

Historic Preservation Commission

Agenda

Monday, April 20, 2026
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 +1 719 359 4580 or 833 928 4609 (toll free)
Webinar ID # 831 7647 9579 Passcode 424734
- You can log in via your computer. Please visit the [City's website](#) to link to the meeting:

The Commission will accommodate public comments during the meeting. Anyone may also [email comments](#) prior to the meeting.

1. Call to Order & Roll Call

2. Approval of Agenda

3. Public Comments on Items Not on the Agenda and Items on the Consent Agenda

Public comments are limited to 3 minutes per speaker. When several people wish to speak on the same position on a given item, a spokesperson may be used to state that position.

4. Consent Agenda

The following items on the Consent Agenda are considered routine and shall be approved, adopted, accepted, etc., by motion of the Commission and voice vote unless a Commission member specifically requests an item be considered under "Regular Business." In such an event the item shall be removed from the "Consent Agenda" and action taken separately on said item in the order appearing on the Agenda. Those items so approved under the heading "Consent Agenda" will appear in the Minutes in their proper order.

A. Approval of Minutes

5. Board Informational Comments

6. Staff Report

A. 1109 Main Street Probable Cause Application

7. Regular Business

A. Certified Local Government Training

B. Staff Updates and Work Plan Discussion

8. Adjourn

Upcoming Agenda Items June 15 2026 Meeting

This list is not inclusive; items are subject to change; additional items may be added.

- 804 Walnut Street Probable Cause

Resident Information

If you wish to speak at the City Council meeting in person, please fill out a sign-up card and present it to the City Clerk at the meeting. If you are attending remotely, please use the “raise hand” icon to show you wish to speak in appropriate public comments section.

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or other accommodation should [email the City Clerk's Office](#) or call at 303.335.4574

A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión del Consejo, por favor llame a la Ciudad al 303.335.4574 o [email](#)

Subject: 1109 Main Street Probable Cause Application
Date: April 20, 2026
Prepared By: Jessica Daniels, Senior Planner
Presented By: Jessica Daniels, Senior Planner

Summary:

A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 1109 Main Street.

Background / Prior Discussions:

Analysis:

HISTORICAL BACKGROUND:

Information from Gigi Yang, Louisville Historical Museum

1109 Main Street holds a unique place in Louisville's history due to ownership by the Jacoe family and the Caranci family. Both of these families played prominent roles in the development of Louisville and specifically in the creation of the Louisville Historical Museum. The history of 1109 Main captures the immigrant experience of Italian families in Louisville, business ownership, and the role of culture and music as a community pastime. The history of 1109 Main is closely tied to the history of 1101 Main through the joint ownership by brothers Eliseo Jacoe and Marcello "Frank" Jacoe.

H.H. Fischer built the Fischer Carpentry Shop on Lots 1 & 2, Block 2 of Barclay Place around 1903. The Fischer family constructed many notable buildings in Louisville including the 1903 addition to the Louisville Public School; the State Mercantile Building at 801 Main; the Baptist Church at 701 Grant; the original Town Hall in the 700 block of Main; the Rex Theatre (currently the Waterloo) at 817 Main; the former Lackner Saloon (now Azul Fuego) at 1006 Pine; and the DiFrancia saloon at 740 Front (now the 740 Front restaurant). In 1909, Hermann Fischer sold the carpenter shop along with Lots 1-4, Block 2 of Barclay Place to Eliseo Jacoe and Marcello Francisco "Frank" Jacoe.

The Jacoe brothers began their life in Louisville with a variety of enterprises, including operating the Jacoe Saloon, the Jacoe Bros. Pool Hall (after Prohibition began in 1916), and an Italian grocery store. They even sponsored a baseball team. Both Eliseo

and Frank were accomplished musicians in Italy before coming to the U.S., and both continued their musical careers in their new hometown. Eliseo Jacoe started the Louisville Band, the Union Band, and was known around town as “The Professor” since he taught many children how to play different instruments, including the trumpet, trombone, saxophone, and accordion. While Eliseo and Robert worked at different jobs and businesses, Frank Jacoe appears to have worked primarily as a musician, especially after the closure of the pool hall.

No definitive record could be found of when the house at 1109 Main was built by Frank and Katie Jacoe. Boulder County assessor records list the date of construction as 1908. Family lore from Virginia Caranci (a niece of Eliseo and Anne Jacoe) notes that Eliseo tore down the Fisher Carpentry building and began building a new house around 1928-29. The division of property, marriage of Frank and Katie, and the timing of the construction of Eliseo’s house at 1101 Main imply that Frank and Katie Jacoe also began building their new home next door around the same year. This puts the estimated date of construction for 1109 Main to be c. 1928-29.

The Italian-born Jacoe brothers, Eliseo and Frank, owned the parcel individually or jointly for 45 years. They were musicians who were trained in Italy and who played in bands in the Louisville area and in Denver, often alongside other Italian-born musicians. Additionally, Eliseo and Annie Jacoe, who had the house at 1109 Main constructed and who lived there until the 1950s, operated the Jacoe grocery store that was a neighborhood store that also sold Italian foods to Louisville’s residents of Italian heritage. Later, from 1959 until the present, the Eugene and Virginia Caranci family owned and lived in the house. Eugene Caranci was one of the founders of Louisville’s Society of Italian Americans. Virginia Caranci was the primary person responsible for the preservation of the Jacoe Store and Tomeo House buildings and the establishment of the Louisville Historical Museum in 1986. Both are remembered for sharing stories and information about the Italian customs and culture that they grew up with in Louisville. Both Eugene and Virginia were extensively involved in the Louisville community. Among other accomplishments, Eugene Caranci was an educator for Denver Public Schools, Executive Director of the Louisville Chamber of Commerce, and one of the four founders of Louisville’s Society of Italian Americans. Virginia served on the Historical Commission for 30 years, from when the Commission was first created in 1979 until 2009, serving as Chair for many of those years. Eugene and Virginia Caranci were both instrumental in the shaping of Louisville, including working towards the establishment of Monarch High School, Avista Hospital, Coal Creek Golf Course, and other Louisville institutions, in addition to working on many Louisville community events through their involvement with the Chamber, Society of Italian Americans, the Historical Museum, and other organizations.

Virginia DeRose Caranci (1931-2023) inherited 1109 Main from her aunt, Katie Jordinelli Jacoe. Virginia and her husband Eugene Caranci (1929-2018) were already living next door at 1101 Main. During the Caranci ownership, Virginia Caranci was actively involved in the newly formed Louisville Historical Commission and played a crucial role in the establishment of the Louisville Historical Museum. Through her efforts

with the Commission along with a dedicated group of volunteers, the City was able to acquire the Tomeo house at 1001 Main that became the first Museum building. The Museum opened to the public in 1986. In 1989, the neighboring Jacoe Store was added to the Museum campus. The Carancis then sold the property to Benjamin Vinson in 1979.

Please see the attached social history report for more information.



1109 Main (on the right) shown in the 1948 Boulder County Assessor's Card.



Current Photo of 1109 Main Street



Current Photo of 1109 Main Street

ARCHITECTURAL INTEGRITY:

[“Stories in Places: Putting Louisville’s Residential Development in Context” \(2018\)](#) identified 1109 Main Street as a Bungalow Form (1900-1930) architectural type.

Bungalows are one or one-and-one-half-story mass-plan houses that tend to (but not always) have large front porches. They reflect many of the ideals of the Arts and Crafts movement (1880–1920). The Bungalow form is abundant in Louisville. Although some have a clear Craftsman style (see below), many do not; a very recognizable alternate type in Louisville is the Bungalow with clipped gables and little or no ornamentation. Bungalows in Louisville also commonly feature stucco as the exterior material. Defining characteristics seen on Bungalows in Louisville include the following:

- Gently pitched front or side gable roof
- Large front porch with thick columns
- Clipped gable
- Overhanging eaves
- Stucco or wood on exterior
- One or one-and-one-half story

Building permit records include an addition in 2018 and re-roof in 1992.

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>	1109 Main Street was constructed ca.1908 making it approximately 118 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 1109 Main Street includes association with: <ul style="list-style-type: none"> • Housing for community members that contributed to Louisville through social and cultural activities. <p>Staff find that the structure meets the cultural and social heritage of the community and there is probable cause to</p>

meet the criterion for social significance.

Architectural Significance – *Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.*

- Bungalow Form
- Staff find that the location of the structure **does** have probable cause to meet the criteria for architectural significance in its current form.

Landmarks should meet one or more criteria for physical integrity

Physical Integrity - Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.

- Interesting character shaped by its social history

Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.

- 1109 Main Street appears to have maintained its historic footprint

Staff **find** probable cause that the structure meets the criteria for physical integrity.

Alternatives:

That the HPC do not find probable cause.

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. 1109 Main Street Social History



1109 Main History

Legal Description: LOTS 3 & 4 BLK 2 BARCLAY PLACE

Year of Construction: c.1928-29

Summary: 1109 Main holds a unique place in Louisville’s history due to ownership by the Jacoe family and the Caranci family. Both of these families played prominent roles in the development of Louisville and specifically in the creation of the Louisville Historical Museum. The history of 1109 Main captures the immigrant experience of Italian families in Louisville, business ownership, and the role of culture and music as a community pastime.

Much of the history of early property ownership and Jacoe and Caranci family history can be found in a report on 1101 Main written by Bridget Bacon in 2023. The history of 1109 Main is closely tied to the history of 1101 Main through the joint ownership by brothers Eliseo Jacoe and Marcello “Frank” Jacoe.

Development of Barclay Place

The Colorado Mortgage and Investment Co., Limited, a corporation organized under the laws of Great Britain and doing business in Colorado, platted the Barclay Place subdivision in 1897.

Early Property Ownership

The earliest deed for Lots 3 & 4, Block 2 of Barclay Place included the sale of neighboring Lots 9 & 10 and Lots 23 & 24 to Lute McCorkle in 1903 from the Colorado Mortgage and Investment Co. McCorkle was an early business owner who promptly resold Lots 3-4 and Lots 23-24, Block 2 a few months later to builder Hermann Heinrich Fischer. Fischer had previously purchased Lots 1 & 2, Block 2 (which would become the site of 1101 Main).

Herman H. Fischer was a German immigrant who arrived in the U.S. in 1869 with his wife, Marie Brasse. They came to Louisville in 1896 where Hermann Fischer and his sons established themselves as builders

and carpenters, meeting the demand for housing, commercial, and civic buildings for the growing community.

H.H. Fischer built the Fischer Carpentry Shop on Lots 1 & 2, Block 2 of Barclay Place around 1903. The Fischer family constructed many notable buildings in Louisville including the 1903 addition to the Louisville Public School; the State Mercantile Building at 801 Main; the Baptist Church at 701 Grant; the original Town Hall in the 700 block of Main; the Rex Theatre (currently the Waterloo) at 817 Main; the former Lackner Saloon (now Azul Fuego) at 1006 Pine; and the DiFrancia saloon at 740 Front (now the 740 Front restaurant).



The Fischer Carpenter Shop on Lots 1&2, Block 2, facing Short Street.

Eliseo and Frank Jacoe Family Ownership, 1909-1972

In 1909, Hermann Fischer sold the carpenter shop along with Lots 1-4, Block 2 of Barclay Place to Eliseo Jacoe and Marcello Francisco "Frank" Jacoe.

Eliseo (1881-1958) and Frank Jacoe (1884-1972) were brothers who came to the U.S. from Grimaldi, Italy in about 1900 and 1901 at the ages of 16 and 19. It is unclear what the brothers did on first arriving, however, Eliseo Jacoe is noted in the passenger list from Italy as travelling to Pueblo, Colorado, possibly to work as a miner. Their younger sister Josephine came to the U.S. in 1907 with her husband, Joseph Potestio and son, Dominic. The Potestios settled in Louisville where Joseph worked as a coal miner, and they may have been the reason that Eliseo and Frank, along with their younger brother Robert, soon came to live in Louisville as well. By the 1910 census, all three Jacoe brothers are listed as living with their sister Josephine and brother-in-law on La Farge Ave. Eliseo, Frank, and Robert are all listed as working as musicians.

The Jacoe brothers began their life in Louisville with a variety of enterprises, including operating the Jacoe Saloon, the Jacoe Bros. Pool Hall (after Prohibition began in 1916), and an Italian grocery store. They even sponsored a baseball team.

Both Eliseo and Frank were accomplished musicians in Italy before coming to the U.S., and both continued their musical careers in their new hometown. Eliseo Jacoe started the Louisville Band, the Union Band, and was known around town as “The Professor” since he taught many children how to play different instruments, including the trumpet, trombone, saxophone, and accordion. While Eliseo and Robert worked at different jobs and businesses, Frank Jacoe appears to have worked primarily as a musician, especially after the closure of the pool hall.



Jacoe Bros. Pool Hall, c. 1916-1924.



As early as 1909, Frank is mentioned in the Boulder Daily Camera as “Francisco Jacoe, famous cornet soloist.” Over the next four decades, Frank made his living teaching music lessons and playing primarily with the Denver Municipal Band. In 1923, he accompanied a goodwill tour to western Colorado with Denver businessmen encouraging economic partnerships across the state. He was also featured in concerts with the Boulder Band, Denver Opera House, and worked as a musician at the Rialto Theater.

Left, Frank Jacoe in band uniform, c. 1928.

During this time, it appears that after purchasing Lots 1-4 in Barclay Place, Eliseo Jacoe, his wife Anne Jordinelli, and Frank Jacoe were living at the Fischer Carpentry Store as their primary residence on Lots 1 & 2. Lots 3 & 4 remained undeveloped. They are listed in directories from 1910 until 1928 with the address of 215 Short which would have been the location of the carpentry shop as the front of the building faced Short St.



Frank Jacoe outside his residence at the Fischer Carpentry building located at 215 Short.



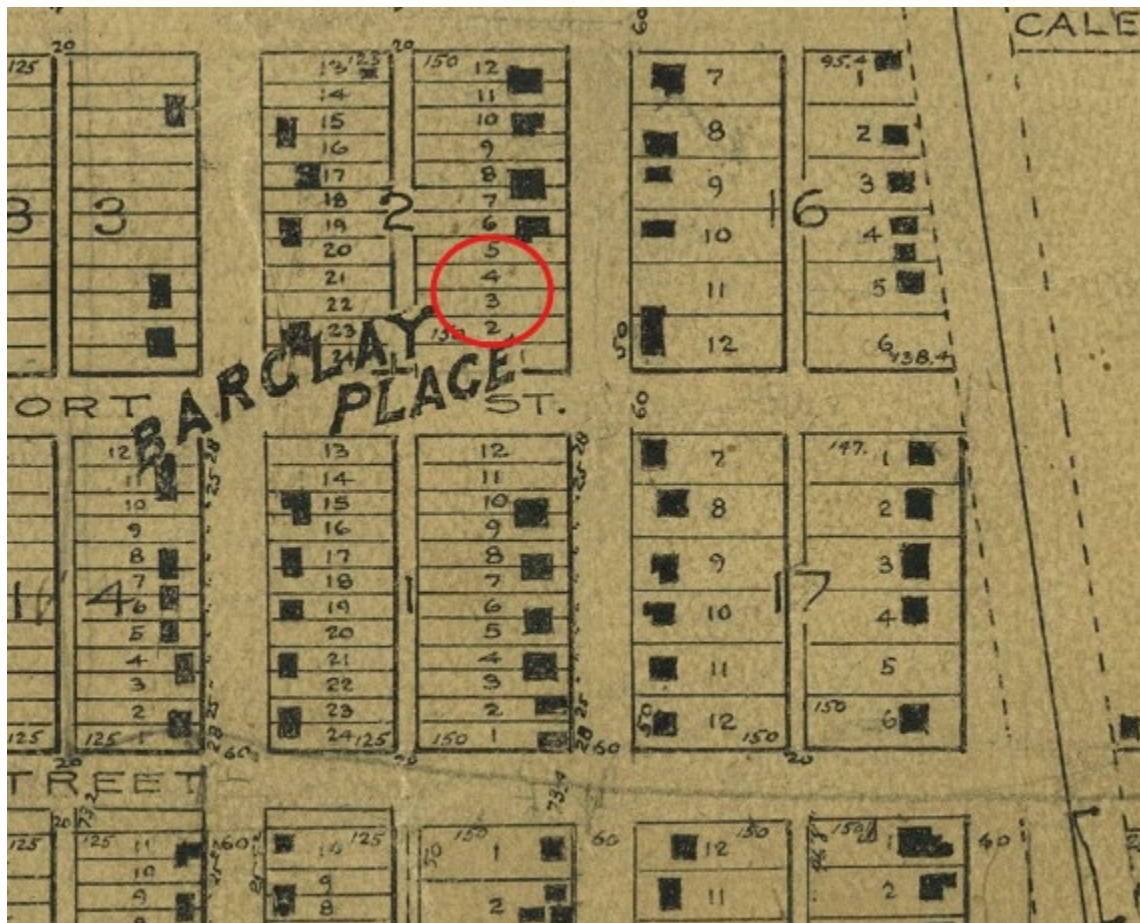
In addition to being a musician, Frank Jacoe was an avid amateur photographer. His album of several hundred photos is in the collection of the Louisville Historical Museum and provides a valuable record of daily life and notable events in Louisville from the early 1900s to the 1940s. The Jacoe album also includes photos of Frank's trip back to Italy in 1921. After his return, he lived briefly in Denver until 1927 when he married Katherine "Katie" Jordinelli (1890-1973).

Katherine was the sister of Anne Jordinelli who married Eliseo Jacoe in 1913. Having two brothers married to two sisters further strengthened close family ties and the desire to live close to each other. Shortly after Frank and Katherine's marriage, Eliseo and Frank split the property on Main St. Eliseo Jacoe kept Lot 1 and part of Lot 2, deeding the remainder of Lot 2 and Lots 3 & 4 to Frank Jacoe.

1913 Wedding portrait of Eliseo and Anne Jacoe (center). Frank Jacoe and his future wife Katherine Jordinelli are on the left; Robert Jacoe and his future wife Mary Dionigi are on the right.

No definitive record could be found of when the house at 1109 Main was built by Frank and Katie Jacoe. Boulder County assessor records list the date of construction as 1908. 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, directory listings indicate that both Jacoe brothers were living at 215 Short St. from 1910 through 1928. The 1928 directory lists both Frank and Katie living with Eliseo and Anne at 215 Short.

The 1909 Drumm's Map of Louisville does not show any buildings on Lots 1-4, Block 2 of Barclay Place, despite other evidence of the Fischer Carpentry shop being on location there as of 1903. However, it does show that no other buildings were located on Lots 3 & 4, contradicting the earliest build date of 1908 noted in Boulder County records.



Drumms Map of 1909 showing Lots 1-4, Block 2 of Barclay Place.

Family lore from Virginia Caranci (a niece of Eliseo and Anne Jacoe) notes that Eliseo tore down the Fisher Carpentry building and began building a new house around 1928-29. The division of property, marriage of Frank and Katie, and the timing of the construction of Eliseo's house at 1101 Main imply that Frank and Katie Jacoe also began building their new home next door around the same year. This puts the estimated date of construction for 1109 Main to be c. 1928-29.

The 1930 city directory lists Frank and Katie Jacoe at a new address of 604 Main which would be an early house numbering for 1109 Main today. Both the Jacoe and Jordinelli families enjoyed living close to their

siblings and parents with Katie and Anne's parents (Frank Jordinelli and Rose LaSalle) living behind them at 1100 LaFarge and Robert Jacoe living kitty corner from the Jordinellis at 1045 LaFarge.



1109 Main (on the right) shown in the 1948 Boulder County Assessor's Card.

Concert programs featuring operas and music from Italian, French, and German composers as well as the frequency with which Louisville residents traveled to hear both Eliseo and Frank Jacoe perform paint a picture of a cultured and highly musical community that is sometimes in contrast with the rough working class life and hard labor that often characterize coal mining towns.

Katherine Jordinelli was born in Marshall where her parents first settled in the 1880s and her father worked in the coal mine. The family moved to Louisville around 1900 where Katherine and her siblings (Anne, Minnie, and Joseph) grew up. Her brother Joseph was Minnie's twin and died in 1920 at the age of 16. The Jordinelli's lived at 1100 La Farge which backed to the Jacoe residence on Short St. Katie lived with her parents and briefly worked as a telephone operator until her marriage to Frank Jacoe when she was 36 years old.

Right: Katie Jacoe, possibly outside 1109 Main or the Jordinelli home at 1100 La Farge, c. 1920s.



Frank and Katie Jacoe did not have any children, but newspaper accounts and Frank Jacoe's photographs tell the story of frequent family gatherings and trips, as well as close friendships and visits with local musicians. Frank and Katie Jacoe lived at 1109 Main until Frank's death in 1972 and Katie's death the following year in 1973.



One of many family photos taken by Frank Jacoe, this shows (l to r) Katie Jacoe, Louise Muro, and Anne Jacoe. Louise's husband, Michael Muro was a musician who frequently played with Frank Jacoe.

Virginia Caranci Ownership, 1975-1979

Virginia DeRose Caranci (1931-2023) inherited 1109 Main from her aunt, Katie Jordinelli Jacoe. Virginia and her husband Eugene Caranci (1929-2018) were already living next door at 1101 Main. They briefly rented 1109 Main to Edith Gaffield who passed away in 1975. The Caranci's re-deeded the property and divided the lots keeping 1109 Main on Lots 3 & 4, and retaining Lots 1 & 2 for 1101 Main. The Carancis then sold the property to Benjamin Vinson in 1979.

During the Caranci ownership, Virginia Caranci was actively involved in the newly formed Louisville Historical Commission and played a crucial role in the establishment of the Louisville Historical Museum. Through her efforts with the Commission along with a dedicated group of volunteers, the City was able to acquire the Tomeo house at 1001 Main that became the first Museum building. The Museum opened to the public in 1986. In 1989, the neighboring Jacoe Store was added to the Museum campus. Virginia Caranci was related to the Jacoes through her mother Minnie (sister to Anne and Katie Jordinelli). In 2001, the Jordinelli House was moved from its original location at 1100 LaFarge to the Museum campus,

creating another connection between the Jordinelli and Jacoe families through the Museum buildings and their history.

Recent Ownership

Benjamin Vinson lived at 1109 Main from 1979-1989. He sold the property to Kathleen Pate and John M. Jenkins in 1992. Kathleen Pate appears to have rented the main house while living in a smaller building on the property identified as 1109 ½ Main. The property was purchased from Kathleen Pate in 2018 by Angela and David Blood-Smyth. They sold the property in 2025 to Barbara Hart who is the current owner.



Current Boulder County Assessor photo of 1109 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.