

ITEM: 908 Garfield Avenue Probable Cause Determination

APPLICANT: Robert Salcido
908 Garfield Avenue
Louisville, CO 80027

OWNER: Robert Salcido
908 Garfield Avenue
Louisville, CO 80027

PROJECT INFORMATION:

ADDRESS: 908 Garfield Avenue
LEGAL DESCRIPTION: LOT 9 & N 16 FT LOT 10 BLK 1 LOUISVILLE
HEIGHTS
DATE OF CONSTRUCTION: ca.1952

REQUEST: A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 908 Garfield Avenue.

VICINITY MAP:



SUMMARY:

The applicant requests finding probable cause for landmark designation to allow for funding of a historic structure assessment for 908 Garfield Avenue. 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 908 Garfield includes ownership of undeveloped property by early Louisville residents and business owners and shows the frequent investment in land as Louisville was growing. While much of Louisville Heights remained undeveloped for decades, property ownership changed hands numerous times between early Louisville residents who became prominent business owners.

Edward Fievet (who built the house) was notable for his childhood involvement in the murder trial of his father. The Fievets purchased the property and began building the home in 1951.

Jack DiGiacomo, a later resident, was also notable for surviving a tragic plane crash near Rocky Mountain National Park with six other Louisville community members; three died, and three survived and hiked out of the forest three days later. The DiGiacomos lived at 908 Garfield until 1974. During that time and after, Jack DiGiacomo took photos around the community for the *Louisville Times*. He assisted with preserving historic photos at the library and photographing seniors in the community as part of an oral history program during Louisville's centennial celebrations in 1978. In 1974, Eva Brock, a local realtor, purchased the house from the DiGiacomos and sold the property to Claude Thomas Brown and Zona Mae (Sue) Brown. The Browns raised their four children in Louisville and lived at 908 Garfield until they sold the property to V. Robert and Robin Salcido (current owner) in 2003.

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



Boulder County Assessor photo of 908 Garfield the year it was built in 1952.



Boulder County Assessor photo from 1956 showing new vestibule addition.



Current photo of 908 Garfield Avenue, October 2025



Current photo of 908 Garfield Avenue, October 2025



Current photo of 908 Garfield Avenue, October 2025

ARCHITECTURAL INTEGRITY:

908 Garfield Avenue 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 908 Garfield Avenue as a Minimal Traditional Form Architectural Type constructed in 1916. No further analysis is included on the building. The Minimal Traditional Form Architectural Type is described as:

Minimal Traditional form houses were very common from just before WWII until the Ranch form became dominant in the 1950s. Minimal Traditional houses represent forms that are transitional between earlier cottages and bungalows and later ranches. Minimal Traditional houses are one story and are generally small and boxy, with rooms situated around a core, as seen at 1032 Lincoln Avenue (Figure 127); they are a somewhat larger version of the 1940s FHA-preferred house. They often have shutters decorating exteriors covered with asbestos shingles, brick, wood, or metal siding. Minimal Traditional houses can be side-gabled or cross-gabled and can have gently or moderately pitched and/or pyramidal or hipped roofs. Massed-plan, side-gabled houses constructed in the 1930s and later generally do not have porches, as they may have imitated the then-popular Cape Cod form of the Colonial Revival style (McAlester 2017:144).

The structure has many elements of the Minimal Traditional Form houses seen in Louisville, which includes:

- Small, boxy, and usually one story
- Few architectural or decorative details
- Gently or moderately pitched roof
- A central entry with flanking windows in side-gabled versions

The structure appears to have maintained much of the original building footprint since the Boulder County Assessor Card from 1952. Building permit records include numerous improvements and updates to the house, include re-siding (2020), new roof (2020), new accessory structure at the rear (2021), basement finish, kitchen remodel, furnace replacement, and window and door replacement issued to the current property owner.

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:

<i>CRITERIA</i>	<i>FINDINGS</i>
<i>Landmarks must be at least 50 years old</i>	908 Garfield Avenue was constructed ca.1952 making it approximately 73 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 908 Garfield Avenue includes association with: • Property ownership of early Louisville residents who became prominent business owners as well as involvement in significant cultural, social, and historical events including a murder trial and plane crash. 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 has many features of the Minimal Traditional Form houses seen in Louisville. 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>	<u>Physical Integrity</u> - <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> • 908 Garfield Avenue appears to have maintained its historic footprint from 1956. Staff find probable cause that the structure meets the criteria for physical integrity.

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. 908 Garfield Avenue - Social History



908 Garfield Ave. History

Legal Description: LOT 9 & N 16 FT LOT 10 BLK 1 LOUISVILLE HEIGHTS

Year of Construction: 1952

Summary: The history of 908 Garfield includes ownership of undeveloped property by early Louisville residents and business owners and shows the frequent investment in land as Louisville was growing. Edward Fievet (who built the house) was notable for his childhood involvement in a murder trial. Jack DiGiacomo, a later resident, was also notable for surviving a tragic plane crash with six Louisville community members.

Development of the Louisville Heights Addition

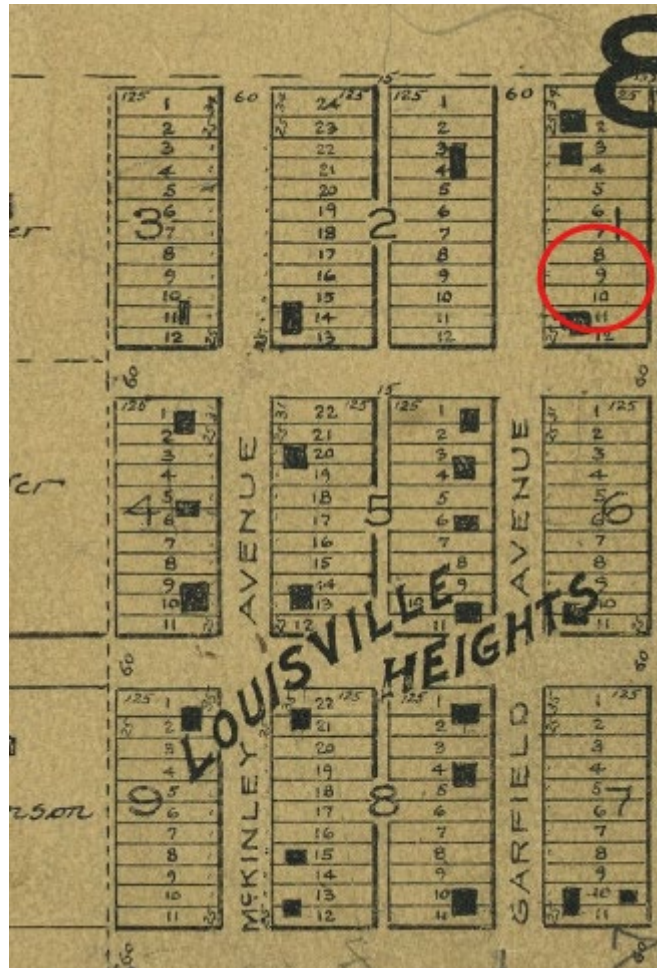
The Louisville Heights Addition was first developed in 1904 by the Colorado Mortgage & Investment Co. Ltd. In 1905, the company conveyed many of the lots, including Blocks 1-6 in the Louisville Heights subdivision to Louisville residents John Affolter and Dr. Charles Wolfer.

Early Property Ownership

While much of Louisville Heights remained undeveloped for decades, property ownership changed hands numerous times between early Louisville residents who became prominent business owners.

In 1909, James P. Miller purchased a majority of lots throughout Blocks 2-12 in Louisville Heights from Charles Wolfer, as well as Lots 5-10 in Block 1 which would eventually include the property at 908 Garfield.

Over the next two years, H.A. Moore purchased several lots from James Miller, Nellie Affolter, and John Barnd. The purchases included Lots 9-10, Block 1 which was undeveloped at the time, and Lots 11-12, Block 1 which housed the City Meat and Packing Company. H. A. Moore was also responsible for starting the Louisville Grain Elevator as well as several other regional grain elevators.



The above section of the Drumm's Map from 1909 shows the Louisville Heights Subdivision with Block 1, Lots 9-10 undeveloped. Lots 11-12 show the original location of the City Meat and Packing Company that was operated by the Thirlaway family.

Ostrander Family ownership, 1918-1945

In 1918, Albert Hays Ostrander and his wife Mabel Abbott Ostrander purchased Lots 9-12 of Block 1 from H.A. Moore. Albert Ostrander (1877-1938) was born in Colorado, after his parents moved from New York to Colorado in 1870 where his father, Othello, found work as a miner. Albert grew up in Louisville and was an accomplished musician. As a young man, he played violin with several orchestras and concert bands, including regular Sunday afternoons at Chautauqua in Boulder. In 1908, he married Mabel Abbott (1885-1954), a local girl who was born in Louisville. Mabel's parents, Marshall Abbott and Eliza Arnold came to Colorado from Wisconsin where they were farmers.

By the time Albert and Mabel Ostrander purchased the Louisville Heights property, they had opened the Ostrander Bakery on Main St. (Second St.) and had one daughter, Leanore (1909-1995). It appears that the Ostrandors left the property undeveloped as no new buildings are seen in the 1925 Drumm's Map of Louisville.



1925 Drumm's Map, Lots 9-10, Block 1 of Louisville Heights.

The Ostrandersons are listed in city directories and census reports as living on Walnut, and then at 741 Lincoln, Albert's childhood home. Mabel's mother, Eliza Leslie, operated the Commercial Hotel on the corner of Pine and La Farge in the 1920s. In 1932, the Ostrandersons also began running the Commercial Hotel along with the bakery.

Boulder County Assessor records list the home at 908 Garfield as being built in 1930, during the time that the Ostrandersons owned the property. However, 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. In this case, the date offered by the County on the assessor website contradicts the information, including information on the County Assessor card itself which lists the construction date as 1952. A search through city directories and census records from the 1930s-1940s could not identify a house address on Garfield or any reports that the Ostrandersons built a home on the property during the decades that they owned it. The Ostrandersons did own several properties throughout Louisville and appear to have primarily lived at 741 Lincoln. After Albert's death in 1938, Mabel and Leanore are also identified as living at the Commercial Hotel and other rental addresses in Louisville in the 1930s before returning to 741 Lincoln in the 1940s.

Lehti, Dhieux, and Junior Family Ownership, 1945-1951

In 1945, Mabel Ostranderson and her daughter Leanore sold Lots 9-12, Block 1 to Victor and Mildred Lehti. The Lehti's also do not appear to have built a house there as they are found in city directories and

reports in the *Louisville Times* as living on Walnut. Victor Lehti was an immigrant from Finland and worked as a blacksmith at the Shamrock Mine. He passed away suddenly in 1946 from a brain hemorrhage. His widow, Mildred sold the property in 1948 to Henry Dhieux and Julianne Michel Dhieux.

A few months later, the Dhieuxs sold the property to Julianne's sister Adolphine and her husband, Leo Junior. Both the Dhieux and Junior families are noted as living at various addresses in Louisville, leaving the Louisville Heights property undeveloped until 1951.

Edward L. Fievet and Naomi Triplett Fievet Ownership, 1951- 1969

In 1951, Edward Fievet and Naomi Triplett Fievet purchased Lots 9-10, Block 1 in Louisville Heights from Leo and Adolphine Junior. Edward Fievet (1921-1985) was born in Detroit, MI in 1921 but his parents soon moved to Louisville where his sister Elsie (1922-2001) was born in 1922. His father, Lambert Fievet was a French immigrant who came to the US and found work as a coal miner. Edward's mother, Fannie Warembourg (1901-1930), grew up in Louisville and was also of French descent. Her parents, August Warembourg (1875-1930) and Fannie LeComte (1882-1967) immigrated to the US as children and moved to Louisville in the 1880s.

Edward's early life was difficult due to the violent and abusive nature of his father. Lambert Fievet had been married previously from 1916-1919 to Marie Deliere who filed for divorce in 1919 due to "repeated acts of cruelty on her husband's part" according to a notice in the *Boulder Daily Camera*. Edward and Elsie's mother, Fannie, died in 1930 at the age of 29, when Edward was nine and Elsie was eight years old.

Lambert Fievet worked as a coal miner and foreman at the Monarch Mine and soon married again to Mary Glass [possibly Giles] in 1931. The family lived in Kimbertown (near Frenchtown) in the southeast end of Louisville until they moved to Denver a few years later. Mary also had two younger children from a previous marriage – Lillian and Lambert, Jr. (his name was originally Edward, but was changed to Lambert, Jr. to avoid confusion with his new older stepbrother). According to accounts in the *Rocky Mountain News* and other Denver newspapers, Lambert Fievet continued to abuse his new wife and children until a fateful day in September 1936 when Mary Fievet shot and killed him at their Denver home.

A sensationalist trial soon followed with Mary Fievet's arrest and accounts of Lambert's cruelty reported in the local newspapers. The four Fievet children were frequently photographed together with their mother and grandmother, and their circumstances were avidly reported on. After four months in jail, Mary Fievet was acquitted on a claim of self-defense.

'I Shot Him'



Mrs. Mary Fievet, 30, who admitted Monday that she shot her husband, Lambert Fievet, 40, of 5383 Meade st., Sunday after a quarrel, according to Sheriff Louis Ballard of Adams County.

Wife Admits Fatal Shooting Of Mate Here

Bullet Kills Denverite Despite Transfusion; Affair Is Re-Enacted

Mary Fievet Returns Home



Mrs. Mary Fievet, acquitted Wednesday at Brighton of slaying her husband Sept. 26, returned to her children at her Berkeley Gardens home Thursday. Grouped around her are Lillian, 11; Edward, 15, a stepson; Lambert Jr., eight, and her stepdaughter, Elsie, 14. Tyke, the family pet, is in Mrs. Fievet's lap.

Clips from the Rocky Mountain News, September 1936.

It is unclear how long the Fievet family lived in Denver after the trial, but they must have continued ties to Louisville. Edward is noted in the 1940 census as living with his grandmother Mauda Smith in Louisville at age 18 and working as a truck driver for road construction. With the advent of WWII, Edward joined the Army in 1941 and served as a mechanic until 1945. While stationed in Australia in 1943, he wrote home to the *Louisville Times* that candy was scarce and that "[Australia was] a very nice country...They drink lots of tea but being a Frenchman I prefer coffee, but we get all the coffee, in fact all we want to eat in camp."

After the war, Edward Fievet returned to Louisville and married Naomi Triplett in 1946. Naomi was born in Ohio and moved to Louisville when she was 12 years old. She was living on a farm with her mother, Murel, and stepfather Alva Pierce in 1940.

Edward and Naomi had two daughters – Connie (b.1946) and Judy (b.1949) and Edward started a 20-year career working as a service mechanic and auto dealer at the Pike-Lathrop Chevrolet in Boulder. In 1951, the Fievets purchased the property in Louisville Heights and began building a home.

Minor Home Building Boom Hits Louisville

Parents of Boy

Mr. and Mrs. Gene Wood are parents of a son, their first child. The infant weighed seven pounds and 10 ounces when born Monday evening, in St. Joseph hospital in Denver. He has been named Mark Robert.

10 New Houses Under Construction Scattered Over Most of Town

While growth and development for Louisville is uppermost in the minds of the community, the town is already experiencing a small building boom with 10 homes under construction right now, besides the ones that have been completed in the last year or so.

The building is spread pretty well over town, with the west and northwest getting the most. Vic Caranci is building a home on the west side of LaFarge in the 1100 block. Edward Fievet has one going up in the 900 block on Garfield. Joe Machuga and Wilbur Madonna are building on Grant Street in the Fischer addition on the north edge of town.

In the southwest part of town, Mrs. Lena Papish has a home nearly completed in the 500 block on Grant street and Albert Escobeda is building two houses in the same block. The Better Homes Construction company is building two homes to sell in the Corrigan addition on the west edge of town.

Herman Wisek is building on Main street in the 500 block in the south part of town.

Sept. Offers for Adults

Work on Sewers To Speed up

Work on construction of Louisville sewer system should proceed again. Fischer Brothers submitted the low bid to Refinite company for the job of building the disposal plant, but no report on this part of the work was available.

Mike DeAngelo, contractor for digging the ditches and laying the pipe, said he will start immediately with two seven-hour shift on the job. He said the rea-

The Fievets raised their children at 908 Garfield, and their social and civic activities were frequently noted in *the Louisville Times*. Edward and Naomi put the property up for sale in 1968 shortly after the marriage of their youngest daughter, Judy.



Boulder County Assessor photos of 908 Garfield the year it was built in 1952.



Boulder County Assessor photo from 1956 showing new vestibule addition.

another four days until rescue teams could locate the downed plane and retrieve the bodies of the other three men.

HOPE STILL HELD FOR SIX ON MISSING PLANE

BULLETIN

THE TIMES JUST LEARNED AS WE WERE READY TO GO TO PRESS THIS WEDNESDAY AFTERNOON THAT THREE OF THE MISSING MEN, ALBERT ROMANO, JACK DIGIACOMO AND CHARLES GROSSO HAVE BEEN FOUND ALIVE AND ARE APPARENTLY OKAY

The Civil Air Patrol headquarters at Longmont said the three were found walking about 25 miles west of Ft. Collins near Signal Mountain. They were spotted from the air by a Forest Service plane believed piloted by a Jack Russell.

The three were taken to a Ft. Collins hospital by helicopter. The CAP said their injuries appeared to be only slight.

The CAP would not speculate on the welfare of the other three aboard the missing plane. This, they said could not be made known until the plane is reached by ground parties.

The CAP said the plane itself had not yet been located.

Louisville Feels Earthquake

Louisville residents were among those in the Denver metropolitan area who felt the effects of a moderately severe earthquake Monday noon.

Authorities at Colorado School of Mines said the tremor was the most severe ever recorded in this region, pushing the Richter scale past the 5 mark. Any reading over 5 is regarded as a severe jolt. Core area of the 'quake was pinpointed in the Derby fault, immediately north of Denver. The tremor was felt as far south as Larkspur and north to Greeley.

Some minor window damage was reported from southeast Boulder, but no damage was reported in Louisville.

Alaska's disastrous 1964 earthquake registered 8.4 on the Richter scale.

Billowy low clouds which started rolling into this region Wednesday morning further dimmed hopes of over 150 searchers that six Louisville men aboard an aircraft which disappeared Sunday afternoon between Laramie and Jefferson County Airport would be found alive.

But the search parties, both in the air and on the ground, have not given up, and neither have the rest of the 2300 members of this community.

Aboard the missing plane, a beige and white single-engine Piper Cherokee 6, were the pilot, Jack Henander, Albert Romano, Dixie Elrod, Charles DeNovellis, Charles Grosso and Jack DiGiacomo, all residents of Louisville.

Henander, about 30, is a commercial pilot employed out of the Jeffco Airport. The only single member of the group, he was scheduled to be married this coming weekend to a Boulder girl. Romano, about 52, is the father of three children and is a carpenter. DeNovellis, 53, has one son and is the city utility man here. Elrod, about 54, has four children and is employed at Dow Chemical Co. DiGiacomo, about 30, has two children and is also employed at Dow. Grosso, about 32, has four children and is the proprietor of the Primrose Bar.

Liam L. Mitchell of Golden, carried Gordon Gibson of Lafayette and Dave Ferguson of Louisville as observers. Mitchell received head injuries in the crash, but the other two were not injured.

's an indication of the normal spotting difficulties encountered from the air, it was reported that after Mitchell's plane went down, Ferguson attempted to attract attention from search planes overhead, but they failed to see him until quite some time after the crash.

The second downed plane, piloted by Deputy Sheriff Dennis Harmon of Louisville, carried Sgt Jones and Jack Varra, both of

Louisville Times Headline, April 12, 1967.

The DiGiacomos lived at 908 Garfield until 1974. During that time and after, Jack DiGiacomo also took photos around the community for the *Louisville Times*. He also assisted with preserving historic photos at the library and photographing seniors in the community as part of an oral history program during Louisville's centennial celebrations in 1978.

Recent Ownership

In 1974, Eva Brock, a local realtor, purchased the house from the DiGiacomos and several months later, sold the property to Claude Thomas Brown and Zona Mae (Sue) Brown. Tom and Sue Brown raised their four children in Louisville. Sue Brown passed away in 1985. Tom married Janet Brown in 1986, and they lived at 908 Garfield until they sold the property to V. Robert Salcido in 2003.

V. Robert Salcido with Robin Enright Salcido are the current owners of 908 Garfield.



Current Assessor photo of 908 Garfield.

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.