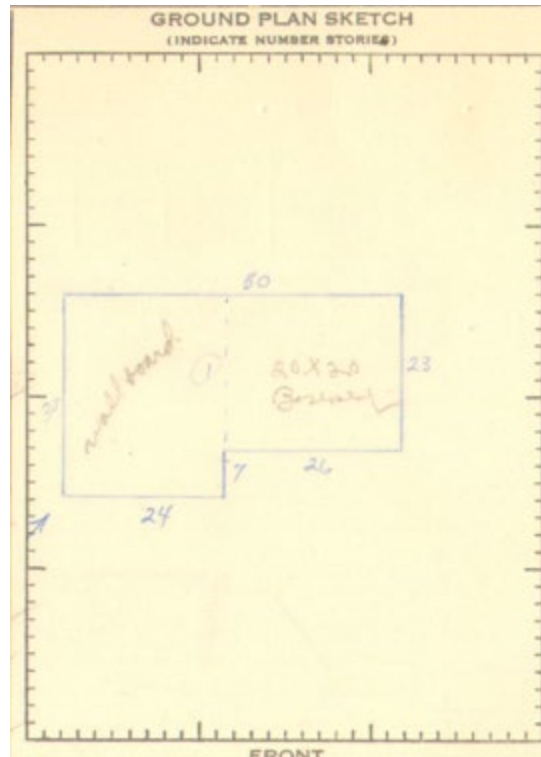
Andy Deborski (1914-2000) was the third generation of Russian/Polish and German immigrants who came to the US and settled in Louisville and Superior in the 1890s and early 1900s. Like his grandfather (Frank Deborski) and father (Costek "Gus" Deborski), Andy also worked as a coal miner. At age 15, he started working for the Clayton Coal Company during the winter seasons. In the summers, he found jobs in construction and carpentry.

In 1938, Andy Deborski married Mary A. Vallery (1916-1986). Mary was born in Colorado and her family came to Louisville in 1934 where her father, an Irish immigrant named John Vallery, worked in the mines. Andy and Mary had two sons, Randy, and Edward who grew up in Louisville.

By all accounts from family stories and newspaper reports, Andy and Mary Deborski were whole-hearted and industrious participants in the social and civic life of Louisville. After acquiring their new property, they began making additions and improvements by moving in the shanty from the Industrial Mine and building a cinder block garage. They added a bathroom in 1956. The house address in the 1940s was identified as 702 Grant and 700 Grant. Finally, in the 1952 Directory, the address becomes 601 Pine, perhaps because at that point the house had been remodeled to have the front door facing Pine.



601 Pine, Boulder County Assessor Card from 1950.



601 Pine floorplan from Boulder County Assessor Card, 1950.

From Mike Deborski's family notes:

My grandparents, Mary and Andy, with my father Ed first lived in the garage (batch) that my grandfather built of flat cinder blocks. These blocks, my family cast by hand in Globeville and were also used to build a portion of the foundation of my existing home. Andy and his nephew Leo [Deborski] would make the trek to Globeville once a week, make a batch and bring back the load from the week prior. Construction came easy to Andy, this was his summer job when the coal mines were off for the season.

As long as I can remember my grandmother worked at Bungalow Drug, which later became Walgreens. She was a kind and generous woman, sometimes to a fault. She would consistently buy things for people in need and put them on her tab. I recall quite often, my grandfather being upset because she brought home no paycheck.

Mary Deborski took part in numerous women's clubs throughout the 1950s, including the Home Demonstration Club, Thimble and Tumble Club, and the Learn and Do Club. She frequently led presentations and demonstrations on a wide range of topics related to housekeeping, health, and crafts. Raising two sons, she was also a den mother for the Cub Scouts.

Andy Deborski was also deeply enmeshed in Louisville's civic life. He was elected to City Council and as Fire Chief in the 1950s, while also working his way up from miner to foreman and superintendent in the coal mines. In 1973, he was appointed Chief Coal Mine Inspector for the state of Colorado.

Mike Deborski remembers his grandfather's hard work:

Andy worked his way up through the mines to become the superintendent of multiple. He then applied for the position of State of Colorado Chief Coal Mine inspector. This position required a GED. He always said he was lucky, for he got to go to school through the 8th grade. I remember him studying hard for the GED test and the ride over to boulder, then long wait while he took the test. All worked out well and he held that state position for the last two decades of his career.

With that job, he inspected every mine in the state annually. As a result, Andy held all the mine maps and collected mining implements both locally and abroad.

While serving on City Council, Andy Deborski played a seminal role in acquiring water for Louisville from Marshall Lake and Eldorado Springs. In a family story recalled by Mike Deborski,

I recall being told the story of when the drought hit in the 50's, Louisville was told our water was on the bottom of Marshall Lake. They rounded up a posse of Louisville miners and a large pump. Dug the 5 mile ditch and stood out in the middle of Marshall Lake to retrieve our water. That ditch served Louisville its water for nearly 50 years. This was the impetus to create the pipeline at Eldorado Springs that currently delivers our Louisville water today.



Andy Deborski (L) with Joe Morrato, Ray Caranci, Frank Rizzi, Lloyd Brown, Gene Madonna, Ring Rionigi, and Henry McHugh at the dedication of the pipeline from Eldorado Canyon, June 1956.



Andy DeBorski (front center) in a meeting in the old Town Hall, 1956.

ANDY DEBORSKI

LOCAL RESIDENT NAMED CHIEF COAL MINE INSPECTOR FOR STATE

Andy DeBorski of Louisville has been appointed Chief Coal Mine Inspector for the state of Colorado. DeBorski started working in the mines as a young man in 1930. A miner most of his life, he was mine foreman for Lincoln Coal Mine from 1954 to 1969, then was mine superintendent there from 1969 to 1973. The Lincoln, located near Erie, Colo., is owned by the Clayton Coal Co.

He served in the Merchant Marines during the Second World War and saw duty in the South Pacific.

DeBorski has served as a town councilman for four years. He is a retired member of the Louisville Vol. Fire Dept. and served one year as chief.

Out of the Past . . .

1921 BASKETBALL TEAMS

While cleaning house the other

1973 Louisville Times article on Andy DeBorski.

Current Ownership

Mary Deborski passed away in 1986 and Andy Deborski passed away in 2001. The property was inherited by their sons, Edward Deborski and Randy Deborski and then transferred to Edward Deborski's sons Scott and Mike Deborski. Mike Deborski is the current owner of 601 Pine.



Current street view of 601 Pine.

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.

Table 1. List of 2025 Work Plan Items			
Recurring Work Plan Items			
These are standard work plan items to support basic functions and requirements of the HPC.			
Item	Description	Personnel needs	Suggested Timeline
1. Landmark plaque ceremony	Annual ceremony honoring 2024-early 2025 landmarks	1 HPC volunteer for event planning in May Lynda	April – May (HPC volunteer May only)
Priority Work Plan Items			
These are the priority work plan items to be addressed in 2025			
Item	Description	Personnel needs	Suggested Timeline
4. Grant Program Update	Consider Historic Preservation Fund grant increases as well as considering adding additional grant programs.	Staff Full Commission for review	Q3 - Q4 (July - December 2025)
Commissioner-Initiated Work Plan Items			
All items require some level of staff involvement, especially for final review and/or City approval of public materials, etc. However, the following items will be initiated and developed primarily by commissioners. Open government rules limiting business discussions among commissioners to 2 commissioners maximum without public notice apply.			
Item	Description	Personnel needs	Suggested Timeline
3. Public Outreach	Update the online map which features landmarked properties	Staff HPC Subcommittees (1-2 members) Josh , Lynda	No suggested timeline.
	Create a walking tour around Old Town that features historic and landmarked structures of significance. Provide background information for each destination.	Staff HPC Subcommittees (1-2 members) Sloane , Lynda	No suggested timeline.
	Create an updated brochure/flyer highlighting the historic preservation program to be distributed to the public	Staff HPC Subcommittee (1-2 members) Sloane , Marty	To be completed after grant program update. Brochure can be drafted with other information in meantime. Q3 (July - September 2025)
	Identify in-person events in Louisville to participate at a booth promoting the historic preservation program and answering questions.	Staff HPC Subcommittees (1-2 members) Chrissy , Talbot	Q2 (April - June 2025) - Identify key public events for HPC representation Louisville Farmers Market Summer Fest Q3 - Q4 (July - December 2025) - Staff booths at events

City of Louisville Historic Marker Policy- DRAFT

This policy addresses criteria for reviewing and approving requests for historic markers in the City of Louisville.

Time Period:

- The subject of the marker (site, event, or individual) must have a minimum age requirement of 50 years ago or more, after the event or death of the individual.

Significance:

- The subject must have a demonstrable level of significance, not just popular appeal, and the impact of their contribution should be historically established.
- Historical markers shall have an association with the history of the Louisville area in at least one of the following categories:
 - Subjects associated with the settlement of the area before the establishment of Louisville in 1878.
 - Subjects associated with the development of Louisville, including early government and incorporation. These include aspects of Louisville history relating to the mayor, town trustees or city council, the town manager or city manager, and to town or city departments or functions.
 - Subjects associated with public and private facilities and services associated with a community, such as water, electricity, gas, and telecommunications services; newspapers; postal services; medical services, cemeteries; and railroads.
 - Subjects associated with the land development in the Louisville area and the development of Louisville subdivisions and neighborhoods, including ethnic neighborhoods; the histories of individual buildings in the Louisville area; and patterns relating to family compounds or families living in proximity to one another.
 - Subjects associated with economic activities in the Louisville area, including coal mining and mining-related businesses; agriculture and agriculture-related businesses; and retail and commercial businesses.
 - Subjects associated with social and cultural activities in the Louisville area, including faith communities and their buildings; civic, fraternal, and arts organizations; community events and festivals; domestic life; and recreational activities.
 - Subjects associated with the migration of people to the Louisville area.
 - Subjects associated with the relationships of Louisville area residents to the broader world.
 - Subjects associated with education in the Louisville area, including school buildings and activities.

- Subjects associated with individuals and families who have resided in the Louisville area or who have a connection to the development of the Louisville area.
- Subjects associated with geographical features of the Louisville area.
- Subjects associated with natural history or archaeological material acquired through the lawful excavation of Louisville area sites.

No Duplication:

- Markers should not be placed if the subject is already recognized by another marker or monument, either public or private.

Public Location:

- Markers must be placed in a public right-of-way, within public view, and in a location that is relevant to the subject matter.

Form of Recognition:

- The historic marker should follow design parameters consistent with other markers in the City and/ or that is in a form appropriate for the recognition of the subject.

Funding:

- Costs of the marker can be covered by the City or some combination of city/state funding or by private individuals or organizations.

Review and Approval:

- Applications for historic marker subject matter, placement, and design will be reviewed and approved by relevant City departments, commissions or boards such as the Louisville Historical Museum, Historical Museum Advisory Board, City Arts and Events, Cultural Advisory Board, Parks and Open Space, Historic Preservation Commission, etc.

Procedure:

- The Museum will post application form for requests on website. Planning and other depts can link to this form from their websites. Once received, Museum staff will review and bring in other boards or departments as appropriate.