

Historic Preservation Tax Task Force

Agenda

**Wednesday, May 13, 2026
Council Chambers
City Hall
749 Main Street
4:00 PM**

This meeting is in person only and there will be no option for remote participation. No public comment will be accepted.

- 1. Call to Order & Roll Call**
- 2. Pledge of Allegiance**
- 3. Approval of Agenda**
- 4. Regular Business**
 - A. First Meeting of the 2026 Historic Preservation Tax Task Force
- 5. Adjourn**

Resident Information

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: First Meeting of the 2026 Historic Preservation Tax Task Force

Date: May 13, 2026

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Presented By: Rob Zuccaro, Director

Summary:

The purpose of the Historic Preservation Tax (HPT) Task Force is to consider and advise Council on possible extension of, use of, and future amount of the City's Historic Preservation Tax. With the goal of providing City Council a recommendation regarding:

- Extension of the Historic Preservation Tax – Should this be placed on the 2026 ballot for voter consideration?
- Use of the Historic Preservation Tax – Should adjustments be made to the allocation of revenues from this tax?
- Amount of the Historic Preservation Tax

Proposed membership is outlined below and will be set by Council during their May 12, 2026 meeting.

- 2 Council Members
- 1 Historic Preservation Commission Member
- 1 Historical Museum Board Member
- 1 Architect
- 1 Chamber member (representing business not previously benefited from the program)
- 2 Community members from general public

Meetings of this task force are anticipated to be in-person and will be posted as public meetings. There will not be public comment, zoom access, or recordings. Staff will take minutes. Members of the public are welcome to attend and encouraged to share their thoughts and recommendations with City Council via email and during the June 16, 2026 Council meeting where Council will consider potential ballot questions. If Council

chooses to progress potential ballot questions, there will be additional Council meetings on the topic with the opportunity for public comment.

The HPT Task force is temporary and anticipated to meet 2–3 times, before providing direction to City Council during their June 16, 2026 Council meeting.

Background / Prior Discussions:

City Council met on April 28, 2026 and provided direction for the HPT Task Force: [City Council Meeting • Agendas & Minutes • CivicClerk](#)

The City's Historical Preservation Tax is a one-eighth of one percent (0.125%) tax for the purpose of preserving the historic character of Louisville. The existing temporary tax is set to expire on December 31, 2028.

Original Tax – Approved in 2008

In November 2008, voters approved Ballot Issue 2A which levied a .125% (1/8%) sales tax, collected for a ten-year period commencing January 1, 2009, with proceeds spent exclusively for historic preservation purposes within the historic Old Town and Downtown Louisville. Measure passed — Yes 55% / 6,037 votes and No 45% / 4,890 votes.

- Ordinance No. 1544, Series 2008 – An emergency ordinance amending Chapter 3.20 of the Louisville Municipal Code to impose the Historic Preservation Tax as approved by the voters at the November 4, 2008 election and establishing the Historic Preservation Fund. [Ordinance 2008-1544](#)
- Resolution No. 20, Series 2009 – A resolution enacting provisions related to administration and uses of the Historic Preservation Fund, and establishing requirements and procedures applicable to the funding of incentives for historic preservation purposes. [Resolution 2009-20](#)

Continuation of Tax – Extended in 2017

In November 2017, voters approved the continuation of the tax which levied a .125% sales and use tax, to be collected for a ten-year period commencing January 1, 2019, with proceeds spent for historic preservation purposes within the historic Old Town and Downtown Louisville, with updated provisions to include funding of the Historical Museum Campus (20% of the annual tax revenues) and citywide expansion of the boundaries with a super majority of Council (no less than 5 council members). Measure passed — Yes 64% / 4,460 votes and No 36% / 2,558 votes.

- Ordinance No. 1743, Series 2017 – An ordinance imposing for an additional ten-year period the City's 0.125% Historic Preservation Sales Tax; expanding the purposes for which sales and use taxes in the historic preservation fund may be

spent to include expenditure f up to twenty percent annual on operating and maintaining of the Louisville Museum campus; authorizing expenditures of sales and use taxes in the Historic Preservation Fund outside the historic Old Town Louisville is such expenditures are approved the affirmative vote of not less than five members of the entire City Council, and providing for the submission of the ordinance to a vote of the registered electors at the regular election to the held November 7, 2017. [Ordinance 2017-1743](#)

- Resolution No. 60, Series 2018 – A resolution amending resolutions No. 20, Series 2009, No. 2, Series 2012, No. 4, Series 2014, and Resolution No. 21, Series 2016, which implemented voter-approved taxes for historic preservation, to update administrative provisions to reflect 2017 ballot issue 2F. [Resolution 2018-60](#)

Awards and Accomplishments

Dating back to 2016, the City has awarded over \$3.8M in Grants to 40 unique recipients. Over \$405,000 in Pre-Landmarking assessments to 73 recipients. From 2019-2025, provided over \$1.1M in total funding for the Historical Museum.

City's Voluntary Local Landmark Program

The City started its local landmark program in 2005 and since that time has designated 67 residential and commercial properties as local landmarks. The landmark program is voluntary, utilizing grants and low-interest loans for preservation and rehabilitation of historic properties as an incentive to designate the property as a local landmark and to make such projects financially attractive to property owners. The City periodically updates the grant program to ensure that the grant and loan program account for inflation and to strengthen the available financial incentives. The grant program was recently updated by Resolution No. 102, Series 2025 to increase available grant amounts. The program also includes zoning incentives for landmark properties, allowing building additions to the historic properties that may exceed the maximum lot coverage and floor area allowances.

Development Proposal:

N/A

Analysis:

Guiding Documents

- 2026 Comprehensive Plan — [Comprehensive Plans, Studies & Reports | City of Louisville, CO](#)
 - The 2026 Comprehensive Plan is community-driven and serves as a guide for future change in alignment with Louisville's shared vision and values. Louisville's unique historic preservation program is highlighted on

page 13 and Louisville's historic feel and character is incorporated throughout, particularly in the Downtown Opportunity Area. The Historical Museum is also incorporated into this plan with potential strategies, including considering updates to the Historical Museum Campus Plan and supporting programming.

- 2017 Cultural Arts Plan (CAMP) — Cultural [Arts Master Plan | City of Louisville, CO](#)
 - The Cultural Arts Plan (CAMP) includes goals and strategies for integrating the arts, culture and humanities with community design, economic development, education and other development initiatives to strengthen the quality of life and small town character of Louisville. The five main goals of CAMP are:
 - Expand visual arts, performing arts, cultural history, natural history, and natural sciences
 - Provide diverse and engaging cultural activities in the City
 - Foster Louisville's creative industries
 - Strengthen the quality of life and small town character of Louisville
 - Enhance Louisville's identity as a vibrant cultural destination

- 2017 Museum Campus Plan - [Historical Museum Campus Master Plan 2017](#)
 - The Plan defines success for the Museum as telling the story of Louisville and helping to sustain Louisville's incredible sense of place and strong identity in changing times; serving more people, particularly families, in new and different ways; capitalizing on its fantastic location and augmenting downtown offerings for tourists; and identifying its appropriate role as an effective instrument for the City to use to help promote Louisville. The five main goals of the Plan are:
 - Take care of the museum, including construction of a new downtown Visitor Center building used to promote Louisville, and its unique identity.
 - Collect history of the Louisville area
 - Offer programming for the community
 - Offer improved access to the community
 - With a collaborative outlook, partner with and support other organizations

- 2015 Historic Preservation Plan - [Historic Preservation Master Plan](#)
 - "Louisville's Preservation [] Plan provides a framework for the City's voluntary Historic Preservation Program and serves as a guide for proactive decision-making over the next 20 years. The Plan combines the City's existing preservation efforts with desires expressed by the community during the Plan's public outreach effort. The Plan recommends

actions for integrating preservation practices into the City's policies, its regulations, and its staff's day-to-day activities. The scope of the document is City-wide and influences areas beyond Downtown and Old Town."

Resources

- 5/12/2026 - Resolution creating and directing the HPT Task Force: [City Council Meeting • Agendas & Minutes • CivicClerk](#)
- 4/28/2026 - Council Meeting Discussing 2026 Potential Ballot Questions: [City Council Meeting • Agendas & Minutes • CivicClerk](#)
- 2018 Resolution No. 60 – Updated administrative provisions to reflect the 2017 ballot issue. [Resolution 2018-60](#)
- 2017 Ordinance No. 1743 – Extending the tax, expanding use, and placing the question on the ballot. [Ordinance 2017-1743](#)
- 2017 Cultural Arts Plan (CAMP) — Cultural [Arts Master Plan | City of Louisville, CO](#)
- 2017 Museum Plan - [Museum Master Plan | City of Louisville, CO](#)
- 2015 Historic Preservation Plan — [Historic Preservation Master Plan](#)
- 2011 Joint City Council, Planning Commission, Historic Preservation Commission, Revitalization Commission, and Business Retention and Development Committee Meeting covering background and incentives. [City Council Minutes 2011 07 12 SP](#)
- 2016 Resolution No. 21 – Amendments related to the revolving loan program. [Resolution 2016-21](#)
- 2014 Resolution No. 4 – Established a revolving loan program to encourage landmark designations and rehabilitating of historic properties. [Resolution 2014-04](#)
- 2012 Resolution No. 2 – Established additional incentives. [Resolution 2012-02](#)
- 2010 Resolution No. 20 – Established additional incentives. [Resolution 2010-20](#)
- 2009 Resolution No. 20 – Historic Preservation Fund administration and uses, incentives requirements and procedures. [Resolution 2009-20](#)
- 2008 Ordinance No. 1544 – Added the tax to the code and established the Historic Preservation Fund. [Ordinance 2008-1544](#)

Council Work Plan:

The 2026 Louisville City Council Work Plan includes consideration of alternatives and potential next steps ahead of the Historic Preservation Tax's 2028 expiration under the Core Services priority.

Fiscal Impact:

The Historic Preservation Tax is a one-eighth of one percent (0.125%) tax for the purpose of preserving the historic character of Louisville. This amounts to a little over \$0.01 for every \$10 spent. The existing temporary tax is set to expire on December 31,

2028. The tax generates approximately \$1M annually, of which 20% is allocated to fund the Louisville Historical Museum Campus.

Alternatives:

Alternatives will be part of the discussion.

Recommendation:

N/A - This first task force meeting is focused on understanding the Historic Preservation Tax and building a baseline upon which to discuss and make recommendations, during the follow up meeting. To City Council.

Attachments:

1. HPF Overview for 1st Task Force Meeting Final Draft
2. Museum Overview for 1st Task Force Meeting

Historic Preservation Tax and Incentive Program Overview

Background

The Historic Preservation Fund (HPF) was established in November 2008 by a voter approved ballot which levied a one-eighth of one percent (0.125%) tax. This 10 year tax began January 1, 2009, and was extended in 2017 by voters for another 10 years commencing January 1, 2019. The existing temporary tax is set to expire on December 31, 2028, unless extended by ballot. The tax generates approximately \$1M annually, of which 20% is currently allocated to fund the Louisville Historical Museum Campus. The one-eighth of one percent (0.125%) tax amounts to a little over \$0.01 for every \$10 spent. Tax revenues come from both sales tax and use tax, including construction use tax. Therefore, increased construction activity in the City will result in more HPF tax revenues that may differ from sales tax growth alone.

The purpose of the fund is to incentivize voluntary landmarking in Old Town Louisville utilizing grants and low-interest loans for preservation and rehabilitation of historic properties to make landmarking and preservation projects financially attractive to property owners. New construction grants are also available for new buildings and developments that limit mass and scale.

Benefits of Landmarking

The City's voluntary landmarking program provides a wide range of community benefits:

- Preserves and celebrates the community's history, character, and sense of place.
- Supports vibrant, walkable neighborhoods that attract residents, visitors, and businesses.
- Encourages tourism and strengthens the local economy.
- Promotes sustainability through the reuse of existing buildings and materials, reducing emissions from new construction.
- Protects historic resources from demolition in perpetuity.
- Offers zoning incentives, such as increased flexibility for additions through expanded lot coverage and floor area allowances.
- Ensures that future exterior changes maintain historic integrity through review by the Historic Preservation Commission (HPC).

Benefits of the HPF Tax Program

Without financial support and zoning incentives, property owners may have limited motivation to designate and preserve historic assets. Funding through the local sales tax makes landmarking a shared community investment and economic development tool—delivering meaningful benefits to the City, residents, visitors, and property owners alike:

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- Provides direct financial assistance to property owners through grants, loans, and zoning incentives to support preservation of community-benefiting historic resources.
- Helps offset the costs of a higher standard of integrity for historic buildings, including specialized repairs and materials.
- Distributes costs broadly across residents, visitors, and shoppers, reducing the burden on individual property owners and sharing the responsibility of preservation.
- May support increased property values through reinvestment and neighborhood consistency.
- May strengthen the local economy by supporting jobs and small businesses, including contractors, tradespeople, and suppliers.
- May contribute to a stronger long-term tax base through ongoing property improvements.

Louisville's Historic Preservation Program

To date, the Historic Preservation Fund has supported a range of impactful outcomes and achievements:

- 70 designated landmarks since 2005, helping to protect Louisville's historic identity and assets (see: [Historic Landmarks | City of Louisville, CO](#)).
- More than \$3.8 million in grants awarded since 2016 to support preservation and rehabilitation efforts.
- Over \$405,000 invested in Historic Structure Assessments (i.e. pre-landmarking assessments) for 73 properties.
- Strategic acquisition and resale of a historic property (1016 Main Street) to prevent demolition and ensure long-term preservation.
- Over \$260,000 invested in the relocation of the Miner's Cabins to Miner's Field and completing preservation work (\$18k for initial temporary relocation and \$245k for final relocation and preservation work).
- \$1.25M invested in the purchase, resale, and preservation of the Grain Elevator, with an additional \$1.5M designated for future preservation work.
- More than \$1.1 million allocated to the Historical Museum (2019–2025) to support cultural and educational resources.
- Over \$2.1 million invested in commercial preservation projects, including key sites such as 817 Main Street (Waterloo/Rex Theater), 809 Main Street (Tebo Development), and 540 County Road (Grain Elevator).

These investments demonstrate the program's role in safeguarding historic assets while contributing to economic vitality and community identity.

Current HPF Program and Resolution

Grants and incentives funded by the Historic Preservation Fund are administered by Council adopted Resolutions. The City periodically updates the grant program via these resolutions to ensure that the grant and loan program account for inflation, to strengthen financial incentives, and make improvements to the program. The current [Resolution \(No. 102, Series 2025\)](#) was recommended by the HPC and adopted by City Council in late 2025. Incentive amounts were increased substantially since the last comprehensive update in 2019, using a methodology that compounded inflation (based on the Building Cost Index – BCI, See Appendix 1) at 5% a year since 2019, plus an additional 10% incentive. The resulting new grant amounts are in [Table 1 and Table 2, Resolution No. 102, Series 2025](#).

Table 1: Residential Grant Amounts	
Type	Amount
Residential Landmark Incentive	\$7,700
Tier 1	
Residential (Matching)	\$63,000
Additional Structural Funds (Matching)	\$20,000
New Construction (Matching)	\$23,000
<i>(Tier 1 Subtotal)</i>	<i>\$106,000</i>
Tier 2	
Extraordinary Circumstances (Maximum Amount; Matching)	\$22,300
<i>(Tier 1 + Tier 2 Subtotal)</i>	<i>\$128,300</i>
Tier 3	
Exceptional Circumstances (Matching)	No limit if criteria met
Total Grant Funds Available Per Residential Property*	\$136,000⁺

* Total includes landmark incentive

+ Plus unlimited exceptional circumstances matching grant under Tier 3

+Total excludes HSA grant.

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Table 2: Commercial Grant Amounts	
Type	Amount
Commercial Landmark Incentive	\$77,000
Tier 1	
Commercial (Matching)	\$232,000
New Commercial Construction (Matching)	\$111,000
<i>(Tier 1 Subtotal)</i>	<i>\$343,000</i>
Tier 2	
Extraordinary Circumstances (Maximum Amount; Matching)	\$80,000
<i>(Tier 1 + Tier 2 Subtotal)</i>	<i>\$423,000</i>
Tier 3	
Exceptional Circumstances (Matching)	No limit if criteria met
Total Grant Funds Available Per Commercial Property*	\$500,000⁺
OR	
Conservation Easement	\$77,000

- * Total includes landmark incentive
- + Plus unlimited exceptional circumstances matching grant under Tier 3
- + Total excludes HSA grant.

Other key changes in the 2025 update included adding a new structural grant category for residential properties to reflect stabilization conditions and issues that are common in Old Town properties. A tiered approach (Tier 1, 2, 3) was added to better plan for funds per property based on their unique conditions and historical impact according to the Tiered criteria. New clarification was added to the “Extraordinary Circumstances” definition, with a new cap on these grant amounts. A new category for “Exceptional Circumstances” (i.e. singularly unique properties) was added with no caps on grant amounts. Equity considerations were added for households at or below the Area Median Income (AMI). An annual contingency/emergency reserve fund of 25% was also set for exigent circumstances.

Prior Resolutions and Evolution of the Fund

The fund has evolved through 12 resolutions and amendments since 2008. This includes adding financial incentives in 2010, amending these incentives in 2012 and 2014, adding a loan program in 2014, and amending loan provisions in 2016. More recently in 2024, the maximum historic structural assessment (HSA) grant amounts (non-matching) were increased from \$4,500 to \$7,500 for residential structures and from \$9,000 to \$10,000 for commercial structures. These remain the current amounts for HSAs.

Prior to the 2025 update, the last comprehensive update to the HPF was in 2019. Resolution No, 17, Series 2019 incorporated all previous resolutions for the program into one and aimed to simplify the grant program from previous years.

Anticipated Future Needs for the Fund – Recent Trends

Residential Landmarking and Grants

An average of 3-5 properties are landmarked annually in Louisville. The highest number of landmarks in one year was 8 (2020), and the least amount of landmarks in one year was 1 (2024). There are 60 residential landmarks and 10 commercial landmarks. There are potentially 639 residential parcels in the Old Town Overlay (699 total) that may be eligible candidates for landmarking based on the City's flexible architectural and social history criteria.

Probable Cause

The City receives approximately 5 - 8 requests for probable cause per year (based on 2025 and 2024 data respectively). A probable cause determination provides grant funds to complete a Historic Structure Assessment by a licensed architect. These Assessments include a history of the property, evaluates the structural and historical integrity of the building, and provides recommendations on preservation work needed for the property if it were to be landmarked. As of May 2026, 5 requests have already been received/approved. The current grant amount provides a \$7,500 grant for residential properties and \$10,000 for commercial properties to complete a Historic Structure Assessment. In recent years, requests have been exclusively residential. Not all property owners decide to proceed with landmarking after receiving an HSA grant.

Commercial

There are 112 properties in Downtown Louisville, and the following commercial properties have been landmarked to date:

1. 817 Main Waterloo/Rex Theater (Conservation Easement)
2. 809 Main (Tebo)
3. 540 County Road (Grain Elevator)
4. 816 Main (Empire)

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5. 640 Main (Verde)
6. 740 Front Street (740 Front Restaurant)
7. 927 Main Street
8. 945 Main Street
9. 717 Main Street (Whitehouse)
10. 1001 Main Street (Historical Museum)

The City's [*Stories in Places: Putting Louisville's Commercial Development in Context*](#) Architectural Survey by Paleowest (pg. 187) identifies 9 commercial properties that could be ideal candidates for landmarking based on architecture alone. Other potential candidates based on social history and community input from this study are included on pg. 194.

City Owned Properties

The following landmarked properties are City owned, and currently are not eligible to receive historic preservation funding based on existing the resolution language:

1. Louisville Center for Arts
2. 717 Main Whitehouse
3. 1001 Main Street Historical Museum
 - a. Jacoe Store
 - b. Tomeo House
 - c. Jordinelli House
4. Miner's Field Cabins

Loan Program

The fund also administers a low interest, revolving loan program that can be used for applicants to meet their matching grant requirement. To date, two property owners have used this loan. With increased inflation, housing, and construction costs, staff anticipate more homeowners using this program in the future as a desirable option to meet their matching requirement or request to fund total project costs. .

Exceptional Circumstances

Properties that meet " Exceptional circumstances" are not subject to grant amount limitations. These properties meet criteria that demonstrate exceptional uniqueness (i.e. architectural style or social history contributing to the historic fabric of Louisville) and demonstrate a gap in funding (see [Section 8.f. Resolution No. 102, Series 2025](#)).

Summary of Current HPF Needs Annually

The following are illustrative annual scenarios of the City's historic preservation program based on data from prior years to anticipate expected and/or desired use of HPF funds, as well as to demonstrate potential limitations of the fund. In addition to the program being voluntary, there are many unknown cost, revenue, and inflation variables

annually, that make it difficult to estimate and predict the exact demand for the HPF now and into the future.

The scenarios below assume an annual revenue of \$1 million and grant applications maximizing available grant funds under the City's current funding guidelines within a single year. Participation has fluctuated from year to year, often increasing in years after grant maximum amounts are adjusted. The current unincumbered fund balance is ~\$2.5M. The minimum reserve requirement is \$250,000.

Scenario 1 – Low Uptake Year

- 2 Residential (Landmark bonus + Tier 1 + Tier 2 grant funding) = \$272,000
- 0 Commercial (Landmark bonus + Tier 1 + Tier 2 grant funding) = \$0
- 2 Residential Historic Structure Assessments (HSA) = \$15,000
- 0 Commercial Historic Structure Assessments (HSA) = \$0
- 20% Museum = ~\$200,000
- No Loans

Total Fund Need = \$487,000

Scenario 2 – Medium Uptake Year (targeted funding scenario)

- 5 Residential (Landmark bonus + Tier 1 + Tier 2 grant funding) = \$680,000
- 1 Commercial (Landmark bonus + Tier 1 + Tier 2 grant funding) = \$500,000
- Historic Structure Assessments (HSA) (6 Residential and 1 Commercial) = \$55,000
- 1 Loan = \$50,000
- 20% Museum = \$200,000

Total Fund Need = \$1,485,000

Scenario 3 – High Uptake Year

- 8 Residential (Landmark bonus + Tier 1 + Tier 2 grant funding) = \$1,088,000
- 2 Commercial (Landmark bonus + Tier 1 + Tier 2 grant funding) = \$1,000,000
- 8 residential Historic Structure Assessments = \$60,000
- 2 commercial Historic Structure Assessments = \$20,000
- 2 Loans - \$100,000
- 1 Property Acquisition - \$500,000 net cost (\$1,500,000 acquisition minus \$1,000,000 resale)
- 20% Museum = \$200,000

Total Fund Need: \$2,768,000

Assumptions/Analysis of Scenarios

Staff considers Scenario 2 to be the targeted scenario, which would require use of fund balance and new funding to achieve on a regular basis. The City has not seen this level of grant requests in past years. However, based on the updated funding resolution adopted in 2025, Staff anticipates an increase in participation and more funding provided to each individual project compared to previous years.

Scenario 1 is substantially less than current trends and would result in increasing surpluses of revenue based on the assumed total revenue of \$1 million per year from the tax.

Scenario 3 represents the high end of potential grant and loan requests within a given year and includes money for a potential property acquisition. Property acquisition would likely also include resale of the property and recovery of much of the grant funds expended for the acquisition.

The fund currently has a surplus from less use in previous years which provides flexibility for the program today for acquisitions and exceptional grant requests. However, none of the scenarios account for “Exceptional Circumstance” grant requests; as such, the fund balance may not always be able to support these expenses based on current annual sales tax revenue without a surplus in the fund.

Annual Revenue and Expenditures of HPF Fund - 2019-2025

Annual revenues and expenditures since 2019 are summarized in Table 1 to help predict future trends in the growth of the HPF sales tax revenue. In 2025, the sales and use tax growth rate was approximately 2%.

Table 1: Annual HPF Revenue and Grant Expenses							
Year	2019	2020	2021	2022	2023	2024	2025
Revenue	\$788,635	\$708,524	\$849,494	\$922,807	\$986,119	\$1,053,168	\$1,070,256
Grant Expenditures	\$117,753	\$355,346	\$316,108	\$44,286	\$731,600	\$203,917	\$1,598,739*
Museum Transfer	\$54,210	\$55,839	\$169,900	\$184,561	\$190,190	\$202,790	\$208,900

*Includes purchase of 1016 Main Street (~\$1.4M)

Potential HPF Sales Tax Revenue Scenarios by Year

Table 2 estimates potential tax revenue increased between 2026-2039 based on low (2%), and medium (4%) growth scenarios in taxes collected. Revenues come from sales tax, consumer use tax, and construction use tax. Sales tax represents the largest revenue sources, but new business investment and new development also influence the total amount of tax revenues received.

Table 2: Potential Tax Revenue Scenarios Annually		
Year	Low = 2% increase	Medium = 4% increase
2026	\$1,013,000	\$1,013,000
2027	\$1,033,000	\$1,054,000
2028	\$1,054,000	\$1,096,000
<i>2026-2028 Totals</i>	<i>\$3,101,000</i>	<i>\$3,163,000</i>
2029	\$1,075,000	\$1,140,000
2030	\$1,097,000	\$1,185,000
2031	\$1,119,000	\$1,233,000
2032	\$1,141,000	\$1,282,000
2033	\$1,164,000	\$1,333,000
2034	\$1,187,000	\$1,387,000
2035	\$1,211,000	\$1,442,000
2036	\$1,235,000	\$1,500,000
2037	\$1,260,000	\$1,560,000
2038	\$1,285,000	\$1,622,000
2039	\$1,311,000	\$1,687,000
Total Revenue 2026-2039	\$16,184,000	\$18,532,000

Construction Inflation Calculations

The following data demonstrates how construction costs and inflation can impact historic preservation projects and anticipated trends into the future through to 2039. Cost indexes from Engineering News Record and US Bureau of Labor Statistics were used to calculate construction and consumer inflation data between 2019 - June 2025, which informed grant amounts in the 2025 update. Staff anticipates continued high construction inflation rates in the coming years. The selected indexes include the following:

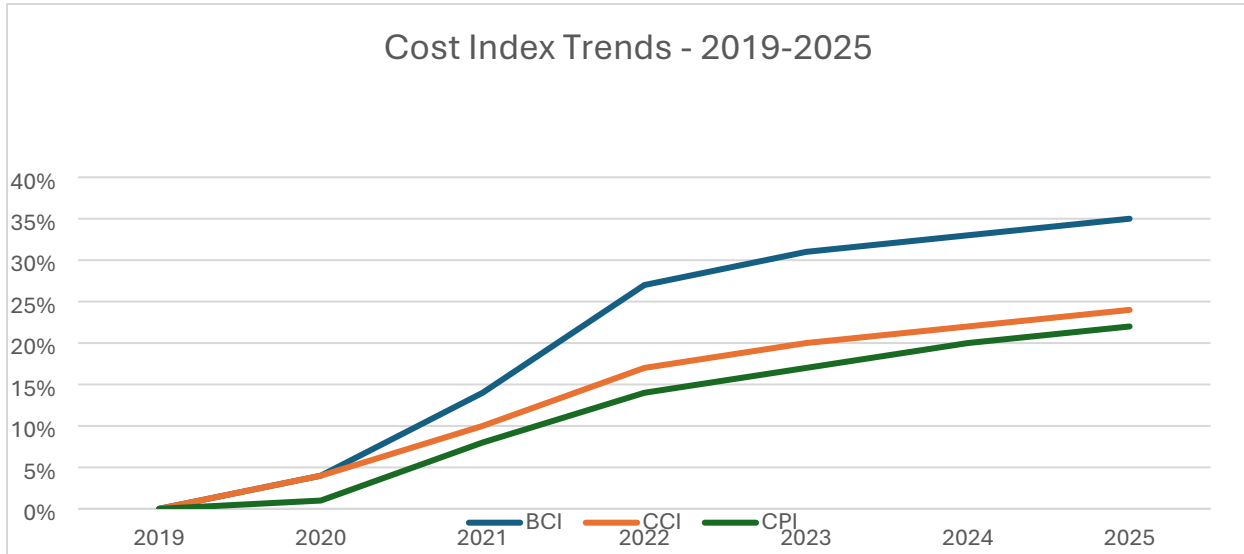
- Construction Cost Index (CCI): Includes the 20-city average of common labor rates and material costs (steel, cement, and lumber). The CCI can be used where labor costs are a high proportion of total costs.
- Building Cost Index (BCI): Includes the 20-city average of skilled labor (i.e. bricklayers, carpenters and structural ironworkers rates), plus material costs

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(structural steel shapes cement and lumber). The BCI is more applicable for structures.

- Consumer Price Index (CPI): Represents changes in the prices of all goods and services purchased for consumption by urban households.

The compounded trends are included in Graph 1:



The average inflation per year between 2019-2025 for each index is as follows:

- BCI: 5%
- CCI: 3%
- CPI: 3%

Potential Future Incentive Updates

The City periodically updates the grant program to strengthen financial incentives and ensure that grants account for inflation and rising costs to continue to incentivize landmarking. The 2025 updates to the funding resolution included substantial updates to the grant funds available for both residential and commercial projects to reflect construction inflation and to establish more aggressive incentives overall. Staff anticipate the next comprehensive update to be in 2029. Table 3 estimates potential incentive updates every three years by compounding a 5% annual inflation rate to the current 2025 amounts every three years through 2038:

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Table 3: Potential Future Incentive Updates (5% Inflation, Compounded)											
Year	Res. Landmark Bonus	Res. Grant	Res. Structural Grant	Res. Extraordinary Circumstance	Res. New Construction	Res. Total Max.*	Com. Landmark Bonus	Com. Grant	Com. New Construction	Com. Extraordinary Circumstance	Comm. Total Max.*
Current 2025	\$7,700	\$63,000	\$20,000	\$23,300	\$23,000	\$136,000	\$77,000	\$232,000	\$111,000	\$80,000	\$500,000
2029	\$8,913	\$72,930	\$23,152	\$26,972	\$26,625	\$160,621	\$89,137	\$268,569	\$128,496	\$92,610	\$578,812
2032	\$10,318	\$84,426	\$26,801	\$31,224	\$30,822	\$185,623	\$103,187	\$310,902	\$148,751	\$107,207	\$670,047
2035	\$11,945	\$97,733	\$31,026	\$36,145	\$35,680	\$214,564	\$119,452	\$359,908	\$172,197	\$124,106	\$775,663
2038	\$13,828	\$113,138	\$35,917	\$41,843	\$41,304	\$248,068	\$138,280	\$416,638	\$199,340	\$143,668	\$897,926

* Does not account for Exceptions Circumstance grant requests

Museum Campus Funding

Of the annual sales tax revenue, 20% is currently allocated to fund the Louisville Historical Museum Campus. The sales tax growth scenarios are compared in Table 4 to potential funding for the museum campus annually:

Table 4: Museum Campus (20%) and Inflation Adjusted Sales Tax Revenue Scenarios				
Year	Low = 2% increase	Museum (20%)	Medium = 4% increase	Medium = 4% increase
2026	\$1,013,000	\$202,624	\$1,013,119	\$202,624
2027	\$1,033,000	\$206,676	\$1,053,644	\$210,729
2028	\$1,054,000	\$210,810	\$1,095,790	\$219,158
<i>2026-2028 Totals</i>	<i>\$3,101,000</i>	<i>\$620,110</i>	<i>\$3,163,000</i>	<i>\$632,511</i>
2029	\$1,075,000	\$215,026	\$1,139,621	\$227,924
2030	\$1,097,000	\$219,327	\$1,185,206	\$237,041
2031	\$1,119,000	\$223,713	\$1,232,614	\$246,523
2032	\$1,141,000	\$228,187	\$1,281,919	\$256,384
2033	\$1,164,000	\$232,751	\$1,333,196	\$266,639
2034	\$1,187,000	\$237,406	\$1,386,524	\$277,305
2035	\$1,211,000	\$242,154	\$1,441,985	\$288,397
2036	\$1,235,000	\$246,997	\$1,499,664	\$299,933
2037	\$1,260,000	\$251,937	\$1,559,650	\$311,930
2038	\$1,285,000	\$256,976	\$1,622,036	\$324,407
2039	\$1,311,000	\$262,116	\$1,686,918	\$337,384
Total 2026-2039	\$16,184,000	\$3,236,701	\$18,531,886	\$3,706,377

Appendix 1 – Other Local Government Grant Programs

Castle Rock

<https://www.crgov.com/3271/Downtown-Historic-Preservation-Grant>

<https://www.crgov.com/1933/Local-Restoration-Grant-Program>

Boulder County

<https://bouldercounty.gov/property-and-land/land-use/historic-preservation/historic-landmark-rehabilitation-grant-program/>

Lafayette

<https://www.lafayetteco.gov/2643/Property-Restoration-Grant>

Appendix 2 – Supplemental Program Cost and Project Data Information

Potential Costs of Historic Preservation Projects

A cursory analysis of line-item costs from past residential projects (not adjusted for inflation) and 2025 market research are summarized in Table 5 and 6 to show typical costs for historic preservation rehabilitation, restoration, and preservation projects:

Typical Costs for Residential Structural/Code Work	
Item	Cost Range
Foundation/Crawlspace	\$9,000 - \$60,000
Grading and Drainage	\$3,000 - \$15,000
Framing	\$8,000 - \$14,000
Roofing	\$5,000 – \$13,000
Floor Structure	\$4,000 - \$35,000
Mechanical systems	\$35,000 – 50,000
Electrical systems	\$25,000 – \$35,000
Plumbing systems	\$15,000 – \$40,000
Total Range of Cost Estimates	\$104,000 - \$262,000

Typical Costs for Residential Restoration/Rehabilitation Work	
Items	Cost Range
Windows	\$4,000- \$30,000
Doors	\$8,000 – \$10,000
Soffit & Fascia, Ornamentation, Trim	\$18,000 - \$22,500
Exterior Masonry	\$3,500 - \$10,000
Exterior Appendages	\$1,500- \$12,000
Siding	\$1,600 - \$7,300
Hazardous Materials Abatement	\$12,000 - \$40,000
Total Range of Cost Estimates	\$48,600 - \$131,800

Landmarked Residential Project Costs

Between 2019-2025, the City received 9 requests for small residential preservation and restoration grants (under \$40,000 grant match). During the same time, the City received 10 requests for large (more than \$40,000) projects. Total project costs, adjusted for 5% inflation, and matching grants awarded during this time are summarized in Table 4.

Historic Preservation Tax Task Force
 Historic Preservation Tax and Incentive Program Overview

Summary of Large (\$40k+) Residential Project Costs – 2019-2025					
Year	Address	Total Project Cost	Inflation Adjusted (2025 \$)	Approved Matching Grant	Inflation Adjusted Matching Grant (2025 \$)
2024	917 Rex	\$342,892	\$360,036	\$162,446	\$170,568
2024	1209 Main	\$94,250	\$98,963	\$40,000	\$42,000
2023	1045 Front	\$359,550	\$377,527	\$132,000	\$145,530
2021	701 Grant	\$248,094	\$301,560	\$124,047	\$150,780
2020/21	833 Jefferson	\$208,000	\$265,466	Grant: \$55,000 Loan: \$100,000	\$70,195 \$127,628
2020	925 Jefferson	\$273,375	\$347,627	\$98,000	\$125,075
2020	1200 Jefferson	n/a	n/a	\$61,600	\$78,618
2020	633 La Farge/1201 Lincoln	\$313,700	\$400,370	\$85,000	\$108,484
2020	908 Rex	\$96,000	\$122,523	\$76,775	\$97,986
2020	1016 Grant	\$86,000	\$109,760	\$55,000	\$70,195
Total Average			\$251,373	\$95,137	\$107,914

The data shows that the average/typical residential project costs between 2019-2025 (adjusted for 5% inflation) are between \$251,373 - \$271,00. This average includes 4 projects above \$350,000. The line-item cost estimates demonstrate that a project could range from \$104,000 - \$262,000 for structural work and between \$48,600 - \$131,800 for restoration/rehabilitation work; for a total residential project cost of \$152,600 – \$393,000.

Commercial Project Costs

Commercial costs are difficult to estimate due to variables in building size, condition, and economic intent. Table 7 summarizes recent costs and grant requests/awards for commercial projects and corresponding approved HPF funds.

Table 7: Summary of Commercial Project Costs – HPF Fund - 2011-2025					
Year	Address/Description	Total Project Cost	Inflation adjusted	Approved Matching Grant	Inflation Adjusted Matching Grant
2020	809 Main (Tebo Properties) <i>25 ft preservation & new 2 story addition</i>	\$2,070,000	\$2,656,552	\$492,083	\$628,036
2011	817 Main (Rex Theater/Waterloo) <i>Conservation easement (façade)</i>	\$162,500	\$312,738	\$62,573	\$123,890
2026	540 County Road (Grain Elevator)	\$5,000,000	N/A	\$1,535,000	N/A
Total Average		\$1,116,250	\$1,484,645	\$696,552	\$375,963

Louisville Historical Museum Overview

“Be a Part of the Story” at the Louisville Historical Museum! The Museum engages the community, preserves historic collections, and shares the history of Louisville. You’re invited to visit our three historic buildings, located next to many Main Street restaurants and shops. Browse the exhibits, take an informal tour, and immerse yourself in the story of Louisville's past and present.

Our mission statement: Be a Part of the Story! Connect and share in the heart of Louisville.

Our goals:

- Engage Community
 - The Museum enhances our vibrant community
- Collect, Preserve, and Share the History of Louisville
 - The Museum brings the diverse history of Louisville to our residents and visitors
- Refine and Promote the Vision for the Future of the Museum Campus
 - The Museum respects the past while planning for the future

Scope of Work

The Museum supports exhibitions, collections management, educational programs, walking tours, community partnerships, and special events with stage engaged in both public-facing programming and behind-the-scenes preservation work. The museum also serves in an internal service role building reports, storytelling, and doing research requests for Historic Preservation, including for applicants.

In 2025 there were 89 total programs and tours including:

- Rocky Flats Film Screening
- 13 Walking Tours,
- 6 First Friday Activations
- 30 Tours for Seniors or Adults with Disabilities
- 4,262 Attendees
 - 517 Historic Baseball Game
 - 242 Students Visited
 - 123 Arapaho Language and Culture

Experience areas include:

Historic Preservation Task Force Museum Overview

- Programs & Exhibits – First Friday Art Walks and Programs, Talks & Presentations, Walking & Driving Tours, Exhibits
- History at Home – Online Activities, Videos, and Tours
- Marshall Fire Project – Story Sharing & Conservation of Fire Damaged Items
- School & Teacher – Connecting to Classrooms
- Events – From Quilting to Freedom of the Press
- Share Your Story (Sea Parte De La Historia)– Collecting Stories, Memories, and Reflections of Louisville
- Seeing Double – Historic Photo Remake Challenge
- Pandemic Reflections – Collecting Pandemic Experiences

In addition, the Museum does a variety of supplemental items such as having games and puzzles, communications and newsletters (even being featured as a [Colorado Public Radio Postcard!](#)), the history baseball game and engaging with resident and community research requests.

This year, the Museum is playing a key role in the sesquicentennial representing the 250/150 celebration of the United States of America and State of Colorado.

Museum Timeline

Interest in establishing a historical museum was initiated in 1979 by Louisville community members and volunteers with a desire to preserve Louisville's history and culture after the city's 100th anniversary in 1978.

Timeline:

1979 — Louisville City Council establishes the Historical Commission responsible for historic preservation

1984 — First artifacts are donated and Louisville Historical Commission is formed as a nonprofit 501c3.

1986 — Louisville Historical Museum opens in the Tomeo House, a historic miner's house on Main Street

1989 — The Jacoe Store at 1001 Main is added to the Museum campus and becomes the main Museum building

1999 — First paid professional staff member hired part-time as Museum Coordinator

Historic Preservation Task Force Museum Overview

2001 — The Jordinelli House and Summer Kitchen are relocated to the Museum campus

2002 — City forms the Historic Preservation Commission to address historic preservation issues

2008 — Louisville voters approve a dedicated city tax for historic preservation, creating the City’s Historic Preservation Fund.

2010 — Museum joins the Library to become part of the Department of Library & Museum Services

2012 — Museum Coordinator becomes a full-time position with partial hours allocated to support the Planning Department and historic building research

2014 — Replica of Original Downtown is installed in the Jordinelli House and opened to the public

2015 — Position of Museum Technician is added and public hours are increased

2016 — Museum celebrates its 30th anniversary

2019 — Museum increases staffing with two additional Museum Technician positions and increases open hours to five days/ week

Funding and Staffing

Funding is drawn from a mix of city support, grants, donations, and earned revenue. The Museum is staffed with only one full-time position, three part-time positions, and 2 interns for 25 open hours per week. The museum has experienced 100% staff turnover in recent years, creating challenges in continuity, institutional knowledge, and long-term planning.

Community Engagement

- Public interest and attendance remain strong and continue to grow, particularly around community storytelling, local history, and post-Marshall Fire recovery narratives.
- In 2025 – 6,422 Total Visitors
- International Visitors from: Malaysia, England, Switzerland, Columbia, Netherlands, Germany, Spain, New Zealand, Ireland, UK, Israel, Australia, Italy and France

Strategic Planning Needs

- Staff are balancing opportunities for expansion with the need to stabilize operations, clarify priorities, and ensure sustainable growth.