

ITEM: 701 Lincoln Avenue

APPLICANT & OWNER: Dan Weller & Ariel Meyers
701 Lincoln Avenue
Louisville, Colorado 80027

PROJECT INFORMATION:
ADDRESS: 701 Lincoln Avenue
LEGAL DESCRIPTION: Lots 10-11-12, Block 19, Pleasant Hill
DATE OF CONSTRUCTION: Ca. 1900

REQUEST: A request for a Preservation and Restoration Grant

VICINITY MAP:



SUMMARY:

The applicant is requesting the following:

- A Preservation and Restoration Grant of \$35,095.67.

Staff recommend denial of the grant request due to ineligibility. The property was landmarked in 2015, and under the funding resolution in place at that time the deadline to apply for grants was 18 months following landmark approval.

HISTORICAL BACKGROUND:

Information from Bridget Bacon, Louisville Historical Museum

This house was owned by the Jaksa, Jefferson, Horn, Viggers, and Vaughn families over a period of over 100 years. Ambrose Vaughn, Sr. worked as a coal miner in Kentucky before moving to Colorado. Like other miners who moved to Louisville during the Depression, he may have been drawn to Louisville because of the availability of mining work. Ambrose Vaughn, Jr. served in World War II, and he appears in a short scene on the Louisville Historical Museum's World War II film showing local servicemen while they were home on leave.

Please see the attached Social History Report (Attachment No. 1) for more detail.

ARCHITECTURAL INTEGRITY:

The PaleoWest Historic Context, [*Stories in Places*](#), lists 701 Lincoln Street as National Folk type architecture style. The structure appears to have maintained architectural integrity since its construction ca. 1900. The property was landmarked in 2015 by Resolution No. 49 (Attachment No. 2). The staff report from 2015 described the architectural integrity of the property at that time as follows:

Overall, the structure has maintained a high level of integrity. There has been some loss of detail but the form has remained the same. The structure has a hipped roof with three gables extending to the north, south, and east sides. The front facade of the house has a shed - roofed porch with low wall and square supports. The house is clad in wood siding. The majority of the windows are 1/1 double -hung sash. The paired window on the front gable is smaller than the 1948 assessor's photo. In addition, the window in the southern gable has been replaced. There is a rear porch on the southwest corner of the property. Based on the photo from 1910 -1920, the rear porch had elements of the Folk Victorian style. The house has a central brick chimney.



Photo from the Boulder County Assessors Card, Circa 1948



Current photo of property in October 2025



Current photo of property in October 2025

Three (3) alteration certificates have been approved since the property was landmarked:

1. July 2018 – Re-roof (previous owner)
2. June 2018 – Re-roof which included same request as above, with the addition of siding repair/replacement (previous owner)
3. November 2024 - siding replacement in the existing dimensions of 6" soft lap, porch repairs, replacement of windows and doors not original to the house (current owner)

A Historic Structure Assessment was completed in 2018 (Attachment No. 3) and paid for by the Historic Preservation Fund (HPF) in the amount of \$900.00. The HSA identified priority work of including new roof, replacement of non-historic window and the door, replacing some siding, and limited porch repairs.

GRANT REQUEST:

The applicant is requesting a total Preservation and Restoration Grant of \$35,095.67 for work already completed at 701 Lincoln Street. The total project cost is \$70,191.35.

The property was landmarked in 2015 and is subject to the resolutions in effect at that time, as per current Resolution 17, Series 2019, Section 12:

f. Owners of properties landmarked prior to enactment of this resolution shall have access to the grant funds available through the resolutions in effect at the time of landmarking approval. Such owners may also apply for additional grants through the extraordinary circumstances process described above.

The previous property owners were awarded a \$1,000 landmark bonus as per Resolution No. 20, Series 2010. Under Resolution No. 2, 2012, Section 3:

- a. For a period of 18 months from when a property is declared a landmark pursuant to Chapter 15.36 of the Louisville Municipal Code the owner of the property shall be eligible for a grant from the Historic Preservation Fund in the amount of up to \$ 5, 000 for residential structures and up to \$ 65,000 for commercial structures. These grants are available for the following purposes...*

The property is not eligible for grant funds from the resolution at the time, as eligibility to seek grant funds expired in August 2016 (18 months past landmarking of the property in February 2015). The previous owners did not begin to undertake recommended priority work from the HSA, including the re-roof and siding, until mid-2018. The current owner acquired the property in 2018 and did not begin some of the scope in the HSA until 2024.

The grant program provides an incentive for a property owner to landmark a property and is not intended to have an open-ended timeframe for applying for grants. The deadlines for requesting grants are necessary to administer the program to ensure accounting of available funds. Additional grants may be approved if there are extraordinary circumstances. However, in this case, staff finds that the grant requests are typical restoration and rehabilitation work and there were no extraordinary circumstances that delayed restoration and rehabilitation work.

Staff have communicated that the work is not eligible for grant funds to the property owners on several occasions since late 2024 as per Resolution No. 17, Series 2019 and the applicable Resolution at the time (Resolution No. 2, 2012). In May 2025, the Historic Preservation Commission was provided a letter from staff at the request of the applicant (Attachment No 4.).

The applicant then submitted an application for grant and restoration funds. As per Resolution 17, Series 2019, Section 12:

g. The Commission will review all grant applications and make recommendations to the City Council for approval or disapproval. The City Council may approve, deny, or return a proposal to the Commission for further information.

Staff findings of the Preservation and Restoration Grant request are summarized in Table 1:

Table 1. Summary of staff analysis of qualification of Preservation and Restoration Grant				
	Requests		Analysis	Extra. Circum. Eligible
Description	Final	Preservation, Restoration, Rehabilitation	In HSA?	
Siding	\$28,834.30	Rehab.	Partly; replace a few siding boards. <i>\$4000 estimated.</i> <u>Final scope:</u> replaced half of the siding	No
Porch Repair	\$20,253.67	Rehab.	Partly; new wood floor for front porch, fix/paint trim and siding on low walls. Side porch should get horizontal lap siding and double hung windows. <i>\$1700 estimated.</i> <u>Final scope:</u> Entire porch removed and rebuilt including the vertical support beams for the roof.	No
Window Replacement	\$21,103.37	N/A (Not historic)	Partly; painting and replacing aluminum storms with wood for historic compatibility. Also replace metal front storm door. <i>\$2400 estimated.</i> <u>Final scope:</u> Six windows were replaced with historically accurate models; added proper sheathing before reinstalling new sashes.	Not eligible
Total Project Cost	\$70,191.35	HSA estimated \$8,100 in total in 2018.		
Total Request	\$35,095.67			
Total Recommended	\$0.00	Eligibility expired August 2016 under Resolution No. 2, 2012 (18 months).		

FISCAL IMPACT:

The current unincumbered Historic Preservation Fund (HPF) balance is in excess of \$3.5M with around \$1M in revenues each year. Staff anticipate reviewing multiple commercial grant applications for more than \$1 million in 2025/2026. The HPF will sunset in 2028 unless extended. As the owner is not eligible to receive grant funding under Resolution No. 2, 2012, or Resolution No. 17, Series 2019, staff do not find that there are funds to support the request.

STAFF RECOMMENDATION:

Staff recommend denial of the grant request for the following reasons:

1. The property was landmarked in 2015 – over ten years ago. The grant program has been established as an incentive to landmark a property and includes a maximum allowed timeframe to apply for grants following landmark designation. The property is not eligible for grants under Resolution No. 2, 2012, as the deadline to submit a grant request was August 2016.
2. There is no showing of extraordinary circumstances to extend the timeline to consider a grant request. The current property owner purchased the property in 2018. The project did not begin until late 2024; a ~6 year lapse from the time of ownership and an ~8 year lapse from the HSA completed in 2018.
3. The HSA included limited scope for work on the porch and replacement of limited siding for the condition presented in 2018. The grant request does not meet the definition of extraordinary circumstances, and the scope of work falls under maintenance.
4. The windows that were replaced were not historic and not eligible for grant funding.

Staff directed the property owner to the Colorado State Income Tax Credit for the Preservation of Historic Structures program. The applicant indicated they are aware of this program and have received a tax credit for the scope of work presented.

ALTERNATIVE OPTION

Resolution No. 11, Series 2025 is attached (No. 5) should the Historic Preservation Commission decide to award a grant from the HPF fund (not recommended).

ATTACHMENTS:

1. Social History Report
2. Resolution No. 49, Series 2015 (Landmark Designation)
3. Historic Structure Assessment (HSA)
4. Email to Historic Preservation Commission from Applicant, dated May 14, 2025.
5. Resolution No. 11, Series 2025 (Grants)



701 Lincoln Ave. History

Legal Description: Lots 9, 10, and 11, Block 9, Pleasant Hill Addition

Year of Construction: circa 1900

Summary: This house was owned by the Jaksa, Jefferson, Horn, Viggers, and Vaughn families over a period of over 100 years.

Establishment of the Pleasant Hill Addition

The subdivision in which 701 Lincoln is located is the Pleasant Hill Addition. This addition was platted and recorded with Boulder County in 1894 by Orrin T. Welch. Orrin Welch was the half-brother of Charles C. Welch, the prominent Colorado businessman who played the main role in the founding of Louisville and the opening of its first coal mine, the Welch Mine, back in the 1870s. In the 1890s, Charles Welch was still involved in the development of the town, in this case through the transfer of property to Orrin Welch in 1893.

Jaksa Ownership and Residency; Date of Construction of House

County property records show that John and Annie "Saksa" purchased lots 10 and 11 of this parcel from Orrin T. Welch by a deed recorded in 1897. These two lots of the three lots that now make up the parcel are the ones nearest Pine Street. The name "Saksa" is believed to have likely been transcribed in error from "Jaksa," which was the name of a known Louisville family from Slovenia.

In the 1900 census, which appears to show the Jaksa family in this location, the name has been transcribed as "Laksa." John Jaksa worked as a coal miner. The 1910 census then indicates that the "Yackcha" family was in the vicinity of 701 Lincoln; it may have been members of the same Jaksa family, but they were now renting.

Although records show that members of the Jaksa family might have continued to live at 701 Lincoln, they did not continue to be owners of it. In 1902, they sold Lots 10 and 11 to Iva Lemon

Jefferson. It is possible that they or relatives under the name “Yackcha” were then renting 701 Lincoln from Jefferson at the time of the 1910 census, though this is not certain.

Boulder County property records give the year of construction for 701 Lincoln as 1900. Boulder County has sometimes been found to be in error with respect to construction dates of Louisville buildings, so other evidence is looked to. In this case, the Jaksa family had purchased lots 10 and 11 from the developer in 1897 and the family is shown as living in this location at the time of the 1900 federal census. Also, the 1909 Drumm’s Wall Map of Louisville does show a house located on lots 10 and 11.

No other evidence was found that would suggest an earlier or later construction date. For these reasons, the construction date is being noted as “circa 1900.”

Iva Lemon Jefferson Ownership (1902-1910)

In 1902, Iva Lemon Jefferson purchased Lots 10 and 11 from John and Annie Jaksa.

By a deed recorded in 1903, Iva Jefferson purchased Lot 9 from Orrin T. Welch, the developer of the Pleasant Hill Addition. Lot 9 was the next lot to the north and is still a part of this parcel.

Iva Myrtle Lemon was born in 1878 and was the daughter of a Louisville blacksmith, Sam Lemon. She married Gustav “Gus” Jefferson in about 1896. Evidence that Iva and Gus Jefferson actually resided at 701 Lincoln could not be located, though the 1904 directory lists them as living on Lincoln, between Pine and Spruce, which could be this house.

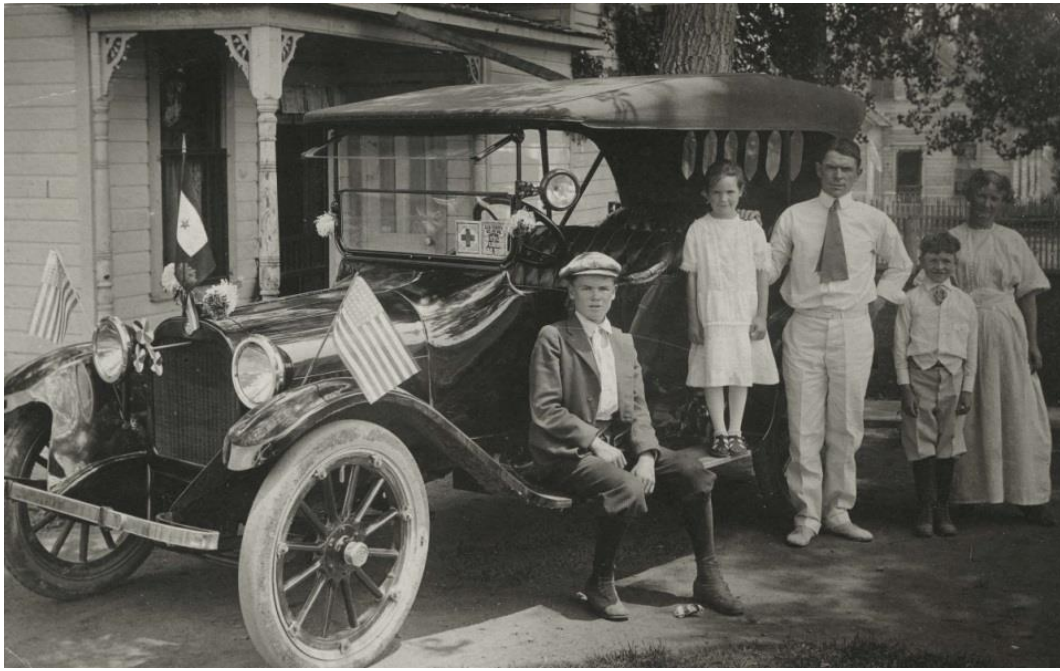
Tom Horn Ownership (1910-1920)

Thomas Horn purchased 701 Lincoln (now comprising all three lots) in 1910 and moved into the house with his family. The family previously lived elsewhere in Louisville.

Tom Horn was born in England in 1882 and came to the United States as a young child. In 1904, he married his wife, Edith, in Iowa. At the time that the family bought 701 Lincoln in 1910, they had a son, Harry, about age 5, and a son, Thomas Horn, Jr., about age 2. A daughter, Dorothy, was born in 1911. Records show that Tom Horn worked as a miner. The 1916 and 1918 directories, which are the only directories that were made for Louisville between 1910 and 1920, list the Horn family as living in this house.

Edith Horn died in December 1916, when her children were still quite young. Tom Horn remarried to Louisville resident Martha “Mattie” Harris. The Horn family then moved to Rock Springs, Wyoming sometime after September 1918.

The following photo shows the Horn family in front of 701 Lincoln, which Tom Horn then owned, in circa 1917-1918. The date range is indicated by the sign in the car referencing Liberty Bonds, which likely signifies the US already being involved in World War I. Believed to be shown, from left to right, are Harry; Dorothy; Tom; Tom, Jr.; and an unidentified woman.



In the photo, the Pine Street side of the house appears as a front of the house. The fence currently surrounding the back yard, and abutting Pine, was not in place at that time. The house at 700 Lincoln can be seen on the right of the photo, to the east across Lincoln.

Viggers Family Ownership (1920-1932)

Arthur Viggers (abt. 1871-1938) and Polly Viggers (1879-1951) purchased 701 Lincoln from Tom Horn in 1920.

Like Tom and Edith Horn, they had been born in England and lived in Iowa before coming to Colorado. At the time in 1920 that they moved in to 701 Lincoln, their children were Edna, about age 19; Frances, about age 16; Arthur Jr., age about 9; and Raymond, age about 4.

Arthur Viggers worked as a hoisting engineer in area coal mines. The family is listed as living in the house at the time of the 1930 census. Arthur Viggers and Raymond Viggers are believed to have served in World War II after the family moved away from 701 Lincoln.

The following photo, copied from a Viggers family tree on Ancestry.com, shows Polly and Arthur Viggers and their daughter, Frances, in about 1915:



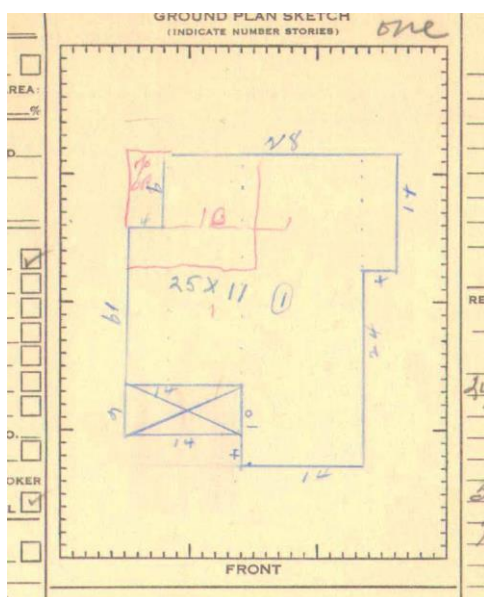
Ambrose & Audrey Vaughn Family Ownership (1932-2002)

In 1932, Ambrose Vaughn (1902-1981) and Audrey Vaughn (1907-1982) purchased 701 Lincoln. They had moved to Louisville with their son, Ambrose Jr. (1924-2005) from Kentucky in about 1930. Ambrose Vaughn, Sr. worked as a coal miner in both locations. Like other miners who moved to Louisville during the Depression, he may have been drawn to Louisville because of the availability of mining work here. Records from the 1930s to the 1980s show the Vaughns to be living in this house.

Ambrose Vaughn, Jr. served in World War II, and he appears in a short scene on the Louisville Historical Museum's World War II film showing local servicemen while they were home on leave. The film is entitled "Our Boys and Girls in the Armed Forces, 1943-44." The following screen capture from the film show Ambrose Vaughn in scene #213. He is walking by the Pine Street side of his house at 701 Lincoln, with 700 Lincoln shown in the background:



The Boulder County Assessor card for this property dates from 1948, when the property was owned by Ambrose and Audrey Vaughn. The following images show the front of the house on Lincoln as it appeared in 1948 along with the image of the ground layout at the time.



After Ambrose and Audrey Vaughn died in the early 1980s, son Ambrose Vaughn, Jr. appears to have then rented the house out. Directories from the late 1980s and early 1990s indicate that the resident at the time was Anne Drew.

Later Owners

In 2002, John T. Weise and Jessie Weise purchased 701 Lincoln from Ambrose Vaughn, Jr. Jessie Weise, who was born in 1933, passed away in 2009.

Mark Baxter purchased 701 Lincoln from John T. Weise in 2011 and sold it in 2012 to the current owner, Edward Wiley.

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, obituary records, and historical photographs from the collection of the Louisville Historical Museum.

**RESOLUTION NO. 49
SERIES 2015**

A RESOLUTION DESIGNATING THE VAUGHN HOUSE LOCATED AT 701 LINCOLN AVENUE A HISTORIC LANDMARK

WHEREAS, a historic landmark application for the Vaughn House , located at 701 Lincoln Avenue, on property legally described as Lots 9-11, Block 9, Pleasant Hill; has been submitted to the City Council; and

WHEREAS, the City Staff and the Louisville Historic Preservation Commission have reviewed the application and found it to be in compliance with Chapter 15.36 of the Louisville Municipal Code; and

WHEREAS, the Louisville Historic Preservation Commission held a properly noticed public hearing on the proposed landmark application and has forwarded to the City Council a recommendation of approval; and

WHEREAS, the City Council has duly considered the proposed landmark application and the Commission's recommendation and report, and has held a properly noticed public hearing on the application; and

WHEREAS, the building was constructed around 1900, and has retained its architectural form, and represents the vernacular style of building in early 20th century Louisville; and

WHEREAS, the building has social significance because of its association with the Vaughn family for over 70 years; and

WHEREAS, the City Council finds that these and other characteristics specific to the individual structures are of both architectural and social significance as described in Section 15.36.050 (A) of the Louisville Municipal Code and justify the approval of the historic landmark application.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

1. The proposed historic landmark application for the Vaughn House is hereby approved and is hereby designated a historic landmark to be preserved as such.
2. An incentive of \$1,000 shall be awarded to the property owner pursuant to Chapter 15.36 of the Louisville Municipal Code, with the attendant protections for landmarks pursuant to that chapter.

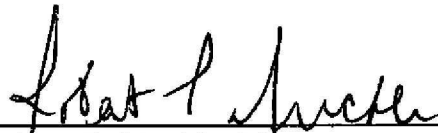
3. The City Clerk shall provide written notification of such designation to the property owners and cause a copy of this resolution to be recorded with the Boulder County Clerk and Recorder.

PASSED AND ADOPTED this 28th day of February, 2015.

ATTEST:


Nancy Varra, City Clerk




Robert P. Muckle, Mayor



845 Wade Road, Longmont, CO. 80503

scottcoburnarchitect@gmail.com

HISTORIC STRUCTURE ASSESSMENT...3/25/18

ED WILEY RESIDENCE

701 LINCOLN ST.

LOUISVILLE, CO.

For:

City of Louisville
Planning and Building Safety
749 Main Street
Louisville, CO 80027
laurent@louisvilleco.gov
[303-335-4594](tel:303-335-4594)

BUILDING DESCRIPTION and HISTORY

(see vicinity map)

Single family home, built circa 1900, “traditional style” wood frame, one story.

N.W. corner @ Pine. Three lots in Old Town, Louisville, CO.

Lots 9,10,11, Block 9, Pleasant Hill Addition

(see Louisville Historical Museum description and photographs, letter dated June 2015, including ownership and residency)

Parcel size = 75'x114.5' = 8587.5 sf

House size =952 sf main floor, 368 sf basement.

Outbuildings: three storage sheds, added 2015, approx.. 240 sf

(see Improvement Location Certificate 7/13/11 by Survey Solutions)



Front/East

HISTORY: (from Louisville Historic Library/Museum)

C1900 House built by John Jaska, Lots 10-11

1902-1910 Iva Lemon, added Lot 9

1910-1920 Tom Horn family (miner)

1920-1932 Arthur Vigges (mining engineer)

1932-2002 Ambrose Vaughn (miner)

2002-2012 Mark Baxter (ent)

2012-2018 Ed Wiley

CONDITION ASSESSMENT

1. SITE: Mostly unlandscaped with grass yard and one aspen in front and one large deciduous tree in rear. Site is only semi-pervious, slopes west to east, towards the house, and there is an irrigation ditch known to overflow to west, creating potential drainage issues/water damage for the house. Recommend minor grading improvement, creating small swales at sides of house to front. (see soils report by KC Hamilton Engineering 5/24/12)

2. FOUNDATION and CRAWLSPACE: Foundation is two types of cinder block with very little visible settling/cracking. Right front has minor movement. Previous owner reports prior moisture in crawl due to ditch overflow. There is no crawlspace ventilation, no floor drain or sump. Recommend vapor barrier, sand pit drain (for plumbing leaks) and perimeter ventilation per code to prevent mold and dry rot. (see Property Inspection Report 7/6/11 by Call2Inspect for verification & elaboration)

3. ROOF STRUCTURE: 2x6 rough sawn rafters @ 24" OC, with 1x6 board sheathing, four random diagonal or vertical braces to ceiling joists. No visible failure, cracking, sagging, but not to code. Recommend further evaluation by structural engineer, better bracing and perimeter metal collar ties. Also recommend eliminating flammable debris in attic (lightning/elec. fire hazard)

4. WALL STRUCTURE: original wall construction rough sawn 2x4 on 24" OC, blocking/bracing/attachment to floor&roof not visible. Not to code but in good condition. No recommendation.

5. FLOOR STRUCTURE: original framing r.s 2x6 of 24"OC, with two 4x6 beams at mid-spans, and four vertical columns friction fit to floor and beams. This is all not to code, but no signs of cracking, sagging, failure. Recommend structural engineer evaluation, probably tie joists to foundation and sister some floor joists.

6. ROOF: Asphalt shingles (2 layers) over tar paper, approx. 40 years old, end of life. Flat section has “tar paper” with exposed nails. Flashing/sealing around chimney and vent penetrations non-existent or cracking/failing. Water damage to ceiling of front and side porches indicates past roof leaking. Recommend entire new roof & flashing and cleaning debris from gutters.

7. EXTERIOR SIDING & TRIM: Original siding is 6” soft wood lap, painted. There is cracking, rot and missing/peeling paint on all sides. Fascia, soffits, casing, corner boards are in decent shape. Recommend replacing a few boards, sand, patch, prime paint entire house siding/trim for preservation.

8. WINDOWS: Original wood single pane double hungs with ‘newer’ aluminum storm windows. New casement at south side porch and one newer fixed on north wall, all good condition. Recommend painting all and replacing aluminum storms with wood for historic compatibility. Also replace metal front storm door.

9. PORCHES: Recommend front porch (Pine St.) gets new wood floor, fix/paint trim and siding on low walls. Side porch should get horizontal lap siding and double hung windows to better compliment the historic home.

10. MECHANICAL, ELECTRICAL PLUMBING: There is a new gas fired forced air furnace with existing ducts, new on-demand hot water heater, new (visible in basement) copper plumbing and new romex wiring to newish outlets and switches. Original main panel is 100 amp (bad brand), sub panel 20 amp. Recommend cleaning main drain lines to street and replacing main elec panel. (see Call2Inspect report for further details & verification)

11. Recommend Architect engage structural engineer, further detail and specify preservation construction requirements, acquire bids from sub-contractors, submit to owner and City prior to Historic Grant request.

Work Priority List:

Preservation: (to prevent further damage/degradation)

1. new roof
2. repair/patch/replace/paint exterior siding, trim, porch
3. structural tie-downs for roof and foundation to prevent movement
4. new electrical panel
5. better drainage

Restoration: (to help building look more original/authentic/historic)

1. replace windows and doors
2. remove or replace back porch walls & windows (modern addition)
3. remove modern storage sheds

PRELIMINARY COST ESTIMATE from recommendations above

1. Site work	\$ 1500
2. Foundation & crawl space	\$ 1800
3. Roof structure	\$ 900
4. Wall structure	
5. Floor structure	\$ 1200
6. Roof	\$ 5000
7. Exterior	\$ 4000
8. Windows	\$ 2400
9. Porch floor, door	\$ 1700
10. Plumbing 300 & Electrical 1500	\$ 1800
11. Specs, bids	\$ 1000
TOTAL	\$21300



North side



Back yard



p.7 South side, enclosed porch



replace some siding



patch, sand, prime, paint



front porch siding, trim, floor, door



Attic framing, sheathing, debris



Basement framing



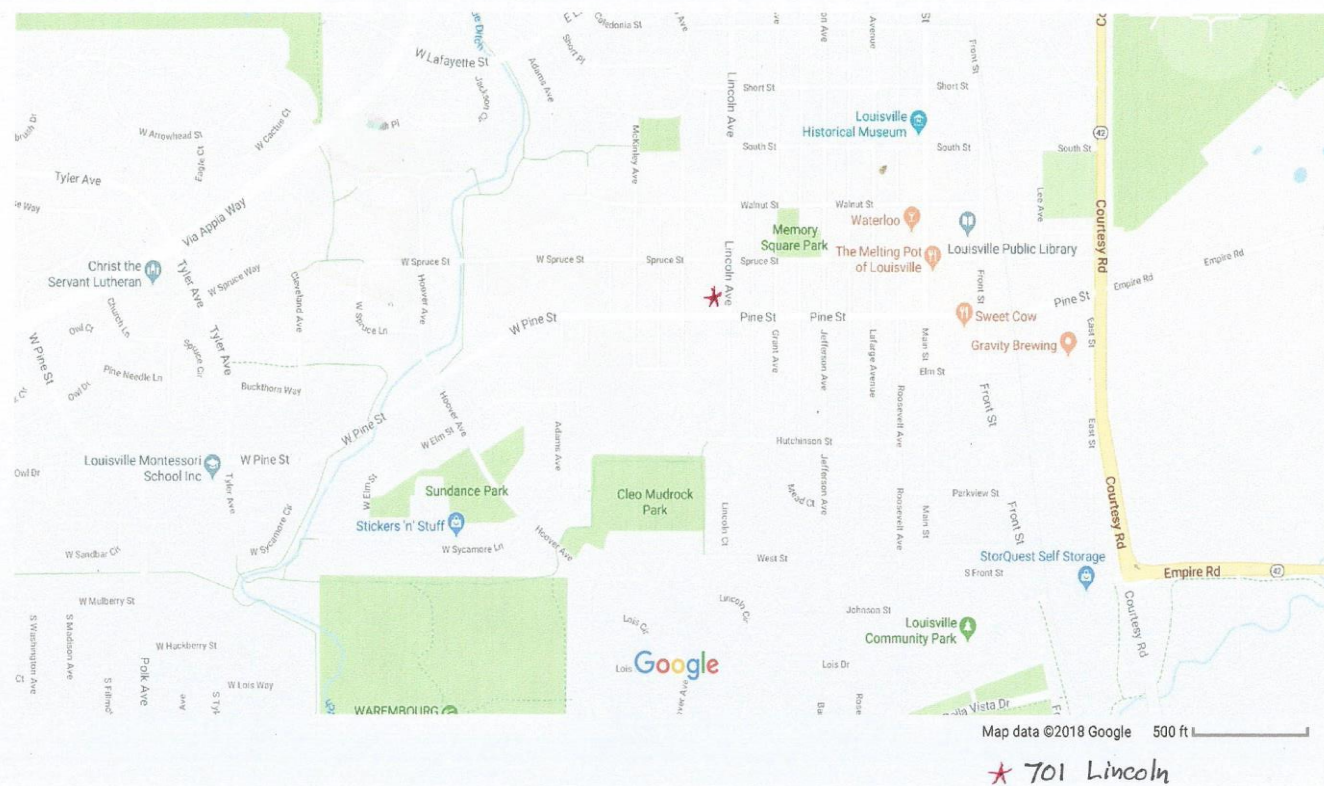
Basement framing



p.13.....more photos available on request, but you get the idea

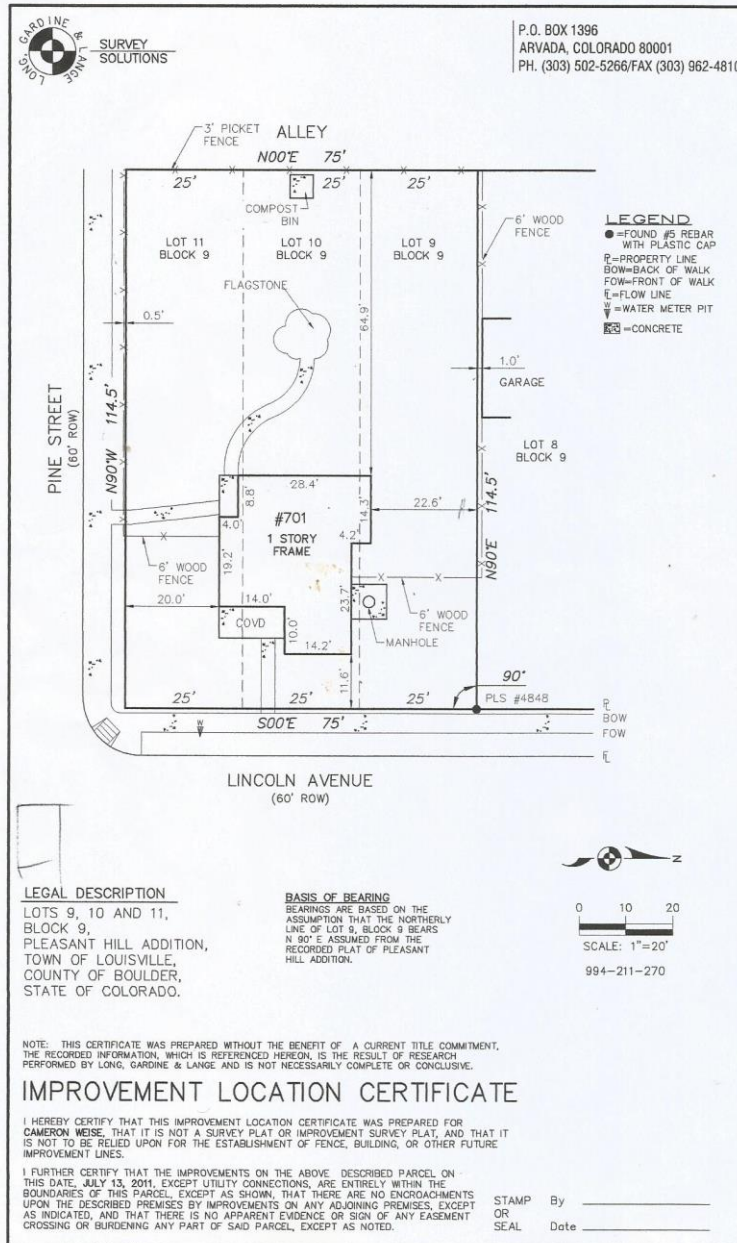
3/10/2018

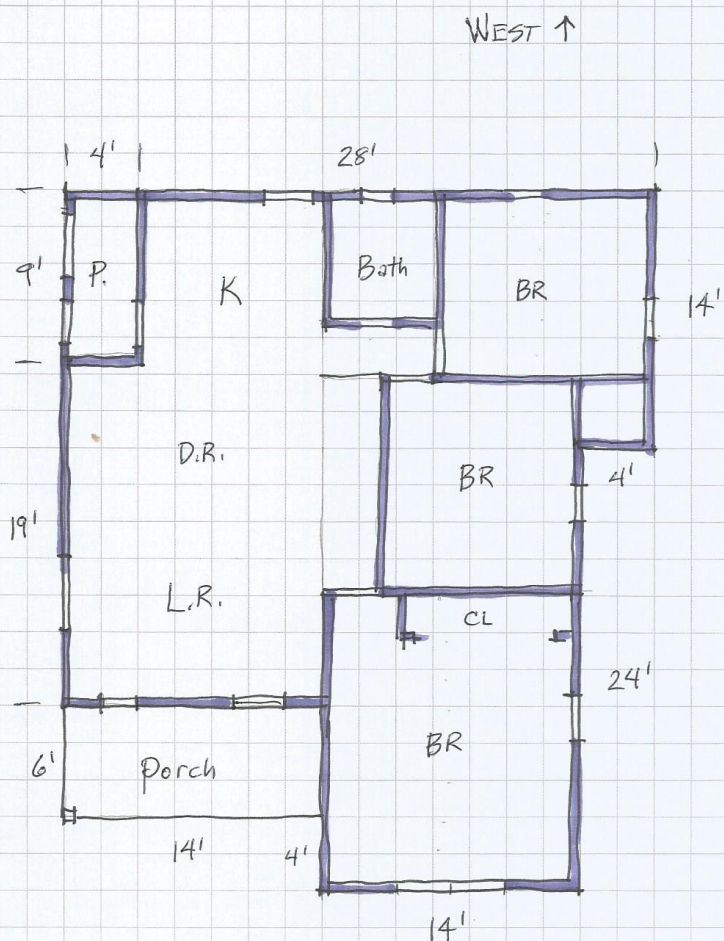
Google Maps



<https://www.google.com/maps/@39.9760206,-105.1381312,16z?hl=en>

p.15 Improvement Location Certificate – not to scale





WILEY FLOOR PLAN
 701 Lincoln Ave.
 Louisville, CO. $\frac{1}{8}" = 1'$

From: [Emily Cline-Gibson](#)
To: [Jess Daniels](#)
Subject: FW: HPC Event Sign-Up, June Meeting Cancellation, and More
Date: Monday, September 29, 2025 3:39:13 PM
Attachments: [image001.png](#)
[Grant Program_Vaughn House.pdf](#)
[\[ColoradoCLGs\] You're Invited to Attend On the Road in Pueblo.pdf](#)

Hi Jess,

This is the email that was sent to all commissioners that included the Vaughn House letter.

Thanks,

Emily Cline-Gibson *(she/her)*

Planner II

303.335.4887

eclinegibson@louisvilleco.gov



LouisvilleCO.gov

From: Emily Cline-Gibson
Sent: Thursday, May 29, 2025 2:41 PM
To: 'Lynda Haley' <haleysincolorado@yahoo.com>; Chrissie Burg <cdunningburg@gmail.com>; Keith Keller <keller1378@gmail.com>; Josh Anderson, Assoc. AIA <joshmanderson@gmail.com>; Marty Beauchamp <marty@redpencilarchitecture.com>; TALBOT WILT <talbotwilt@hotmail.com>; Sloane Whidden <sloane@whiddengroup.com>
Subject: HPC Event Sign-Up, June Meeting Cancellation, and More

Good afternoon Commissioners,

I have a few items to share with you:

1. The HPC will be hosting booths at the following events:

- **Taste of Louisville/Summer Fest** – Saturday, June 7th from 8:30AM-2:30PM
- **Farmers Market** – Saturday, June 14th and Saturday, August 23rd from 8:30AM-1:30PM

Each event is broken into two shifts with booth setup/breakdown time included.

Please review the sign-up sheet and add your name to any available slot. **We need one more volunteer for the Taste of Louisville/Summer Fest from 8:30-11:30 and two volunteers for the Farmers Market on June 14th**. The August market date is also added, but not as urgent to be filled in at this time.

Please use the following link to sign-up. The spreadsheet is live, so new names should be visible to everyone as slots fill up. [HPC In-Person Events Sign-Up Sheet 2025](#)

2. The June 16th regular HPC meeting is cancelled due to lack of agenda items. The July 21st meeting will take place.

3. We have received one public comment letter from a homeowner of a landmarked property, please see attached.

4. Finally, I am attaching information about an upcoming History Colorado event. We have a training budget and encourage participation in seminars and events, so let me know if you are interested in attending or would like a list of more upcoming events.

Thank you!

Emily Cline-Gibson *(she/her)*

Planner II

303.335.4887

eclinegibson@louisvilleco.gov



LouisvilleCO.gov

From: [Dan Weller](#)
To: [Emily Cline-Gibson](#)
Subject: Grant Program / Vaughn House
Date: Wednesday, May 14, 2025 8:24:09 AM

Hi Emily - I'm hoping to get this message to the HPC regarding our preservation project at my home at 701 Lincoln. The [Louisville.gov](https://louisville.gov) website says to go through the "staff liaison", so here you go:

Dear Historic Preservation Commission,

I'm writing regarding the city's historic preservation grant program. My home at 701 Lincoln Ave, aka the Vaughn House, was designated a historic landmark in 2015. We purchased it in September 2018—after the 36-month grant window had closed—and are now investing significantly to preserve the house.

To our knowledge, the previous owner did not take advantage of the grant program, aside from possibly any initial landmarking bonus and the historic structure assessment. No major preservation work was done, and no grant money has been spent on the property.

In our current project we are ensuring we preserve the house's historic character while making the home safe and functional for our family, including our two young boys. The financial investment is significant, and I believe our efforts are exactly the type of work the grant program was intended to support.

I'm reaching out for two reasons: first, to ask whether there might be any flexibility in how the program is applied in cases like ours, and second, to encourage the HPC to consider updating the policy so that future homeowners who inherit the responsibility of a landmarked property can also access preservation funds—especially when no grant money has been used previously.

Thank you for your time and consideration. I'd be happy to discuss further or provide more details about our preservation work.

Thanks,

Dan Weller

720 393 9023

701 Lincoln Ave - "Vaughn House"

==CAUTION: EXTERNAL EMAIL==

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**RESOLUTION NO. 11
SERIES 2025**

**A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A
PRESERVATION AND RESTORATION GRANT FOR THE MALCOLM HOUSE
LOCATED AT 701 LINCOLN AVENUE**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration grant for the historic residential structure located at 701 Lincoln Avenue on property legally described as Lots 9-10-11, Block 9, Pleasant Hill, City of Louisville, State of Colorado; and

WHEREAS, the City Staff and the HPC have reviewed the application and found it to be in compliance with Section 3.20.605.D and Section 15.36.120 of the Louisville Municipal Code; and

WHEREAS, the HPC has held a properly noticed public hearing on the preservation and restoration grant; and

WHEREAS, the preservation and restoration work being requested includes making repairs to the existing structure; and

WHEREAS, the Historic Preservation Commission finds these proposed improvements will assist in the preservation of the Vaughn House, which is landmarked.

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF LOUISVILLE, COLORADO:

1. The Historic Preservation Commission recommends the City Council approve the proposed preservation and restoration grant application for the Malcolm House, in the amount of **\$XX** for work as described in the attached Exhibit A.

PASSED AND ADOPTED this 20th day of October, 2025.

Lynda Haley, Chairperson

EXHIBIT A