

ITEM: 813 Main Street Demolition Review

APPLICANT: Justin Wood
765 E South Boulder Road, Unit #500
Louisville, CO 80027

OWNER: Stephen Williamson
813 Main Street
Louisville, CO 80027

PROJECT INFORMATION:

ADDRESS: 813 Main Street

LEGAL DESCRIPTION: S 30 FT LOT 11 BLCK 5 Louisville OT

DATE OF CONSTRUCTION: ca. 1906

REQUEST: A demolition review to replace and re-paint siding, replace the windows and front entrance door, and repair front entrance awning with new cedar materials.

VICINITY MAP:



REQUEST:

The applicant requests that the Historic Preservation Commission (HPC) approve the demolition review application at 813 Main Street to replace damaged siding and repaint the siding, replace the windows and front entrance door, and reface the non-historic front entrance awning with cedar. A subcommittee voted the request to be heard before the Historic Preservation Commission.

SUMMARY:

The applicant is requesting approval to replace the windows with new energy efficient windows to be the same size (Attachment No. 1), replace the entrance door, replace damaged, non-historic siding (mostly fascia and trim corners, shown in Attachment No. 2), repaint the siding to a similar color scheme shown in Attachment No. 3, as well as reface the non-historic awning currently over the front entrance with cedar. The traditional false front/gable roof is to remain.

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.

The property is not landmarked, and the property owners are not interested in pursuing landmark designation of the property at this time.

HISTORICAL BACKGROUND:

Information from Gigi Yang, Louisville Historical Museum

The history of 813 Main primarily reflects the early commercial development of Main Street in Louisville and the transfer of property ownership over several generations. Most notable is the Carlton family – early residents and developers who owned the

property for 40 years and the Mossoni family who operated a hardware store on this location and adapted to the changing times 46 years.

The Boulder County Assessor card from 1948 lists the year of construction as 1906. However, Louisville Times reports list the year of construction as early as 1904 with an advertisement calling for contractors and an estimated completion date of November 1904. The actual date of construction then is not known but can be estimated as 1904-1906.

The Carlton family owned the building between 1901-1942 and have one of the earliest histories in Louisville beginning with brothers Thomas (b.1824) and John Carlton/Carleton. The Carltons were part of the initial wave of skilled coal miners from England, Wales, and Ireland that helped establish coal mining methods in Louisville. Thomas Carlton became the first president of the Acme Mine that was in operation in Louisville from 1888-1928.

In 1942, Virginia Mossoni purchased the building along with another property on Jefferson Street for \$100. Her father operated the business at 813 Main for 46 years. While starting out as a Firestone franchise providing automotive parts, he evolved with the times and expanded to hardware and later added appliances. Mossoni retired in 1963, selling the store to Michael Arato. Arato took over Mossoni Hardware until approximately 1967 after which different businesses occupied 813 Main including Kopper Kettle Antiques in 1978, and later a lawyer's office. In 1979 Virginia sold the property to James F Collins. In 1980, Collins housed the headquarters for the Centennial Valley mall and Annexation at 813 Main. Collins then sold the property to Stephen Williamson in 1988. Williamson is the current owner

Please see the attached Social History Report (Attachment No. 4) for more information.

ARCHITECTURAL INTEGRITY:

813 Main Street was sampled in the PaleoWest "Stories in Places" commercial context, where it listed as an example of traditional storefront and false-front commercial buildings found in downtown Louisville. Its specific form/style is identified as One-Part Commercial Block/Single Storefront/False Front. No other architectural information currently exists for the property.

The [Design Handbook for Downtown Louisville](#) describes two types of traditional Commercial buildings located in the core area of downtown along Main and Front Streets. The styles range from vernacular with Italianate or Queen Anne influences, to original false-front commercial storefronts. 813 Main exemplifies the latter example as a false front with gable roof vernacular building. Key features of this building type include: wood frame construction; mostly one-story; and little decoration. Other distinct features include: false front, gable roof, recessed entries, large glass display windows, simple bracketed cornice, and bay windows.

There are no building permits on file for the property, however the historical door and windows have been replaced, and the size of the windows has been reduced since at least 1978. These changes are shown in comparing the 1978 photo to the 1906-1910 photo and 1948 Boulder County Assessor Card photo, below. Present day photos further illustrate how the façade and windows have changed over time, including the addition of a non-historic awning over the front entrance door since 1978 and addition of non-historic siding. The property owner provided photographs of the siding being replaced in 2007, which was not likely original at this time based on historical photos (Attachment No. 5). In the absence of a Historic Structure Assessment (HSA), it is not known if there are historical materials underneath the current non-historic siding, or the condition of these materials, if present. The current property owner believes that no historic materials exist underneath the current siding.



Main Street Buildings in 1978 (Photo Credit: Louisville Historical Museum)



Stoiber General Merchandise at 813 Main Street, ca. 1906–1910 (photo credit: Louisville Historical Museum).



1948 Boulder County Assessor photo of 813 Main.



Present photo of 813 Main Street (August 2025)



Present photo of 813 Main Street (August 2025)

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. Age b. Significance c. Physical Integrity	Yes	<u>Age</u> 813 Main Street was constructed ca. 1906, making it approximately 119 years old. <u>Significance</u> Social history includes: • Mercantile, retail and office use of over four businesses during the timeframe • Entrepreneurship in Louisville • Location on Main Street. <u>Integrity</u> • The property has maintained its false front and gable roof; but historic windows and door have been replaced, and non-historic features have been added (i.e. front entrance awning). • 813 Main appears to have maintained its historic footprint from 1950.
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>	Yes	The building meets architectural, social, and geographical criteria to be considered as a potential contributing structure to a historic district.
3. <i>The reasonable condition of the building*; and</i>	Yes	An HSA has not been completed for the property, however the interior is presently occupied and used for office space, indicating its reasonable condition. The exterior of the building currently does not match the desired aesthetic or maintenance condition desired for a Core Commercial building on Main Street. The proposed work improves the exterior

Criteria	Meets Criteria?	Evaluation
		condition to refresh the building's appearance and function.
4. <i>The reasonable projected cost of restoration or repair.*</i>	Unknown	A specific projected cost was not included as part of the application. The proposed work is limited to the façade. Selected materials (such as the siding and windows) may vary in cost and quality. The property is not landmarked and grant funds are not requested.

** 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.*

PUBLIC COMMENTS:

No public comments have been received for the demolition 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 July 29, 2025. A full 180-day stay would expire on January 25, 2026.

Staff recommend the Historic Preservation Commission approve the demolition request.

Staff find that the integrity of the building has been largely maintained since its construction in 1906 and could be a potential candidate for landmarking. However, alterations to the exterior of the structure and façade are evident since at least 1978 which includes replaced historic windows with new and smaller windows, replaced entrance door, addition of non-historic awning over the entrance, and addition of non-historic siding.

Staff find that the proposed repair and replacement of the non-historic siding, window and door replacement, and repair of the front entrance awning with cedar improves the condition and maintenance of both historic and non-historic elements to result in an improved aesthetic and exterior condition for a building located in the Commercial Core of Main Street.

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. Proposed Window Specifications
2. Proposed Color Scheme
3. Photos of Damaged Siding to be Replaced
4. Social History Report
5. Photos of Façade Repair (2007)

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

FS 27 1/2" X 83 1/2"
RO 28" X 84"
Egress Information A1, B1
No Egress Information available.
Performance Information A1
U-Factor: 0.26
Solar Heat Gain Coefficient: 0.19
Visible Light Transmittance: 0.43
Condensation Resistance: 45
CPD Number: MAR-N-377-00514-00001
ENERGY STAR: SC, S
Performance Information B1
U-Factor: 0.23
Solar Heat Gain Coefficient: 0.24
Visible Light Transmittance: 0.55
Condensation Resistance: 47
CPD Number: MAR-N-325-01102-00001
ENERGY STAR: NC

Ebony Exterior		
Ebony Interior		
Window Frame		
Essential Direct Glaze Rectangle		
Frame Size 27 1/2" X 83 1/2"		
Rough Opening 28" X 84"		
IG - 1 Lite		
Tempered Low E3/ERS w/Argon		
Stainless Perimeter Bar		
Additional Mull Info: Stand Alone		
2" Jamb		
Nailing Fin		
***Note: Unit Availability and Price is Subject to Change		



As Viewed From The Exterior

FS 27 1/2" X 83 1/2"
RO 28" X 84"
Egress Information
No Egress Information available.
Performance Information
U-Factor: 0.23
Solar Heat Gain Coefficient: 0.24
Visible Light Transmittance: 0.55
Condensation Resistance: 46
CPD Number: MAR-N-325-01122-00001
ENERGY STAR: NC

Project Subtotal Net Price: USD	
4.000% Sales Tax: USD	449.75
Project Total Net Price: USD	1,693.50















813 Main St. History

Legal Description: S 30 FT LOT 11 BLK 5 LOUISVILLE OT

Year of Construction: 1904-1906

Summary: The history of 813 Main primarily reflects the early commercial development of Main Street in Louisville and the transfer of property ownership over several generations. Most notable is the Carlton family – early residents and developers who owned the property for 40 years and the Mossoni family who operated a hardware store on this location and adapted to the changing times 46 years.

Early Property Ownership

This parcel is part of the original plat for Louisville created by Louis Nawatny in 1878. The earliest deed found is dated April 17, 1890 from Martin Zurick [Zurik] to Joseph Youk [Yuk or Yok] in 1890 for Lot 10 and all of Lot 11 Block 5 of Original Louisville for \$240. That same day, Youk sold the property to David Carlton for \$330.

Joseph Youk came to the US from Innsbruck, Austria with his wife and children in the 1890s to work in the coal mines in Louisville. He was an enterprising man and spent the summers when the mines were closed, prospecting in the mountains near Eldora. Family lore notes that he discovered some gold but later lost the claim. In 1900, he was in a business partnership with J. Stoiber and Joe Alex as owners of the Industrial Mine near Eldora.

Carlton Family Ownership 1901-1942

The Carlton family has one of the earliest histories in Louisville beginning with brothers Thomas (b.1824) and John Carlton/Carleton emigrating from Trimby, Cumberland, England with their families in 1879. The Carltons were part of the initial wave of skilled coal miners from England, Wales, and Ireland that helped establish coal mining methods in Louisville. Thomas Carlton became the first president of the Acme Mine that was in operation in Louisville from 1888-1928. His son, David Carlton, was president of the Louisville

Coal Mining company established in 1889. David Carlton married Jane Trimble Carlton in Cumberland, England in 1868. Shortly after arriving in Louisville, David Carlton died in 1892, leaving his widow, Jane, with six daughters and several properties on Main St. Jane Carlton was an astute businesswoman and continued to buy and invest in properties throughout the downtown area.

In 1904, Jane Carlton, along with her married daughters, signed a Deed of Trust with the Louisville-Lafayette Supply Store owned by R.M. Davis and N. A. Kullgren who already owned a store in Lafayette. A Louisville Times notice in 1904 calls for contractors to help build the new store located in Louisville which was expected to be completed in November of that year.

The Boulder County Assessor card from 1948 lists the year of construction as 1906. However, *Louisville Times* reports list the year of construction as early as 1904 with an advertisement calling for contractors and an estimated completion date of November 1904. A 1907 photo of Main Street shows the J. Stoiber General Merchandise store open at this location. The Drumm's Map of Louisville shows a building in existence on Lot 11 Block 5 in 1909. The actual date of construction then is not known but can be estimated as 1904-1906.



J. Stoiber store can be seen on the right at 813 Main.



1948 Boulder County Assessor photo of 813 Main.

The Louisville-Lafayette Supply Store does not appear in further newspaper advertisements past 1905. However, they may have continued to operate as a franchise under Jane Carlton's daughter Mabel and her husband John Stoiber. The Stoibers are listed in city directories as running a notions store from at least 1907 until 1923 at the address of 306 2nd, 310 Main, and 312 Main which are early addresses for 813 Main today. John Stoiber's obituary states that he owned several businesses in Louisville, Lafayette, and Erie until his retirement in 1930. From 1926 until 1942, the Stoibers may have leased the business or left management of it to Lawrence Mossoni.

Carlton ownership and Stoiber management of the general store ended with the death of Jane Carlton in 1942 and the Release of Deed of Trust on the property for the Louisville-Lafayette Supply Company. That same year, Mabel Stoiber and her sister Jane Marriott sold partial Lot 11, Block 5 to Virginia Mossoni (1915-2001).

Mossoni Family Ownership 1942-1979

A City directory from 1930 lists Lawrence Mossoni as running a general merchandise store at 310 Main and a photograph dated from 1924 in the Museum collection identifies the building as Mossoni's Hardware. However, it is not until 1942 that Lawrence Mossoni's daughter, Virginia, purchases the building along with another property on Jefferson from Mabel Stoiber and Jane Marriott for \$100. At that time Virginia was only 26 years old. She had divorced her husband Jame Willard Trott in 1938. She married Joseph Carnival in 1946 and transferred the deed for 813 Main to a joint tenancy with her father.

According to Lawrence Mossoni's (1889-1983) obituary, he operated the business at 813 Main for 46 years. While starting out as a Firestone franchise providing automotive parts, he evolved with the times and expanded to hardware and later added appliances.



Above: Mossoni's Hardware c. 1924; John Mossoni is standing third from the right.

Below: Mossoni's Hardware store c. 1930s-40s.





L.J. Mossoni Hardware Store seen in 1957 at 813 Main.

Mossoni retired in 1963, selling the store to Michael Arato. Arato took over Mossoni Hardware until approximately 1967 after which different businesses occupied 813 Main including Kopper Kettle Antiques in 1978, and later a lawyer's office.



1978 view of the 800 block of Main St. showing 813 Main.

Recent Ownership

In 1979 Virginia Carnival and her brother, Norman Mossoni sold the property to James F Collins. In 1980, Collins housed the headquarters for the Centennial Valley Mall and Annexation at 813 Main. Collins then sold the property to Stephen Williamson in 1988. Williamson is the current owner.



Current assessor photo of 813 Main.

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.



