APPENDIX A: SURVEY FORMS

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The survey forms in the appendix are organized by neighborhood and then alphanumerically by address. The agricultural properties, which are located outside defined neighborhoods ,are included at the end of the appendix.

Smithsonian No.	*Address*	*Type*	*Neighborhood*	*NRHP-SRHP Eligible*	*Potentially District Eligible*	*Landmark Eligible*
5BL12148	537 La Farge	Residential	Acme Place	No	No	No
5BL932	540 Lincoln	Residential	Acme Place	Yes	No	Yes
5BL12470	548 Lincoln	Residential	Acme Place	No	No	Yes
5BL12193	552 Jefferson	Residential	Acme Place	No	No	Yes
5BL12191	560 Jefferson	Residential	Acme Place	Yes	No	Yes
5BL14302	1000 La Farge	Residential	Barclay Place	No	No	No
5BL14304	1008 La Farge	Residential	Barclay Place	No	Yes	Yes
5BL14305	1009 La Farge	Residential	Barclay Place	No	Yes	Yes
5BL14306	1013 La Farge	Residential	Barclay Place	No	Yes	Yes
5BL14307	1021 La Farge	Residential	Barclay Place	No	Yes	Yes
5BL14308	1029 La Farge	Residential	Barclay Place	No	Yes	Yes
5BL14309	1034 La Farge	Residential	Barclay Place	No	Yes	Yes
5BL14310	1040 La Farge	Residential	Barclay Place	Yes	Yes	Yes
5BL14312	1109 La Farge	Residential	Barclay Place	No	Yes	Yes
5BL14313	1125 La Farge	Residential	Barclay Place	No	No	No
5BL14314	1145 La Farge	Residential	Barclay Place	No	Yes	Yes
5BL14315	1147 La Farge	Residential	Barclay Place	No	No	No
5BL14393	1101 Main	Residential	Barclay Place	No	Yes	Yes
5BL14396	1133 Main	Residential	Barclay Place	No	No	No
5BL10704	1425 Cannon	Residential	Caledonia Place	No	No	Yes
5BL12263	1409 Courtesy	Residential	Caledonia Place	No	No	Yes
5BL10711	1004 Harper	Residential	Caledonia Place	No	No	No
5BL10638	1104 Main	Residential	Caledonia Place	No	No	Yes
5BL10661	1212 Main	Residential	Caledonia Place	No	No	Yes
5BL12125	1001 Grant	Residential	Capitol Hill Addition	Yes	Yes	Yes
5BL12340	1008 Grant	Residential	Capitol Hill Addition	No	Yes	Yes
5BL12209	1016 Grant	Residential	Capitol Hill Addition	No	No	Yes
5BL943, 5BL12210	1017 Grant	Residential	Capitol Hill Addition	No	Yes	Yes
5BL12212	1029 Grant	Residential	Capitol Hill Addition	No	No	Yes
5BL14395	1121 Grant	Residential	Capitol Hill Addition	No	Yes	Yes
5BL12219	1137 Grant	Residential	Capitol Hill Addition	No	No	No
5BL14303	1000 Jefferson	Residential	Capitol Hill Addition	No	Yes	No
5BL14311	1040 Jefferson	Residential	Capitol Hill Addition	Yes	Yes	No
5BL12203	1117 Jefferson	Residential	Capitol Hill Addition	No	Yes	Yes
5BL14392	1017 Lincoln	Residential	Capitol Hill Addition	No	Yes	Yes
5BL14394	1101 Lincoln	Residential	Capitol Hill Addition	No	No	No
5BL12301	1108 Lincoln	Residential	Capitol Hill Addition	No	No	No
5BL12488	520 Short	Residential	Capitol Hill Addition	No	Yes	No
5BL954	1105 Pine	Residential	East Louisville	No	No	Yes
5BL14333	704 Johnson	Residential	Johnson's First Add.	No	No	No
5BL14291	705 Johnson	Residential	Johnson's First Add.	No	No	No
5BL14390	105 Roosevelt	Residential	Johnson's First Add.	No	No	Yes

Smithsonian No.	*Address*	*Type*	*Neighborhood*	*NRHP-SRHP Eligible*	*Potentially District Eligible*	*Landmark Eligible*
5BL14294	728 Mead	Residential	Kimberly Addition	No	No	No
5BL14295	732 Mead	Residential	Kimberly Addition	No	Yes	No
5BL14286	325 Roosevelt	Residential	Kimberly Addition	No	Yes	No
5BL14289	401 Roosevelt	Residential	Kimberly Addition	No	No	No
5BL14293	725 West	Residential	Kimberly Addition	No	Yes	No
5BL14296	737 West	Residential	Kimberly Addition	No	Yes	No
5BL14297	741 West	Residential	Kimberly Addition	No	No	No
5BL12462	600 McKinley	Residential	Louisville Heights	No	Yes	No
5BL12449	601 McKinley	Residential	Louisville Heights	No	Yes	Yes
5BL12102	620 Garfield	Residential	Louisville Heights	No	Yes	No
5BL12456	624 McKinley	Residential	Louisville Heights	No	Yes	Yes
5BL12457	629 McKinley	Residential	Louisville Heights	No	Yes	Yes
5BL12106	636 Garfield	Residential	Louisville Heights	Yes	Yes	Yes
5BL12113	740 Garfield	Residential	Louisville Heights	Yes	Yes	Yes
5BL12116	801 Garfield	Residential	Louisville Heights	No	Yes	Yes
5BL14391	829 Garfield	Residential	Louisville Heights	No	Yes	Yes
5BL12129	920 Garfield	Residential	Louisville Heights	No	Yes	Yes
5BL911, 5BL12127	941 Garfield	Residential	Louisville Heights	No	Yes	Yes
5BL12373	945 McKinley	Residential	Louisville Heights	No	Yes	No
5BL14288	397 County	Residential	Murphy Place	No	No	No
5BL14287	327 Front	Residential	Murphy Place	No	Yes	No
5BL14300	936 Parkview	Residential	Murphy Place	Yes	Yes	No
5BL14298	917 Rex	Residential	Murphy Place	No	Yes	No
5BL14299	928 Rex	Residential	Murphy Place	No	No	No
5BL14301	945 Rex	Residential	Murphy Place	No	No	No
5BL14292	713 Caledonia	Residential	Nicola di Giacomo	No	No	No
5BL14318	1225 Grant	Residential	Nicola di Giacomo	No	Yes	No
5BL14320	1237 Grant	Residential	Nicola di Giacomo	No	Yes	No
5BL14397	1208 Jefferson	Residential	Nicola di Giacomo	No	No	Yes
5BL14319	1228 Jefferson	Residential	Nicola di Giacomo	No	No	No
5BL14317	1209 La Farge	Residential	Nicola di Giacomo	Yes	Yes	No
5BL12295	1240 La Farge	Residential	Nicola di Giacomo	No	No	Yes
5BL14316	1200 Lincoln	Residential	Nicola di Giacomo	No	No	No
5BL12282	1201 Main	Residential	Nicola di Giacomo	No	No	Yes
5BL14329	712 Main	Commercial	Original Town	No	No	No
5BL14330	900 Main	Commercial	Original Town	No	No	No
5BL12479	537 Main	Residential	Parbois Place	No	No	Yes
5BL12481	541 Main	Residential	Parbois Place	No	No	Yes
5BL12235	600 Grant	Residential	Pleasant Hill Add.	No	Yes	Yes
5BL12239	612 Grant	Residential	Pleasant Hill Add.	No	Yes	No
5BL12259	620 Grant	Residential	Pleasant Hill Add.	Yes	Yes	Yes
5BL944, 5BL12095	728 Grant	Residential	Pleasant Hill Add.	No	Yes	Yes
5BL12103	732 Grant	Residential	Pleasant Hill Add.	No	No	No
5BL12396	816 Lincoln	Residential	Pleasant Hill Add.	No	No	No
5BL12361	920 Lincoln	Residential	Pleasant Hill Add.	No	Yes	Yes
5BL12368	933 Lincoln	Residential	Pleasant Hill Add.	No	Yes	No

Smithsonian No.	*Address*	*Type*	*Neighborhood*	*NRHP-SRHP Eligible*	*Potentially District Eligible*	*Landmark Eligible*
5BL12365	921 Main	Residential	Town of Louisville	No	Yes	Yes
5BL14331	1515 Main	Residential	N/A	No	No	No
5BL14325	151 County	Agricultural	N/A	Yes	No	No
5BL14332	10433 Dillon	Agricultural	N/A	Yes	No	No
5BL14322	100 W. Spruce	Agricultural	N/A	No	Yes	Yes
5BL14323	101 W. Spruce	Agricultural	N/A	No	No	No
5BL14324	109 W. Spruce	Agricultural	N/A	No	Yes	Yes
5BL14326	309 W. Spruce	Agricultural	N/A	No	Yes	Yes
5BL14327	310 W. Spruce	Agricultural	N/A	No	Yes	Yes
5BL14290	501 W. Spruce	Agricultural	N/A	No	No	No
5BL14328	504 W. Spruce	Agricultural	N/A	No	No	No
5BL9577.2	N/A	Agricultural (Lateral Ditch)	N/A	Yes	No	No

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Resource Number: 5BL12148
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL12148
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 537 La Farge Avenue
6. Current building name: 537 La Farge Avenue
7. Building address: 537 La Farge Avenue, Louisville, CO 80027
8. Owner name and address: Gen 3 Homes LLC, 2417 Willow Creek Dr, Boulder, CO 80301

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   NE ¼ of NE ¼ of SW ¼ of SE ¼ of section 8
10. UTM reference
    Zone 13N; 488586 mE 4425043 mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15' ____ Attach photo copy of appropriate map section.
12. Lot(s): 7-8-9 Block: 2
    Addition: Acme Place Year of Addition: 1893
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 7,8 & 9 BLK 2 ACME PLACE

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 38 x Width 25
16. Number of stories: 1
17. Primary external wall material(s): Stucco
18. Roof configuration: Gabled roof – Front gabled roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Fence, Porch

Resource Number: 5BL12148
Temporary Resource Number: N/A

21. General architectural description: 537 La Farge is a stucco-clad wood frame house with front-gable roof. The house has a concrete foundation and full basement. The primary elevation faces east. A full-length raised porch with a hipped roof covers the main entry. Fenestration across the east façade consists of a central entry door with a single double-hung window on each side. A decorative diamond-shaped window is at the top of the front gable. The north and south sides of the house have small rectangular windows and double-hung windows placed asymmetrically across the elevations. A small shed-roofed addition is located on west end of the south side of the house. The west (rear) side of the building has an entry door in the shed-roofed addition, a bay window, and a single double-hung window.

22. Architectural style/building type: Bungalow

23. Landscaping or special setting features: A concrete driveway runs along the south edge of the lot to the garage. A modern metal chain link fence encloses the back and north side yards.

24. Associated buildings, features, or objects: A front-gabled single-car garage exists southwest of the house, along the south edge of the lot. The garage was likely constructed in 1956. The garage is approximately 240 square feet, with asbestos siding and an asphalt composition roof. The garage entry faces east. A small, modern doghouse exists on west edge of the lot along the alley.

IV. Architectural History

25. Date of Construction: Estimate: _1939_ Actual:

    Source of information: Assessor Card (Louisville Historical Museum 2017)

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: G. H. and Maria C. Lucas (1948)

    Source of information: Assessor Card (Louisville Historical Museum 2017)

29. Construction history (include description and dates of major additions, alterations, or demolitions): The original house was built ca. 1939. In 1948, the house had asbestos siding. The existing stucco is post-1955, as it is not mentioned on the assessor card, which was last updated in 1955. The original concrete stairway at the front entryway was also demolished and replaced by the current Craftsman- style porch with large, tapered columns sometime after 1955.

30. Original location __X__ Moved ____ Date of move(s):

V. Historical Associations

31. Original use(s): Domestic – Single Dwelling

32. Intermediate use(s):

33. Current use(s): Domestic – Single Dwelling

34. Site type(s): House and garage

35. Historical background:

General History of Louisville

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company (CCR), a line that, by 1877, ran through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site from the federal government. Nawatny filed a town plat, comprising 20 acres and 85 lots, on the land and named the town of Louisville after himself. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, it grew organically as different investors platted different subdivisions, businesspeople opened diverse stores to meet demands, and people from Britain, Europe (e.g., Austria and Germany and, later, Italy, France, and Eastern Europe), and the United States moved to town. As a result, Louisville is characterized by diversity in its architecture, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

By the early 1890s, Louisville was expanding and changing rapidly, as several new residential subdivisions had been platted and Main Street, within the original part of town, morphed from a predominantly residential area to a commercial center. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

Louisville's population increased to 3,200 people in 1909. Around this time, more than 12 trains stopped in Louisville, carrying passengers, coal, and other freight; beginning in 1909, the Denver Interurban Company used Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miners' strike began in 1910 and the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. However, Louisville actually fared better than many other small Western towns because its mines remained open during the Great Depression and actually increased in number in the early 1930s. This was due, in part, to the low quality of Louisville's coal, which allowed it to be used only by local residents, businesses, and the railroad. As a result, Louisville's coal industry was relatively independent and not strongly tied to the regional or national economy. However, by the 1940s the use of coal was in decline, especially locally. The final blow for most local coal mines occurred in 1954, when the Burlington Northern Railroad, which had taken over the line through Louisville, switched from coal power to diesel fuel. Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era resulted in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. Just two small new subdivisions were platted in 1948: Acme Terrace First Addition and the Fischer Addition, with two more in 1957 (Bella Vista) and 1959 (Scenic Heights), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

The Denver–Boulder Turnpike, which opened in 1952 and allowed the Broomfield, Lafayette, and Louisville areas to serve as bedroom communities for downtown Denver and Boulder, affected Louisville's local economics and demographics. The road opened for use on Sunday, January 20, 1952, with electric counters located at the Wadsworth underpass in Broomfield estimating that 30,000 cars passed through on the first day. An average of more than 4,000 cars used the turnpike every day.

The turnpike's ability to move people faster between Denver, Boulder, and neighboring bedroom communities supported the construction of new suburban subdivisions, such as Bella Vista and Scenic Heights in Louisville; the same kinds of neighborhoods were ubiquitous across the United States in the 1950s and 1960s. Post-WWII suburbs arose from a combination of three factors. First, few houses were constructed between the Great Depression and WWII, but at the end of WWII, more than six million military personnel returned to civilian life, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

Despite all of this change, Louisville's population held relatively steady from 1950 to 1970, increasing from approximately 1,978 people in 1950 to 2,073 people in 1960 to 2,500 people in 1962, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people. The population increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

From the 1990s through the present, most commercial and residential growth in Louisville has occurred around the edges of the city and along McCaslin Boulevard and South Boulder Road. However, in recent years the city's historic preservation tax, various recreational events, and a widespread trend towards buying local have supported increased commercial revitalization within Louisville's historic area, especially along Front and Main Streets. Still, many residents commute to Boulder and Denver for work. The largest employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods.

537 La Farge Avenue

537 La Farge Avenue is located in the Acme Place subdivision, which was platted in 1893. One of the earliest subdivisions in Louisville, Acme Place was platted by John Connell as housing for coal miners, many of whom were immigrants from eastern Europe. The miners worked at the Acme Mine. Indeed, the Acme Mine railroad spur, which took coal from the Acme Mine to the main railroad line to the east, defined the south edge of the subdivision and the mine itself was north of the neighborhood. Most early houses were constructed in the western portion of the subdivision because the eastern portion already contained Acme Mine buildings. Today, Acme Place retains several houses constructed between about 1898 and 1910, and even more that range from the 1930s through 1970, with some modern infill from the first two decades of the 2000s.

Resource Number: 5BL12148
Temporary Resource Number: N/A

The house at 537 La Farge was constructed in approximately 1939. The original owners, Jeremie and Maria C. Lucas, were French Immigrants who had recently moved to Louisville from Illinois. Jeremie was listed as a miner in the 1940 United States Census. The house remained in the Lucas family until the mid-1960s. The home was initially a simple vernacular frame building but was subsequently modified (sometime after 1955) to its current form that resembles a bungalow form house.

36. Sources of information:

Boulder County Assessor's Office
2019 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed November 2019.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/ research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No __X__ Date of designation: ____

Designating authority:

Note: The house does not appear to meet the City of Louisville's local landmark criteria (Chapter 15.36 of the Louisville Municipal Code).

38. Applicable National Register Criteria:

___ A. Associated with events that have made a significant contribution to the broad pattern of our history;

___ B. Associated with the lives of persons significant in our past;

___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

___ Qualifies under Criteria Considerations A through G (see Manual)

__X__ Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

Resource Number: 5BL12470
Temporary Resource Number: N/A

41. Level of significance: National ____ State ____ Local _____

42. Statement of significance: PaleoWest recommends 5BL12148 not eligible for the NRHP and SRHP under Criteria A and B because it is not associated, at the NRHP or SRHP level, with important events or people in local, state, or national history. We also recommend 5BL12148 not eligible for the NRHP and SRHP under Criterion C because, while it is a Bungalow form house, it has had exterior changes (e.g., porch and stucco) and does not represent a quintessential architectural form, an architectural innovation, or the work of a master at the NRHP or SRHP level. Finally, we recommend 5BL12148 not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: The house retains integrity of location, setting, and feeling. Alterations to the building have undermined the house's integrity of materials, design, and workmanship. Because 5BL12148 is not associated with important events or people, it does not exhibit integrity of association.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

    Eligible ____ Not Eligible _X___ Need Data _

45. Is there National Register district potential? Yes ____ No _X_

    Discuss: The building does not appear to be associated with any existing or potential historic districts.

    If there is National Register district potential, is this building: Contributing__Noncontributing__

46. If the building is in existing National Register district, is it: Contributing __Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: 303–307

    Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): November 20, 2019

50. Recorder(s): Chris Baker, Seth White, and Rebecca Schwendler

51. Organization: PaleoWest Archaeology

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Resource Number: 5BL12470
Temporary Resource Number: N/A

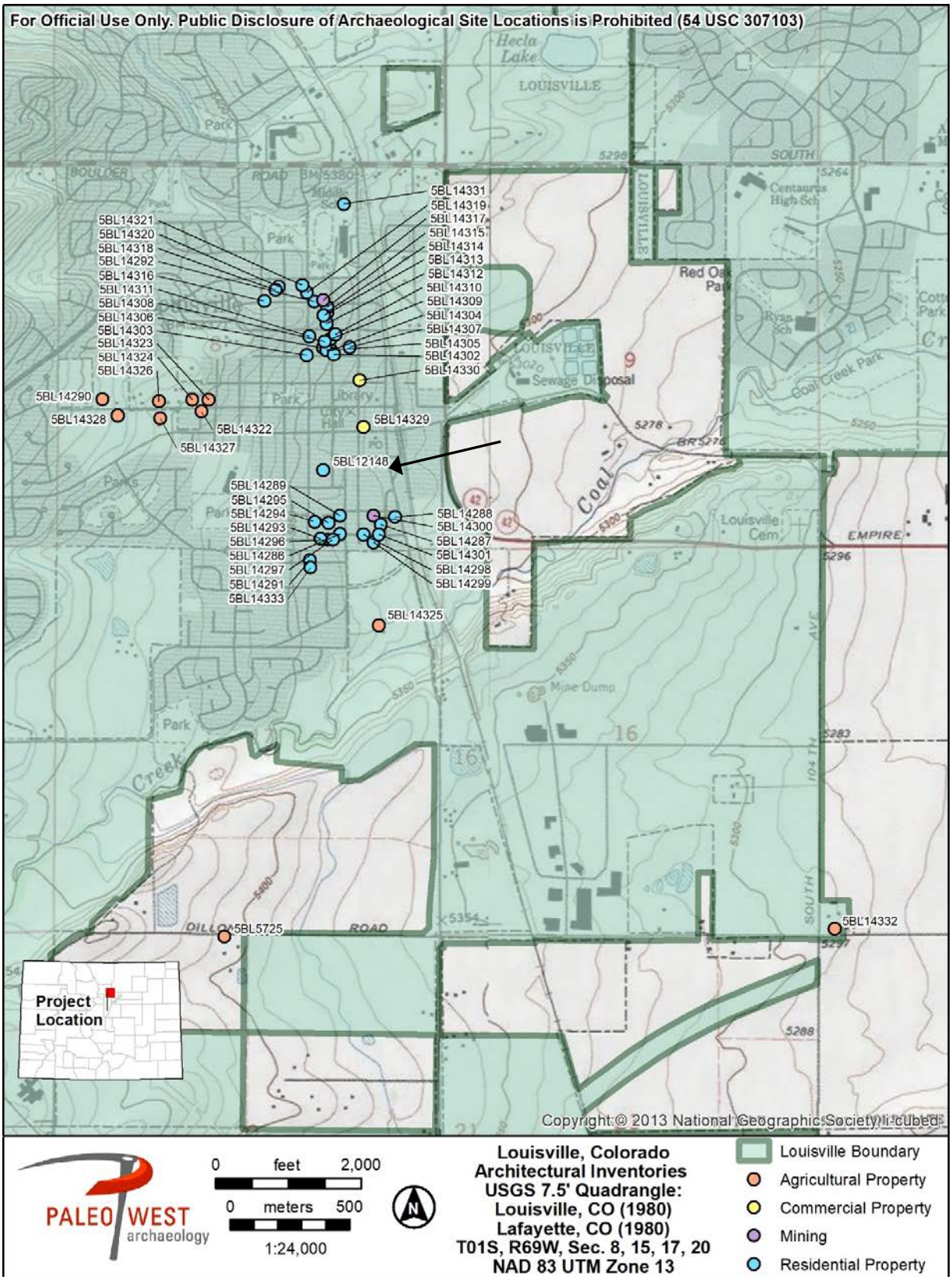


Figure 24. Location of 537 La Farge Avenue / 5BL12148.

Resource Number: 5BL12470
Temporary Resource Number: N/A

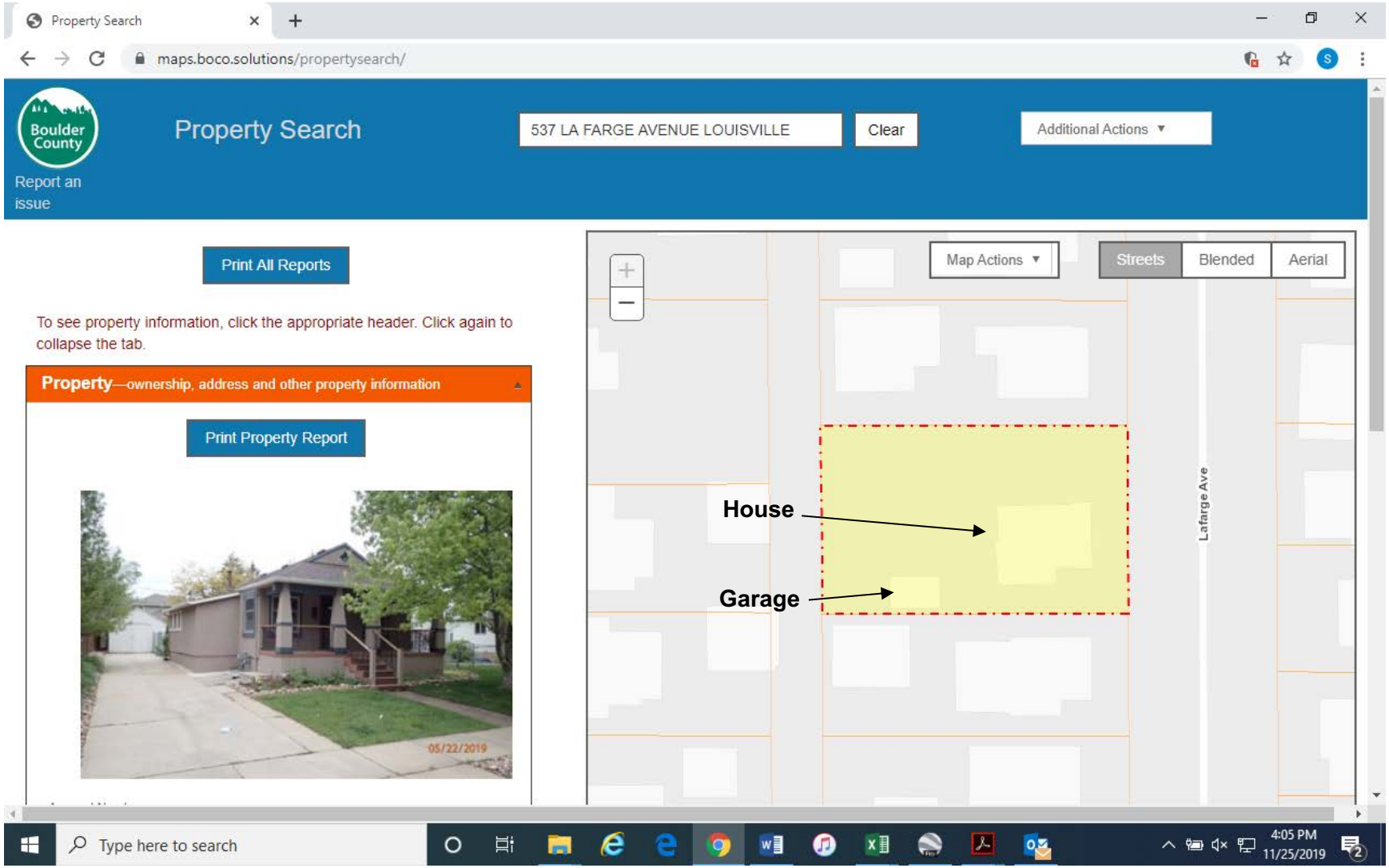


Figure 25. Sketch map of 537 La Farge Avenue.



Figure 26. 537 La Farge Avenue house, north and east sides, facing southwest.



Figure 27. 537 La Farge Avenue house, south and east sides, facing northwest.



Figure 28. 537 La Farge Avenue garage east side and house south side, facing west.



Figure 29. 537 La Farge Avenue house, west side from alley, facing east.



Figure 30. 537 La Farge Avenue garage, north and west sides from alley, facing southeast.



Figure 31. 537 La Farge photo 1 from 1948 Assessor Card, south and east sides, facing northwest (LHM 2017).



Figure 32. 537 La Farge photo 2 from 1948 Assessor Card, south and east sides, facing northwest (LHM 2017).

Resource Number: 5BL12470
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____Initials _____
_____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL932
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 540 Lincoln Avenue
7. Building address: 540 Lincoln Avenue, Louisville, CO 80027
8. Owner name and address: Maiocco Group LLC, 509 West Eisenhower Drive, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   NW ¼ of NW ¼ of SW ¼ of SE ¼ of section 8
10. UTM reference
    Zone 13N; 488328mE 4425047mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 27–28 Block: 4
    Addition: Acme Place Year of Addition: 1893
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 27-28 BLK 4 ACME PLACE

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 29 x Width 27
16. Number of stories: 1
17. Primary external wall material(s): Wood: Weatherboard
18. Roof configuration: Pyramidal Roof
19. Primary external roof material: Asphalt
20. Special features: None

21. General architectural description: 540 Lincoln is a small Pyramidal Roofed house with wood siding and a roof covered in asphalt shingles. The west elevation is the primary façade. A single entry door, located under a hipped roof porch that spans most of the façade, provides entry into the house. There is a single double hung window south of the entrance. The building extends out very slightly north of the entrance, under the porch. This section holds two large west-facing double hung windows, and two very narrow north- and south-facing windows form the sides of the section. The south side of the home has two double hung windows that are on the western 2/3 of the building. The rear (east) elevation is a small, shed-roofed addition that is over 50 years old. Fenestration is asymmetrical. Three windows of various sizes and an entry door are present in the east elevation. The door is accessed via a raised concrete porch. The north side of the house has three double hung windows, with two in the main section and one in the addition.

22. Architectural style/building type: Hipped-Roof Box

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: There is a single car garage located at the rear of the property. The building is clad in wood siding and has a front-gabled roof with asphalt shingles. The rafter tails are exposed. A large, wooden, hinged, trifold door occupies the east side of the building on the alley. A singe entry door is located in the west elevation. A single small window is in the north side of the building.

IV. Architectural History

25. Date of Construction: Estimate: 1910 Actual:

    Source of information:

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Colorado Fuel Company/ Frank Domenico

    Source of information:

Boulder County Assessor's Office
2020 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed April 2020.

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

29. Construction history (include description and dates of major additions, alterations, or demolitions): A small addition is located at the rear of the house. It was likely added when the home was transported to the lot in 1935.

30. Original location ___ Moved X Date of move(s): 1935

V. Historical Associations

31. Original use(s): Domestic – Single Dwelling

32. Intermediate use(s): Domestic – Single Dwelling
33. Current use(s): Domestic – Single Dwelling
34. Site type(s): Single Family Home
35. Historical background:

General History of Louisville

This discussion is summarized from Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado (Schwendler and Corbett 2018).

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company, which ran a line that, by 1877, extended through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s, Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site from the federal government. Nawatny filed a town plat, comprising 20 acres and 85 lots, on the land and named the town of Louisville after himself. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, it grew organically as different investors platted different subdivisions, businesspeople opened diverse stores to meet demands, and people from Britain, Europe (e.g., Austria and Germany and, later, Italy, France, and Eastern Europe), and the United States moved to town. As a result, Louisville is characterized by diversity in its architectural, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

By the early 1890s, Louisville was expanding and changing rapidly, as several new residential subdivisions had been platted and Main Street, within the original part of town, morphed from a predominantly residential area to a commercial center. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

Louisville's population increased to 3,200 people in 1909. Around this time, more than 12 trains stopped in Louisville, carrying passengers, coal, and other freight; beginning in 1909, the Denver Interurban Company used Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miner's strike began in 1910 and

the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. However, Louisville actually fared better than many other small Western towns because its mines remained open during the Great Depression and actually increased in number in the early 1930s. This was due, in part, to the low quality of Louisville's coal, which allowed it to be used only by local residents, businesses, and the railroad. As a result, Louisville's coal industry was relatively independent and not strongly tied to the regional or national economy. However, by the 1940s, the use of coal was in decline, especially locally. The final blow for most local coal mines occurred in 1954, when the Burlington Northern Railroad, which had taken over the line through Louisville, switched from coal power to diesel fuel.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. Just two small new subdivisions were platted in 1948: Acme Terrace First Addition and the Fischer Addition, with two more in 1957 (Bella Vista) and 1959 (Scenic Heights), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

The Denver–Boulder Turnpike, which opened in 1952 and allowed the Broomfield, Lafayette, and Louisville areas to serve as bedroom communities for downtown Denver and Boulder, affected Louisville's local economics and demographics. The road opened for use on Sunday, January 20, 1952, with electric counters located at the Wadsworth underpass in Broomfield estimating that 30,000 cars passed through on the first day. An average of more than 4,000 cars used the turnpike every day.

The turnpike's ability to move people faster between Denver, Boulder, and neighboring bedroom communities supported the construction of new suburban subdivisions, such as Bella Vista and Scenic Heights in Louisville. The same kinds of neighborhoods were ubiquitous across the United States in the 1950s and 1960s. Post-WWII suburbs arose from a combination of three factors. First, few houses were constructed between the Great Depression and WWII, but at the end of WWII, more than six million military personnel returned to civilian life, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

Despite all of this change, Louisville's population held relatively steady from 1950 to 1970, increasing from approximately 1,978 people in 1950 to 2,073 people in 1960 to 2,500 people in 1962, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people by 1990. The population further increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

From the 1990s through the present, most commercial and residential growth in Louisville has occurred around the edges of the city and along McCaslin Boulevard and South Boulder Road. However, in recent years the city's historic preservation tax, various recreational events, and a widespread trend towards buying local have supported increased commercial revitalization within Louisville's historic area, especially along Front and Main Streets. Still, many residents commute to Boulder and Denver for work. The largest employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods.

540 Lincoln Avenue

540 Lincoln Avenue is in the Acme Place subdivision, which was platted in 1893. One of the earliest subdivisions in Louisville, Acme Place was platted by John Connell as housing for coal miners, many of whom were immigrants from eastern Europe. The miners worked at the Acme Mine. Indeed, the Acme Mine railroad spur, which took coal from the Acme Mine to the main railroad line to the east, defined the south edge of the subdivision. The spur route was approximately present-day Hutchinson Street. The mine's hoist shaft was located slightly south of there, although much of the mine's underground workings lay to the north of the subdivision. Most early houses were constructed in the western portion of the subdivision because the eastern portion already contained Acme Mine buildings. Today, Acme Place retains several houses constructed between approximately 1898 and 1910, and even more that range from the 1930s through 1970, with some modern infill from the first two decades of the 2000s.

The house at 540 Lincoln Avenue was constructed as employee housing at the Colorado Fuel Company's Hecla mine in approximately 1910. The mine closed in 1920 and, as was common practice in the area, housing was offered to local residents as long as they could transport the buildings off the mine property. Frank Domenico, a newly married miner, purchased the lot at 540 Lincoln in 1935 and it is likely that he moved the current home to the parcel at that time (Boulder County Clerk and Recorder 2020, United States Census Bureau 1940, Lewis 2011). Domenico sold the house to local miner Ed Gibbs in 1939. He owned the house until 1951 when he sold it to J. P. Walker and Verna Hobbs. Hobbs and Walker were married. She was a nurse and he was in the United States Army. The house remained in the Walker/Hobbs family into the 1980s (Boulder County Clerk and Recorder 2020).

540 Lincoln Avenue is a quintessential example of the Hipped-Roof Box form and has high integrity.

36. Sources of information:

Boulder County Assessor's Office
2020 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed April 2020.

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

Lewis, Heather
2011 Here Today and There Tomorrow: Louisville and Its History of Relocating Buildings. *The Louisville Historian* Issue No. 92, Fall 2011. Louisville Historical Museum, Louisville, Colorado.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.7

Resource Number: 5BL12470
Temporary Resource Number: N/A

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

1940 *Sixteenth Census of the United States, 1920*. (NARA microfilm publication T627). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No __X__ Date of designation: _____

Designating authority:

Note: The house may meet the City of Louisville's local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the areas of architecture and social history for its representation of the typical, simple, hipped-roof box form of house that coal mining companies constructed for workers, and for its association with the pre-WWII residential development of Louisville, during which time a common practice was to purchase buildings from defunct mines and move them into the city for housing.

It should be understood that the thresholds of significance and integrity for NRHP eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

__X__ A. Associated with events that have made a significant contribution to the broad pattern of our history;

____ B. Associated with the lives of persons significant in our past;

___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

____ D. Has yielded, or may be likely to yield, information important in history or prehistory.

____ Qualifies under Criteria Considerations A through G (see Manual)

____ Does not meet any of the above National Register criteria

39. Area(s) of significance: Community Planning and Development, Social History

40. Period of significance: 1935–1970

41. Level of significance: National ____ State ____ Local _____X

42. Statement of significance: PaleoWest recommends 5BL932 significant under NRHP and SRHP Criterion A because, as a building that was constructed for mine workers but was moved into the city to become a neighborhood residence, 540 Lincoln provides a bridge from Louisville's mining era to post-mining era and exemplifies a common practice in the pre-WWII residential development of Louisville: to move buildings into the city after surrounding mines closed. In contrast, PaleoWest recommends 5BL932 not significant under NRHP and SRHP Criterion B because it is not associated with important people in local, state, or national history. We recommend 5BL932 significant under NRHP and SRHP Criterion C because it is a nearly intact hipped box form house that is quintessentially linked to the early history of Louisville. Finally, we recommend 5BL932 not significant under NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: The house was moved from its original location but has stood in its present location for more than 85 years as a neighborhood residence in Louisville, thereby exhibiting integrity of location. Essential elements of the original structure are present, enabling the building to retain integrity of workmanship and materials. The house also retains integrity of feeling and setting. Finally, the house exhibits integrity of association with both its mining origins and its post-mining use.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

    Eligible __X__ Not Eligible ____ Need Data ___

45. Is there National Register district potential? Yes ___ No X

    Discuss: The house does not appear to be associated with any potential or existing historic districts due to the presence of modern infill in the neighborhood.

    If there is National Register district potential, is this building: Contributing ____ Noncontributing ___

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing ___

VIII. Recording Information

47. Photograph numbers: 540 Lincoln Photograph 1–5

    Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): July 7–9, 2020

50. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats

51. Organization: PaleoWest

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Resource Number: 5BL12470
Temporary Resource Number: N/A

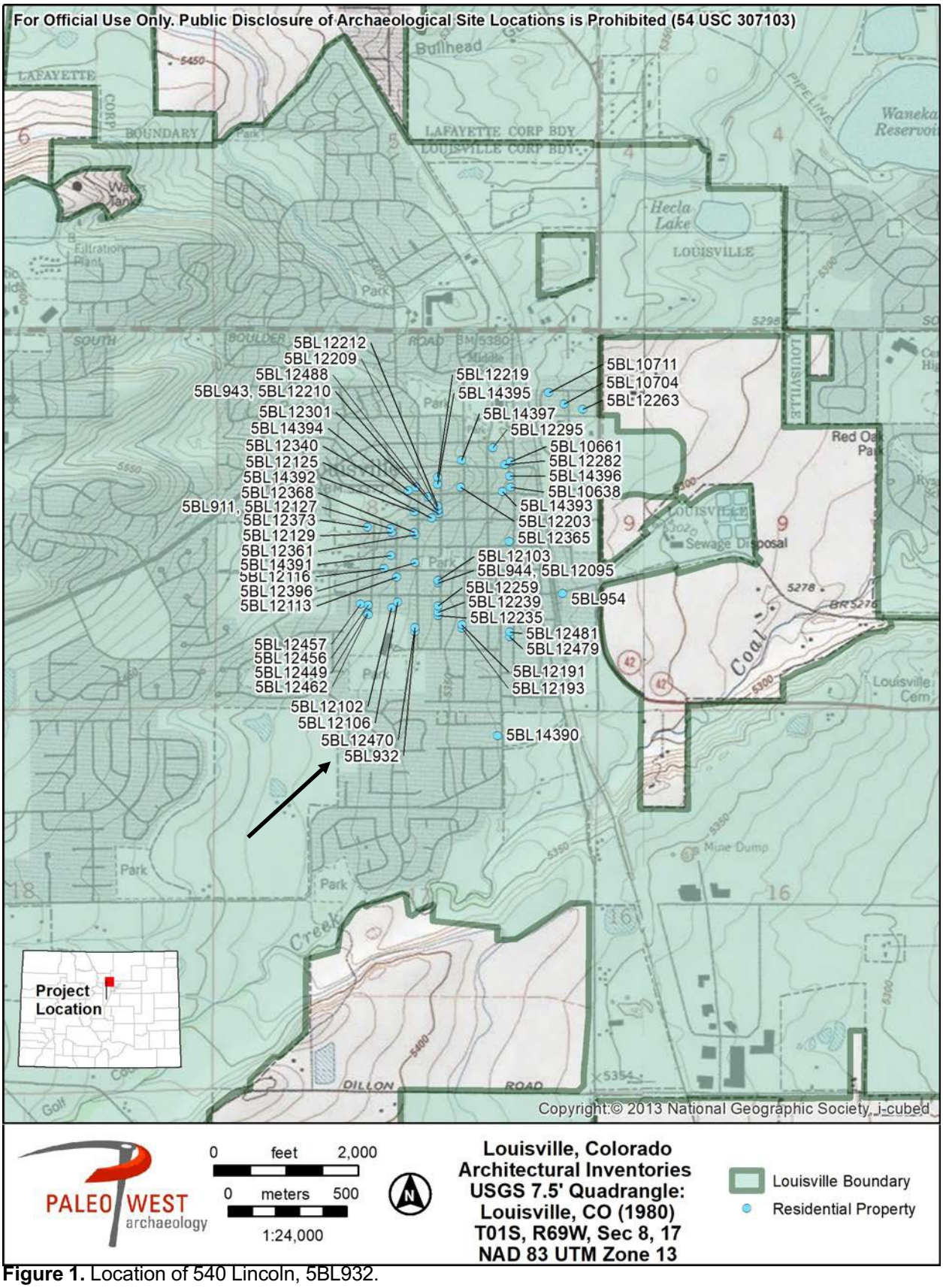


Figure 1. Location of 540 Lincoln, 5BL932.

Resource Number: 5BL12470
Temporary Resource Number: N/A

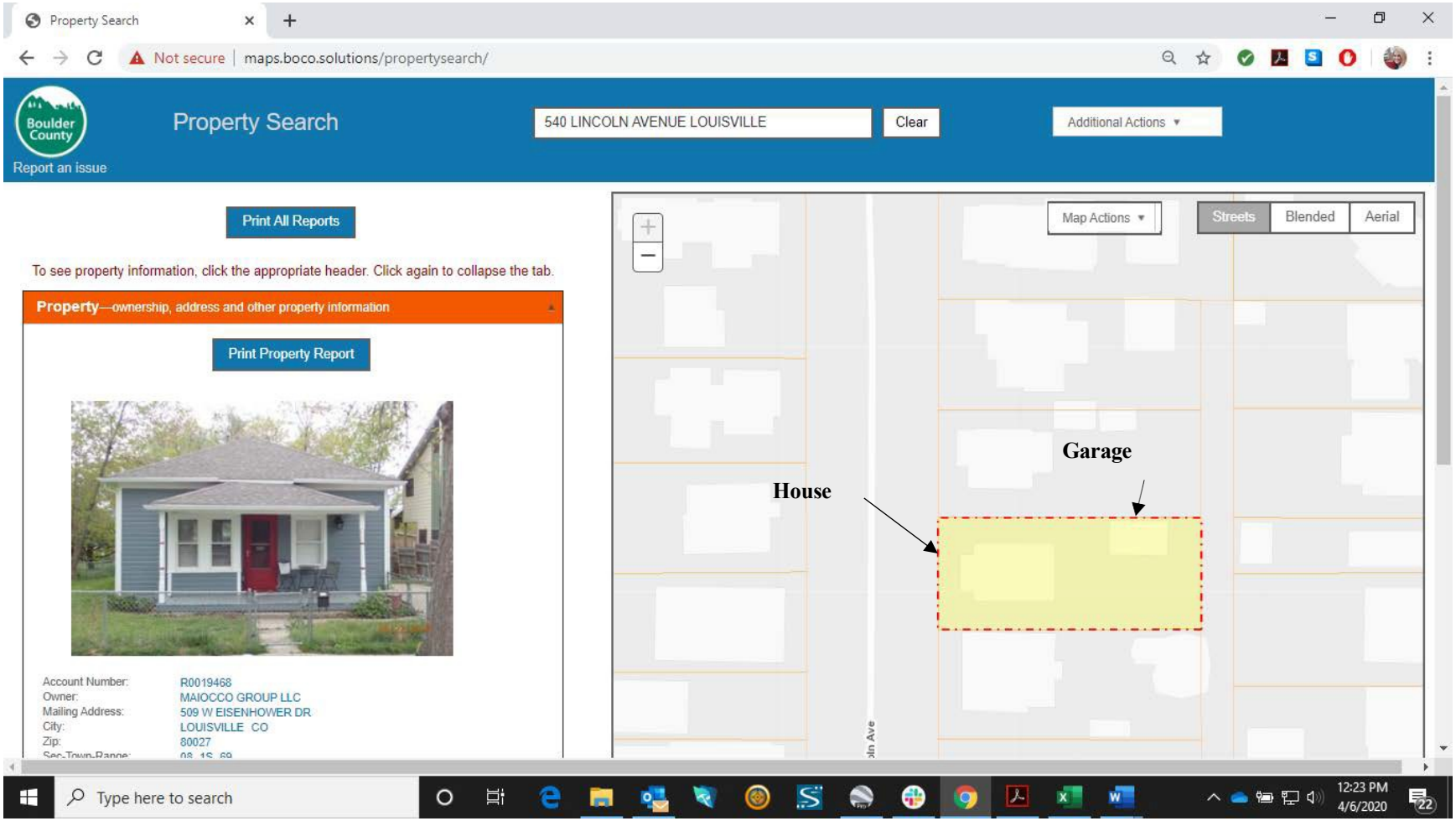


Figure 2. Sketch map of 540 Lincoln.

Resource Number: 5BL12470
Temporary Resource Number: N/A



Figure 3. 540 Lincoln, facing east.



Figure 4. 540 Lincoln, facing northeast.

Resource Number: 5BL12470
Temporary Resource Number: N/A



Figure 5. 540 Lincoln, garage, facing northwest.



Figure 6. 540 Lincoln, facing southeast.

Resource Number: 5BL12470
Temporary Resource Number: N/A



Figure 7. 540 Lincoln, facing west.



Figure 8. 540 Lincoln photo from 1948 Assessor Card (LHM 2017)

Resource Number: 5BL12470
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____ Initials _____
_____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL12470
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 548 Lincoln Avenue
7. Building address: 548 Lincoln Avenue, Louisville, CO 80027
8. Owner name and address: Catherine Louise & Stephen James Breeding, 548 Lincoln Avenue, Louisville, CO 80027-1920

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   NW ¼ of NW ¼ of SE ¼ of SE ¼ of section 8
10. UTM reference
    Zone 13N; 488330mE 4425063mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 29–30 Block: 4
    Addition: Acme Place Year of Addition: 1893
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 29-30 BLK 4 ACME PLACE SURFACE ONLY AS RESERVED BK 340 PG 561

III. Architectural Description

14. Building plan (footprint, shape): Irregular
15. Dimensions in feet: Length 43 x Width 26
16. Number of stories: 1
17. Primary external wall material(s): Synthetic: Vinyl Siding
18. Roof configuration: Hipped Roof
19. Primary external roof material: Asphalt
20. Special features: Chimney

21. General architectural description: 548 Lincoln Avenue is an irregularly shaped Hipped-Roof Box home clad in horizontal vinyl siding. The roof is covered in asphalt shingle. The house's primary façade faces west. A large covered porch dominates the north 2/3 of the elevation. A single entry door is located at the south end of the porch. A set of three double hung windows is located north of the entry. A front gable-roofed wing extends to the west, south of the porch, and intersects with the main hipped roof. A single double hung window is located south of the porch at the southern corner of the home. The south and north elevations each have two small double hung windows placed in different portions of the elevations. The rear (west) side of the building has a single window and an entry door in a stoop.

22. Architectural style/building type: Hipped-Roof Box

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: A simple, historic carport is located north and east of the home's northeast corner. A long, rectangular storage building that appears historic is located east of the carport. A portion of the building extends under the carport. The storage building has a flat roof and is clad in wood siding. An entry door and two windows are located in the south elevation of the building

IV. Architectural History

25. Date of Construction: Estimate: 1910 Actual:

Source of information:

Boulder County Assessor's Office
2020 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed April 2020.

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Rocky Mountain Fuel Company

Source of information:
Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

29. Construction history (include description and dates of major additions, alterations, or demolitions): The house's original wood siding has been covered or replaced by vinyl siding and original windows have been replaced with vinyl units. It appears that additions have been constructed on the front and rear of the home, altering its original square or rectangular form to create an irregular form. The additions themselves are historic. Based on assessor card photographs, other modifications are also more than 50 years old. A former door or large double hung window on the house's façade was replaced by a horizontally oriented window. A delicate, hipped-roof porch roof that covered part of the northern 2/3 of the façade was replaced by a much smaller shed roof covering only the front door. That, in turn, replaced by a full-length extension of the hipped roof that now covers the entire northern 2/3 of the façade. Two large double hung windows formerly located in the projecting south part of the west façade and in the west end of the north elevation were covered with siding. The carport appears to have been added between approximately 1948 and 1956.

30. Original location ____ Moved X Date of move(s): 1935

V. Historical Associations

31. Original use(s): Domestic – Single Dwelling

32. Intermediate use(s): Domestic – Single Dwelling
33. Current use(s): Domestic – Single Dwelling
34. Site type(s): Single Family Residence
35. Historical background:

General History of Louisville

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From the 1990s through the present, most commercial and residential growth in Louisville has occurred around the edges of the city and along McCaslin Boulevard and South Boulder Road. However, in recent years the city's historic preservation tax, various recreational events, and a widespread trend towards buying local have supported increased commercial revitalization within Louisville's historic area, especially along Front and Main Streets. Still, many residents commute to Boulder and Denver for work. The largest employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods.

548 Lincoln Avenue

548 Lincoln Avenue is in the Acme Place subdivision, which was platted in 1893. One of the earliest subdivisions in Louisville, Acme Place was platted by John Connell as housing for coal miners, many of whom were immigrants from eastern Europe. The miners worked at the Acme Mine. Indeed, the Acme Mine railroad spur, which took coal from the Acme Mine to the main railroad line to the east, defined the south edge of the subdivision. The spur route was approximately present-day Hutchinson Street. The mine's hoist shaft was located slightly south of there, although much of the mine's underground workings lay to the north of the subdivision. Most early houses were constructed in the western portion of the subdivision because the eastern portion already contained Acme Mine buildings. Today, Acme Place retains several houses constructed between approximately 1898 and 1910, and even more that range from the 1930s through 1970, with some modern infill from the first two decades of the 2000s.

The house at 548 Lincoln Avenue was constructed as employee housing for the Acme Mine in approximately 1910. The house was owned by the mining company until 1935 when it was purchased by Joe Koeppler. He owned the house until he sold it to Ed Gibbs in 1943. Gibbs, a local miner, already owned 540 Lincoln Avenue. Gibbs sold 548 Lincoln to Henry L., a mechanic, and Mary E. McHugh (nee Hutchinson) three years later (Boulder County Clerk and Recorder 2020). The McHughs had been renting the house since at least 1935 (United States Census Bureau 1940). Henry became mayor of Louisville in the mid-1950s. The McHugh family owned the house into the 1980s.

36. Sources of information:

Boulder County Assessor's Office
2020 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed April 2020.

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

1940 *Sixteenth Census of the United States, 1940*. (NARA microfilm publication T627). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No __X__ Date of designation: _____

    Designating authority:

    Note: The house may meet the City of Louisville's local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the area of social history for its representation of the typical, simple, hipped box roof form of house that coal mining companies constructed for workers and that residents adapted for their own needs, and for its association with the pre-WWII residential development of Louisville, during which time a common practice was to purchase buildings from defunct mines and move them into the city for housing.

    It should be understood that the thresholds of significance and integrity for NRHP eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

    __X__ A. Associated with events that have made a significant contribution to the broad pattern of our history;

    ____ B. Associated with the lives of persons significant in our past;

    ___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

    ____ D. Has yielded, or may be likely to yield, information important in history or prehistory.

    ____ Qualifies under Criteria Considerations A through G (see Manual)

    ____ Does not meet any of the above National Register criteria

39. Area(s) of significance: Community Planning and Development

40. Period of significance: 1935–1970

41. Level of significance: National ____ State ____ Local _____X

42. Statement of significance: PaleoWest recommends 5BL12470 significant under NRHP and SRHP Criterion A because, as a building that was constructed for mine workers but was moved into the city to become a neighborhood residence. 548 Lincoln provides a bridge from Louisville's mining era to post-mining era and exemplifies a common practice in the pre-WWII residential development of Louisville: to move buildings into the city after surrounding mines closed. In contrast, PaleoWest recommends 5BL12470 not significant under NRHP and SRHP Criterion B because it is not associated with important people in local, state, or national history. We recommend 5BL12470 not significant under NRHP and SRHP Criterion C because, while it is an example of a hipped-roof box form house, it has had many modifications over the years and is no longer a quintessential example of that form, an architectural innovation, or the work of a master at the NRHP or SRHP level. Finally, we recommend 5BL932 not significant under NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: The house has been modified in many ways over the years and it does not retain the simple rectangular or square form of typical hipped-roof box mine buildings. While the modifications appear historic, they undermine the integrity of workmanship and design as they relate to significance. The house was moved from its original location but has stood in its present location for more than 85 years as a neighborhood residence in Louisville, thereby exhibiting integrity of location. The home currently has modern synthetic siding and new windows, which undermine integrity of materials. Large modern homes have been constructed near the house, weakening its of integrity of feeling and setting. There is no integrity of association because the home has no link to a historically important person or event. The home does not retain enough integrity to be eligible for the NRHP.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

    Eligible ____ Not Eligible _X_ Need Data ___

45. Is there National Register district potential? Yes ___ No X

    Discuss: The house does not appear to be associated with any potential or existing historic districts because Acme Place has considerable modern infill.

    If there is National Register district potential, is this building: Contributing ____ Noncontributing

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: 548 Lincoln Photograph 1–5

    Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): July 7–9, 2020

50. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats

51. Organization: PaleoWest

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Resource Number: 5BL12470
Temporary Resource Number: N/A

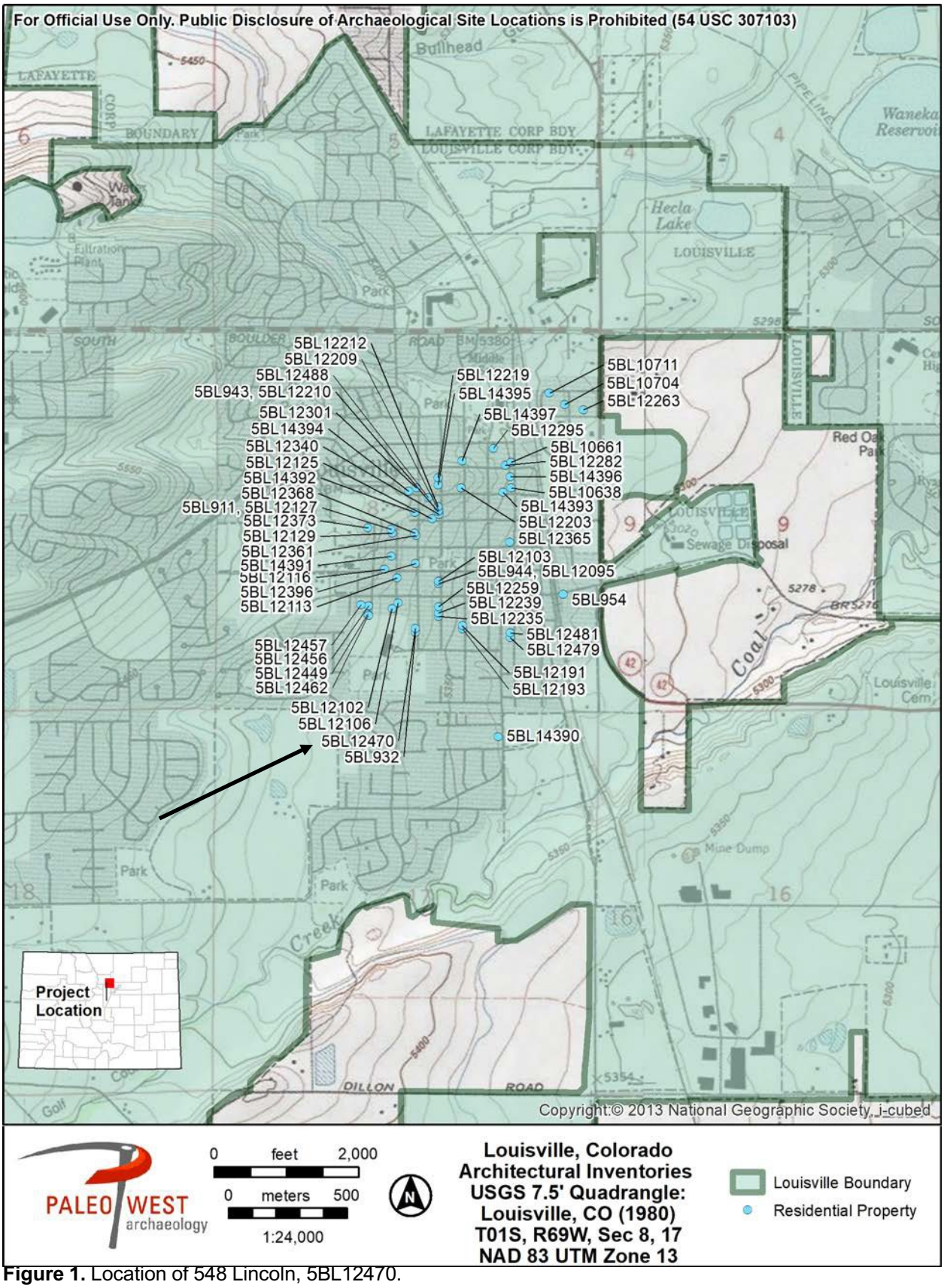


Figure 1. Location of 548 Lincoln, 5BL12470.

Resource Number: 5BL12470
Temporary Resource Number: N/A

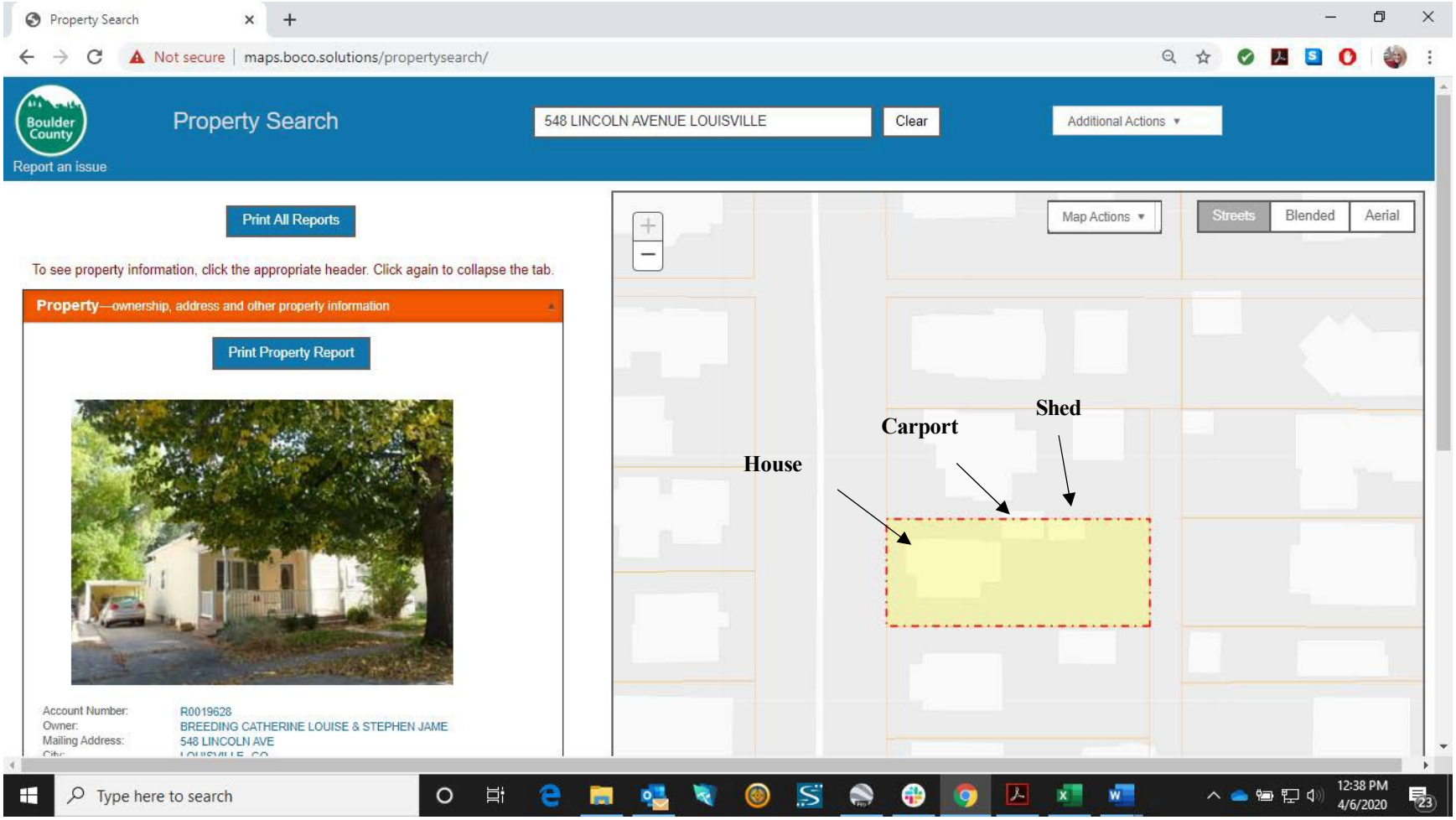


Figure 2. Sketch map of 548 Lincoln.

Resource Number: 5BL12470
Temporary Resource Number: N/A



Figure 3. 548 Lincoln, facing northeast.



Figure 4. 548 Lincoln, facing southeast.



Figure 5. 548 Lincoln, facing west.



Figure 6. 548 Lincoln, facing northwest.



Figure 7. 548 Lincoln photo from 1948 Assessor Card (LHM 2017).



Figure 8. 548 Lincoln, 2017 photo

Resource Number: 5BL12191
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____Initials _____
_____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL12193
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 552 Jefferson Avenue
7. Building address: 552 Jefferson Avenue, Louisville, CO 80027
8. Owner name and address: Jon H. Stanley, 552 Jefferson Avenue, Louisville, CO 80027-1808

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69S
   NW ¼ of NE ¼ of SW ¼ of SE ¼ of section 8
10. UTM reference
    Zone 13N; 488529mE 4425061mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 28–30 Block: 2
    Addition: Acme Place Year of Addition: 1893
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 28 29 & 30 BLK 2 ACME PLACE

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 45 x Width 25
16. Number of stories: 1
17. Primary external wall material(s): Stucco
18. Roof configuration: Gabled Roof: Cross Gabled Roof
19. Primary external roof material: Asphalt
20. Special features: None

21. General architectural description: 552 Jefferson Avenue is a Minimal Traditional form home clad in stucco. Its cross-gabled roof is covered in asphalt shingles. The primary façade faces west. Entry to the home is via a single central door located on a stoop. There is a large fixed picture window to the south of the door. A pair of multipaned windows is located in a small cross-gabled section to the north of the door. The south elevation has, from west to east, two pairs of double hung windows and two single double hung windows. The north elevation has, from west to east, a pair of double hung windows, a single double hung window, and a pair of double hung windows. The rear (east) elevation of the home has a single window and a single door. The door is located in a portion of the building that extends out form the primary massing of the house.

22. Architectural style/building type: Post-World War II: Minimal Traditional

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1936

Source of information:

Boulder County Assessor's Office
2020 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed April 2020.

Guyer, Mary E.
2018 The Home at 552 Jefferson Avenue Louisville, CO 80027. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Jean Madonna

Source of information:

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

Guyer, Mary E.
2018 The Home at 552 Jefferson Avenue Louisville, CO 80027. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado

29. Construction history (include description and dates of major additions, alterations, or demolitions): There is no evidence that the building has been notably altered since it was constructed.

30. Original location __X__ Moved ____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling

32. Intermediate use(s): Domestic – Single Dwelling

33. Current use(s): Domestic – Single Dwelling

34. Site type(s): Single Family Residence

35. Historical background:

General History of Louisville

This discussion is summarized from Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado (Schwendler and Corbett 2018).

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company, which ran a line that, by 1877, extended through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s, Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site from the federal government. Nawatny filed a town plat, comprising 20 acres and 85 lots, on the land and named the town of Louisville after himself. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, it grew organically as different investors platted different subdivisions, businesspeople opened diverse stores to meet demands, and people from Britain, Europe (e.g., Austria and Germany and, later, Italy, France, and Eastern Europe), and the United States moved to town. As a result, Louisville is characterized by diversity in its architectural, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

By the early 1890s, Louisville was expanding and changing rapidly, as several new residential subdivisions had been platted and Main Street, within the original part of town, morphed from a predominantly residential area to a commercial center. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

Louisville's population increased to 3,200 people in 1909. Around this time, more than 12 trains stopped in Louisville, carrying passengers, coal, and other freight; beginning in 1909, the Denver Interurban Company used Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miner's strike began in 1910 and

the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. However, Louisville actually fared better than many other small Western towns because its mines remained open during the Great Depression and actually increased in number in the early 1930s. This was due, in part, to the low quality of Louisville's coal, which allowed it to be used only by local residents, businesses, and the railroad. As a result, Louisville's coal industry was relatively independent and not strongly tied to the regional or national economy. However, by the 1940s, the use of coal was in decline, especially locally. The final blow for most local coal mines occurred in 1954, when the Burlington Northern Railroad, which had taken over the line through Louisville, switched from coal power to diesel fuel.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. Just two small new subdivisions were platted in 1948: Acme Terrace First Addition and the Fischer Addition, with two more in 1957 (Bella Vista) and 1959 (Scenic Heights), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

The Denver–Boulder Turnpike, which opened in 1952 and allowed the Broomfield, Lafayette, and Louisville areas to serve as bedroom communities for downtown Denver and Boulder, affected Louisville's local economics and demographics. The road opened for use on Sunday, January 20, 1952, with electric counters located at the Wadsworth underpass in Broomfield estimating that 30,000 cars passed through on the first day. An average of more than 4,000 cars used the turnpike every day.

The turnpike's ability to move people faster between Denver, Boulder, and neighboring bedroom communities supported the construction of new suburban subdivisions, such as Bella Vista and Scenic Heights in Louisville. The same kinds of neighborhoods were ubiquitous across the United States in the 1950s and 1960s. Post-WWII suburbs arose from a combination of three factors. First, few houses were constructed between the Great Depression and WWII, but at the end of WWII, more than six million military personnel returned to civilian life, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

Despite all of this change, Louisville's population held relatively steady from 1950 to 1970, increasing from approximately 1,978 people in 1950 to 2,073 people in 1960 to 2,500 people in 1962, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people by 1990. The population further increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

From the 1990s through the present, most commercial and residential growth in Louisville has occurred around the edges of the city and along McCaslin Boulevard and South Boulder Road. However, in recent years the city's historic preservation tax, various recreational events, and a widespread trend towards buying local have supported increased commercial revitalization within Louisville's historic area, especially along Front and Main Streets. Still, many residents commute to Boulder and Denver for work. The largest employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods.

552 Jefferson Avenue

552 Jefferson Avenue is in the Acme Place subdivision, which was platted in 1893. One of the earliest subdivisions in Louisville, Acme Place was platted by John Connell as housing for coal miners, many of whom were immigrants from eastern Europe. The miners worked at the Acme Mine. Indeed, the Acme Mine railroad spur, which took coal from the Acme Mine to the main railroad line to the east, defined the south edge of the subdivision. The spur route was approximately present-day Hutchinson Street. The mine's hoist shaft was located slightly south of there, although much of the mine's underground workings lay to the north of the subdivision. Most early houses were constructed in the western portion of the subdivision because the eastern portion already contained Acme Mine buildings. Today, Acme Place retains several houses constructed between approximately 1898 and 1910, and even more that range from the 1930s through 1970, with some modern infill from the first two decades of the 2000s.

The house at 552 Jefferson Avenue is a Minimal Traditional form house constructed in 1936. The house was owned by Jean Madonna, who purchased the parcel from Rocky Mountain Fuel Company. Madonna sold the house to Mary Colacci in 1945. Her son Anthony and his wife Rita (nee Cook) lived in the house with their family. The Colaccis were local restauranteurs who operated the Colacci's at 816 Main form 1955 until 1993. The Colacci family owned the house into the 1990s (Guyer 2018, Bacon n.d., Boulder County Clerk and Recorder 2020).

552 Lincoln Avenue is a typical stucco Minimal Traditional house with good integrity.

36. Sources of information:

Bacon, Bridget
n.d. [Notes: 552 Jefferson]. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado

Boulder County Assessor's Office
2020 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed April 2020.

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

Guyer, Mary E.
2018 The Home at 552 Jefferson Avenue Louisville, CO 80027. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No __X__ Date of designation: _____

    Designating authority:

    Note: The house may meet the City of Louisville's local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the area of architecture for its representation of the Minimal Traditional form of house that was commonly constructed in Louisville in the mid-twentieth century.

    It should be understood that the thresholds of significance and integrity for NRHP eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

    ____ A. Associated with events that have made a significant contribution to the broad pattern of our history;

    ____ B. Associated with the lives of persons significant in our past;

    ___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

    ____ D. Has yielded, or may be likely to yield, information important in history or prehistory.

    ____ Qualifies under Criteria Considerations A through G (see Manual)

    __X__ Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ____ State ____ Local _____

42. Statement of significance: PaleoWest recommends 5BL12193 not significant under NRHP and SRHP Criterion A because it does not reflect an important event or events that have made a significant contribution to the broad patterns of history. PaleoWest recommends 5BL12193 not significant under NRHP and SRHP Criterion B because it is not associated with important people in local, state, or national history. We recommend 5BL12193 not significant under NRHP and SRHP Criterion C because, while it is a nearly intact Minimal Traditional form house, it is not a quintessential example of that form, an architectural innovation, or the work of a master at the NRHP or SRHP level. Finally, we recommend 5BL12193 not significant under NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: The house retains integrity of location, setting, feeling, workmanship, materials, and design. There is no integrity of association because the home has no link to a historically important person or event.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

    Eligible ____ Not Eligible _X_ Need Data ___

45. Is there National Register district potential? Yes ___ No _X_

    Discuss: The house does not appear to be associated with any potential or existing historic districts.

    The Acme Place subdivision has considerable modern infill.

    If there is National Register district potential, is this building: Contributing ____ Noncontributing

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing

VIII. Recording Information

47. Photograph numbers: 552 Lincoln Photograph 1–6

    Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): July 7–9, 2020

50. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats

51. Organization: PaleoWest

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Resource Number: 5BL12191
Temporary Resource Number: N/A

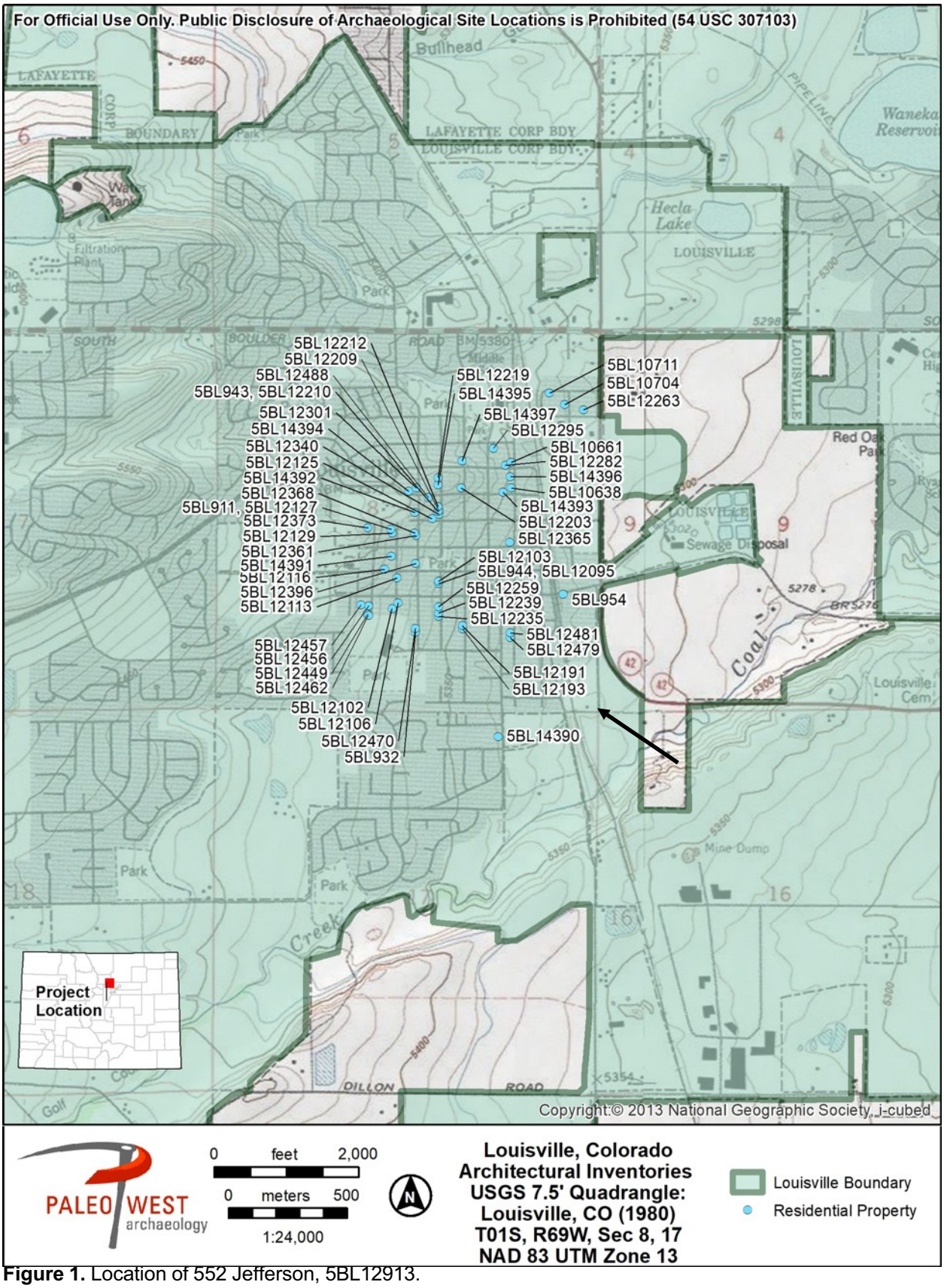


Figure 1. Location of 552 Jefferson, 5BL12913.

Resource Number: 5BL12191
Temporary Resource Number: N/A

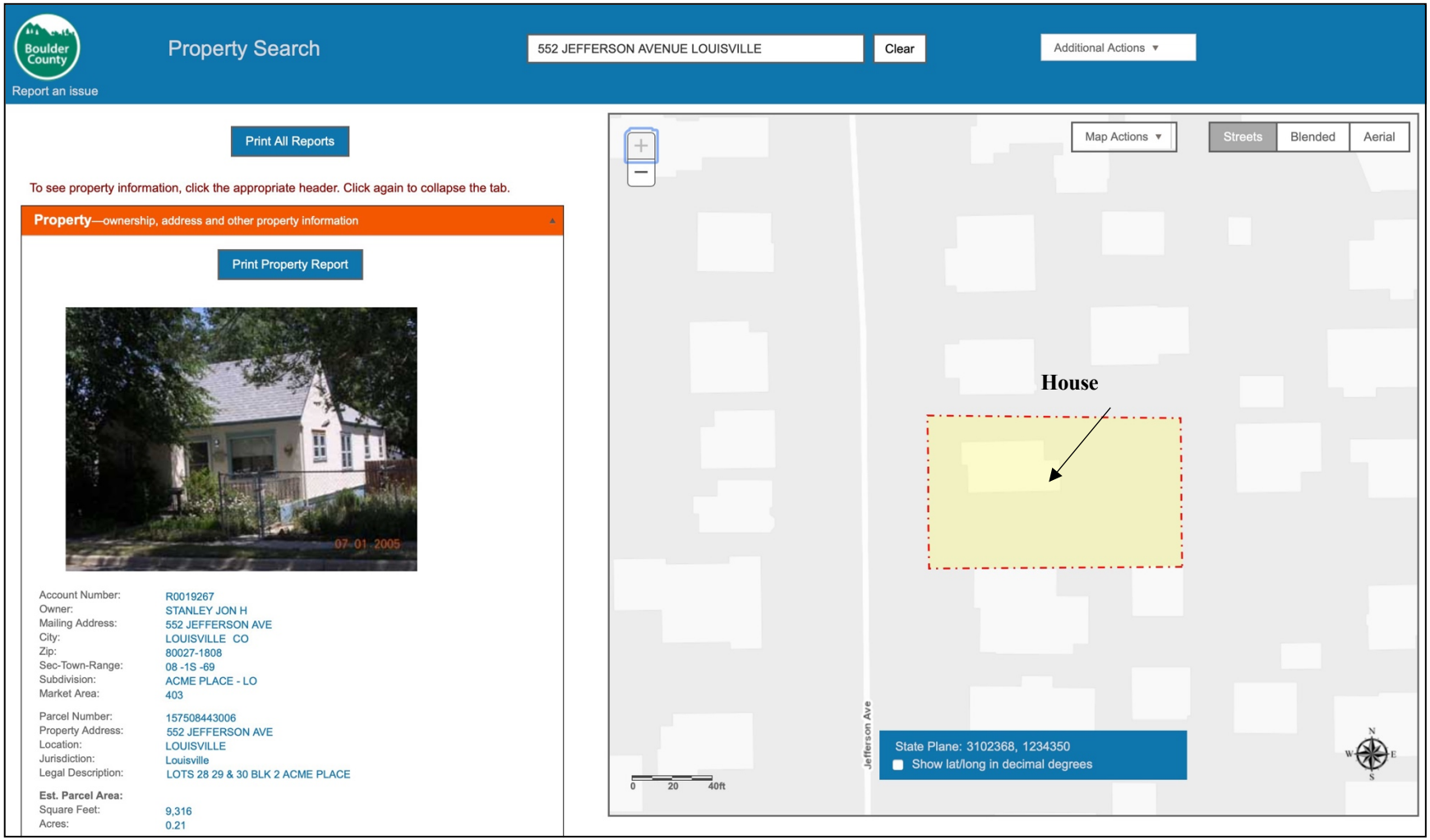


Figure 2. Sketch map of 552 Jefferson.

Resource Number: 5BL12191
Temporary Resource Number: N/A



Figure 3. 552 Jefferson, facing east.



Figure 4. 552 Jefferson, facing northeast.

Resource Number: 5BL12191
Temporary Resource Number: N/A



Figure 5. 552 Jefferson, facing southeast.



Figure 6. 552 Jefferson, facing southwest.

Resource Number: 5BL12191
Temporary Resource Number: N/A



Figure 7. 552 Jefferson, facing west



Figure 8. 552 Jefferson, Circa 1955(LHM 2021).

Resource Number: 5BL12191
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____Initials _____
_____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL12191
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 560 Jefferson Avenue
7. Building address: 560 Jefferson Avenue, Louisville, CO 80027
8. Owner name and address: Alice Ierley & Steven P. Moss, 560 Jefferson Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W

__NW__ ¼ of __NE__ ¼ of __SW__ ¼ of __SE__ of section 8

10. UTM reference

    Zone 13N; 488528 mE 4425076mN

11. USGS quad name: Louisville, Colorado

    Year: 1983 Map scale: 7.5'__X__ 15'____ Attach photo copy of appropriate map section.

12. Lot(s): 31–32 Block: 2

    Addition: Acme Place Year of Addition: 1893

13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 31-32 BLK 2 ACME PLACE

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length __47__ x Width __28__
16. Number of stories: 1
17. Primary external wall material(s): Stucco
18. Roof configuration: Gabled Roof: Hip-on-Gable Roof
19. Primary external roof material: Asphalt
20. Special features: None

21. General architectural description: 560 Jefferson Avenue is a Craftsman style Bungalow form home constructed before 1909. The rectangular house sits on a concrete foundation and is clad primarily in stucco, with horizontal wood weatherboard on its façade and porch skirt. The house has a jerkinhead roof covered in asphalt shingles. The roof has exposed rafter tails. The primary façade is the west elevation. A 3/4-length porch dominates the façade and spans from the north corner to south of the center of the building. The porch has prominent tapered columns. A single entry door is located at the south end of the porch. A pair of double hung windows is north of the entry, under the porch. Another identical pair of windows is located south of the porch. The façade is clad in horizontal wood siding to the top of the windows. The south side of the house has four asymmetrically placed double hung windows. The westernmost windows are paired. Fenestration on the north side of the house consists, from west to east, of a pair of short double hung windows, a pair of tall double hung windows, and a single double hung window. The window units are generally evenly spaced across the elevation. The rear (east) side of the house is partly obscured from the public right-of way, but two symmetrically spaced 3 over 1 and 4 over 1 double hung windows of different size are visible.

22. Architectural style/building type: Bungalow

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: A garage, which was constructed in 1961, is located at the rear of the lot, facing an alley. A large, one-story apartment addition has been added to the original garage building. The garage portion has a jerkinhead roof and wood siding. A small overhead door on the south elevation provides vehicle access to the garage. The south side of the apartment addition is partly obscured, but two windows are visible. A third opening holds either a larger window or a door. Two windows are located on the east side of the building. The north side of the garage and addition lack fenestration. The west side of the building is not visible from the public right-of-way.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1908 Actual:

    Source of information:

Bacon, Bridget
n.d. [Notes: 560 Jefferson]. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Rocky Mountain Fuel Company

    Source of information:

Bacon, Bridget
n.d. [Notes: 560 Jefferson]. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado

29. Construction history (include description and dates of major additions, alterations, or demolitions): The home was remodeled in 1936 but the changes appear to be interior. A rear patio was added in 1961, but the house appears largely intact.

30. Original location X Moved ____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling
32. Intermediate use(s): Domestic – Single Dwelling
33. Current use(s): Domestic – Single Dwelling
34. Site type(s): Single Family Home
35. Historical background:

General History of Louisville

This discussion is summarized from Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado (Schwendler and Corbett 2018).

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company, which ran a line that, by 1877, extended through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s, Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site from the federal government. Nawatny filed a town plat, comprising 20 acres and 85 lots, on the land and named the town of Louisville after himself. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, it grew organically as different investors platted different subdivisions, businesspeople opened diverse stores to meet demands, and people from Britain, Europe (e.g., Austria and Germany and, later, Italy, France, and Eastern Europe), and the United States moved to town. As a result, Louisville is characterized by diversity in its architectural, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

By the early 1890s, Louisville was expanding and changing rapidly, as several new residential subdivisions had been platted and Main Street, within the original part of town, morphed from a predominantly residential area to a commercial center. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

Louisville's population increased to 3,200 people in 1909. Around this time, more than 12 trains stopped in Louisville, carrying passengers, coal, and other freight; beginning in 1909, the Denver Interurban Company used Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miner's strike began in 1910 and the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. However, Louisville actually fared better than many other small Western towns because its mines remained open during the Great Depression and actually increased in number in the early 1930s. This was due, in part, to the low quality of Louisville's coal, which allowed it to be used only by local residents, businesses, and the railroad. As a result, Louisville's coal industry was relatively independent and not strongly tied to the regional or national economy. However, by the 1940s, the use of coal was in decline, especially locally. The final blow for most local coal mines occurred in 1954, when the Burlington Northern Railroad, which had taken over the line through Louisville, switched from coal power to diesel fuel.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. Just two small new subdivisions were platted in 1948: Acme Terrace First Addition and the Fischer Addition, with two more in 1957 (Bella Vista) and 1959 (Scenic Heights), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

The Denver–Boulder Turnpike, which opened in 1952 and allowed the Broomfield, Lafayette, and Louisville areas to serve as bedroom communities for downtown Denver and Boulder, affected Louisville's local economics and demographics. The road opened for use on Sunday, January 20, 1952, with electric counters located at the Wadsworth underpass in Broomfield estimating that 30,000 cars passed through on the first day. An average of more than 4,000 cars used the turnpike every day.

The turnpike's ability to move people faster between Denver, Boulder, and neighboring bedroom communities supported the construction of new suburban subdivisions, such as Bella Vista and Scenic Heights in Louisville. The same kinds of neighborhoods were ubiquitous across the United States in the 1950s and 1960s. Post-WWII suburbs arose from a combination of three factors. First, few houses were constructed between the Great Depression and WWII, but at the end of WWII, more than six million military personnel returned to civilian life, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

Despite all of this change, Louisville's population held relatively steady from 1950 to 1970, increasing from approximately 1,978 people in 1950 to 2,073 people in 1960 to 2,500 people in 1962, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004.

A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people by 1990. The population further increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

From the 1990s through the present, most commercial and residential growth in Louisville has occurred around the edges of the city and along McCaslin Boulevard and South Boulder Road. However, in recent years the city's historic preservation tax, various recreational events, and a widespread trend towards buying local have supported increased commercial revitalization within Louisville's historic area, especially along Front and Main Streets. Still, many residents commute to Boulder and Denver for work. The largest employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods.

560 Jefferson Avenue

560 Jefferson Avenue is in the Acme Place subdivision, which was platted in 1893. One of the earliest subdivisions in Louisville, Acme Place was platted by John Connell as housing for coal miners, many of whom were immigrants from eastern Europe. The miners worked at the Acme Mine. Indeed, the Acme Mine railroad spur, which took coal from the Acme Mine to the main railroad line to the east, defined the south edge of the subdivision. The spur route was approximately present-day Hutchinson Street. The mine's hoist shaft was located slightly south of there, although much of the mine's underground workings lay to the north of the subdivision. Most early houses were constructed in the western portion of the subdivision because the eastern portion already contained Acme Mine buildings. Today, Acme Place retains several houses constructed between approximately 1898 and 1910, and even more that range from the 1930s through 1970, with some modern infill from the first two decades of the 2000s.

The house at 560 Jefferson Avenue is a Craftsman style Bungalow form which, according the Boulder County Assessor and the property's assessor card, was constructed in 1910. However, it was likely constructed before 1909 (Bacon n.d.) Originally owned by the Rocky Mountain Fuel Company, the house was probably rented to miners who worked at the nearby Acme Mine.

560 Jefferson Avenue was purchased by Jean Madonna in 1936. She also owned 552 Jefferson Avenue. She eventually conveyed the home to her brother-in-law, Eugene, and his wife Montie Mae. They owned the home from 1950 until Eugene's death in 1971. Eugene was a local welder and blacksmith who worked at Dow Chemical until 1967. The Madonna family owned 560 Jefferson into the 1980s (Boulder County Clerk and Recorder, 2021, Bacon n.d.)

560 Jefferson Avenue is a good example of a simple Craftsman style Bungalow form with good integrity.

36. Sources of information:

Bacon, Bridget
n.d. [Notes: 560 Jefferson]. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado

Boulder County Assessor's Office
2020 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed April 2020.

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No __X__ Date of designation: _____

Designating authority:

Note: The house appears to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the area of social and architectural history. 560 Jefferson reflects the pre-World War II working class nature of Louisville. 560 Jefferson is also a good, intact example of the many simple, Craftsman-style Bungalows that were constructed in Louisville between approximately 1920 and 1940. The house appears relatively unchanged from its original construction.

It should be understood that the thresholds of significance and integrity for NRHP eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

__X__ A. Associated with events that have made a significant contribution to the broad pattern of our history;

____ B. Associated with the lives of persons significant in our past;

__X__ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

____ D. Has yielded, or may be likely to yield, information important in history or prehistory.

____ Qualifies under Criteria Considerations A through G (see Manual)

____ Does not meet any of the above National Register criteria

39. Area(s) of significance: Community Planning and Development, Social History

40. Period of significance: 1909–1936

41. Level of significance: National ____ State ____ Local _____X

42. Statement of significance: PaleoWest recommends 5BL12191 significant under NRHP and SRHP Criterion A because, as a building that was constructed by Rocky Mountain Fuel Company for mine workers, 560 Lincoln provides a link Louisville's mining era. In contrast, PaleoWest recommends 5BL12191 not significant under NRHP and SRHP Criterion B because it is not associated with important people in local, state, or national history. We recommend 5BL12191 the house is a good, intact example of the simple Craftsman-style Bungalow form. Finally, we recommend 5BL12191 not significant under NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: The house appears largely intact from at least the 1930s. It retains integrity of location, feeling, design, workmanship, and materials. Setting has been slightly affected by the construction of a garage and apartment at the rear of the property. There is no integrity of association because the home has no link to a historically important person or event.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

    Eligible __X__ Not Eligible ____ Need Data ____

45. Is there National Register district potential? Yes ____ No X

    Discuss: The house does not appear to be associated with any potential or existing historic districts. Acme Place has considerable modern infill.

    If there is National Register district potential, is this building: Contributing ____ Noncontributing

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing

VIII. Recording Information

47. Photograph numbers: 560 Jefferson Photograph 1–6

    Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): July 7–9, 2020

50. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats

51. Organization: PaleoWest

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Resource Number: 5BL12191
Temporary Resource Number: N/A

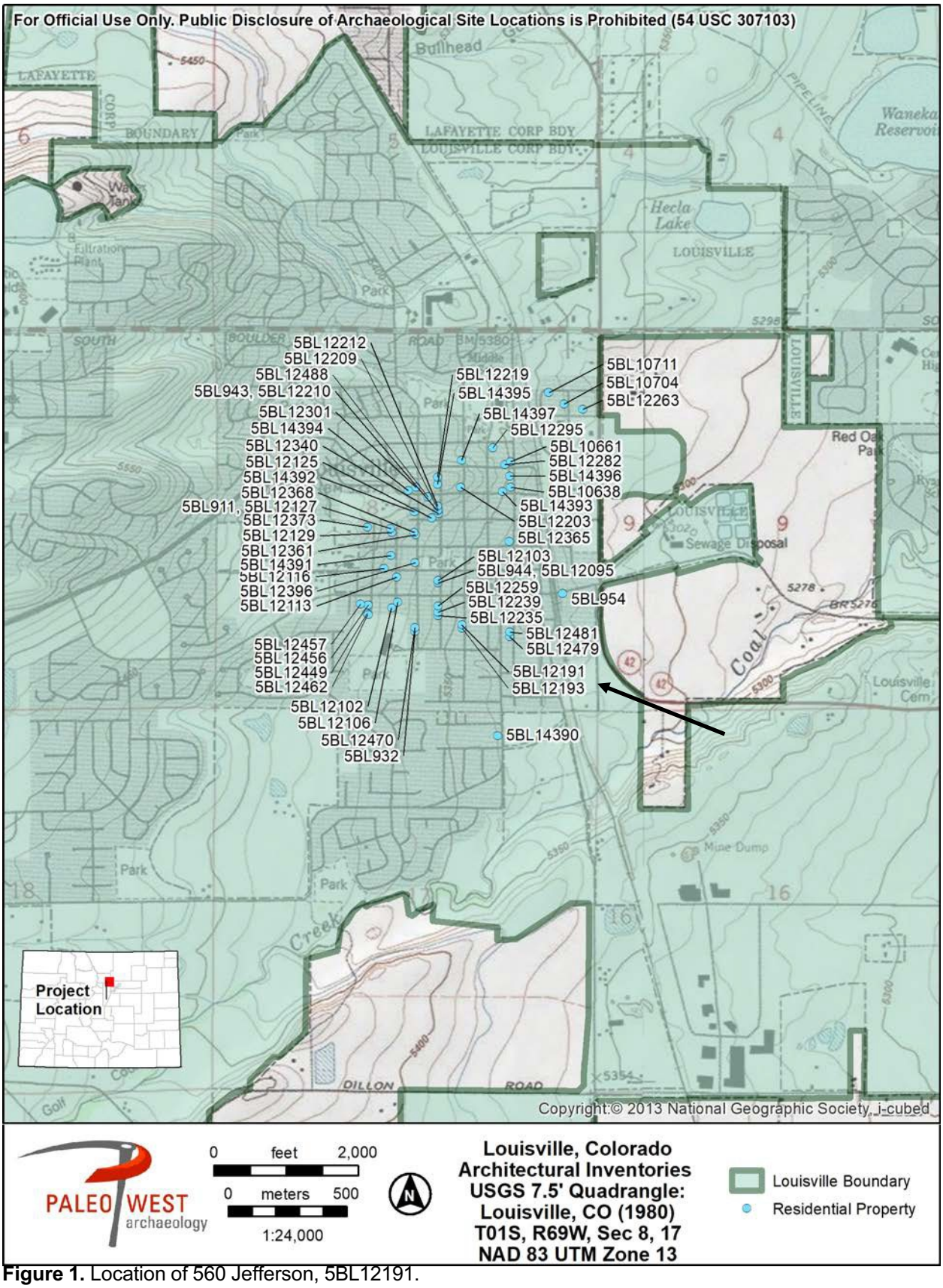


Figure 1. Location of 560 Jefferson, 5BL12191.

Resource Number: 5BL12191
Temporary Resource Number: N/A

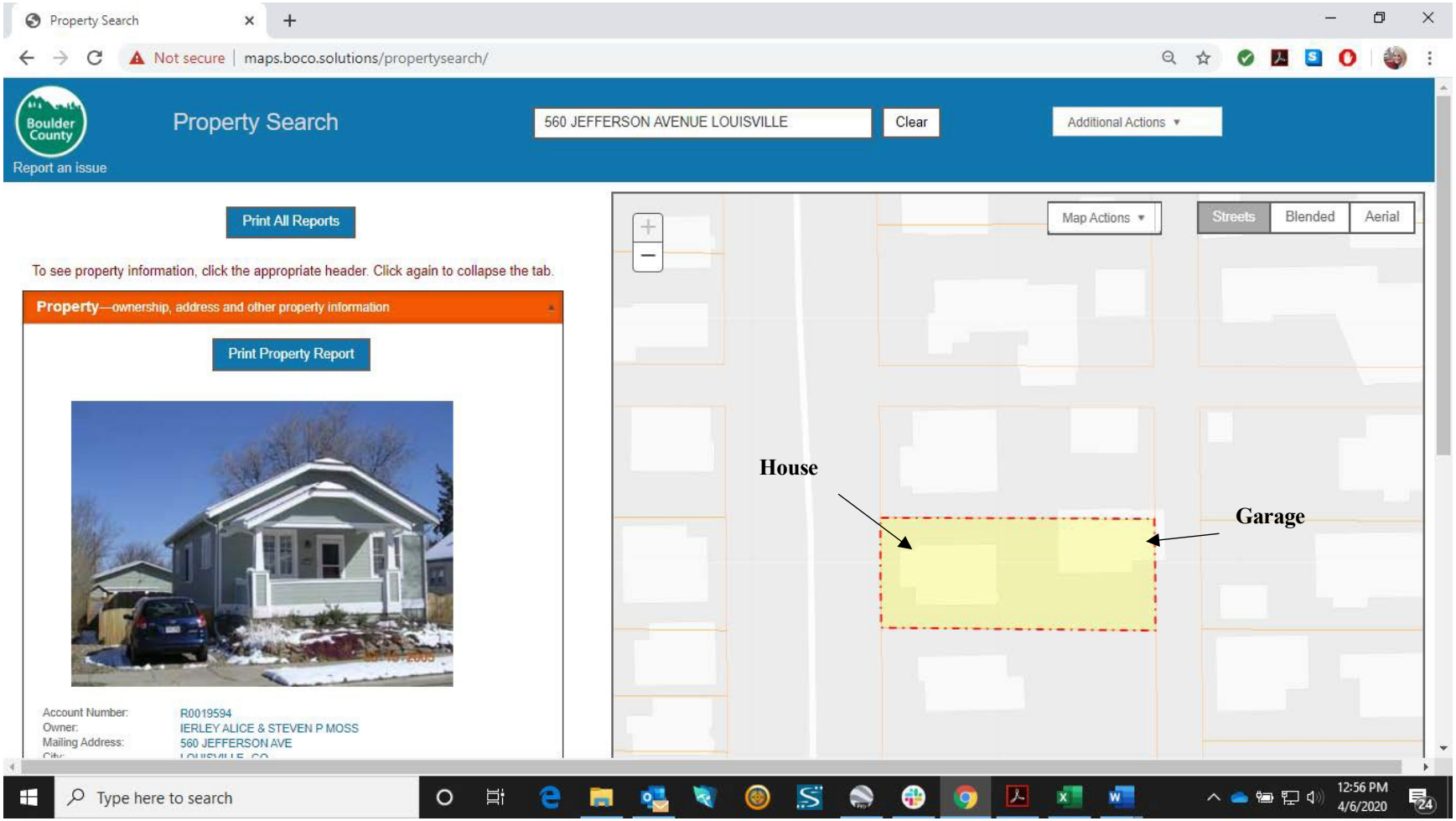


Figure 2. Sketch map of 560 Jefferson.

Resource Number: 5BL12191
Temporary Resource Number: N/A



Figure 3. 560 Jefferson, facing southeast.



Figure 4. 560 Jefferson, facing northeast.

Resource Number: 5BL12191
Temporary Resource Number: N/A

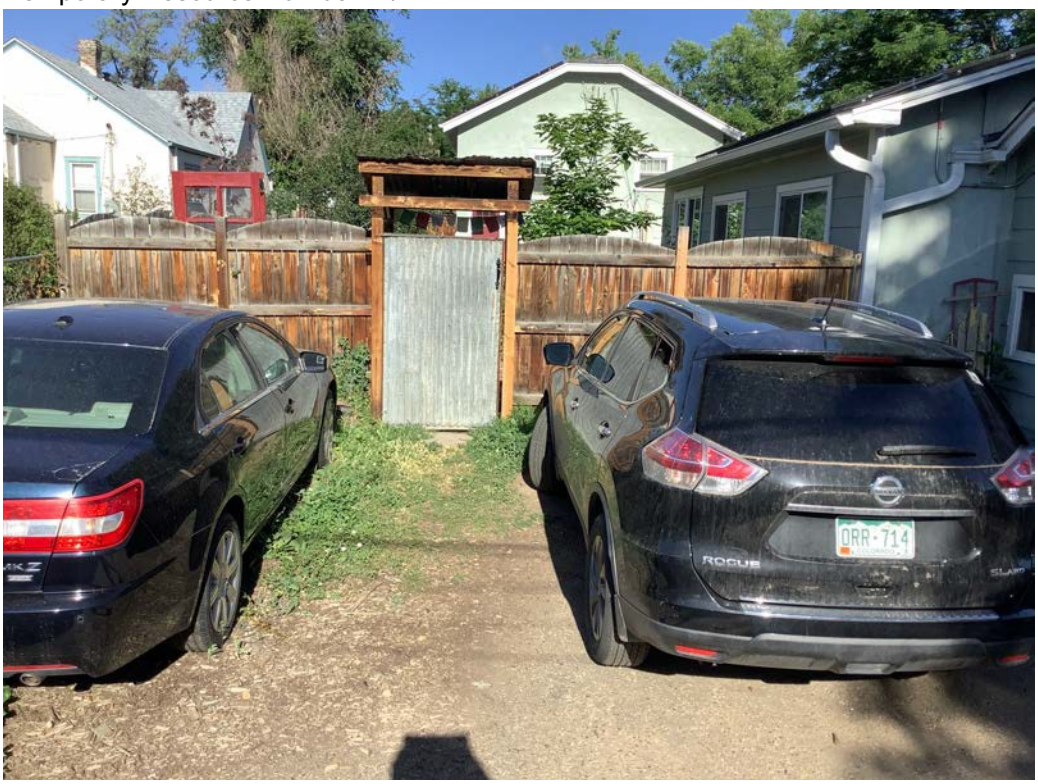


Figure 5. 560 Jefferson, facing west.



Figure 6. 560 Jefferson, facing north.

Resource Number: 5BL12191
Temporary Resource Number: N/A



Figure 7. 560 Jefferson photo from 1948 Assessor Card (LHM 2017).

Resource Number: 5BL14302
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL14302
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 1000 La Farge Avenue
6. Current building name: 1000 La Farge Avenue
7. Building address: 1000 La Farge Avenue, Louisville, CO 80027
8. Owner name and address: Lawrence D. Enrietto Trust, 6295 Greenwood Plaza Blvd, Greenwood Village, CO 80111

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W

   SE ¼ of SE ¼ of SW ¼ of NE ¼ of section 8

10. UTM reference

    Zone 13N; 488632 mE 4425528 mN

11. USGS quad name: Louisville, Colorado

    Year: 1983 Map scale: 7.5' X 15' ___ Attach photo copy of appropriate map section.

12. Lot(s): 23-24 Block: 1

    Addition: Barclay Place Year of Addition: 1897 (refiled for clarification in1901)

13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 23-24 BLK 1 BARCLAY PLACE

III. Architectural Description

14. Building plan (footprint, shape): Irregular plan
15. Dimensions in feet: Length 42 x Width 35
16. Number of stories: 1
17. Primary external wall material(s): Synthetics - Vinyl
18. Roof configuration: Gabled roof – Cross gables roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Porch

21. General architectural description: 1000 La Farge is a wood frame house with a concrete block foundation and full basement. The house comprises an original building and subsequent additions. The side-gabled original house portion faces west toward the street. A small front-gabled section extends west and contains the main entryway. A small unenclosed slab porch is present just south of the main entryway. A gabled section extends east from the main house section to create a cross-gabled roofline. A smaller gabled section extends farther east as a rear entryway / mud room area. Decorative metal awnings are present above the main south-facing window and the rear entry door. Fenestration consists of double-hung and fixed picture windows.

22. Architectural style/building type: Other Style: National

23. Landscaping or special setting features: A concrete path runs southwest from main entry to street corner. Another concrete path runs south from the rear entry door to the street.

24. Associated buildings, features, or objects: A detached garage is present at the northeast corner of the lot. It is a front-gabled building with a roofline running north-south, with a single car bay opening to the south. Horizontal siding is vinyl or aluminum.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1908 Actual: _____

    Source of information: Boulder County Assessor's Office

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Peter Giorzelli

    Source of information: Bridget Bacon, Louisville Historical Museum; Boulder County Office of the Clerk and Recorder

29. Construction history (include description and dates of major additions, alterations, or demolitions): A photograph on the 1948 Boulder County Assessor card shows that the house was originally cross-gabled, with a side-gabled section facing west and another gabled section extending eastward to the rear. This photo also shows the house located much closer to the street corner than at present. This suggests the house was moved farther from the street corner (to the northeast). According to the son-in-law of the current owner, the east addition was constructed in the 1950s by the owner's parents. At the same time, a basement was added, the foundation was rebuilt with concrete block, the small gabled front entryway was added, and the garage was constructed. Another major remodel was completed in 1958, including the addition of the front entryway and enlargement of the east gabled section. The east gabled section was enlarged to the north and east, resulting in the current footprint and roofline. The garage was also completed by 1958. Most of the original windows were also replaced at this time.

30. Original location ___ Moved X (remains on its original lot) Date of move(s): sometime between 1948 and 1958

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling

32. Intermediate use(s):

33. Current use(s): Domestic – Single Dwelling

34. Site type(s): House and garage

35. Historical background:

General History

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Front and Main Streets. Still, many residents commute to Boulder and Denver for work. The largest employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods.

1000 La Farge

The house at 1000 La Farge Avenue is located in the Barclay Place subdivision, which was platted in 1897 (refiled for clarification in1901). Barclay Place ran along La Farge Avenue and the west side of Main Street, with South Street on the south and Caledonia Street on the north. The majority of homes in the subdivision were constructed between 1900 and 1912, with scattered infill built in 1920s, 1930s, and 1950s. Barclay Place contains a mixture of small National and Bungalow houses, as well as houses of rare forms or materials. The neighborhood was largely populated by immigrant miners in the early 1900s. By the mid-twentieth century the Barclay Place demographics had shifted somewhat; the neighborhood contained a mix of working class residents (mostly miners) and low level white collar workers (stenographers, clerks, and salesmen). Most residents were native born by 1940 (United States Bureau of the Census 1910 United States Bureau of the Census 1940).

According to Clerk and Recorder records, 1000 La Farge was probably constructed between 1903 and 1906. That year, recent Italian immigrant and miner Peter Giorzelli purchased the lot from the Colorado Mortgage & Investment Company. Just two weeks later, he obtained a Deed of Trust from McAllister Lumber & Supply Company, suggesting that he started building the house that year. The lumber company released his Deed of Trust in 1906, suggesting that completion of construction or the final materials pay-off occurred that year. Peter's widow, Antonia, and daughter, Emma, still lived in the house in 1940 (United States Bureau of the Census1940). The Giorzelli family still owns the property (Bacon n.d.). The house is architecturally typical of homes in the Barclay Place subdivision, as it is a small gable front-and-wing National form house. However, a substantial remodel in 1958 relocated the house farther from the street corner, enlarged the house's eastern section, added a basement, and replaced most windows. Although the house is still reminiscent of National form houses, its appearance is quite different from its pre-1958 appearance.

36. Sources of information:

Bacon, Bridget
n.d. [Notes on 1000 La Farge History]. On file with the Louisville Historical Museum, Louisville, Colorado.

Boulder County Assessor's Office
2019 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed November 2019.

Boulder County Office of the Clerk and Recorder
2019 Search for Alfred and Mary Helart and related property owners. Available at: https://recorder.bouldercounty.org/countyweb/disclaimer.do. Accessed December 30, 2019.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

United States Census Bureau
1910 Thirteenth Census of the United States, 1910 (NARA microfilm publication T624). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

1940 *Sixteenth Census of the United States, 1940*. (NARA microfilm publication T627). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No __X__ Date of designation: ____

    Designating authority:

    Note: Due to the house's extensive changes over the decades (even though they are more than 50 years old), 1000 La Farge does not appear to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code).

38. Applicable National Register Criteria:

    ___ A. Associated with events that have made a significant contribution to the broad pattern of our history;

    ___ B. Associated with the lives of persons significant in our past;

    ___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

    ___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

    ___ Qualifies under Criteria Considerations A through G (see Manual)

    _X_ Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ___ State ___ Local

42. Statement of significance: PaleoWest recommends 5BL14302 not individually eligible for the NRHP and SRHP under Criterion A and not contributing to a potential historic district because the house has seen marked architectural changes that have disguised its original early-twentieth century footprint and appearance. PaleoWest recommends 5BL14302 not eligible for the NRHP and SRHP under Criterion B because it is not demonstrably associated with an important person in local, state, or national history at the NRHP or SRHP level. We also recommend 5BL14302 not eligible for the NRHP and SRHP under Criterion C because its architecture does not represent the work of a master or a new innovation at the SRHP or NRHP level. Finally, we recommend 5BL14302 not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 1000 La Farge is not individually significant. Modifications to the house have altered its integrity of materials, workmanship, location, and design. The house is still located in a residential area composed of mostly small houses constructed in the first half of the twentieth century so it retains integrity of association, setting, and feeling.

Resource Number: 5BL14302
Temporary Resource Number: N/A

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

    Eligible ___ Not Eligible __X__ Need Data _

45. Is there National Register district potential? Yes _X__ No

    Discuss: There is potential for a Barclay Place historic district that represents an immigrant miner's subdivision platted in 1901 and developed through ca. 1940. Barclay Place is tied to Louisville's history as a working class neighborhood that housed primarily immigrant miners who worked in nearby coal mines, and people in other professions that supported miners. However, 5BL14302 is recommended not contributing to the potential Barclay Place historic district because the appearance and footprint of 1000 La Farge changed dramatically in 1958 and no longer convey association with the ca. 1901–1940 period of initial residential development.

    This assessment did not formally evaluate the potential Barclay Place Historic District.

    If there is National Register district potential, is this building: Contributing ____ Noncontributing _X_

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing ____

VIII. Recording Information

47. Photograph numbers: 94–101

    Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): November 8, 2019

50. Recorder(s): Chris Baker, Seth White, Rebecca Schwendler

51. Organization: PaleoWest Archaeology

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Resource Number: 5BL14302
Temporary Resource Number: N/A

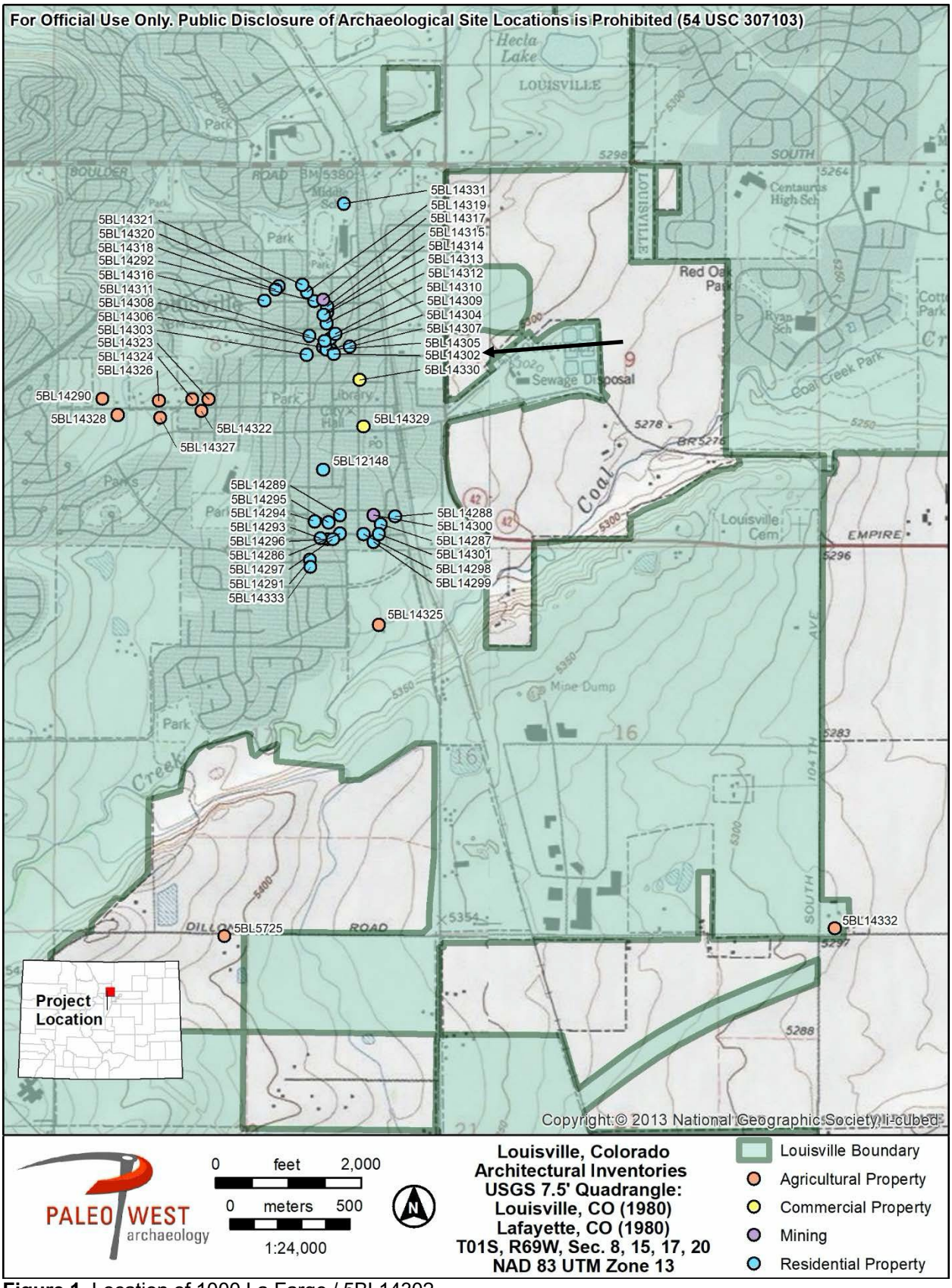


Figure 1. Location of 1000 La Farge / 5BL14302.

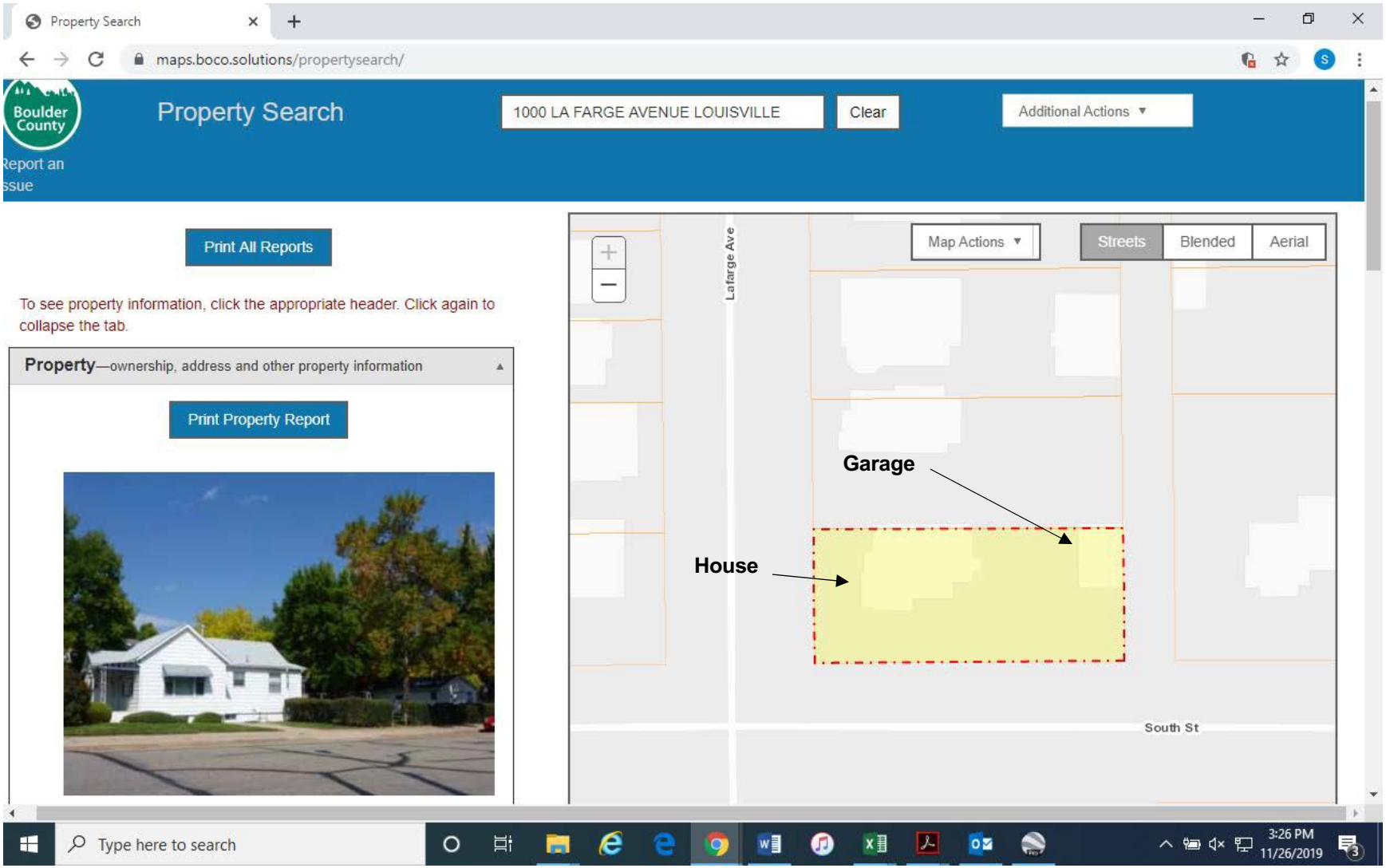


Figure 2. Sketch map of 1000 La Farge Avenue.



Figure 3. 1000 La Farge house, north and west sides, facing east-southeast.



Figure 4. 1000 La Farge house, west and south sides, facing east-northeast.



Figure 5. 1000 La Farge house, south side, facing north.



Figure 6. 1000 La Farge house, south and east sides, facing northwest.



Figure 7. 1000 La Farge house and garage, east and south sides, facing west- northwest.



Figure 8. 1000 La Farge garage, west and south sides, facing northeast.



Figure 9. 1000 La Farge garage, east and north sides, facing southwest.



Figure 10. 1000 La Farge photo 1 from 1948 Assessor Card (pre-move), west and south sides, facing northeast (LHM 2017).



Figure 11. 1000 La Farge photo 2 from 1948 Assessor Card (post-move), west and south sides, facing northeast (LHM 2017).

Resource Number: 5BL14304
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL14304
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 1008 La Farge Avenue
6. Current building name: 1008 La Farge Avenue
7. Building address: 1008 La Farge Avenue, Louisville, CO 80027
8. Owner name and address: MCM 1008 LLC, 3598 Nyland Way, Lafayette, CO 80026

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SE ¼ of SE ¼ of SW ¼ of NE ¼ of section 8
10. UTM reference
    Zone 13N; 488620 mE 4425543 mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15' ___ Attach photo copy of appropriate map section.
12. Lot(s): 21-22 Block: 1
    Addition: Barclay Place Year of Addition: 1897 (refiled for clarification in1901)
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 21-22 BLK 1 BARCLAY PLACE

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 44 x Width 26
16. Number of stories: 1
17. Primary external wall material(s): Stucco
18. Roof configuration: Gabled roof – Cross gabled roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Fence, Porch

21. General architectural description: The west part of this wood-framed house is a side-gabled section with a roofline running north-south. The eastern part is a hipped-roof section with roofline running east-west and intersecting the west section. A smaller hipped-roof section extends further east as a rear entryway or mud room. The front entryway on west side is a small front-gabled extension, unusual in shape, with a decorative arched window. This entryway is very similar to the entryway of 1000 La Farge and was possibly done by the same builder. A small, unenclosed, concrete-slab porch with decorative ironwork exists just south of the front entryway. A brick chimney is present on the peak of the east section roofline. The house's windows are a combination of double hung and fixed single pane. The foundation is concrete. A small wire fence exists at the east lot line on the alley, and may be historic.

22. Architectural style/building type: Other Style: National

23. Landscaping or special setting features: N/A

24. Associated buildings, features, or objects: A small, Gambrel-roofed shed exists at the northeast corner of the lot, oriented east-west, and is possibly 1970s or 1980s construction.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1904 Actual: _____

    Source of information: Bridget Bacon, Louisville Historical Museum

26. Architect: Unknown

27. Builder/Contractor: Unknown

    Source of information:

28. Original owner: Stephano Zarlenga

    Source of information: Bridget Bacon, Louisville Historical Museum

29. Construction history (include description and dates of major additions, alterations, or demolitions): A 1948 Boulder County Assessor card shows the same house footprint as today. This card also mentions a 1947 remodel. The front and rear entryways were possibly added at this time. The house was clad in stucco by 1948. The homeowner in 2011 suggested that the house was possibly two miner's cabins relocated to this property and joined together, but this is unconfirmed.

30. Original location X Moved ___ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling

32. Intermediate use(s):

33. Current use(s): Domestic – Single Dwelling

34. Site type(s): House and shed

35. Historical background:

Resource Number: 5BL14304
Temporary Resource Number: N/A

General History

This discussion is summarized from Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado (Schwendler and Corbett, 2018).

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company (CCR), a line that, by 1877, ran through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site from the federal government. Nawatny filed a town plat, comprising 20 acres and 85 lots, on the land and named the town of Louisville after himself. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, it grew organically as different investors platted different subdivisions, businesspeople opened diverse stores to meet demands, and people from Britain, Europe (e.g., Austria and Germany and, later, Italy, France, and Eastern Europe), and the United States moved to town. As a result, Louisville is characterized by diversity in its architecture, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

By the early 1890s, Louisville was expanding and changing rapidly, as several new residential subdivisions had been platted and Main Street, within the original part of town, morphed from a predominantly residential area to a commercial center. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

Louisville's population increased to 3,200 people in 1909. Around this time, more than 12 trains stopped in Louisville, carrying passengers, coal, and other freight; beginning in 1909, the Denver Interurban Company used Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miners' strike began in 1910 and the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. However, Louisville actually fared better than many other small Western

towns because its mines remained open during the Great Depression and actually increased in number in the early 1930s. This was due, in part, to the low quality of Louisville's coal, which allowed it to be used only by local residents, businesses, and the railroad. As a result, Louisville's coal industry was relatively independent and not strongly tied to the regional or national economy. However, by the 1940s the use of coal was in decline, especially locally. The final blow for most local coal mines occurred in 1954, when the Burlington Northern Railroad, which had taken over the line through Louisville, switched from coal power to diesel fuel.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. Just two small new subdivisions were platted in 1948: Acme Terrace First Addition and the Fischer Addition, with two more in 1957 (Bella Vista) and 1959 (Scenic Heights), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

The Denver–Boulder Turnpike, which opened in 1952 and allowed the Broomfield, Lafayette, and Louisville areas to serve as bedroom communities for downtown Denver and Boulder, affected Louisville's local economics and demographics. The road opened for use on Sunday, January 20, 1952, with electric counters located at the Wadsworth underpass in Broomfield estimating that 30,000 cars passed through on the first day. An average of more than 4,000 cars used the turnpike every day.

The turnpike's ability to move people faster between Denver, Boulder, and neighboring bedroom communities supported the construction of new suburban subdivisions, such as Bella Vista and Scenic Heights in Louisville; the same kinds of neighborhoods were ubiquitous across the United States in the 1950s and 1960s. Post-WWII suburbs arose from a combination of three factors. First, few houses were constructed between the Great Depression and WWII, but at the end of WWII, more than six million military personnel returned to civilian life, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

Despite all of this change, Louisville's population held relatively steady from 1950 to 1970, increasing from approximately 1,978 people in 1950 to 2,073 people in 1960 to 2,500 people in 1962, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people. The population increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

From the 1990s through the present, most commercial and residential growth in Louisville has occurred around the edges of the city and along McCaslin Boulevard and South Boulder Road. However, in recent years the city's historic preservation tax, various recreational events, and a widespread trend towards buying local have supported increased commercial revitalization within Louisville's historic area, especially along Front and Main Streets. Still, many residents commute to Boulder and Denver for work. The largest

employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods.

1008 La Farge

The house at 1008 La Farge Avenue is located in the Barclay Place subdivision, which was platted in 1897 (refiled for clarification in1901). Barclay Place ran along La Farge Avenue and the west side of Main Street, with South Street on the south and Caledonia Street on the north. The majority of homes in the subdivision were constructed between 1900 and 1912, with scattered infill built in 1920s, 1930s, and 1950s. Barclay Place contains a mixture of small National and Bungalow houses, as well as houses of rare forms or materials. The neighborhood was largely populated by immigrant miners in the early 1900s. By the mid-twentieth century the Barclay Place demographics had shifted somewhat; the neighborhood contained a mix of working class residents (mostly miners) and low level white collar workers (stenographers, clerks, and salesmen). Most residents were native born by 1940 (United States Census Bureau 1910 Census; United States Census Bureau1940).

According to Clerk and Recorder records, Stephano Zarlengo (also known as Stephana Zarlinga and Stephen Zarlengo) purchased the lot from the Colorado Mortgage & Investment Company in 1903. The house was constructed either that year or in 1904. The Zarlengo family was one of Louisville's early Italian families, with descendants still in the area as of 2011 (Bacon 2011).

The house is typical of the small houses that predominate in the Barclay Place subdivision. It is a small gable front-and-wing form National house. The house was remodeled in 1947. While it is not clear what modifications were made to the building, changes appear minimal. A 1948 photograph of the home shows a building that is essentially identical to the current building. Subsequent changes included the addition of a roof over the porch (Bacon 2011). These features are still present on the house.

36. Sources of information:

Bacon, Bridget
2011 1008 La Farge Ave. History. Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

Boulder County Assessor's Office
2019 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed November 2019.

Boulder County Office of the Clerk and Recorder
2019 Search for Alfred and Mary Helart and related property owners. Available at: https://recorder.bouldercounty.org/countyweb/disclaimer.do. Accessed December 30, 2019.

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2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

Resource Number: 5BL14304
Temporary Resource Number: N/A

United States Census Bureau
1910 Thirteenth Census of the United States, 1910 (NARA microfilm publication T624). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

1940 *Sixteenth Census of the United States, 1940*. (NARA microfilm publication T627). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No __X__ Date of designation: ____

Designating authority:

Note: The house appears to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the area of social history for its association with the early-twentieth century residential development of the city when it was primarily a mining-related community.

It should be understood that the thresholds of significance and integrity for National Register of Historic Places eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

___ A. Associated with events that have made a significant contribution to the broad pattern of our history;

___ B. Associated with the lives of persons significant in our past;

___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

___ Qualifies under Criteria Considerations A through G (see Manual)

__X__ Does not meet any of the above National Register criteria

39. Area(s) of significance: Community Planning and Development (potential district)

40. Period of significance: 1901–1940 (potential district)

41. Level of significance: National ___ State ___ Local X (potential district)

42. Statement of significance: PaleoWest recommends 5BL14304 not individually eligible for the NRHP and SRHP under Criterion A but it may contribute to a historic district that would be eligible under Criterion A. The potential historic district would be related to the early twentieth-century history of residential development in Louisville, Colorado. Specifically, 1008 La Farge Avenue is a small home that is typical of the simple homes constructed in Louisville in the first decades of the twentieth century when the town was essentially a coal mining-focused community of immigrants. PaleoWest recommends 5BL14304 not eligible for the NRHP and SRHP under Criterion B because it is not demonstrably associated with an important person in local, state, or national history at the NRHP or SRHP level. We also recommend 5BL14304 not eligible for the NRHP and SRHP under Criterion C because its architecture is somewhat atypical for the first decade of the twentieth century and it does not represent the work of a master or a new innovation at the SRHP or NRHP level. Finally, we recommend 5BL14304 not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 1008 La Farge is not individually significant. If the house comprises two formerly individual houses that were moved to this location, it does not exhibit integrity of original location, materials, workmanship, or design. However, the house as it currently stands has been in its current location for more than 50 years so it does retain overall integrity of location, materials, workmanship, and design in its current form. The house is still located in a residential area composed of mostly small homes constructed in the first half of the twentieth century so it retains integrity of setting, feeling, and association.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

    Eligible ___ Not Eligible _X_ Need Data _

45. Is there National Register district potential? Yes _X_ No

    Discuss: 5BL14304 may contribute to a Barclay Place historic district that represents an immigrant miner's subdivision platted in 1901 and developed through ca. 1940. 1008 La Farge was part of the initial period of construction in the neighborhood. Barclay Place is tied to Louisville's history as a working class neighborhood that housed primarily immigrant miners who worked in nearby coal mines, and people in other professions that supported miners.

    This assessment did not formally evaluate the potential Barclay Place Historic District.

    If there is National Register district potential, is this building: Contributing _X_ Noncontributing ___

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing ____

VIII. Recording Information

47. Photograph numbers: 88–93

    Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): November 8, 2019

50. Recorder(s): Chris Baker, Seth White, Rebecca Schwendler

51. Organization: PaleoWest Archaeology

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

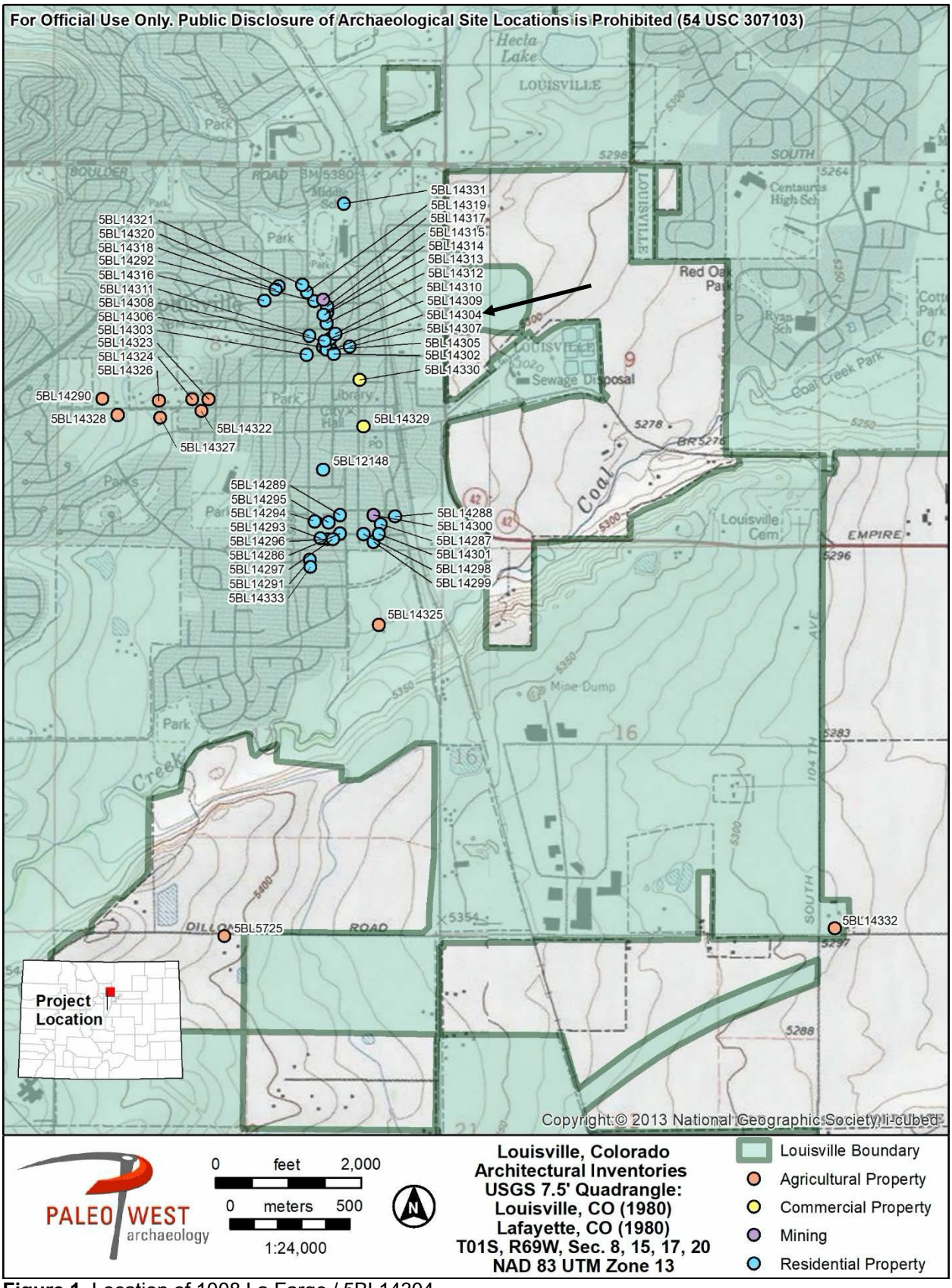


Figure 1. Location of 1008 La Farge / 5BL14304.

Resource Number: 5BL14304
Temporary Resource Number: N/A

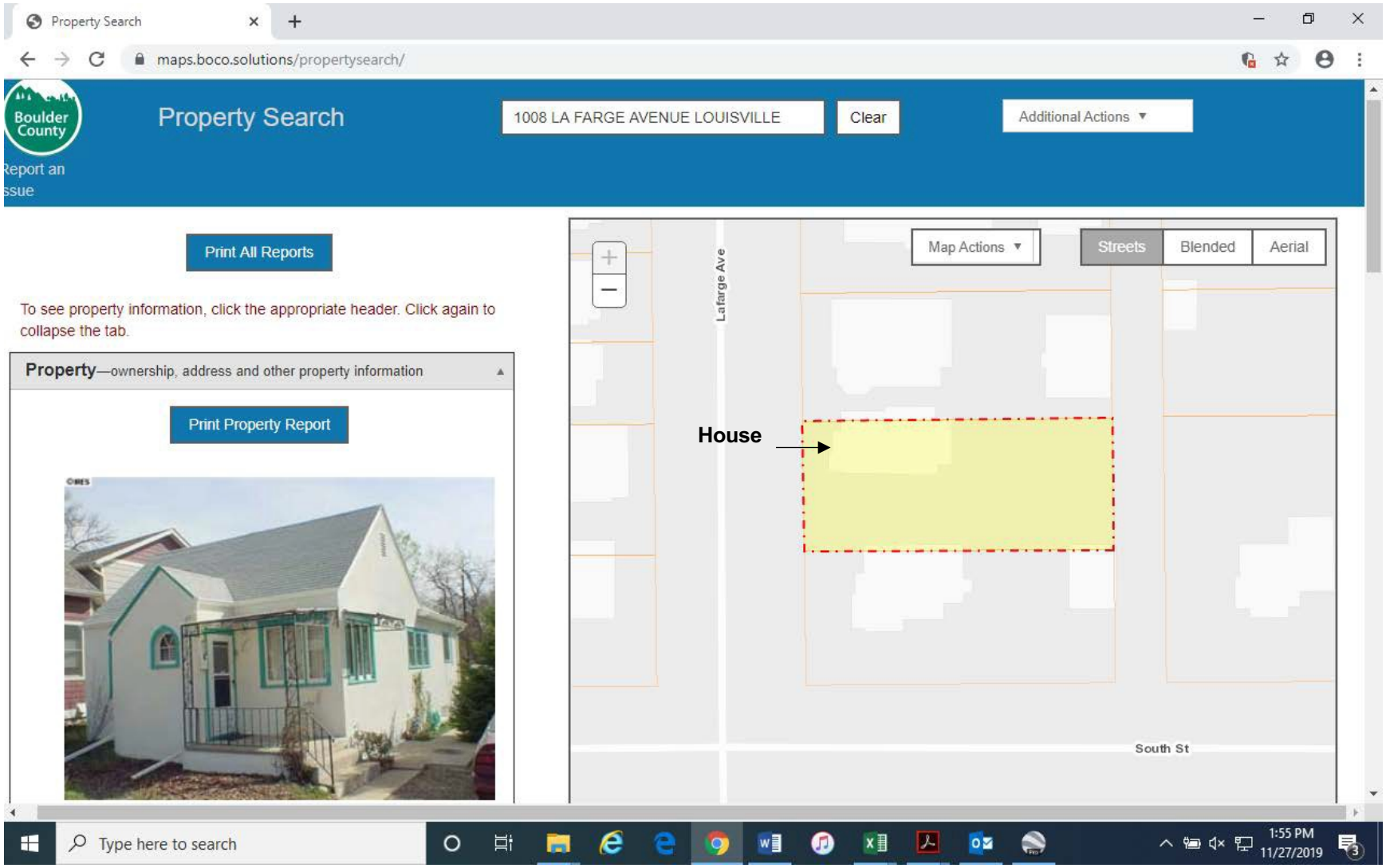


Figure 2. Sketch map of 1008 La Farge.



Figure 3. 1008 La Farge house, west and south sides, facing northeast.



Figure 4. 1008 La Farge house, north and west sides, facing southeast.



Figure 5. 1008 La Farge house, west side, facing east.



Figure 6. 1008 La Farge house, south and east sides, facing northwest.



Figure 7. 1008 La Farge house and shed, south and east sides, facing northwest.

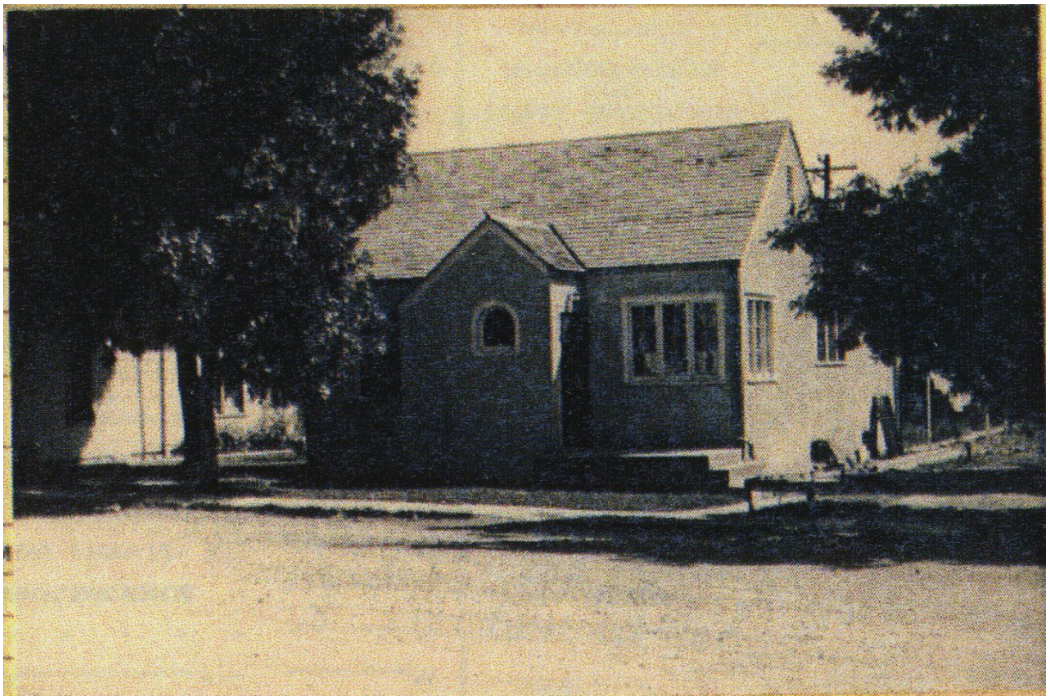


Figure 8. 1008 La Farge photo from 1948 Assessor Card, west and south sides, facing east-northeast (LHM 2017).



Figure 9. 1008 La Farge undated photo, west and south sides, facing northeast (LHM 2017).

Resource Number: 5BL14305
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL14305
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 1009 La Farge Avenue
6. Current building name: 1009 La Farge Avenue
7. Building address: 1009 La Farge Avenue, Louisville, CO 80027
8. Owner name and address: Mick I. & Lori L. Domenico, 1009 La Farge Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SE ¼ of SE ¼ of SW ¼ of NE ¼ of section 8
10. UTM reference
    Zone 13N; 488601 mE 4425544 mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15' ___ Attach photo copy of appropriate map section.
12. Lot(s): 3-4 Block: 4
    Addition: Barclay Place Year of Addition: 1897 (refiled for clarification in1901)
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 3 & 4 BLK 4 BARCLAY PLACE

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length x Width
16. Number of stories: 2
17. Primary external wall material(s): Asbestos
18. Roof configuration: Gabled roof – Cross gabled roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Carport, Fence, Porch

21. General architectural description: This house exhibits wood frame construction and includes original portions and additions. The original portion of the house is a one-story cross-gabled building with what appears to be asbestos shingle siding. The front-gabled section faces the street and the side-gabled section extends to the south from the midpoint of the front gabled section, creating a T-shaped roofline. This form is still present on the east side but is obscured on the west side by a large two-story gabled addition. The roofline of the addition runs east-west, and extends eastward on top of the original house, creating a hipped section above the original T-shaped cross gabled form. This addition has a concrete foundation and is clad in aluminum or vinyl siding. A small unenclosed porch exists on the southeast corner of the house. There is a carport to the south of the rear addition, but driveway access is now limited by shrub plantings and the carport is used as a patio. Windows are double hung, sliding, and fixed single pane. Windows on the front (east) side are not original. Visible portions of the foundation are concrete.

22. Architectural style/building type: Other Style: National

23. Landscaping or special setting features: A concrete driveway runs along the south lot line from street to carport. A metal chain link fence encloses the rear yard.

24. Associated buildings, features, or objects: Three sheds exist in the rear yard. Shed 1 is a small shed with a steeply pitched gabled roof, just west of the northwest corner of the house. Shed 2 is a small metal structure with a gently pitched roof located at the northwest corner of the lot. Shed 3 is a larger wooden shed with a gabled roof and vertical wood siding, just south of shed 2.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1904 Actual: _____

    Source of information: Bridget Bacon, Louisville Historical Museum

26. Architect: Unknown

27. Builder/Contractor: Unknown

    Source of information:

28. Original owner: Joseph and Jennie Dionigi

    Source of information: Bridget Bacon, Louisville Historical Museum

29. Construction history (include description and dates of major additions, alterations, or demolitions): A 1948 Boulder County Assessor card lists a stone foundation but visible portions today are concrete. Windows on the east and north sides of the original portion of the house are post-1950 replacements. A small original brick chimney has been removed. The two-story addition on the west appears relatively modern.

30. Original location X Moved ___ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Residence

32. Intermediate use(s):

33. Current use(s): Residence

34. Site type(s): House, garage, and sheds

35. Historical background:

Resource Number: 5BL14305
Temporary Resource Number: N/A

General History of Louisville

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company (CCR), a line that, by 1877, ran through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site from the federal government. Nawatny filed a town plat, comprising 20 acres and 85 lots, on the land and named the town of Louisville after himself. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, it grew organically as different investors platted different subdivisions, businesspeople opened diverse stores to meet demands, and people from Britain, Europe (e.g., Austria and Germany and, later, Italy, France, and Eastern Europe), and the United States moved to town. As a result, Louisville is characterized by diversity in its architecture, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

By the early 1890s, Louisville was expanding and changing rapidly, as several new residential subdivisions had been platted and Main Street, within the original part of town, morphed from a predominantly residential area to a commercial center. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

Louisville's population increased to 3,200 people in 1909. Around this time, more than 12 trains stopped in Louisville, carrying passengers, coal, and other freight; beginning in 1909, the Denver Interurban Company used Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miners' strike began in 1910 and the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. However, Louisville actually fared better than many other small Western towns because its mines remained open during the Great Depression and actually increased in number in the early 1930s. This was due, in part, to the low quality of Louisville's coal, which allowed it to be used only by local residents, businesses, and the railroad. As a result, Louisville's coal industry was relatively independent

and not strongly tied to the regional or national economy. However, by the 1940s the use of coal was in decline, especially locally. The final blow for most local coal mines occurred in 1954, when the Burlington Northern Railroad, which had taken over the line through Louisville, switched from coal power to diesel fuel.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. Just two small new subdivisions were platted in 1948: Acme Terrace First Addition and the Fischer Addition, with two more in 1957 (Bella Vista) and 1959 (Scenic Heights), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

The Denver–Boulder Turnpike, which opened in 1952 and allowed the Broomfield, Lafayette, and Louisville areas to serve as bedroom communities for downtown Denver and Boulder, affected Louisville's local economics and demographics. The road opened for use on Sunday, January 20, 1952, with electric counters located at the Wadsworth underpass in Broomfield estimating that 30,000 cars passed through on the first day. An average of more than 4,000 cars used the turnpike every day.

The turnpike's ability to move people faster between Denver, Boulder, and neighboring bedroom communities supported the construction of new suburban subdivisions, such as Bella Vista and Scenic Heights in Louisville; the same kinds of neighborhoods were ubiquitous across the United States in the 1950s and 1960s. Post-WWII suburbs arose from a combination of three factors. First, few houses were constructed between the Great Depression and WWII, but at the end of WWII, more than six million military personnel returned to civilian life, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

Despite all of this change, Louisville's population held relatively steady from 1950 to 1970, increasing from approximately 1,978 people in 1950 to 2,073 people in 1960 to 2,500 people in 1962, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people. The population increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

From the 1990s through the present, most commercial and residential growth in Louisville has occurred around the edges of the city and along McCaslin Boulevard and South Boulder Road. However, in recent years the city's historic preservation tax, various recreational events, and a widespread trend towards buying local have supported increased commercial revitalization within Louisville's historic area, especially along Front and Main Streets. Still, many residents commute to Boulder and Denver for work. The largest employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods.

Resource Number: 5BL14305
Temporary Resource Number: N/A

1009 La Farge

The house at 1009 La Farge Avenue is located in the Barclay Place subdivision, which was platted in 1897 (refiled for clarification in1901). Barclay Place ran along La Farge Avenue and the west side of Main Street, with South Street on the south and Caledonia Street on the north. The majority of homes in the subdivision were constructed between 1900 and 1912, with scattered infill built in 1920s, 1930s, and 1950s. Barclay Place contains a mixture of small National and Bungalow houses, as well as houses of rare forms or materials. The neighborhood was largely populated by immigrant miners in the early 1900s. By the mid-twentieth century, the Barclay Place demographics had shifted somewhat; the neighborhood contained a mix of working class residents (mostly miners) and low level white collar workers (stenographers, clerks, and salesmen). Most residents were native-born by 1940 (United States Census Bureau 1910; United States Census Bureau 1940).

According to Clerk and Recorder records, 1009 La Farge was constructed in approximately 1904. That year, Italian immigrant and coal miner "Gio" Dionigi (listed as "Joseph" or "Joe" in census records) purchased the lot from the Colorado Mortgage & Investment Company. Two and a half months later, Gio granted a Deed of Trust to the McAllister lumber & Supply Company, suggesting he started to build the house at that time. In 1918, Giovanna Dionigi filed a Declaration of Homestead for the property. The property passed to Jennie Dionigi in 1934. She lived in the home until 1956. The house remained in the Dionigi family until 1977 (Bacon 2019). The house is typical of the predominantly small houses in the Barclay Place subdivision, as it is a gable front-and-wing National form house. The original architectural design is intact on the east side, but the west side is mostly obscured by a large two-story addition.

36. Sources of information:

Bacon, Bridget
2019 Notes on 1009 La Farge Ave. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

Boulder County Assessor's Office
2019 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed November 2019.

Boulder County Office of the Clerk and Recorder
2019 Search for Alfred and Mary Helart and related property owners. Available at: https://recorder.bouldercounty.org/countyweb/disclaimer.do. Accessed December 30, 2019.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

United States Census Bureau
1910 Thirteenth Census of the United States, 1910 (NARA microfilm publication T624). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

1940 *Sixteenth Census of the United States, 1940*. (NARA microfilm publication T627). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No __X__ Date of designation: ____

    Designating authority:

    Note: The house appears to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the areas of architecture and social history for its representation (seen in its original portion) of a typical, small, early-twentieth century National form house, and for the early twentieth-century residential development of Louisville when it was predominantly a mining town.

    It should be understood that the thresholds of significance and integrity for National Register of Historic Places eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

    ___ A. Associated with events that have made a significant contribution to the broad pattern of our history;

    ___ B. Associated with the lives of persons significant in our past;

    ___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

    ___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

    ___ Qualifies under Criteria Considerations A through G (see Manual)

    __X__ Does not meet any of the above National Register criteria

39. Area(s) of significance: Community Planning and Development (potential district)

40. Period of significance: 1901–1940 (potential district)

41. Level of significance: National ___ State ___ Local X (potential district)

42. Statement of significance: PaleoWest recommends 5BL14305 not individually eligible for the NRHP and SRHP under Criterion A but it may contribute to a historic district that would be eligible under Criterion A. The potential historic district would be related to the early twentieth-century history of residential development in Louisville, Colorado. Specifically, 1009 La Farge Avenue is typical of the simple homes constructed in Louisville in the first decades of the twentieth century when the town was essentially a coal mining-focused community of immigrants. PaleoWest recommends 5BL14305 not eligible for the NRHP and SRHP under Criterion B because it is not demonstrably associated with an important person in local, state, or national history at the NRHP or SRHP level. We also recommend 5BL14305 not eligible for the NRHP and SRHP under Criterion C because, although it is an example of a National form house, its architecture does not represent the work of a master or a new innovation at the SRHP or NRHP level. Finally, we recommend 5BL14305 not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 1009 La Farge is not individually significant. Modifications to the house have altered its integrity of materials, workmanship, and design. The house is still located in a residential area composed of mostly small homes constructed in the first half of the twentieth century so it retains integrity of association, location, setting, and feeling.

Resource Number: 5BL14305
Temporary Resource Number: N/A

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

    Eligible ___ Not Eligible _X__ Need Data _

45. Is there National Register district potential? Yes __X__ No
    Discuss: 5BL14305 may contribute to a Barclay Place historic district that represents an immigrant miner's subdivision platted in 1901 and developed through ca. 1940. 1009 La Farge was part of the initial period of construction in the neighborhood. Barclay Place is tied to Louisville's history as a working class neighborhood that housed primarily immigrant miners who worked in nearby coal mines, and people in other professions that supported miners.

    This assessment did not formally evaluate the potential Barclay Place Historic District.

    If there is National Register district potential, is this building: Contributing _X___ Noncontributing ___

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing ____

VIII. Recording Information

47. Photograph numbers: 81–87

    Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): November 8, 2019

50. Recorder(s): Chris Baker, Seth White, Rebecca Schwendler

51. Organization: PaleoWest Archaeology

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Resource Number: 5BL14305
Temporary Resource Number: N/A

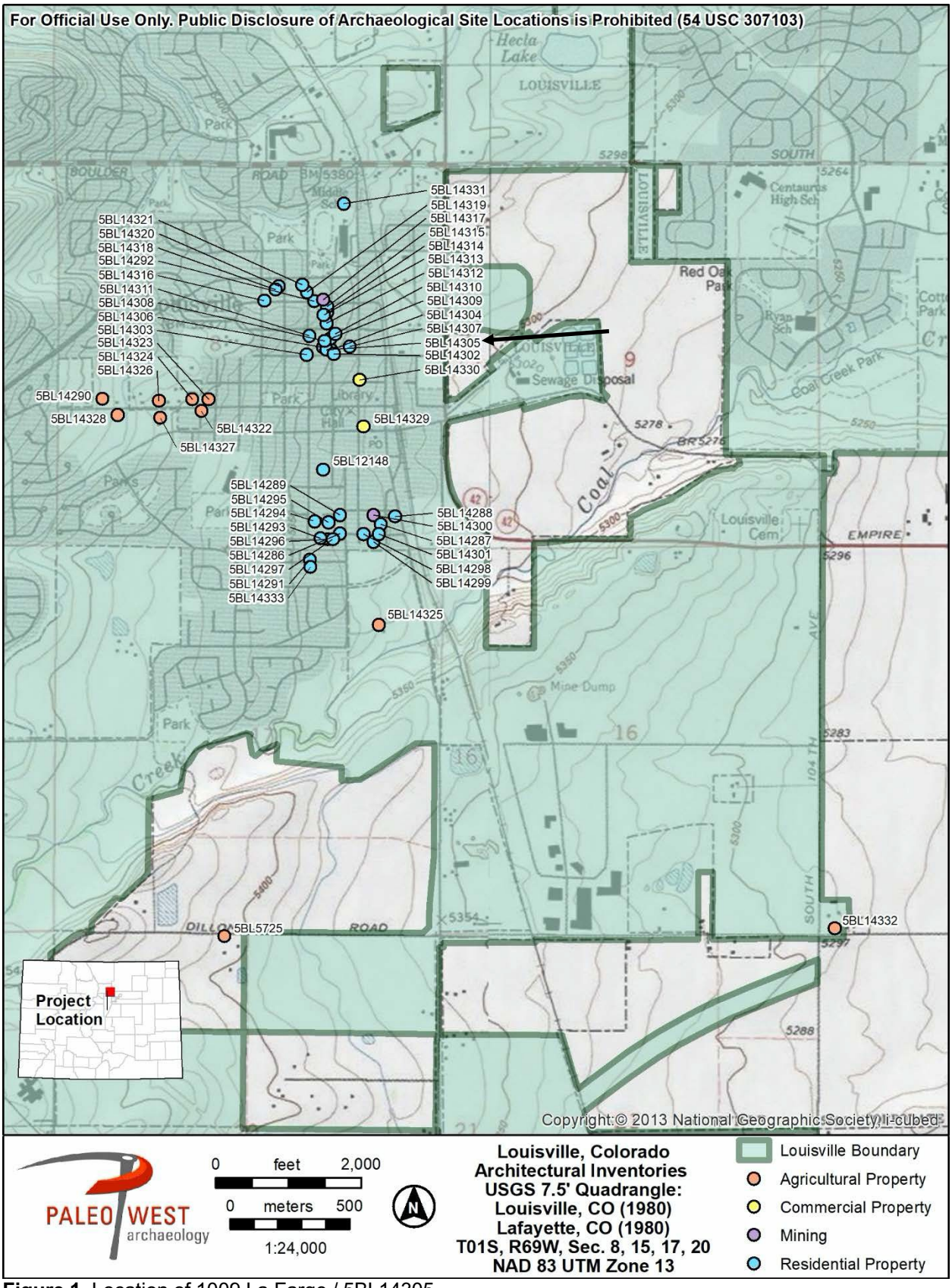


Figure 1. Location of 1009 La Farge / 5BL14305.

Resource Number: 5BL14305
Temporary Resource Number: N/A

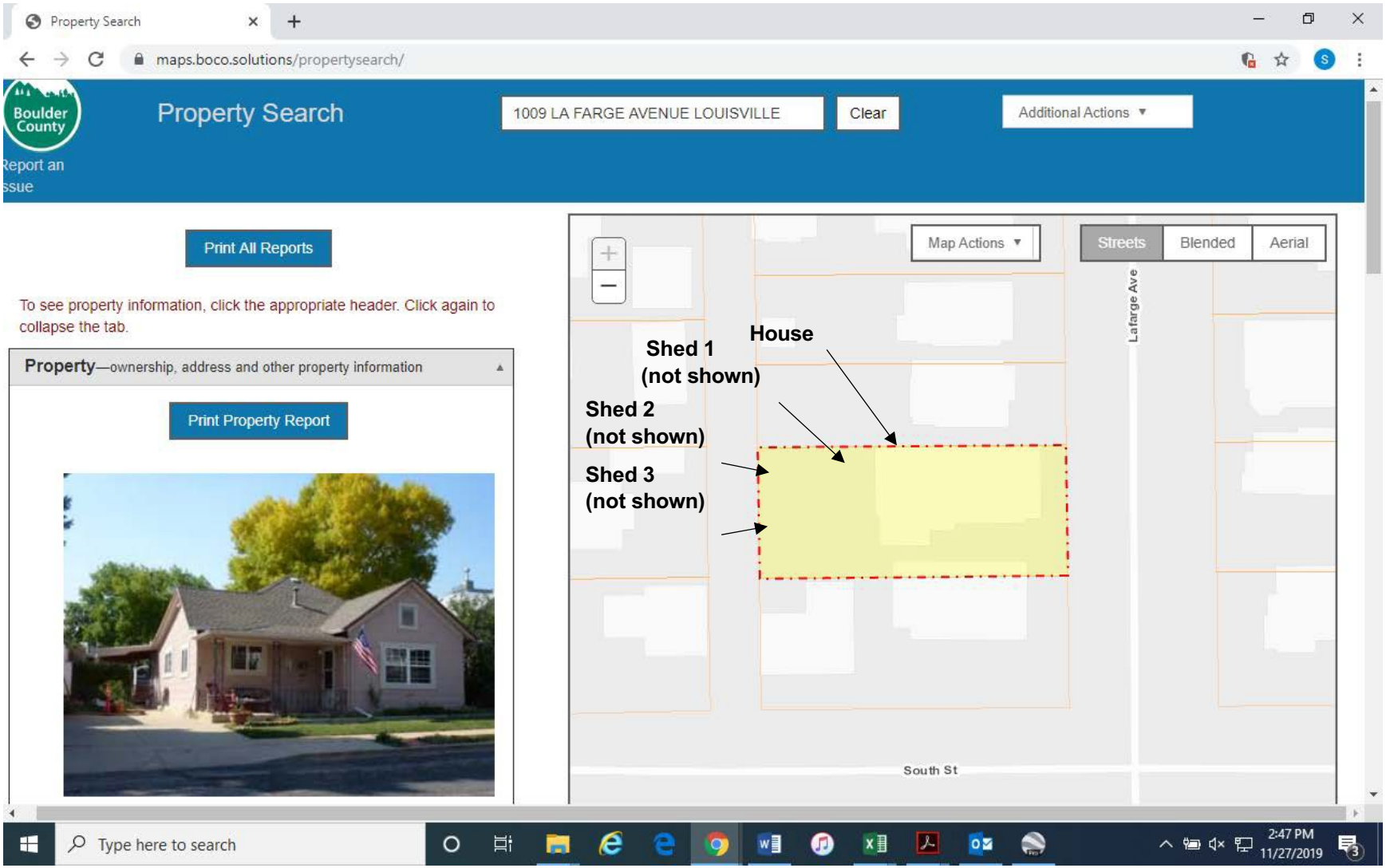


Figure 2. Sketch map of 1009 La Farge.



Figure 3. 1009 La Farge house, south and east sides, facing northwest.



Figure 4. 1009 La Farge house, east and north sides, facing southwest.



Figure 5. 1009 La Farge shed 1 and house, west and south sides, facing northeast.



Figure 6. 1009 La Farge house and shed 1, north and west sides, facing southeast.



Figure 7. 1009 La Farge shed 2 and shed 3, west and south sides, facing northeast.



Figure 8. 1009 La Farge photo from 1948 Assessor Card, east and north sides, facing southwest (LHM 2017).

Resource Number: 5BL14306
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL14306
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 1013 La Farge Avenue
6. Current building name: 1013 La Farge Avenue
7. Building address: 1013 La Farge Avenue, Louisville, CO 80027
8. Owner name and address: June G. Enrietto and Barbara A. Disalle, 1000 La Farge Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SE ¼ of SE ¼ of SW ¼ of NE ¼ of section 8
10. UTM reference
    Zone 13N; 488601 mE 4425544 mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15' ____ Attach photo copy of appropriate map section.
12. Lot(s): 5 Block: 4
    Addition: Barclay Place Year of Addition: 1897 (refiled for clarification in1901)
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOT 5 & S 8 FT LOT 6 BLK 4 BARCLAY PLACE

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 41 x Width 26
16. Number of stories: 1
17. Primary external wall material(s): Metal – Aluminum or Synthetics – Vinyl
18. Roof configuration: Hipped roof
19. Primary external roof material: Asphalt roof - composition roof

20. Special features: Porch, Fence

21. General architectural description: 1013 La Farge is a wood frame home that has a hipped roof with a roughly 5 x 5 ft flat area at the peak. A small front-gabled section extends east from the south end of the east side. An entry door is just north of this extension. A small porch runs from the main entry door to the northeast corner of the house. The porch has ornate historic wooden supports and a hipped roof. A small hipped-roof addition extends west from the rear (west) side of the house and has a hipped roof. A small entryway with its own hipped roof exists on the northwest corner of the house. The house has horizontal siding that appears to be either vinyl or aluminum. The house sits on a stacked stone foundation. 1013 La Farge has both double hung and fixed picture windows. Windows on the front-gabled extension and south side may be original.

22. Architectural style/building type: Hipped-Roof Box

23. Landscaping or special setting features: A metal chain link fence encloses the rear yard.

24. Associated buildings, features, or objects: A small mansard-roofed shed exists at the southwest corner of the lot. It appears to be of relatively modern construction.

IV. Architectural History

25. Date of Construction: Estimate: 1906–1909 Actual: _____

    Source of information: Bridget Bacon, Louisville Historical Museum

26. Architect: Unknown

27. Builder/Contractor: Unknown

    Source of information:

28. Original owner: Eusebio Giuseppe Di Francia

    Source of information: Bridget Bacon, Louisville Historical Museum

29. Construction history (include description and dates of major additions, alterations, or demolitions): The entry door and all windows on the east and north sides, with the possible exception of two windows on the front-gabled extension, are post-1950 replacements. Windows on the south side may be original. A brick chimney at the roof peak has been replaced with a modern chimney. The house had wood siding in 1950 and now has vinyl or aluminum. According to the current tenant, the addition on the west side is not original but is historic. This addition is shown on the 1948 Boulder County Assessor card and confirms this report. However, the small hipped-roof entryway on the northwest corner of the house is not shown on the card and is therefore a post-1950 addition.

30. Original location X Moved ___ Date of move(s):

V. Historical Associations

31. Original use(s): Domestic – Single Dwelling

32. Intermediate use(s):

33. Current use(s): Domestic – Single Dwelling

34. Site type(s): House and shed

35. Historical background:

Resource Number: 5BL14306
Temporary Resource Number: N/A

General History of Louisville

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company (CCR), a line that, by 1877, ran through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

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However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

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The turnpike's ability to move people faster between Denver, Boulder, and neighboring bedroom communities supported the construction of new suburban subdivisions, such as Bella Vista and Scenic Heights in Louisville; the same kinds of neighborhoods were ubiquitous across the United States in the 1950s and 1960s. Post-WWII suburbs arose from a combination of three factors. First, few houses were constructed between the Great Depression and WWII, but at the end of WWII, more than six million military personnel returned to civilian life, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

Despite all of this change, Louisville's population held relatively steady from 1950 to 1970, increasing from approximately 1,978 people in 1950 to 2,073 people in 1960 to 2,500 people in 1962, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people. The population increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

From the 1990s through the present, most commercial and residential growth in Louisville has occurred around the edges of the city and along McCaslin Boulevard and South Boulder Road. However, in recent years the city's historic preservation tax, various recreational events, and a widespread trend towards buying local have supported increased commercial revitalization within Louisville's historic area, especially along Front and Main Streets. Still, many residents commute to Boulder and Denver for work. The largest employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods.

Resource Number: 5BL14306
Temporary Resource Number: N/A

1013 La Farge

The house at 1013 La Farge Avenue is located in the Barclay Place subdivision, which was platted in 1897 (refiled for clarification in1901). Barclay Place ran along La Farge Avenue and the west side of Main Street, with South Street on the south and Caledonia Street on the north. The majority of homes in the subdivision were constructed between 1900 and 1912, with scattered infill built in the 1920s, 1930s, and 1950s. Barclay Place contains a mixture of small National and Bungalow houses, as well as houses of rare forms or materials. The neighborhood was largely populated by immigrant miners in the early 1900s. By the mid-twentieth-century the Barclay Place demographics had shifted somewhat. The neighborhood contained a mix of working class residents (mostly miners) and low level white collar workers (stenographers, clerks, salesmen). Most residents were native-born by 1940 (United States Census Bureau 1910; United States Census Bureau 1940).

1013 La Farge was constructed by 1909, as it appears on the 1909 Drumm's Wall Map of Louisville, and as early as 1906 (Bacon 2016). The house was constructed for or purchased by local businessman Eusebio Giuseppe "Joe" (E. J.) Di Francia in 1909. Di Francia, an Italian immigrant, was a prominent saloon owner in Louisville. He opened his first saloon at 740 Front Street in approximately 1891. He also owned other properties, including houses at 1021,1029, 1034, and 1045 La Farge.

Di Francia reportedly built the homes at 1013, 1021, and 1029 La Farge as dowries for three of his daughters. They were expected to live in the homes after they married. In the meantime, he rented the houses out to tenants. However, only one daughter married and lived in one of the houses prior to her father's death in January 1918. Di Francia's death placed his large family in financial strife (Bacon 2016) so his widow sold off all of the properties in Louisville in the 1920s. According to Clerk and Recorder records, in 1928, Maria Di Francia sold 1013 La Farge to Joseph and Estella Giorzelli.

1013 La Farge is composed of a hipped-roof main portion with a smaller front-gabled room or entry on the side. The houses at 1013, 1021, and 1029 La Farge Avenue appear similar or identical (i.e., 1021 La Farge Avenue) to the Northern Coal and Coke Company's coal camp house Type C, which was designed by 1907 (Schwendler 2018). In the early 1900s, the Northern Coal and Coke Company and the Rocky Mountain Fuel Company constructed diverse types of houses for mine workers, and then sold many of the houses to private owners between the 1910s and 1930s after the mines closed. The house at 1013 La Farge was in place before 1910, and possibly as early as 1906 (Bacon 2016), making it unlikely that the house originated at a coal mine. However, it is possible that private builders copied or borrowed from the coal companies' house plans, or that the coal companies created their first plans (including Type C) based on designs that were popular at the time.

36. Sources of information:

Bacon, Bridget
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VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No __X__ Date of designation: ____

Designating authority:

Note: The house appears to meet the City of Louisville's local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the areas of architecture and social history for its conveyance of an unusual and distinctive version of a common early twentieth-century architectural form (Hipped-Roof Box) and for its association with the early twentieth-century residential development of Louisville in the Barclay Place subdivision.

It should be understood that the thresholds of significance and integrity for National Register of Historic Places eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

___ A. Associated with events that have made a significant contribution to the broad pattern of our history;

___ B. Associated with the lives of persons significant in our past;

___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

___ Qualifies under Criteria Considerations A through G (see Manual)

_X_ Does not meet any of the above National Register criteria

39. Area(s) of significance: Community Planning and Development (potential district)

40. Period of significance: 1901–1940 (potential district)

41. Level of significance: National ___ State ___ Local X (potential district)

42. Statement of significance: PaleoWest recommends 5BL14306 not individually eligible for the NRHP and SRHP under Criterion A but it may contribute to a historic district that would be eligible under Criterion A. The potential historic district would be related to the early twentieth-century history of residential

development in Louisville, Colorado. Specifically, 1013 La Farge Avenue is a small cottage that is architecturally distinctive but also, in a more general sense, typical of the simple homes constructed in Louisville in the first decades of the twentieth century when the town was essentially a coal mining-focused community of immigrants. While 1013 La Farge was not a miner's home, owner E.J. Di Francia made his living as a saloon owner thanks to the miners of Louisville, and the house reflects the style and form of early twentieth-century working-class houses that were common in Louisville. Although the house was owned by prominent Louisville businessman and Italian immigrant, E.J. Di Francia, PaleoWest recommends 5BL14306 not eligible for the NRHP and SRHP under Criterion B because it is not demonstrably associated with an important person in local, state, or national history at the NRHP or SRHP level. We also recommend 5BL14306 not eligible for the NRHP and SRHP under Criterion C because its architecture does not represent the work of a master or a new innovation at the SRHP or NRHP level. Finally, we recommend 5BL14306 not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: The house retains integrity of setting, association, location, and feeling. Workmanship and design have been altered slightly, but not to the level that integrity is no longer present. Modifications over the years have undermined the integrity of materials.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible ___ Not Eligible _X_ Need Data _

45. Is there National Register district potential? Yes _X_ No

Discuss: 5BL14306 may contribute to a Barclay Place historic district that represents an immigrant miner's subdivision platted in 1901 and developed through ca. 1940. Barclay Place is tied to Louisville's history as a working class neighborhood that housed primarily immigrant miners who worked in nearby coal mines, and people in other professions that supported miners. The house at 1013 La Farge was part of the initial period of construction in the neighborhood and was owned by saloon owner E.J. Di Francia, whose business thrived due to the large number of coal miners employed in the Louisville.

This assessment did not formally evaluate the potential Barclay Place Historic District.

If there is National Register district potential, is this building: Contributing _X_ Noncontributing ___

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing ____

VIII. Recording Information

47. Photograph numbers: 75–80

Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): November 8, 2019

50. Recorder(s): Chris Baker, Seth White, Rebecca Schwendler

51. Organization: PaleoWest Archaeology

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

Resource Number: 5BL14306
Temporary Resource Number: N/A

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5BL14306
Temporary Resource Number: N/A

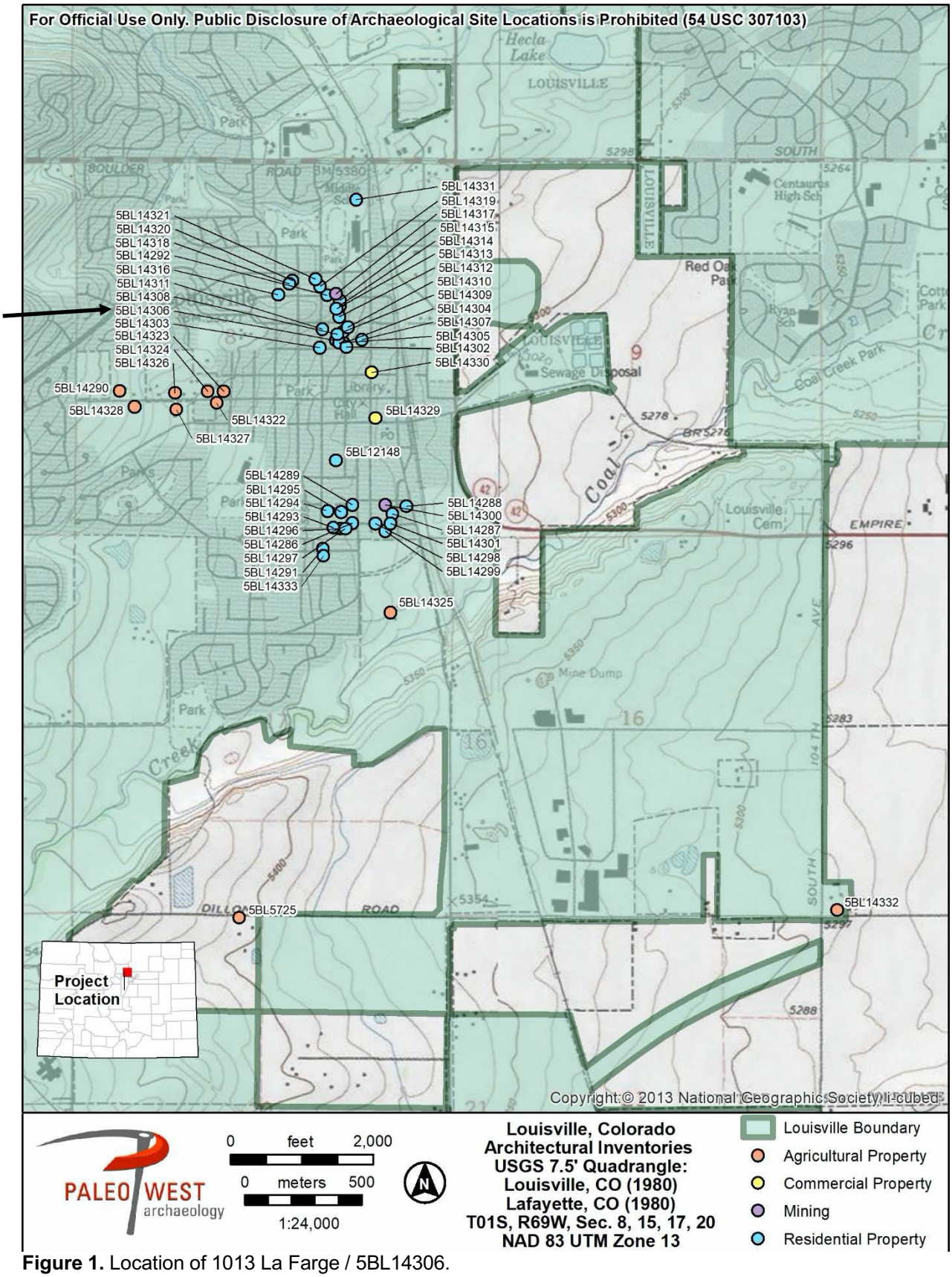


Figure 1. Location of 1013 La Farge / 5BL14306.

Resource Number: 5BL14306
Temporary Resource Number: N/A

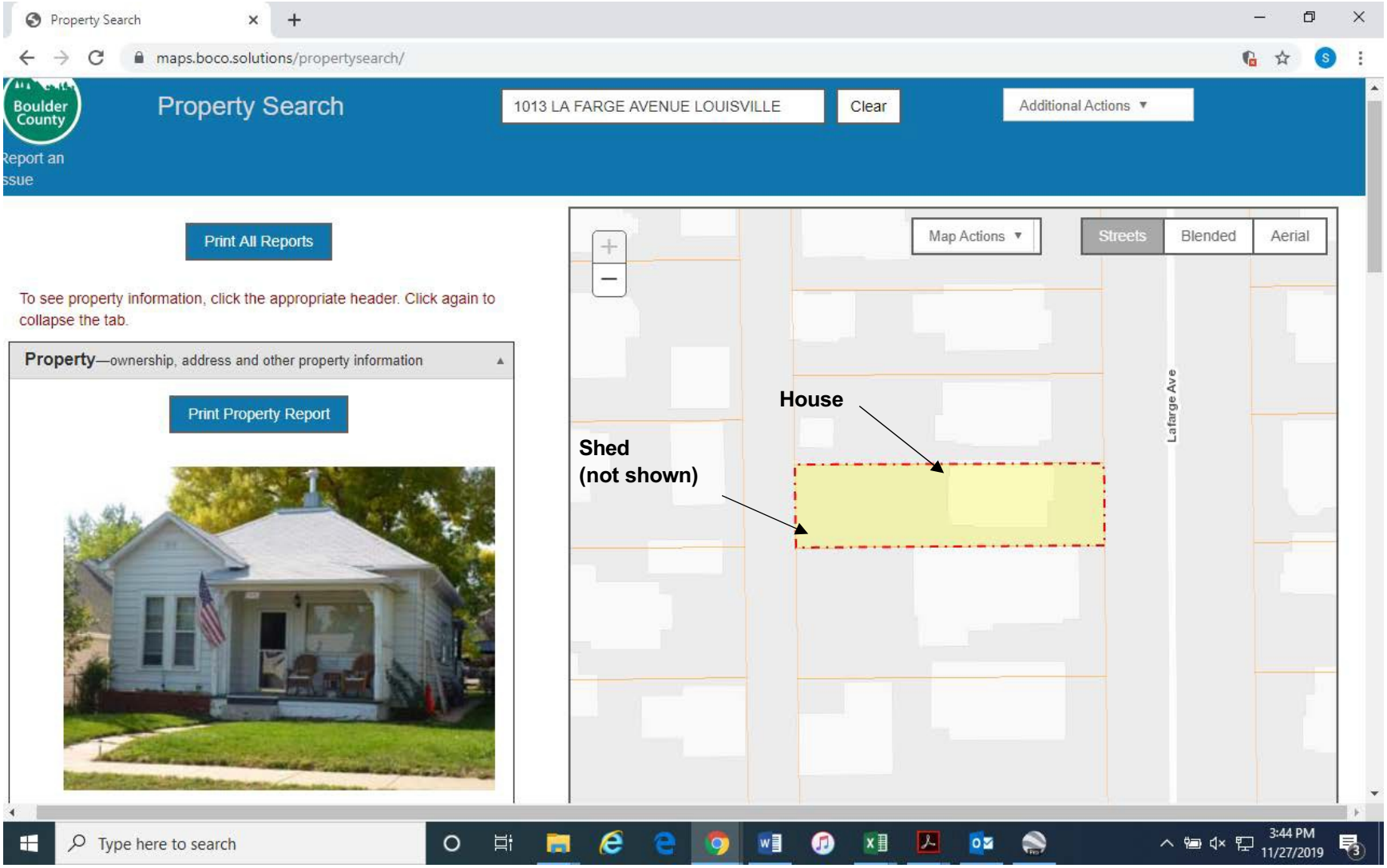


Figure 2. Sketch map of 1013 La Farge.



Figure 3. 1013 La Farge house, south and east sides, facing northwest.



Figure 4. 1013 La Farge house, east and north sides, facing southwest.



Figure 5. 1013 La Farge house, west side, facing east.



Figure 6. 1013 La Farge shed and house, west and south sides, facing east-northeast.



Figure 7. 1013 La Farge, 1021 La Farge, and 1029 La Farge, facing northwest.



Figure 8. 1013 La Farge and 1021 La Farge, facing west.



Figure 9. 1013 La Farge photo from 1948 Assessor Card, east and north sides, facing southwest (LHM 2017).

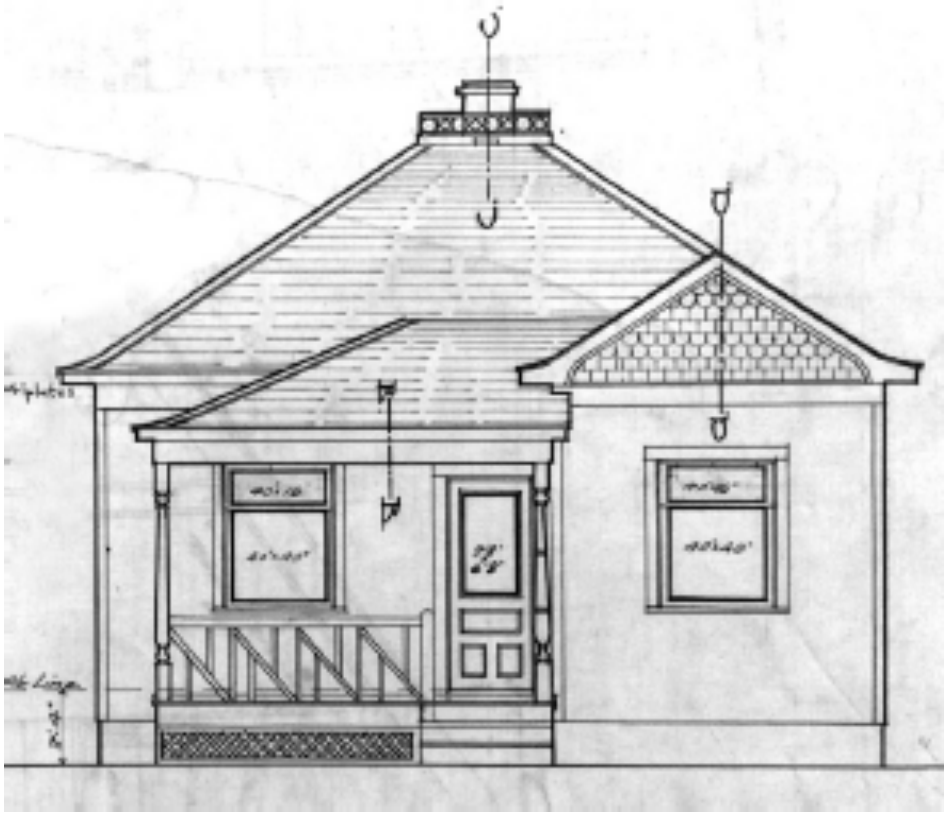


Figure 10. Northern Coal and Coke house Type C 1907 (Conarroe 2017:3).

Resource Number: 5BL14307
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL14307
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 1021 La Farge Avenue
6. Current building name: 1021 La Farge Avenue
7. Building address: 1021 La Farge Avenue, Louisville, CO 80027
8. Owner name and address: Steven E. & Melinda S. Altermatt, 330 Fox Drive, Boulder CO 80303

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SE ¼ of SE ¼ of SW ¼ of NE ¼ of section 8
10. UTM reference
    Zone 13N; 488699 mE 4425558 mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15' ____ Attach photo copy of appropriate map section.
12. Lot(s): 6&7 Block: 4
    Addition: Barclay Place Year of Addition: 1897 (refiled for clarification in1901)
13. Boundary Description and Justification: Boulder County Assessor Legal Description: N 17 FT LOT 6 & LOT 7 LESS N 9 FT BLK 4 BARCLAY PLACE

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 45 x Width 24
16. Number of stories: 1
17. Primary external wall material(s): Wood – Horizontal siding
18. Roof configuration: Hipped roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Porch, Fence

21. General architectural description: 1021 La Farge is a wood frame house that has a hipped roof with roughly 6 x 5-foot flat area at its peak. A small front-gabled roof section extends east from the north end of the east side of the house. There are decorative wood shingles at the roof peak. A small shed-roofed unenclosed porch extends east from the south end of the east side of the building, which is the primary façade. The porch has decorative woodwork. A small shed-roofed section extends west from the west (rear) elevation of the house. It covers the full width of the house. A small unenclosed shed-roofed entryway exists on the northwest corner of the house. The house's foundation is stacked flagstone. Fenestration consists of double hung and fixed picture windows. Wood lap siding and all windows on north, east, and south sides may be original. The front door on the east side may also be original.

22. Architectural style/building type: Hipped-Roof Box

23. Landscaping or special setting features: A white, wood picket fence encloses the rear yard.

24. Associated buildings, features, or objects: A small gabled shed exists at the southwest corner of the lot, with roofline running east-west. It appears to be relatively modern, albeit constructed to complement the historic house.

IV. Architectural History

25. Date of Construction: Estimate: 1906–1909 Actual: _____

    Source of information: Bridget Bacon, Louisville History Museum

26. Architect: Unknown

27. Builder/Contractor: Unknown

    Source of information:

28. Original owner: Eusebio Giuseppe Di Francia

    Source of information: Bridget Bacon, Louisville History Museum

29. Construction history (include description and dates of major additions, alterations, or demolitions): The house is essentially unchanged from its condition in 1948. The west extension may be a non-original addition, but it existed by 1948. At that time, the northwest corner of the house was shown as a porch, but this area has since been enclosed. Another unenclosed porch has been built, extending westward from this area. A small brick chimney at the roof peak has also been demolished.

30. Original location __X__ Moved ____ Date of move(s):

V. Historical Associations

31. Original use(s): Domestic – Single Dwelling

32. Intermediate use(s):

33. Current use(s): Domestic – Single Dwelling (Airbnb)

34. Site type(s): House

35. Historical background:

General History of Louisville

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company

(CCR), a line that, by 1877, ran through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site from the federal government. Nawatny filed a town plat, comprising 20 acres and 85 lots, on the land and named the town of Louisville after himself. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, it grew organically as different investors platted different subdivisions, businesspeople opened diverse stores to meet demands, and people from Britain, Europe (e.g., Austria and Germany and, later, Italy, France, and Eastern Europe), and the United States moved to town. As a result, Louisville is characterized by diversity in its architecture, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

By the early 1890s, Louisville was expanding and changing rapidly, as several new residential subdivisions had been platted and Main Street, within the original part of town, morphed from a predominantly residential area to a commercial center. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

Louisville's population increased to 3,200 people in 1909. Around this time, more than 12 trains stopped in Louisville, carrying passengers, coal, and other freight; beginning in 1909, the Denver Interurban Company used Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miners' strike began in 1910 and the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. However, Louisville actually fared better than many other small Western towns because its mines remained open during the Great Depression and actually increased in number in the early 1930s. This was due, in part, to the low quality of Louisville's coal, which allowed it to be used only by local residents, businesses, and the railroad. As a result, Louisville's coal industry was relatively independent and not strongly tied to the regional or national economy. However, by the 1940s the use of coal was in decline, especially locally. The final blow for most local coal mines occurred in 1954, when the Burlington Northern Railroad, which had taken over the line through Louisville, switched from coal power to diesel fuel.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. Just two small new subdivisions were platted in 1948: Acme Terrace First Addition and the Fischer Addition, with two more in 1957 (Bella Vista) and 1959 (Scenic Heights), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

The Denver–Boulder Turnpike, which opened in 1952 and allowed the Broomfield, Lafayette, and Louisville areas to serve as bedroom communities for downtown Denver and Boulder, affected Louisville's local economics and demographics. The road opened for use on Sunday, January 20, 1952, with electric counters located at the Wadsworth underpass in Broomfield estimating that 30,000 cars passed through on the first day. An average of more than 4,000 cars used the turnpike every day.

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Resource Number: 5BL14307
Temporary Resource Number: N/A

1021 La Farge

The house at 1021 La Farge Avenue is located in the Barclay Place subdivision, which was platted in 1897 (refiled for clarification in1901). Barclay Place ran along La Farge Avenue and the west side of Main Street, with South Street on the south and Caledonia Street on the north. The majority of homes in the subdivision were constructed between 1900 and 1912, with scattered infill built in 1920s, 1930s, and 1950s. Barclay Place contains a mixture of small National and Bungalow houses, as well as houses of rare forms or materials. The neighborhood was largely populated by immigrant miners in the early 1900s. By the mid-twentieth-century the Barclay Place demographics had shifted somewhat. The neighborhood contained a mix of working class residents (mostly miners) and low level white collar workers (stenographers, clerks, salesmen). Most residents were native-born by 1940 (United States Census Bureau 1910; United States Census Bureau 1940).

La Farge was constructed by 1909, as it appears on the 1909 Drumm's Wall Map of Louisville, and as early as 1906 (Bacon 2016). The house was constructed for or purchased by local businessman Eusebio Giuseppe "Joe" (E. J.) Di Francia in 1909. Di Francia, an Italian immigrant, was a prominent saloon owner in Louisville. He opened his first saloon at 740 Front Street in approximately 1891. He also owned other properties, including houses at 1013, 1029, 1034, and 1045 La Farge.

Di Francia reportedly built the homes at 1013, 1021, and 1029 La Farge as dowries for three of his daughters. They were expected to live in the homes after they married. In the meantime, he rented the houses out to tenants. However, only one daughter married and lived in one of the houses prior to her father's death in January 1918. Di Francia's death placed his large family in financial strife (Bacon 2016) so his widow sold off all of the properties in Louisville in the 1920s. According to Clerk and Recorder records, in 1927, Maria Di Francia sold 1021 La Farge to Winifred Davis.

1021 La Farge is composed of a hipped-roof main portion with a smaller front-gabled room or entry on the side. The houses at 1013, 1021, and 1029 La Farge Avenue appear similar or identical (i.e., 1021 La Farge Avenue) to the Northern Coal and Coke Company's coal camp house Type C, which was designed by 1907 (Schwendler 2018). In the early 1900s, the Northern Coal and Coke Company and the Rocky Mountain Fuel Company constructed diverse types of houses for mine workers, and then sold many of the houses to private owners between the 1910s and 1930s after the mines closed. The house at 1021 La Farge was in place before 1910, and possibly as early as 1906 (Bacon 2016), making it unlikely that the house originated at a coal mine. However, it is possible that private builders copied or borrowed from the coal companies' house plans, or that the coal companies created their first plans (including Type C) based on designs that were popular at the time.

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1940 *Sixteenth Census of the United States, 1940*. (NARA microfilm publication T627). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No __X__ Date of designation: ____

Designating authority:

Note: The house appears to meet the City of Louisville's local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the areas of architecture and social history for its conveyance of an unusual and distinctive version of a common early twentieth-century architectural form (Hipped-Roof Box) and for its association with the early twentieth-century residential development of Louisville in the Barclay Place subdivision.

It should be understood that the thresholds of significance and integrity for National Register of Historic Places eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

___ A. Associated with events that have made a significant contribution to the broad pattern of our history;

___ B. Associated with the lives of persons significant in our past;

___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

___ Qualifies under Criteria Considerations A through G (see Manual)

__X__ Does not meet any of the above National Register criteria

39. Area(s) of significance: Community Planning and Development (potential district)

40. Period of significance: 1901–1940 (potential district)

41. Level of significance: National ___ State ___ Local ___X (potential district)

42. Statement of significance: PaleoWest recommends 5BL14307 not individually eligible for the NRHP and SRHP under Criterion A but it may contribute to a historic district that would be eligible under Criterion

A. The potential historic district would be related to the early twentieth-century history of residential development in Louisville, Colorado. Specifically, 1021 La Farge Avenue is a small cottage that is architecturally distinctive but also, in a more general sense, typical of the simple homes constructed in Louisville in the first decades of the twentieth century when the town was essentially a coal mining-focused community of immigrants. While 1011 La Farge was not a miner's home, owner E.J. Di Francia made his living as a saloon owner thanks to the miners of Louisville, and the house reflects the style and form of early twentieth-century working-class houses that were common in Louisville. Although the house was owned by prominent Louisville resident and Italian immigrant, E.J. Di Francia, PaleoWest recommends 5BL14307 not eligible for the NRHP and SRHP under Criterion B because it is not demonstrably associated with an important person in local, state, or national history at the NRHP or SRHP level. We also recommend 5BL14307 not eligible for the NRHP and SRHP under Criterion C because its architecture does not represent the work of a master or a new innovation at the SRHP or NRHP level. Finally, we recommend 5BL14307 not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: The house retains integrity of setting, association, location, design, materials, workmanship, and feeling.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible ___ Not Eligible _X_ Need Data _

45. Is there National Register district potential? Yes _X_ No

Discuss: 5BL14307 may contribute to a Barclay Place historic district that represents an immigrant miner's subdivision platted in 1901 and developed through ca. 1940. Barclay Place is tied to Louisville's history as a working class neighborhood that housed primarily immigrant miners who worked in nearby coal mines, and people in other professions that supported miners. The house at 1021 La Farge was part of the initial period of construction in the neighborhood and was owned by saloon owner E.J. Di Francia, whose business thrived due to the large number of coal miners employed in the Louisville.

This assessment did not formally evaluate the potential Barclay Place Historic District.

If there is National Register district potential, is this building: Contributing _X_ Noncontributing ___

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing ____

VIII. Recording Information

47. Photograph numbers: 68–74

Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): November 8, 2019

50. Recorder(s): Chris Baker, Seth White, Rebecca Schwendler

51. Organization: PaleoWest Archaeology

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Resource Number: 5BL14307
Temporary Resource Number: N/A

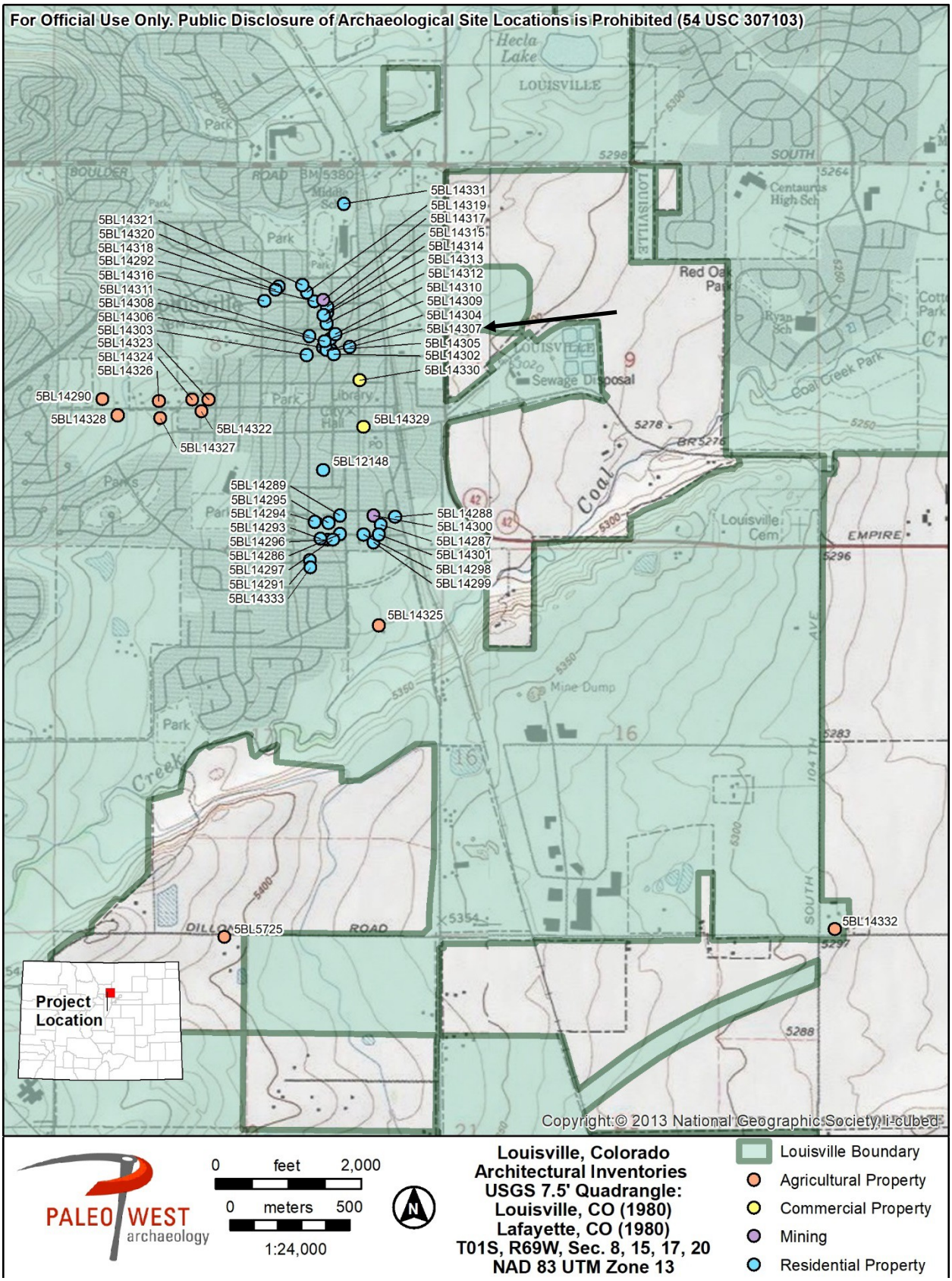


Figure 1. Location of 1021 La Farge / 5BL14307.

Resource Number: 5BL14307
Temporary Resource Number: N/A

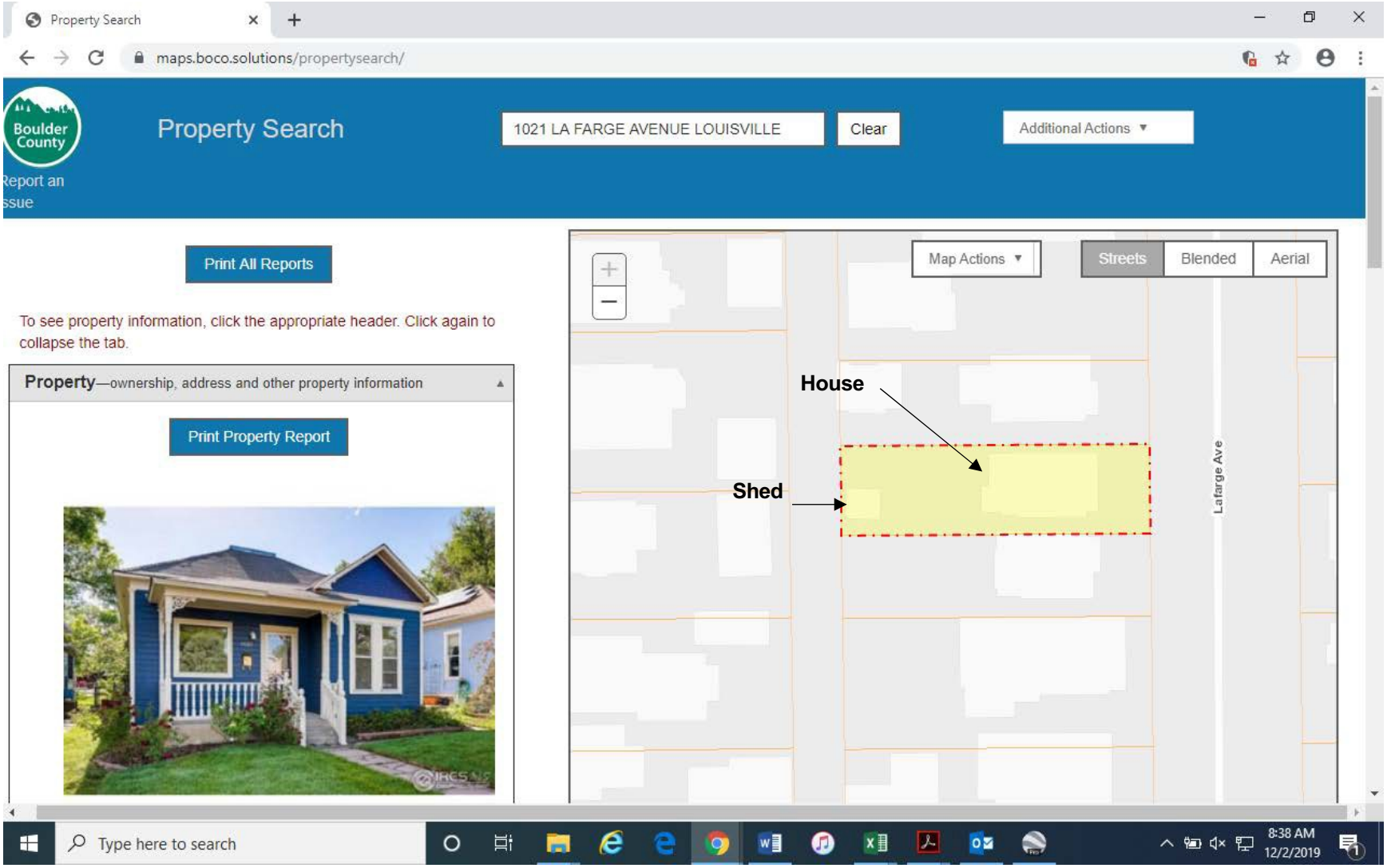


Figure 2. Sketch map of 1021 La Farge.



Figure 3. 1021 La Farge house, south and east sides, facing northwest.



Figure 4. 1021 La Farge house, east and north sides, facing west-southwest.



Figure 5. 1021 La Farge house, west side, facing east.



Figure 6. 1021 La Farge shed and house, west and south sides, facing northeast.



Figure 7. 1021 La Farge shed and house, west side, facing east.



Figure 8. 1013 La Farge, 1021 La Farge, and 1029 La Farge, facing northwest.



Figure 9. 1013 La Farge and 1021 La Farge, facing west.



Figure 10. 1021 La Farge photo from 1948 Assessor Card, east and north sides, facing southwest (LHM 2017)

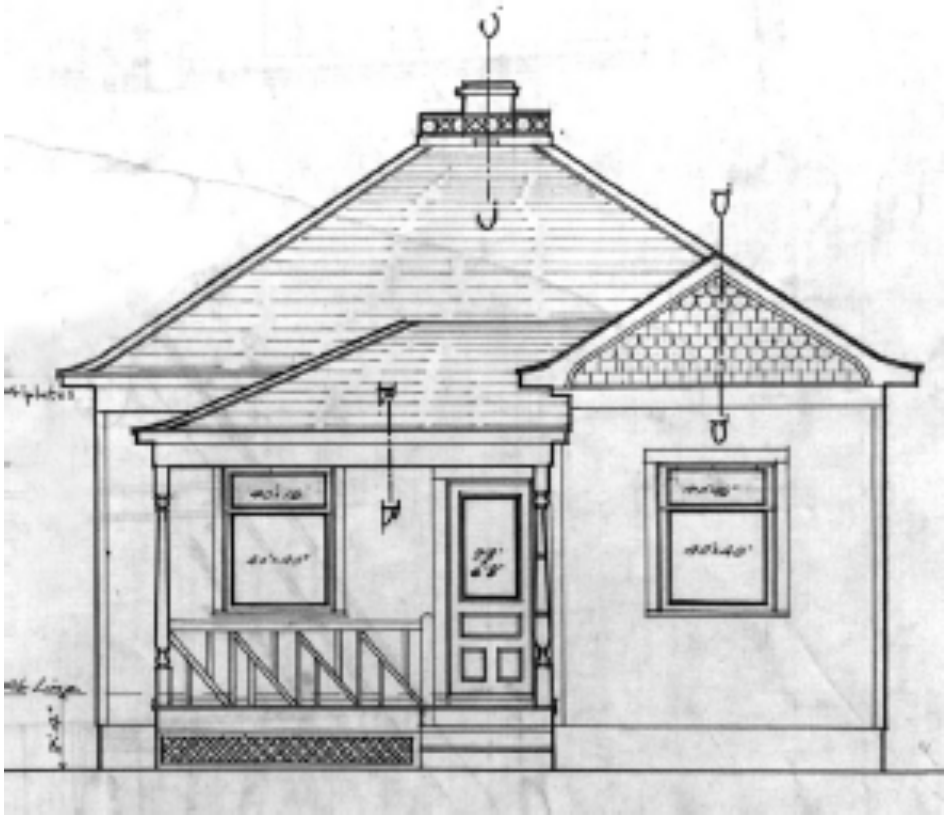


Figure 11. Northern Coal and Coke house Type C 1907 (Conarroe 2017:3).

Resource Number: 5BL14308
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL14308
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 1029 La Farge Avenue
6. Current building name: 1029 La Farge Avenue
7. Building address: 1029 La Farge Avenue, Louisville, CO 80027
8. Owner name and address: Mireya Van Amee, 1029 La Farge Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SE ¼ of SE ¼ of SW ¼ of NE ¼ of section 8
10. UTM reference
    Zone 13N; 488593 mE 4425581 mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15'___ Attach photo copy of appropriate map section.
12. Lot(s): 7, 8 Block: 4
    Addition: Barclay Place Year of Addition: 1897 (refiled for clarification in1901)
13. Boundary Description and Justification: Boulder County Assessor Legal Description: N 9 FT LOT 7 & ALL LOT 8 BLK 4 BARCLAY PLACE

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 44 x Width 24
16. Number of stories: 1
17. Primary external wall material(s): Stucco
18. Roof configuration: Hipped roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Porch, Chimney

21. General architectural description: 1029 La Farge is a wood frame house with a hipped roof that has a small front-gabled section extending east from the north end of the east elevation, which is the primary facade. A small unenclosed porch is present just south of this section, covering the remainder of the east elevation. A wooden pergola structure stands near the west side of the house. An external brick chimney stands at the midpoint of the south side of the building, with a second brick chimney just northwest of the roof center. The foundation is stacked stone. All of the windows are double hung and appear historic. The roof has modern solar panels affixed to it.

22. Architectural style/building type: Hipped-roof box

23. Landscaping or special setting features: A wood picket fence encloses the rear yard.

24. Associated buildings, features, or objects: A two-story accessory structure is present at the west end of the lot, bordering the alley. The first story has a rectangular plan with hipped roof and probably originally served as a garage. The second story is smaller, has a square plan, and a hipped roof.

IV. Architectural History

25. Date of Construction: Estimate: 1906–1909 Actual: _____

    Source of information: Bridget Bacon, Louisville Historical Museum

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Eusebio Giuseppe Di Francia

    Source of information: Bridget Bacon, Louisville Historical Museum

29. Construction history (include description and dates of major additions, alterations, or demolitions): House is largely unchanged from its form shown in the 1948 Boulder County Assessor card, including front porch and stucco siding. Original siding was wood, with stucco added over it. The front door and all windows on east and north sides are the same size and shape, and in the same location, as shown on this card. Door and windows may be original. The age of the accessory structure in the rear yard is unknown, but it post-dates 1950. It may have originally been a historic garage with a second story added. The house was constructed around 1906 but the Assessor Card lists a 1935 construction date. It is possible that this card could be referring to an addition on the west side, which could have extended the hipped roofline.

30. Original location X Moved ___ Date of move(s):

V. Historical Associations

31. Original use(s): Domestic – Single Dwelling

32. Intermediate use(s):

33. Current use(s): Domestic – Single Dwelling

34. Site type(s): House and accessory structure

35. Historical background:

General History of Louisville

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company

(CCR), a line that, by 1877, ran through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site from the federal government. Nawatny filed a town plat, comprising 20 acres and 85 lots, on the land and named the town of Louisville after himself. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, it grew organically as different investors platted different subdivisions, businesspeople opened diverse stores to meet demands, and people from Britain, Europe (e.g., Austria and Germany and, later, Italy, France, and Eastern Europe), and the United States moved to town. As a result, Louisville is characterized by diversity in its architecture, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

By the early 1890s, Louisville was expanding and changing rapidly, as several new residential subdivisions had been platted and Main Street, within the original part of town, morphed from a predominantly residential area to a commercial center. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

Louisville's population increased to 3,200 people in 1909. Around this time, more than 12 trains stopped in Louisville, carrying passengers, coal, and other freight; beginning in 1909, the Denver Interurban Company used Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miners' strike began in 1910 and the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. However, Louisville actually fared better than many other small Western towns because its mines remained open during the Great Depression and actually increased in number in the early 1930s. This was due, in part, to the low quality of Louisville's coal, which allowed it to be used only by local residents, businesses, and the railroad. As a result, Louisville's coal industry was relatively independent and not strongly tied to the regional or national economy. However, by the 1940s the use of coal was in decline, especially locally. The final blow for most local coal mines occurred in 1954, when the Burlington Northern Railroad, which had taken over the line through Louisville, switched from coal power to diesel fuel.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. Just two small new subdivisions were platted in 1948: Acme Terrace First Addition and the Fischer Addition, with two more in 1957 (Bella Vista) and 1959 (Scenic Heights), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

The Denver–Boulder Turnpike, which opened in 1952 and allowed the Broomfield, Lafayette, and Louisville areas to serve as bedroom communities for downtown Denver and Boulder, affected Louisville's local economics and demographics. The road opened for use on Sunday, January 20, 1952, with electric counters located at the Wadsworth underpass in Broomfield estimating that 30,000 cars passed through on the first day. An average of more than 4,000 cars used the turnpike every day.

The turnpike's ability to move people faster between Denver, Boulder, and neighboring bedroom communities supported the construction of new suburban subdivisions, such as Bella Vista and Scenic Heights in Louisville; the same kinds of neighborhoods were ubiquitous across the United States in the 1950s and 1960s. Post-WWII suburbs arose from a combination of three factors. First, few houses were constructed between the Great Depression and WWII, but at the end of WWII, more than six million military personnel returned to civilian life, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

Despite all of this change, Louisville's population held relatively steady from 1950 to 1970, increasing from approximately 1,978 people in 1950 to 2,073 people in 1960 to 2,500 people in 1962, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people. The population increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

From the 1990s through the present, most commercial and residential growth in Louisville has occurred around the edges of the city and along McCaslin Boulevard and South Boulder Road. However, in recent years the city's historic preservation tax, various recreational events, and a widespread trend towards buying local have supported increased commercial revitalization within Louisville's historic area, especially along Front and Main Streets. Still, many residents commute to Boulder and Denver for work. The largest employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods.

1029 La Farge

The house at 1029 La Farge Avenue is located in the Barclay Place subdivision, which was platted in 1897 (refiled for clarification in1901). Barclay Place ran along La Farge Avenue and the west side of Main Street, with South Street on the south and Caledonia Street on the north. The majority of homes in the subdivision were constructed between 1900 and1912, with scattered infill built in 1920s, 1930s, and 1950s.

Resource Number: 5BL14308
Temporary Resource Number: N/A

Barclay Place contains a mixture of small National and Bungalow houses, as well as houses of rare forms or materials. The neighborhood was largely populated by immigrant miners in the early 1900s. By the mid-twentieth-century the Barclay Place demographics had shifted somewhat. The neighborhood contained a mix of working class residents (mostly miners) and low level white collar workers (stenographers, clerks, salesmen). Most residents were native-born by 1940 (United States Census Bureau 1910; United States Census Bureau 1940).

1029 La Farge was constructed by 1909, as it appears on the 1909 Drumm's Wall Map of Louisville, and as early as 1906 (Bacon 2016). The house was constructed for or purchased by local businessman Eusebio Giuseppe "Joe" (E. J.) Di Francia in 1909. Di Francia, an Italian immigrant, was a prominent saloon owner in Louisville. He opened his first saloon at 740 Front Street in approximately 1891. He also owned other properties, including houses at 1013, 1021, 1034, and 1045 La Farge.

Di Francia reportedly built the homes at 1013, 1021, and 1029 La Farge as dowries for three of his daughters. They were expected to live in the homes after they married. In the meantime, he rented the houses out to tenants. However, only one daughter married and lived in one of the houses prior to her father's death in January 1918. Di Francia's death placed his large family in financial strife (Bacon 2016), so his widow sold off all of the properties in Louisville in the 1920s. According to Clerk and Recorder records, in 1921, Maria Di Francia sold 1029 La Farge to Joseph Michela.

1029 La Farge is composed of a hipped-roof main portion with a smaller front-gabled room or entry on the side. The houses at 1013, 1021, and 1029 La Farge Avenue appear similar or identical (i.e., 1021 La Farge Avenue) to the Northern Coal and Coke Company's coal camp house Type C, which was designed by 1907 (Schwendler 2018). In the early 1900s, the Northern Coal and Coke Company and the Rocky Mountain Fuel Company constructed diverse types of houses for mine workers, and then sold many of the houses to private owners between the 1910s and 1930s after the mines closed. The house at 1029 La Farge was in place before 1910, and possibly as early as 1906 (Bacon 2016), making it unlikely that the house originated at a coal mine. However, it is possible that private builders copied or borrowed from the coal companies' house plans, or that the coal companies created their first plans (including Type C) based on designs that were popular at the time.

36. Sources of information:

Bacon, Bridget
2016 1029 La Farge Ave. History. On file with the Louisville Historical Museum. Louisville, Colorado.

Boulder County Assessor's Office
2019 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed November 2019.

Boulder County Office of the Clerk and Recorder
2019 Search for Alfred and Mary Helart and related property owners. Available at: https://recorder.bouldercounty.org/countyweb/disclaimer.do. Accessed December 26, 2019.

Conarroe, Doug
2017 Coal camp cottages and blueprints: From the Rocky Mountain Fuel Company collection at the Denver Public Library, Western History Collection. Unpublished document researched August 2017.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Resource Number: 5BL14308
Temporary Resource Number: N/A

Schwendler, Rebecca H.
2018 Stories in Places: Putting Louisville's Agricultural, Railroad, and Mining Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

United States Census Bureau
1910 Thirteenth Census of the United States, 1910 (NARA microfilm publication T624). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

1940 *Sixteenth Census of the United States, 1940*. (NARA microfilm publication T627). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No __X__ Date of designation: ____

    Designating authority:

    Note: The house appears to meet the City of Louisville's local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the areas of architecture and social history for its conveyance of an unusual and distinctive version of a common early twentieth-century architectural form (Hipped-Roof Box) and for its association with the early twentieth-century residential development of Louisville in the Barclay Place subdivision.

    It should be understood that the thresholds of significance and integrity for National Register of Historic Places eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

    ___ A. Associated with events that have made a significant contribution to the broad pattern of our history;

    ___ B. Associated with the lives of persons significant in our past;

    ___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

    ___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

    ___ Qualifies under Criteria Considerations A through G (see Manual)

    __X__ Does not meet any of the above National Register criteria

39. Area(s) of significance: Community Planning and Development (potential district)

40. Period of significance: 1901–1940 (potential district)

41. Level of significance: National ___ State ___ Local ___X (potential district)

42. Statement of significance: PaleoWest recommends 5BL14308 not individually eligible for the NRHP and SRHP under Criterion A but it may contribute to a historic district that would be eligible under Criterion A. The potential historic district would be related to the early twentieth-century history of residential development in Louisville, Colorado. Specifically, 1029 La Farge Avenue is a small cottage that is architecturally distinctive but also, in a more general sense, typical of the simple homes constructed in

Louisville in the first decades of the twentieth century when the town was essentially a coal mining-focused community of immigrants. While 1029 La Farge was not a miner's home, owner E.J. Di Francia made his living as a saloon owner thanks to the miners of Louisville, and the house reflects the style and form of early twentieth-century working-class houses that were common in Louisville. Although the house was owned by prominent Louisville resident and Italian immigrant, E.J. Di Francia, PaleoWest recommends 5BL14308 not eligible for the NRHP and SRHP under Criterion B because it is not demonstrably associated with an important person in local, state, or national history at the NRHP or SRHP level. We also recommend 5BL14308 not eligible for the NRHP and SRHP under Criterion C because its architecture does not represent the work of a master or a new innovation at the SRHP or NRHP level. Finally, we recommend 5BL14308 not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: The house retains integrity of setting, association, location, and feeling. Materials, workmanship, and design have been altered slightly, but not to the level that integrity is no longer present.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

    Eligible ___ Not Eligible _X_ Need Data _

45. Is there National Register district potential? Yes _X_ No

    Discuss: 5BL14308 may contribute to a Barclay Place historic district that represents an immigrant miner's subdivision platted in 1901 and developed through ca. 1940. Barclay Place is tied to Louisville's history as a working class neighborhood that housed primarily immigrant miners who worked in nearby coal mines, and people in other professions that supported miners. The house at 1029 La Farge was part of the initial period of construction in the neighborhood and was owned by saloon owner E.J. Di Francia, whose business thrived due to the large number of coal miners employed in the Louisville.

    This assessment did not formally evaluate the potential Barclay Place Historic District.

    If there is National Register district potential, is this building: Contributing _X_ Noncontributing ___

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing ____

VIII. Recording Information

47. Photograph numbers: 63–67

    Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): November 7, 2019

50. Recorder(s): Chris Baker, Seth White, Rebecca Schwendler

51. Organization: PaleoWest Archaeology

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Resource Number: 5BL14308
Temporary Resource Number: N/A

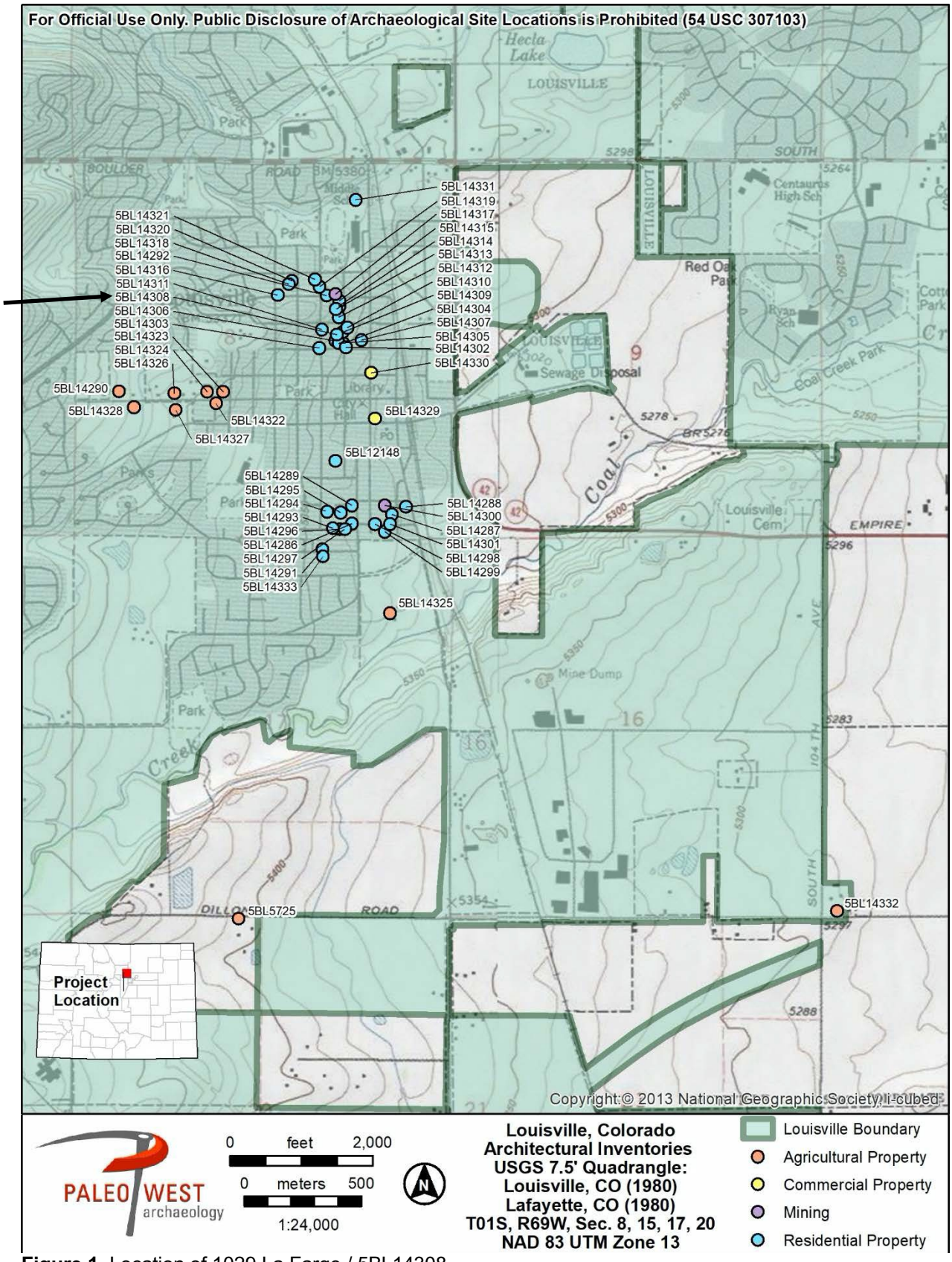


Figure 1. Location of 1029 La Farge / 5BL14308.

Resource Number: 5BL14308
Temporary Resource Number: N/A

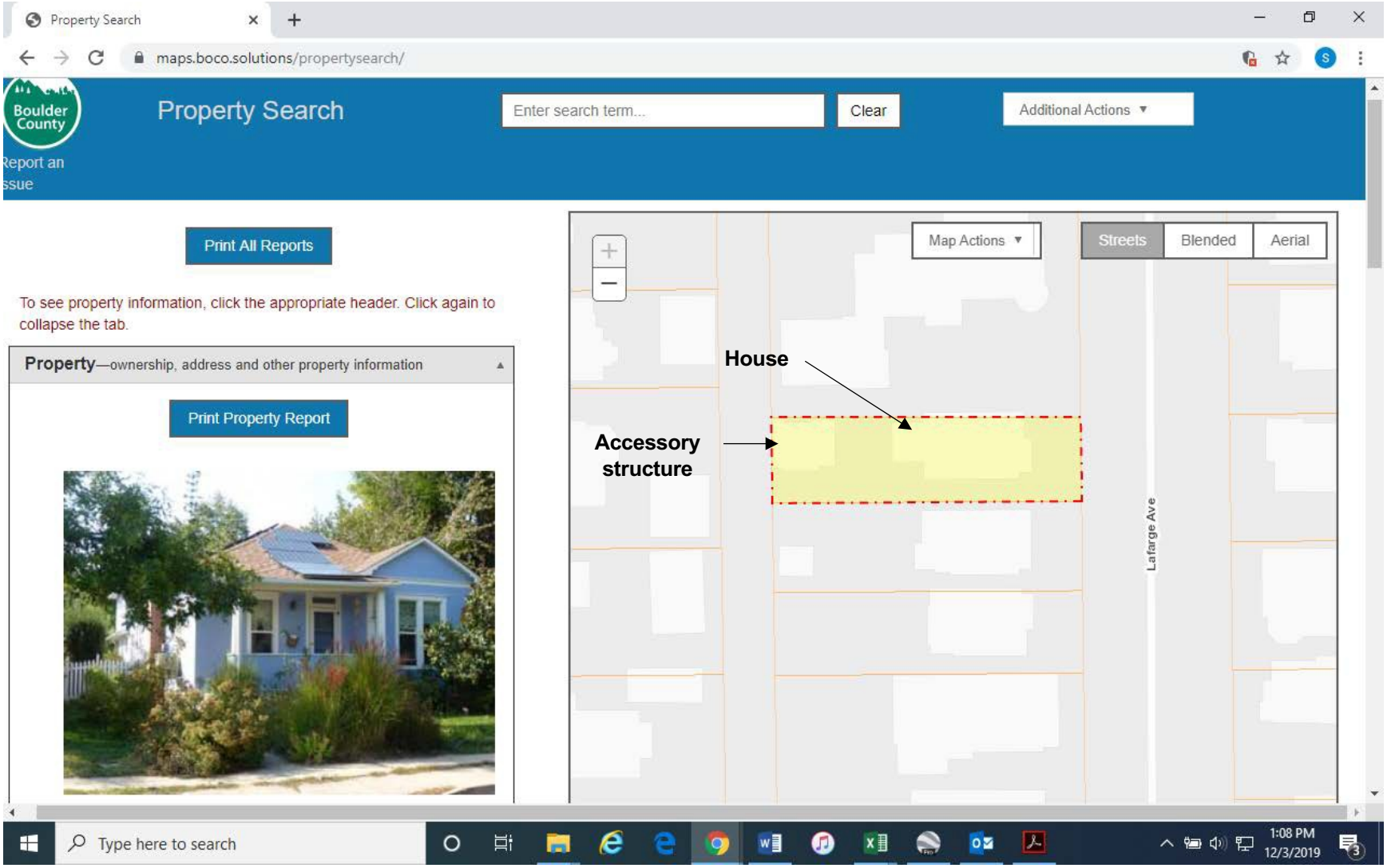


Figure 2. Sketch map of 1029 La Farge.



Figure 3. 1029 La Farge house, south and east sides, facing northwest.



Figure 4. 1029 La Farge house, east and north sides, facing southwest.



Figure 5. 1029 La Farge house, west and south sides, facing northeast.



Figure 6. 1029 La Farge accessory structure (left) and house (right), south and west sides, facing east-northeast.



Figure 7. 1029 La Farge accessory structure, west and south sides, facing northeast.



Figure 8. 1013 La Farge, 1021 La Farge, and 1029 La Farge, facing northwest.

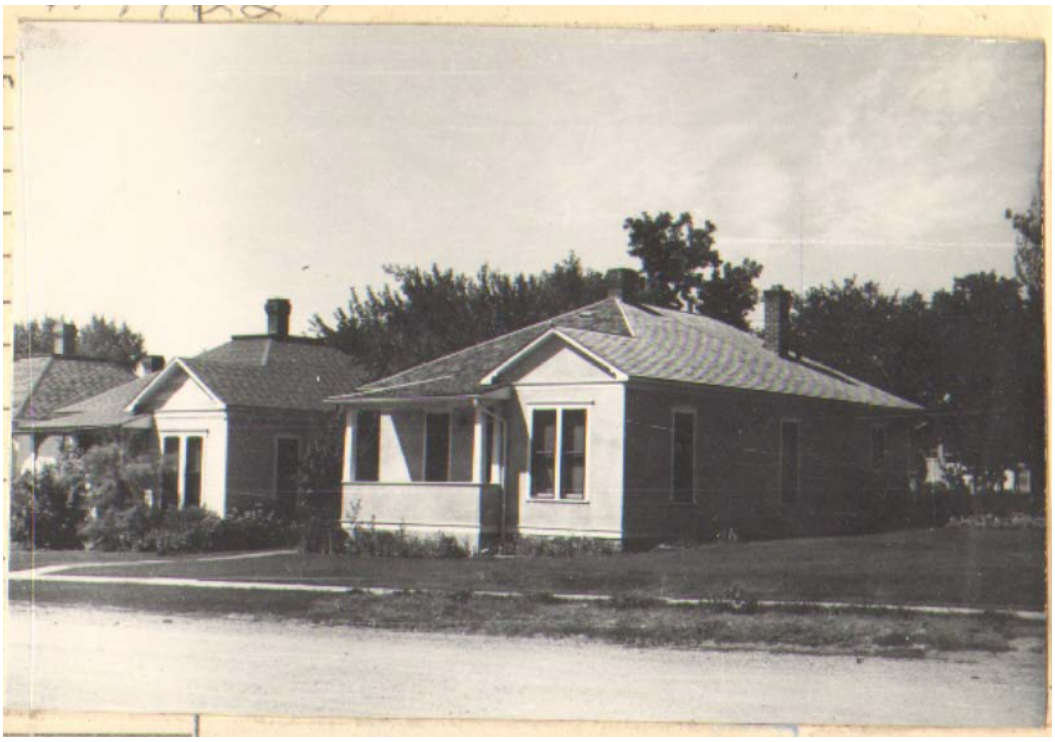


Figure 9. 1029 La Farge photo from 1948 assessor card, east and north sides, facing southwest (LHM 2017).



Figure 10. 1029 and 1045 La Farge undated photo, east and north sides, facing southwest (LHM 2017).

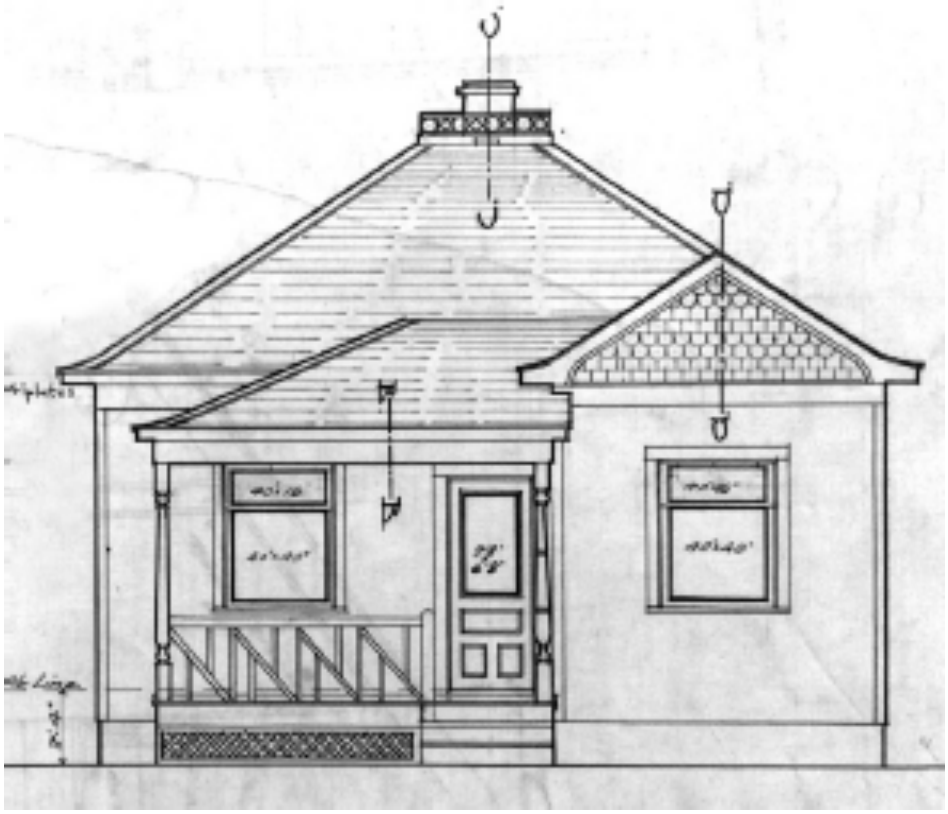


Figure 11. Northern Coal and Coke house Type C 1907 (Conarroe 2017:3).

Resource Number: 5BL14308
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL14309
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 1034 La Farge Avenue
6. Current building name: 1034 La Farge Avenue
7. Building address: 1034 La Farge Avenue, Louisville, CO 80027
8. Owner name and address: Debra L. & Fred A. Berkelhammer, 1034 La Farge Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SE ¼ of SE ¼ of SW ¼ of NE ¼ of section 8
10. UTM reference
    Zone 13N; 488617 mE 4425589 mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.
12. Lot(s): 15, 16 Block: 1
    Addition: Barclay Place Year of Addition: 1897 (refiled for clarification in1901)
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 15-16 BLK 1 BARCLAY PLACE

III. Architectural Description

14. Building plan (footprint, shape): Irregular plan
15. Dimensions in feet: Length 52 x Width 24
16. Number of stories: 2
17. Primary external wall material(s): Wood – horizontal siding
18. Roof configuration: Gabled roof – cross gabled roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: None

21. General architectural description: 1034 La Farge Avenue is a wood frame house with both original sections and additions. The original portion of the house is an L-gabled Folk Victorian-style house. The primary façade faces west. A small porch with a hipped roof covers the front door, which is located at the junction of the cross gables. A large fixed window flanked by two adjacent double-hung windows is south of the entry door under the porch. An external brick chimney is present at the southeast corner of the south elevation. A well-concealed addition on the east side of the house extends the first story east and south with a hipped roof and adds a small second story with a front-gabled roof. The foundation is not visible but is rock and concrete per the 1948 Boulder County Assessor card. Double hung, sliding, fixed multi-pane, and fixed picture windows are present.

22. Architectural style/building type: Late Victorian

23. Landscaping or special setting features: A small driveway is present just southwest of the house, running east from the street.

24. Associated buildings, features, or objects: A small one-car garage stands at the northeast corner of the lot, within hinged doors opening east to the alley. The garage has a front-gabled roof and wood lap siding, possibly original. A cinder block shed stands at the central east edge of the lot. The shed has a metal gabled roof running north-south. Both garage and shed are historic.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1906 Actual: ____

    Source of information: Bridget Bacon, Louisville History Museum

26. Architect: Unknown

27. Builder/Contractor: Charles Heidloff

    Source of information: Boulder County Office of the Clerk and Recorder 2019

28. Original owner: F.L. Boyd

    Source of information: Boulder County Office of the Clerk and Recorder 2019

29. Construction history (include description and dates of major additions, alterations, or demolitions): The house was almost certainly constructed around 1905, not 1890 as recorded on the 1948 Boulder County Assessor card. The street- facing form of the house is very similar to its appearance in 1948. The later two-story addition to the east consumed roughly the easternmost 6 feet of the original part of the house. Both shed and garage were present in 1948, with shed referenced as coal storage. Neither shed nor garage appear to have been substantially modified since then.

30. Original location X Moved ___ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling

32. Intermediate use(s):

33. Current use(s): Domestic – Single Dwelling

34. Site type(s): House, garage, and shed

35. Historical background:

General History of Louisville

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company (CCR), a line that, by 1877, ran through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current

location of Pine Street in downtown Louisville.

In the mid-1870s Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site from the federal government. Nawatny filed a town plat, comprising 20 acres and 85 lots, on the land and named the town of Louisville after himself. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, it grew organically as different investors platted different subdivisions, businesspeople opened diverse stores to meet demands, and people from Britain, Europe (e.g., Austria and Germany and, later, Italy, France, and Eastern Europe), and the United States moved to town. As a result, Louisville is characterized by diversity in its architecture, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

By the early 1890s, Louisville was expanding and changing rapidly, as several new residential subdivisions had been platted and Main Street, within the original part of town, morphed from a predominantly residential area to a commercial center. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

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Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. However, Louisville actually fared better than many other small Western towns because its mines remained open during the Great Depression and actually increased in number in the early 1930s. This was due, in part, to the low quality of Louisville's coal, which allowed it to be used only by local residents, businesses, and the railroad. As a result, Louisville's coal industry was relatively independent and not strongly tied to the regional or national economy. However, by the 1940s the use of coal was in decline, especially locally. The final blow for most local coal mines occurred in 1954, when the Burlington Northern Railroad, which had taken over the line through Louisville, switched from coal power to diesel fuel.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of

associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. Just two small new subdivisions were platted in 1948: Acme Terrace First Addition and the Fischer Addition, with two more in 1957 (Bella Vista) and 1959 (Scenic Heights), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

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The turnpike's ability to move people faster between Denver, Boulder, and neighboring bedroom communities supported the construction of new suburban subdivisions, such as Bella Vista and Scenic Heights in Louisville; the same kinds of neighborhoods were ubiquitous across the United States in the 1950s and 1960s. Post-WWII suburbs arose from a combination of three factors. First, few houses were constructed between the Great Depression and WWII, but at the end of WWII, more than six million military personnel returned to civilian life, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

Despite all of this change, Louisville's population held relatively steady from 1950 to 1970, increasing from approximately 1,978 people in 1950 to 2,073 people in 1960 to 2,500 people in 1962, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people. The population increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

From the 1990s through the present, most commercial and residential growth in Louisville has occurred around the edges of the city and along McCaslin Boulevard and South Boulder Road. However, in recent years the city's historic preservation tax, various recreational events, and a widespread trend towards buying local have supported increased commercial revitalization within Louisville's historic area, especially along Front and Main Streets. Still, many residents commute to Boulder and Denver for work. The largest employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods.

1034 La Farge

The house at 1034 La Farge Avenue is located in the Barclay Place subdivision, which was platted in 1897 (refiled for clarification in1901). Barclay Place ran along La Farge Avenue and the west side of Main Street, with South Street on the south and Caledonia Street on the north. The majority of homes in the subdivision were constructed between 1900 and 1912, with scattered infill built in 1920s, 1930s, and 1950s. Barclay Place contains a mixture of small National and Bungalow houses, as well as houses of rare forms or materials. The neighborhood was largely populated by immigrant miners in the early 1900s. By the mid-twentieth century, Barclay Place demographics had shifted somewhat. The neighborhood contained a mix of working-class residents (mostly miners) and low- level white-collar workers (stenographers, clerks, and salesmen). Most residents were native-born by 1940 (United States Census Bureau 1910; United States Census Bureau 1940).

According to Clerk and Recorder records, 1034 La Farge was probably constructed in 1905 by Charles Heidloff, a native-born carpenter who purchased the lot from the Colorado Mortgage & Investment Company on March 27, 1905. He then sold the property to F.L. Boyd on June 5, 1905, who was probably the house's first inhabitant, and subsequently sold the property to M.L. Rosenbaum on January 22, 1906. That person sold the house to local businessman Eusebio Giuseppe "Joe" (E. J.) Di Francia in 1909 (Boulder County Office of the Clerk and Recorder

2019). Di Francia, an Italian immigrant, was a prominent saloon owner in Louisville. He opened his first saloon at 740 Front Street in 1891. He also owned houses at 1013, 1021,1029, and 1045 La Farge. It is likely that 1034 La Farge was a rental during Di Francia's period of ownership (Bacon 2016).

Di Francia passed away in January 1918, which placed his large family financial strife. His widow subsequently sold the properties he owned in Louisville in the 1920s, including 1034 La Farge in 1922. The house has passed to several owners since that time (Bacon 2016).

The house at 1034 La Farge is typical of the small houses that are common in the Barclay Place subdivision. It is a small Folk Victorian-style house with a well-concealed two-story addition on the rear. The building appears to retain its original design on the street-facing side, although some architectural details (e.g., decorative framing around the windows) has been lost over time. Both outbuildings also appear to retain their original form.

36. Sources of Information:

Bacon, Bridget
2016 1034 La Farge Ave. History. Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

Boulder County Assessor's Office
2019 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed November 2019.

Boulder County Office of the Clerk and Recorder
2019 Search for Alfred and Mary Helart and related property owners. Available at: https://recorder.bouldercounty.org/countyweb/disclaimer.do. Accessed December 30, 2019.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

United States Census Bureau
1910 Thirteenth Census of the United States, 1910 (NARA microfilm publication T624). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

1940 Sixteenth Census of the United States, 1940. (NARA microfilm publication T627). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

VI. SIGNIFICANCE

37. Local landmark designation: Yes _ No X Date of designation: _____

Designating authority:

Note: The house appears to meet the City of Louisville's local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the areas of architecture and social history for its conveyance of typical Folk Victorian-style architecture that was common in the late-nineteenth and early-twentieth centuries in Louisville, and for its association with the early
twentieth-century residential development of Louisville in the Barclay Place subdivision.

It should be understood that the thresholds of significance and integrity for National Register of Historic Places eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

___ A. Associated with events that have made a significant contribution to the broad pattern of our history;

___ B. Associated with the lives of persons significant in our past;

___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

___ Qualifies under Criteria Considerations A through G (see

___ Manual) Does not meet any of the above National Register criteria

39. Area(s) of significance: Community Planning and Development (district)

40. Period of significance: 1901–1940 (potential district)

41. Level of significance: National _ State ___ Local _____ X (potential district)

42. Statement of significance: PaleoWest recommends 5BL14309 not individually eligible for the NRHP and SRHP under Criterion A but it may contribute to a historic district that would be eligible under Criterion A. The potential historic district would be related to the early twentieth-century history of residential development in Louisville, Colorado. Specifically, 1034 La Farge Avenue was originally a small Folk Victorian-style house that is typical of the simple homes constructed in Louisville in the last decades of the nineteenth century and the first decades of the twentieth century when the town was essentially a coal mining-focused community of immigrants. The owner and landlord of 1034 La Farge, E.J. Di Francia, made his living as a saloon owner thanks to the miners of Louisville, and the house reflects the style and form of early twentieth-century working-class houses that were common in Louisville. Although the house was owned by prominent Louisville businessman and Italian immigrant, E.J. Di Francia, PaleoWest recommends 5BL14309 not eligible for the NRHP and SRHP under Criterion B because it is not demonstrably associated with an important person in local, state, or national history at the NRHP or SRHP level. We also recommend 5BL14309 not eligible for the NRHP and SRHP under Criterion C because its architecture does not represent the work of a master or a new innovation at the SRHP or NRHP level. Finally, we recommend 5BL14309 not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: The house retains integrity of location, association, and setting. It has been modified with a two-story addition that substantially increased the size of the building. While the addition is not readily visible from the street, it does undermine the house's integrity of design, materials, feeling, and workmanship.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible __ Not Eligible X Need Data _____

45. Is there National Register district potential? Yes X No

Discuss: 5BL14309 may contribute to a Barclay Place historic district that represents an immigrant miner's subdivision platted in 1901 and developed through ca. 1940. Barclay Place is tied to Louisville's history as a working class neighborhood that housed primarily immigrant miners who worked in nearby coal mines, and people in other professions that supported miners. The house at 1034 La Farge was part of the initial period of construction in the neighborhood and was owned and leased by saloon owner E.J. Di Francia, whose business thrived due to the large number of coal miners employed in the Louisville.

This assessment did not formally evaluate the potential Barclay Place Historic District.

If there is National Register district potential, is this building: Contributing X
Noncontributing _____

46. If the building is in existing National Register district, is it: Contributing _____
Noncontributing _____

VIII. RECORDING INFORMATION

47. Photograph numbers: 55–60

Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): November 7, 2019

50. Recorder(s): Chris Baker, Seth White, Rebecca Schwendler

51. Organization: PaleoWest Archaeology

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Resource Number: 5BL14308
Temporary Resource Number: N/A

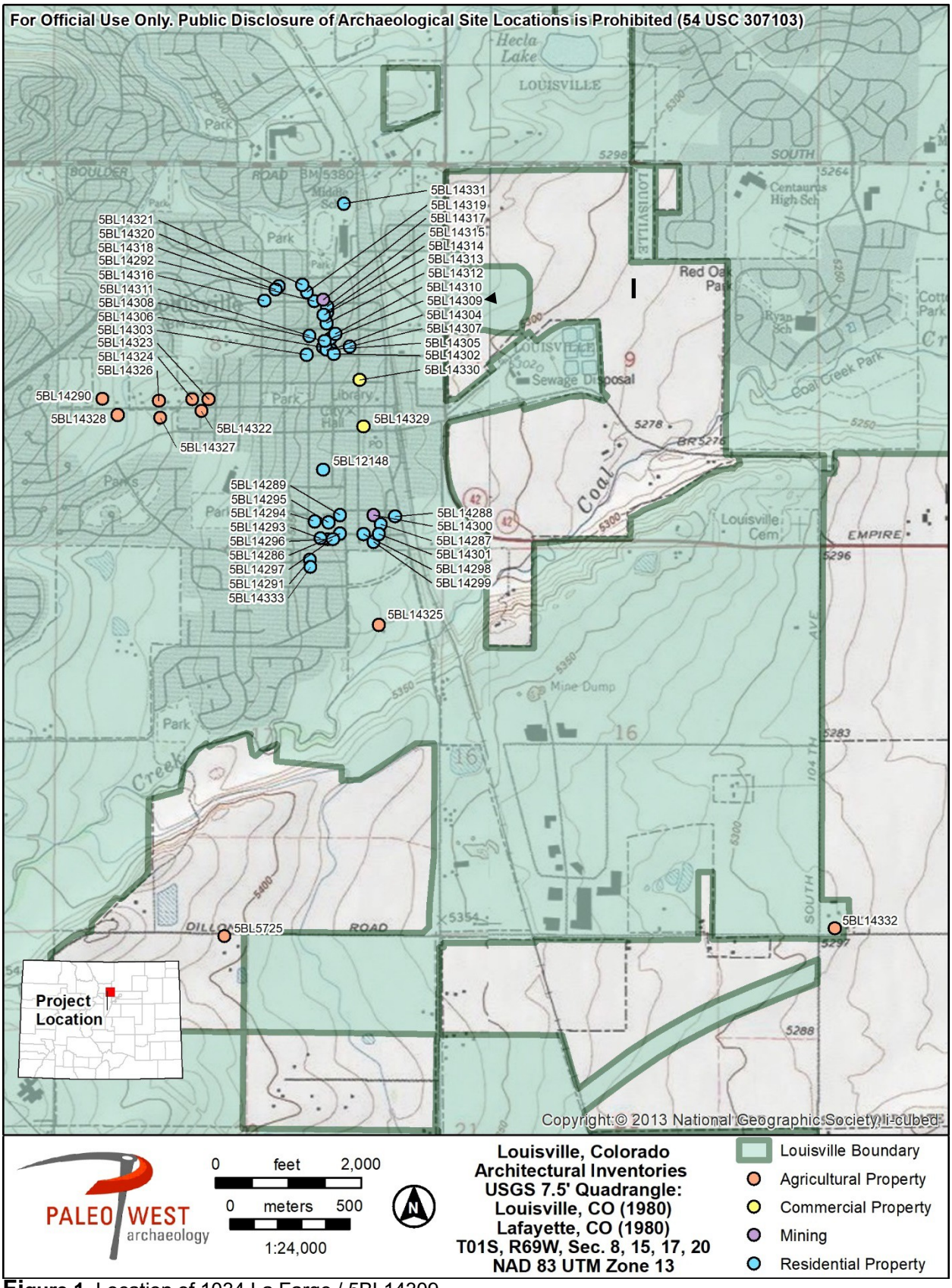


Figure 1. Location of 1034 La Farge / 5BL14309.

Resource Number: 5BL14308
Temporary Resource Number: N/A

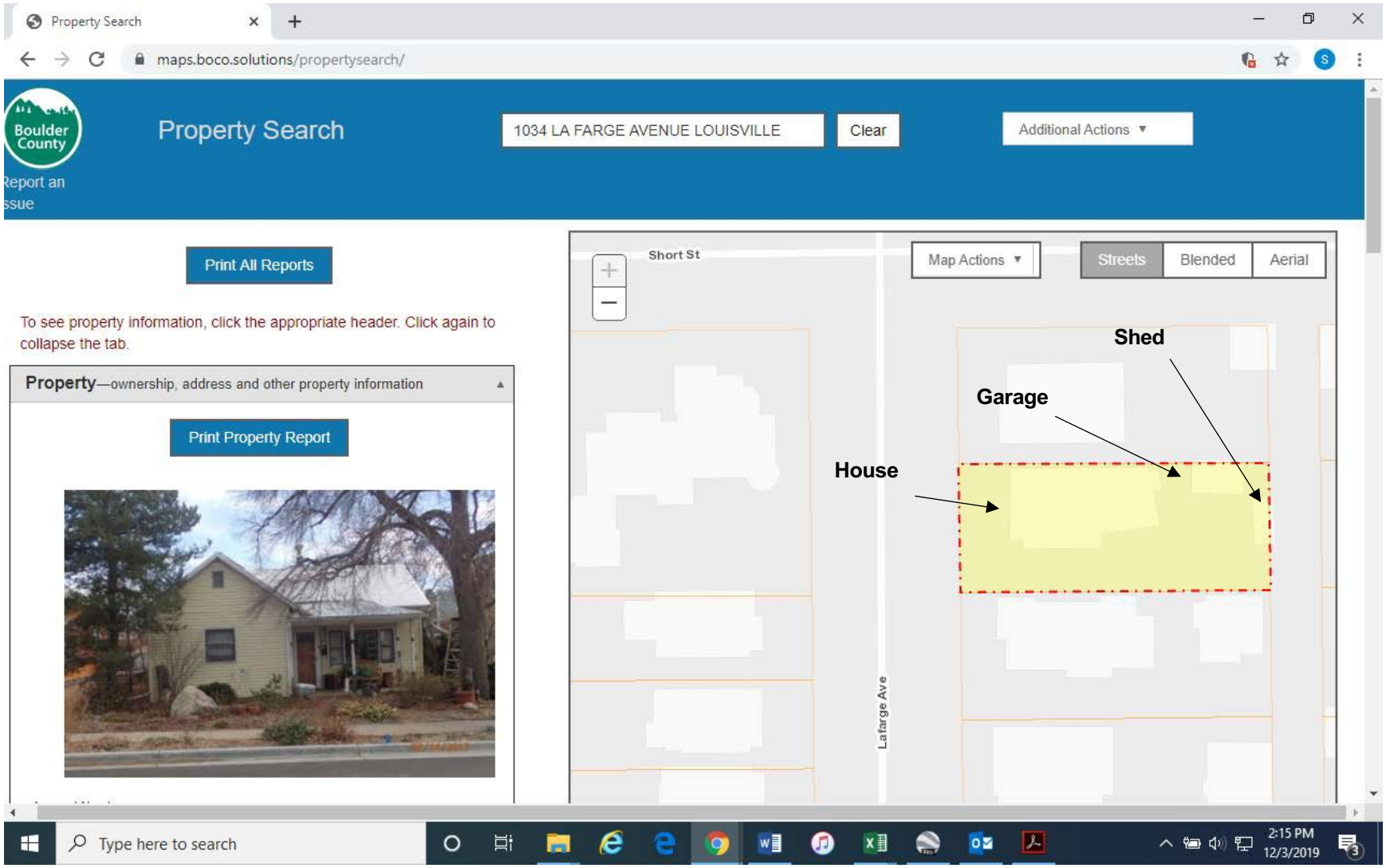


Figure 2. Sketch map of 1034 La Farge.



Figure 3. 1034 La Farge house, west side, facing east.



Figure 4. 1034 La Farge house, west and south side, facing northeast.



Figure 5. 1034 La Farge shed, house, and garage, east sides, facing west.



Figure 6. 1034 La Farge house and garage, east sides, facing west.



Figure 7. 1034 La Farge shed and garage, east and north sides, facing southwest.



Figure 8. 1034 La Farge house and shed, south and east sides, facing northwest.



Figure 9. 1034 La Farge photo 1 from 1948 Assessor Card, west and south sides, facing northeast (LHM 2017).



Figure 10. 1034 La Farge photo 2 from 1948 Assessor Card, north and west sides, facing southeast (LHM 2017).

Resource Number: 5BL14310
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL14310
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 1040 La Farge Avenue
6. Current building name: 1040 La Farge Avenue
7. Building address: 1040 La Farge Avenue, Louisville, CO 80027
8. Owner name and address: Melanie Walker, 1040 La Farge Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SE ¼ of SE ¼ of SW ¼ of NE ¼ of section 8
10. UTM reference
    Zone 13N; 488638 mE 4425610 mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.
12. Lot(s): 13, 14 Block: 1
    Addition: Barclay Place Year of Addition: 1897 (refiled for clarification in1901)
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 13-14 BLK 1 BARCLAY PLACE

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 48 x Width 30
16. Number of stories: 1
17. Primary external wall material(s): Stucco
18. Roof configuration: Hipped roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Window – Oriel, Porch, Chimney, Fence

21. General architectural description: 1040 La Farge is a wood frame house with a concrete foundation and an overall hipped roof. A small brick chimney is present on east side of the roof peak. A front-gabled section extends west from the south end of the west side of the home. This section contains an oriel window and the front entry door, which faces north. A small unenclosed porch exists just to the north of this section and covers the rest of the west side of the building. Windows are mostly double hung. Four windows on west side are single-pane with decorative stained glass transom windows above them. The stained glass appears original. The house has a partial basement.

22. Architectural style/building type: Hipped-Roof Box

23. Landscaping or special setting features: A weathered wood picket fence encloses the rear yard on the north and east sides. It may be historic.

24. Associated buildings, features, or objects: A historic one-car garage stands on the northeast corner of the lot, with a large bay facing north to the street. The original door is missing but the metal slide remains. A front-gabled roof runs north south. Wood lap siding is likely original. A small shed with a gabled roof running north-south stands on the southeast corner of the lot. The age of the shed is difficult to identify.

IV. Architectural History

25. Date of Construction: Estimate: 1906 Actual:

    Source of information: Assessor Card (Louisville Historical Museum 2017).

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Joseph W. Malcolm

    Source of information: Boulder County Office of the Clerk and Recorder

29. Construction history (include description and dates of major additions, alterations, or demolitions): The house retains its historic form with very little modification from the condition shown on the 1948 Boulder County Assessor card. Stucco siding was present in 1948. The garage was constructed pre-1948 and has not been substantially modified since then. Some windows on the north and west sides, and the front entry door, may be original.

30. Original location X Moved ___ Date of move(s):

V. Historical Associations

31. Original use(s): Domestic – Single Dwelling

32. Intermediate use(s):

33. Current use(s): Domestic – Single Dwelling

34. Site type(s): House, garage, and shed

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The turnpike's ability to move people faster between Denver, Boulder, and neighboring bedroom communities supported the construction of new suburban subdivisions, such as Bella Vista and Scenic Heights in Louisville; the same kinds of neighborhoods were ubiquitous across the United States in the 1950s and 1960s. Post-WWII suburbs arose from a combination of three factors. First, few houses were constructed between the Great Depression and WWII, but at the end of WWII, more than six million military personnel returned to civilian life, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

Despite all of this change, Louisville's population held relatively steady from 1950 to 1970, increasing from approximately 1,978 people in 1950 to 2,073 people in 1960 to 2,500 people in 1962, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people. The population increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

From the 1990s through the present, most commercial and residential growth in Louisville has occurred around the edges of the city and along McCaslin Boulevard and South Boulder Road. However, in recent years the city's historic preservation tax, various recreational events, and a widespread trend towards buying local have supported increased commercial revitalization within Louisville's historic area, especially along Front and Main Streets. Still, many residents commute to Boulder and Denver for work. The largest employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods.

1040 La Farge

The house at 1040 La Farge Avenue is located in the Barclay Place subdivision, which was platted in 1897 (refiled for clarification in1901). Barclay Place ran along La Farge Avenue and the west side of Main Street, with South Street on the south and Caledonia Street on the north. The majority of homes in the subdivision were constructed between 1900 and 1912, with scattered infill built in 1920s, 1930s, and 1950s.

Resource Number: 5BL14310
Temporary Resource Number: N/A

Barclay Place contains a mixture of small National and Bungalow houses, as well as houses of rare forms or materials. The neighborhood was largely populated by immigrant miners in the early 1900s. By the mid-twentieth century the Barclay Place demographics had shifted somewhat; the neighborhood contained a mix of working class residents (mostly miners) and low level white collar workers (stenographers, clerks, and salesmen). Most residents were native born by 1940 United States Census Bureau 1910; United States Census Bureau 1940).

According to Clerk and Recorder information, 1040 La Farge was constructed in approximately 1906, possibly by Joseph W. Malcolm who sold the property to Peter Biella on November 7 of that year. Biella then sold it to his sister Angiolina/Angelina Romano in 1909. In 1915, she transferred the property to her husband, Celeste Romano. Celeste Romano sold the property to their daughter Helen E. Stevens in 1936. Helen E. and John W. Stevens still owned the house in 1948. This small, Hipped-Roof Box house exhibits an unusual form, in that it comprises a central hipped roof plus a front-gabled room that projects off the façade. This unusual form is reminiscent of, but not identical to, the form seen at 1013, 1021, and 1029 La Farge. At the same time, 1040 La Farge is typical of the small early-twentieth-century houses in the Barclay Place subdivision that were largely built for and/or inhabited by coal miners. The house appears to retain its original architectural design, including decorative transom windows on the west face. A historic garage also appears to retain its historical form.

36. Sources of information:

Boulder County Assessor's Office
2019 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed November 2019.

Boulder County Office of the Clerk and Recorder
2019 Search for Alfred and Mary Helart and related property owners. Available at: https://recorder.bouldercounty.org/countyweb/disclaimer.do. Accessed December 29, 2019.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

United States Census Bureau

1910 Thirteenth Census of the United States, 1910 (NARA microfilm publication T624). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

1940 *Sixteenth Census of the United States, 1940*. (NARA microfilm publication T627). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No __X__ Date of designation: ____

Designating authority:

Note: The house appears to meet the City of Louisville's local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the areas of architecture and social history for its conveyance of an unusual and distinctive version of a common early twentieth-century architectural form (Hipped-Roof

Box) and for its association with the early twentieth-century residential development of Louisville in the Barclay Place subdivision.

It should be understood that the thresholds of significance and integrity for National Register of Historic Places eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

__X__ A. Associated with events that have made a significant contribution to the broad pattern of our history;

___ B. Associated with the lives of persons significant in our past;

___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

___ Qualifies under Criteria Considerations A through G (see Manual)

___ Does not meet any of the above National Register criteria

39. Area(s) of significance: Community Planning and Development; Architecture

40. Period of significance: 1906

41. Level of significance: National ___ State ___ Local __X__

42. Statement of significance: PaleoWest recommends 5BL14310 individually eligible for the NRHP and SRHP under Criterion A for its relationship to the early-twentieth century history of residential development in Louisville, Colorado and Criterion C for its architecture. Specifically, 1040 La Farge Avenue is a small cottage that is both architecturally distinctive in its conveyance of the Hipped-Roof Box form (i.e., with a projecting front-gabled wing) and, in a more general sense, typical of the simple homes constructed in Louisville in the first decades of the twentieth century when the town was essentially a coal mining-focused community of immigrants. In contrast, PaleoWest recommends 5BL14310 not eligible for the NRHP and SRHP under Criterion B because it is not demonstrably associated with an important person in local, state, or national history at the NRHP or SRHP level. Finally, we recommend 5BL14310 not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: The house which appears largely unchanged since at least 1948 and retains integrity of location, setting, association, feeling, design, workmanship, and materials.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible __X__ Not Eligible ___ Need Data _

45. Is there National Register district potential? Yes __X__ No
Discuss: 5BL14310 may contribute to a Barclay Place historic district that represents an immigrant miner's subdivision platted in 1901 and developed through ca. 1940. Barclay Place is tied to Louisville's history as a working class neighborhood that housed primarily immigrant miners who worked in nearby coal mines, and people in other professions that supported miners.

This assessment did not formally evaluate the potential Barclay Place Historic District.

If there is National Register district potential, is this building: Contributing _X_ Noncontributing ___

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing ____

VIII. RECORDING INFORMATION

47. Photograph numbers: 45–54

    Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): November 7, 2019

50. Recorder(s): Chris Baker, Seth White, Rebecca Schwendler

51. Organization: PaleoWest Archaeology

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

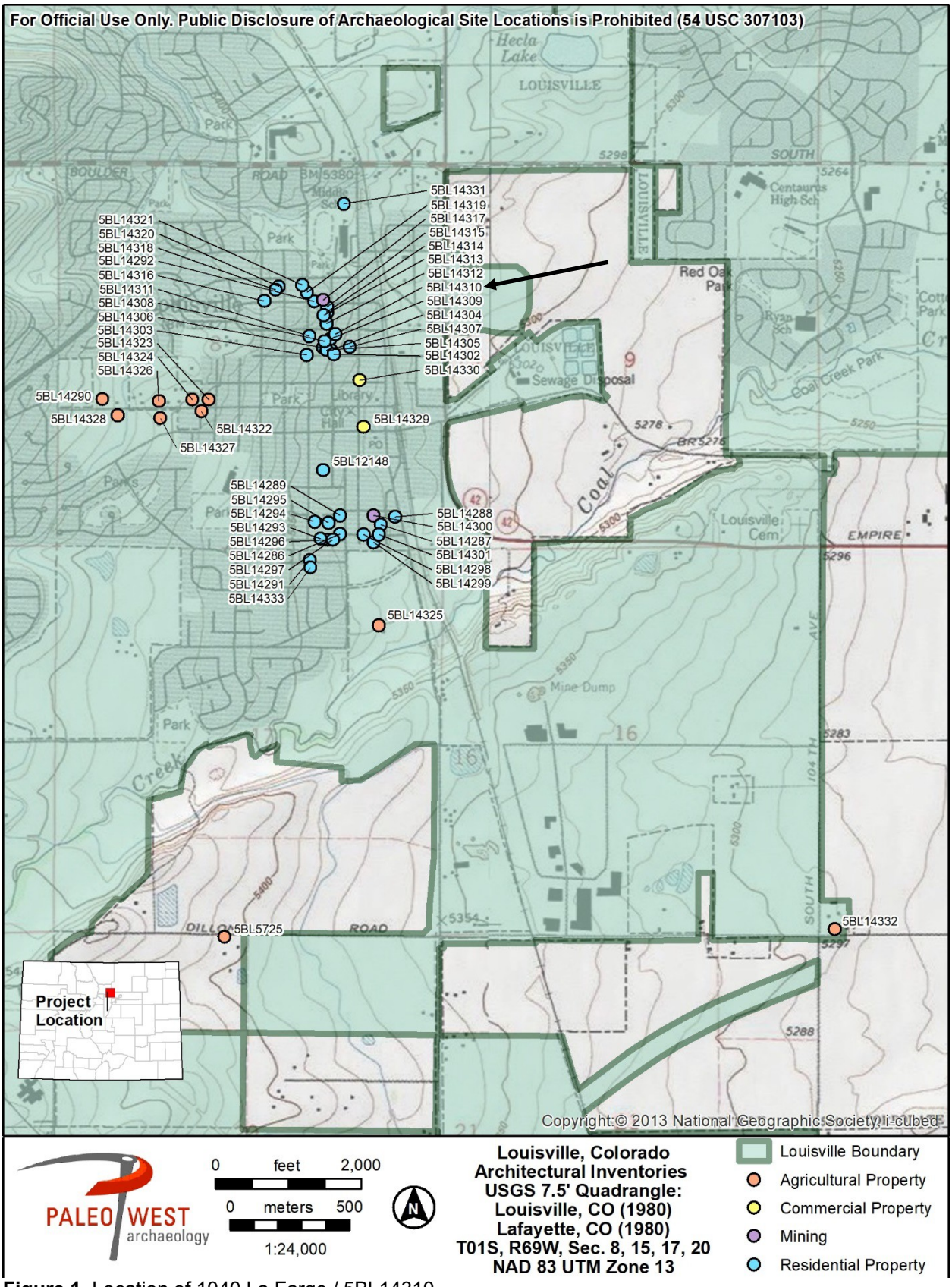


Figure 1. Location of 1040 La Farge / 5BL14310.

Resource Number: 5BL14310
Temporary Resource Number: N/A

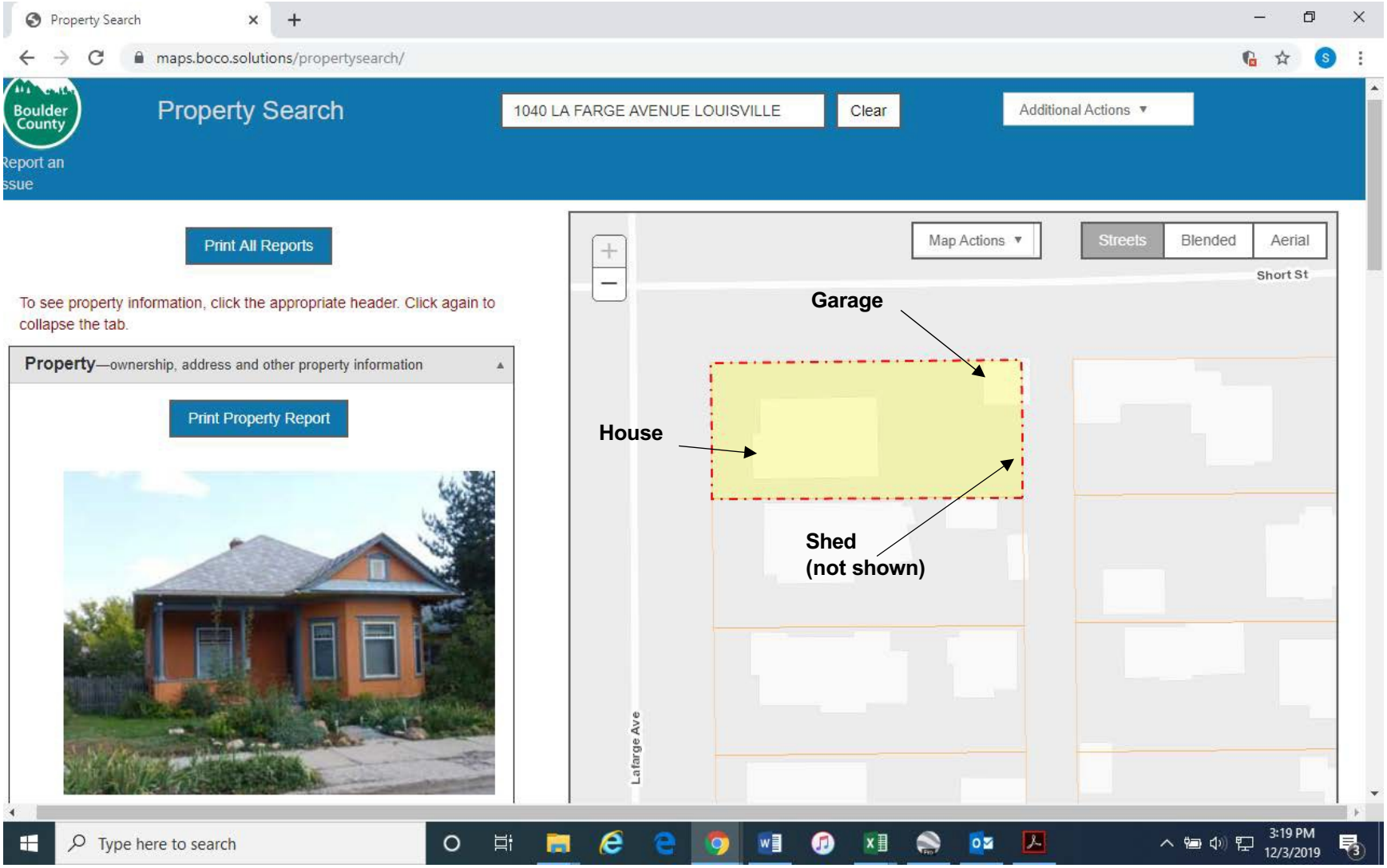


Figure 2. Sketch map of 1040 La Farge.



Figure 3. 1040 La Farge house, north and west side, facing southeast.



Figure 4. 1040 La Farge house, west side closeup, facing south-southeast.



Figure 5. 1040 La Farge house, north side, facing south.



Figure 6. 1040 La Farge house, east side, facing west.



Figure 7. 1040 La Farge garage and house, east and north sides, facing southwest.



Figure 8. 1040 La Farge garage, south and east sides, facing northwest.



Figure 9. 1040 La Farge shed and garage, south and east sides, facing northwest.



Figure 10. 1040 La Farge photo from 1948 Assessor Card, north and west sides, facing south-southeast (LHM 2017).

Resource Number: 5BL14312
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL14312
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Zarini House
6. Current building name: Zarini House
7. Building address: 1109 La Farge Avenue, Louisville CO 80027
8. Owner name and address: Scott W. Eichorn & Jill A. Esposito, 1109 La Farge Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   NE ¼ of SE ¼ of SW ¼ of NE ¼ of section 8
10. UTM reference
    Zone 13N; 488601 mE 4425655 mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15' ___ Attach photo copy of appropriate map section.
12. Lot(s): 3, 4 Block: 3
    Addition: Barclay Place Year of Addition: 1897 (refiled for clarification in1901)
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 3-4 BLK 3 BARCLAY PLACE

III. Architectural Description

14. Building plan (footprint, shape): Irregular plan
15. Dimensions in feet: Length 70 x Width 34
16. Number of stories: 1
17. Primary external wall material(s): Synthetics – Vinyl
18. Roof configuration: Hipped roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Window – Oriel, Porch

21. General architectural description: 1109 La Farge Avenue is a wood frame house with additions. The original house is a small Folk Victorian with rectangular plan and hipped roof. A small oriel window with hipped roof exists on the southeast corner of the original house. It has double-hung and fixed picture windows, some possibly original. Both front windows on the east side have transom windows above. An unenclosed porch with decorative woodwork covers most of the east side of the building. The original house also has two small gable-on-hip features at the peak of the hip roof with decorative wood shingles on the east side. It has a stacked stone foundation. An addition to the west is roughly a mirror image of the original house, with similar footprint and hipped roof. The addition is connected to the original house by a small, narrower, section (a "hyphen"). The addition has double-hung and casement windows and a concrete foundation.

22. Architectural style/building type: Late Victorian

23. Landscaping or special setting features: A vertical wood slat fence encloses the sides of the house and rear yard.

24. Associated buildings, features, or objects: A small one-car garage stands at the southwest corner of the lot. It is front-gabled with wood lap siding and opens west to the alley. A small shed stands just north of the garage. This shed was likely a combination outhouse and coal shed, with two doors facing east and a small hatch window facing west. It has a gabled roof running north-south.

IV. Architectural History

25. Date of Construction: Estimate: 1905–1909 Actual: _____

    Source of information: Assessor Card (Louisville Historical Museum 2017)

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Ann and Charles Dixon

    Source of information: Bridget Bacon, Louisville Historical Museum

29. Construction history (include description and dates of major additions, alterations, or demolitions): The 1948 Boulder County Assessor card shows the original hipped roof house with a square footprint, plus the front porch, south side oriel window, and a small section extending to the west. This section may have been incorporated into the building of the west addition, possibly serving as the current hyphen between the original house and the addition. Wood lap siding has been replaced or covered by modern horizontal siding. The garage was present in 1948 and appears relatively unmodified. The gable-on-hip features at the peak of the original house are post-1950 additions, replacing the original flat section with its brick chimney. The 1977 Boulder County Assessor card shows a house with few modifications since 1948 except for a new concrete porch and metal columns. The top of the roof is not visible in the 1977 photo. The west addition is of modern construction and the porch columns have been returned to wood since 1977.

30. Original location __X__ Moved ____ Date of move(s):

V. Historical Associations

31. Original use(s): Domestic – Single Dwelling

32. Intermediate use(s):

33. Current use(s): Domestic – Single Dwelling

34. Site type(s): House, garage, and outbuilding

35. Historical background:

General History of Louisville

This discussion is summarized from Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado (Schwendler and Corbett, 2018).

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company (CCR), a line that, by 1877, ran through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site from the federal government. Nawatny filed a town plat, comprising 20 acres and 85 lots, on the land and named the town of Louisville after himself. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, it grew organically as different investors platted different subdivisions, businesspeople opened diverse stores to meet demands, and people from Britain, Europe (e.g., Austria and Germany and, later, Italy, France, and Eastern Europe), and the United States moved to town. As a result, Louisville is characterized by diversity in its architecture, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

By the early 1890s, Louisville was expanding and changing rapidly, as several new residential subdivisions had been platted and Main Street, within the original part of town, morphed from a predominantly residential area to a commercial center. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

Louisville's population increased to 3,200 people in 1909. Around this time, more than 12 trains stopped in Louisville, carrying passengers, coal, and other freight; beginning in 1909, the Denver Interurban Company used Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miners' strike began in 1910 and the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. However, Louisville actually fared better than many other small Western towns because its mines remained open during the Great Depression and actually increased in number in the early 1930s. This was due, in part, to the low quality of Louisville's coal, which allowed it to be used only by local residents, businesses, and the railroad. As a result, Louisville's coal industry was relatively independent and not strongly tied to the regional or national economy. However, by the 1940s the use of coal was in decline, especially locally. The final blow for most local coal mines occurred in 1954, when the Burlington Northern Railroad, which had taken over the line through Louisville, switched from coal power to diesel fuel.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. Just two small new subdivisions were platted in 1948: Acme Terrace First Addition and the Fischer Addition, with two more in 1957 (Bella Vista) and 1959 (Scenic Heights), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

The Denver–Boulder Turnpike, which opened in 1952 and allowed the Broomfield, Lafayette, and Louisville areas to serve as bedroom communities for downtown Denver and Boulder, affected Louisville's local economics and demographics. The road opened for use on Sunday, January 20, 1952, with electric counters located at the Wadsworth underpass in Broomfield estimating that 30,000 cars passed through on the first day. An average of more than 4,000 cars used the turnpike every day.

The turnpike's ability to move people faster between Denver, Boulder, and neighboring bedroom communities supported the construction of new suburban subdivisions, such as Bella Vista and Scenic Heights in Louisville; the same kinds of neighborhoods were ubiquitous across the United States in the 1950s and 1960s. Post-WWII suburbs arose from a combination of three factors. First, few houses were constructed between the Great Depression and WWII, but at the end of WWII, more than six million military personnel returned to civilian life, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

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Front and Main Streets. Still, many residents commute to Boulder and Denver for work. The largest employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods.

1109 La Farge

The house at 1109 La Farge Avenue is located in the Barclay Place subdivision, which was platted in 1897 (refiled for clarification in1901). Barclay Place ran along La Farge Avenue and the west side of Main Street, with South Street on the south and Caledonia Street on the north. The majority of homes in the subdivision were constructed between 1900 and 1912, with scattered infill built in 1920s, 1930s, and 1950s. Barclay Place contains a mixture of small National and Bungalow houses, as well as houses of rare forms or materials. The neighborhood was largely populated by immigrant miners in the early 1900s. By the mid-twentieth century the Barclay Place demographics had shifted somewhat; the neighborhood contained a mix of working class residents (mostly miners) and low level white collar workers (stenographers, clerks, and salesmen). Most residents were native-born by 1940 (United States Census Bureau 1910 Census; United States Census Bureau1940).

1109 La Farge was constructed sometime between 1905 and 1909. According to Clerk and Recorder records, in 1905, Ann Barker Dixon, the widow of an English miner who emigrated to Louisville to work in the coal mines, purchased the lot from the Colorado Mortgage & Investment Company. One month later, she filed a lien statement with Peter C. Jensen, suggesting a loan for the purchase or construction of the house. She sold the house to Henry “Rico” Zarini in 1920. Zarini was a local butcher whose father emigrated to Louisville from Italy. The Zarini family owned the home until 1989 (Bacon n.d.).

The house is typical of the small houses in the Barclay Place subdivision that reflect the neighborhood’s working-class origins. The house was constructed in the Folk Victorian style. With exception of the west side, which has been obscured by a modern addition, the building appears to retain its original architectural design.

36. Sources of information:

Bacon, Bridget
n.d. [Notes on 1009 La Farge] Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

Boulder County Assessor’s Office
2019 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed November 2019.

Boulder County Office of the Clerk and Recorder
2019 Search for Alfred and Mary Helart and related property owners. Available at: https://recorder.bouldercounty.org/countyweb/disclaimer.do. Accessed December 30, 2019.

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2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

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United States Census Bureau
1910 Thirteenth Census of the United States, 1910 (NARA microfilm publication T624). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

1940 *Sixteenth Census of the United States, 1940*. (NARA microfilm publication T627). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

VI. SIGNIFICANCE

37. Local landmark designation: Yes __X__ No ____ Date of designation: ____

    Designating authority: Chapter 15.36 of the Louisville Municipal Code

38. Applicable National Register Criteria:

    ____ A. Associated with events that have made a significant contribution to the broad pattern of our history;

    ____ B. Associated with the lives of persons significant in our past;

    ____ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

    ____ D. Has yielded, or may be likely to yield, information important in history or prehistory.

    ____ Qualifies under Criteria Considerations A through G (see Manual)

    __X__ Does not meet any of the above National Register criteria

39. Area(s) of significance: Community Planning and Development (potential district)

40. Period of significance: 1901–1940 (potential district)

41. Level of significance: National ____ State ____ Local ___X (potential district)

42. Statement of significance:. PaleoWest recommends 5BL14312 not individually eligible for the NRHP and SRHP under Criterion A but it may contribute to a historic district that would be eligible under Criterion A. The potential historic district would be related to the early twentieth-century history of residential development in Louisville, Colorado. Specifically, 1109 La Farge Avenue is a small, Folk Victorian-style cottage that is typical of the simple houses constructed in Louisville in the first decades of the twentieth century when the town was essentially a coal mining-focused community of immigrants. PaleoWest recommends 5BL14312 not eligible for the NRHP and SRHP under Criterion B because it is not demonstrably associated with an important person in local, state, or national history at the NRHP or SRHP level. We also recommend 5BL14312 not eligible for the NRHP and SRHP under Criterion C because its architecture does not represent the work of a master or a new innovation at the SRHP or NRHP level. Finally, we recommend 5BL14312 not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 1109 La Farge is not individually significant. The house is still located in a residential area composed of mostly small homes constructed in the first half of the twentieth century so it retains integrity of location and setting. Modifications to the house have altered its integrity of design, materials, workmanship, and feeling. The house does not convey integrity of association because it is not connected with important people or events at the NRHP or SRHP level.

Resource Number: 5BL14312
Temporary Resource Number: N/A

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

    Eligible ___ Not Eligible _X_ Need Data _

45. Is there National Register district potential? Yes _X_ No

    Discuss: 5BL14312 may contribute to a Barclay Place historic district that represents an immigrant miner's subdivision platted in 1901 and developed through ca. 1940. Barclay Place is tied to Louisville's history as a working-class neighborhood that housed primarily immigrant miners who worked in nearby coal mines, and people in other professions that supported miners. The house at 1109 La Farge was part of the initial period of construction in the neighborhood.

    This assessment did not formally evaluate the potential Barclay Place Historic District.

    If there is National Register district potential, is this building: Contributing _X_ Noncontributing ___

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing ____

VIII. Recording Information

47. Photograph numbers: 33–44

    Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): November 7, 2019

50. Recorder(s): Chris Baker, Seth White, Rebecca Schwendler

51. Organization: PaleoWest Archaeology

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

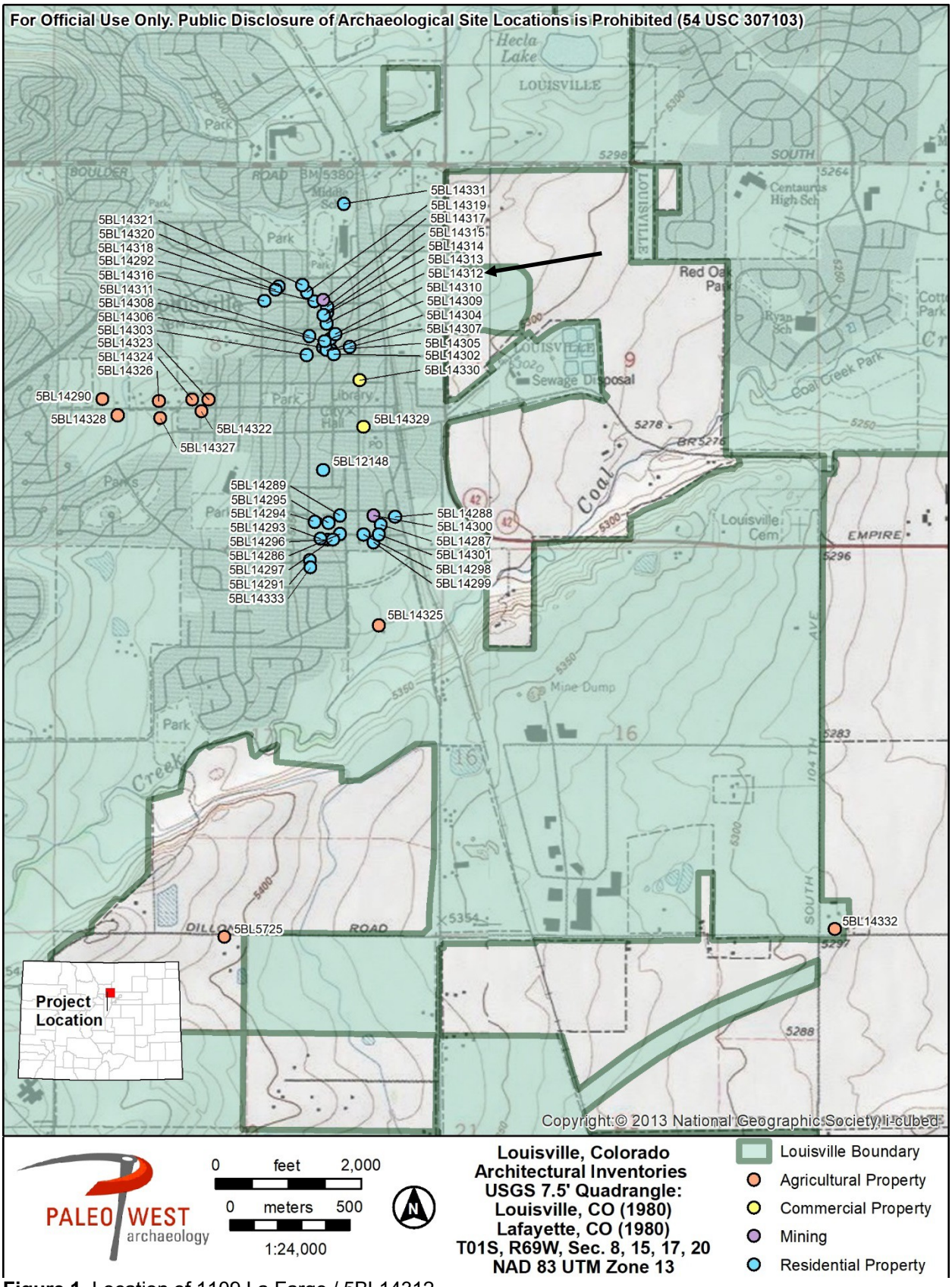


Figure 1. Location of 1109 La Farge / 5BL14312.

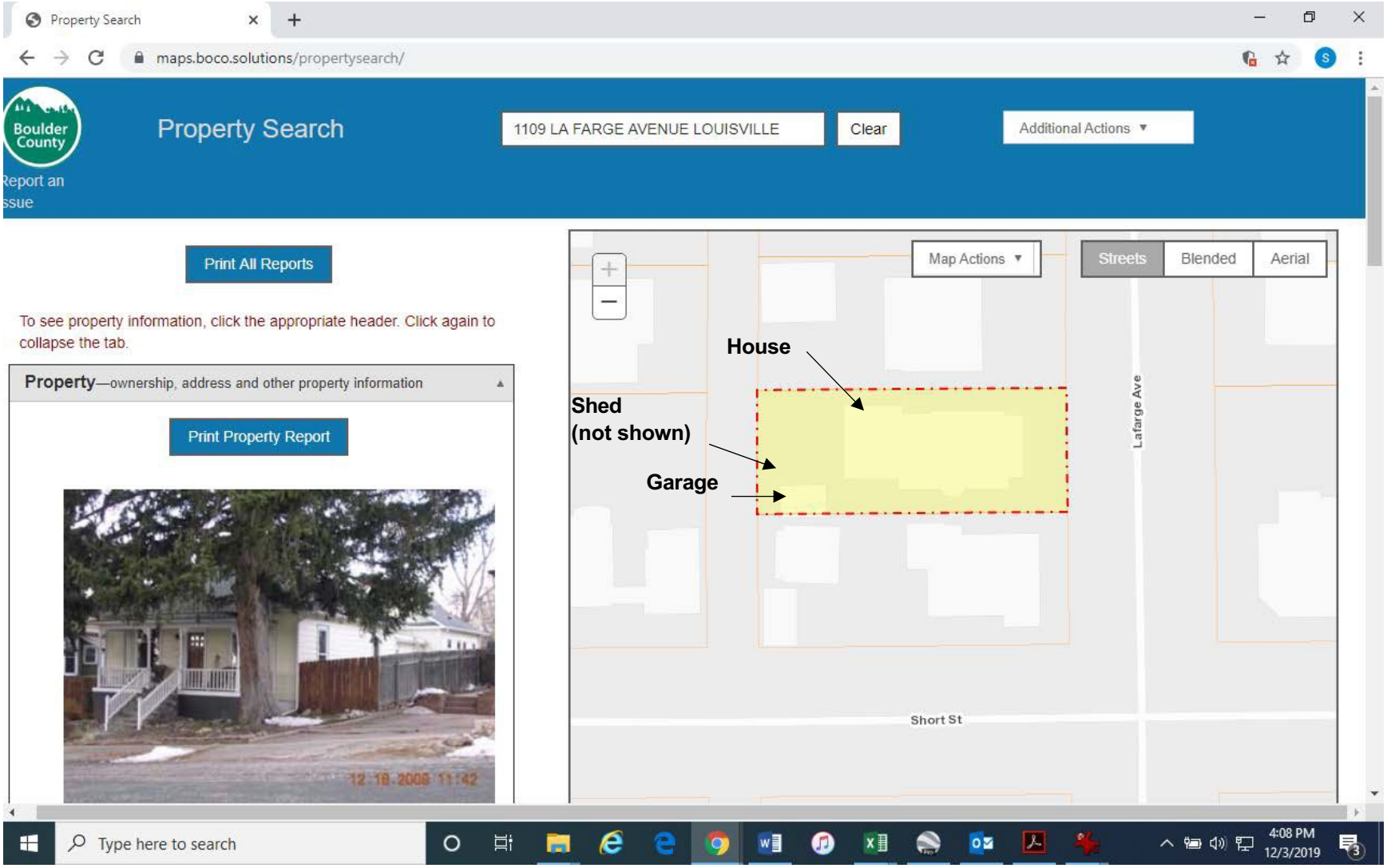


Figure 2. Sketch map of 1109 La Farge.



Figure 3. 1109 La Farge house, east and north sides, facing southwest.



Figure 4. 1109 La Farge house, south and east sides, facing northwest.



Figure 5. 1109 La Farge house, east side, facing west-northwest.



Figure 6. 1109 La Farge house, north and west sides, facing southeast.



Figure 7. 1109 La Farge house, west side, facing east.



Figure 8. 1109 La Farge shed, west and south sides, facing northeast.



Figure 9. 1109 La Farge shed, north and west sides, facing southeast.



Figure 10. 1109 La Farge garage, west and south sides, facing northeast.



Figure 11. 1109 La Farge garage and shed, north and east sides, facing south- southwest.



Figure 12. 1109 La Farge photo from 1948 Assessor Card, east and north sides, facing west-southwest (LHM 2017).



Figure 13. 1109 La Farge photo from 1977 Assessor Card, south and east sides, facing west-northwest (LHM 2017).

Resource Number: 5BL14313
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL14313
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 1125 La Farge Avenue
6. Current building name: 1125 La Farge Avenue
7. Building address: 1125 La Farge Avenue, Louisville, CO 80027
8. Owner name and address: Loco Rentals LLC, 624 La Farge Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   NE ¼ of SE ¼ of SW ¼ of NE ¼ of section 8
10. UTM reference
    Zone 13N; 488589 mE 4425690 mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.
12. Lot(s): 7, 8, 9 Block: 3
    Addition: Barclay Place Year of Addition: 1897 (refiled for clarification in1901)
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOT 7 LESS S 2 FT & ALL LOTS 8-9 BLK 3 BARCLAY PLACE

III. Architectural Description

14. Building plan (footprint, shape): Irregular plan
15. Dimensions in feet: Length 52 x Width 32
16. Number of stories: 1
17. Primary external wall material(s): Concrete – Ornamental concrete block
18. Roof configuration: Gabled roof – Front gabled roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Porch, Fence

21. General architectural description: The original portion of the house is artificial stone concrete block construction. The dominant roof form is a front-gabled design with its roofline running east-west. An unenclosed porch with a metal shed roof is present on the east side, covering nearly the full house width. The porch is also built from artificial stone. A small wood frame section with a shed roof extends south from the west end of the south side of the original house. A wood frame addition extends the side of the house to the west, following the original gabled roofline. A small gabled section extends south from this addition, with its roofline running north-south to create a small cross-gabled profile on the west end. The foundation is stacked stone under the original house, south shed roof section, and porch. The foundation is concrete under the addition. Exterior walls of the original house and porch show the artificial stone blocks, while the gabled roof sections, the shed-roof extension, and the addition appear to be modern vinyl (or aluminum) lap siding. The windows are double hung and sliding. They are modern replacements.

22. Architectural style/building type: Bungalow (post-alterations).

23. Landscaping or special setting features: A short wood picket fence encloses the front yard. A taller vertical wooden slat fence encloses the rear yard. The house is on a hillside, with a moderately sized retaining wall on the east and south to maintain level ground.

24. Associated buildings, features, or objects: None

IV. Architectural History

25. Date of Construction: Estimate: 1914 Actual: _____

    Source of information: Bridget Bacon, Louisville Historical Museum

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Ernesto Jannuci

    Source of information: Bridget Bacon, Louisville Historical Museum

29. Construction history (include description and dates of major additions, alterations, or demolitions): The 1948 Boulder County Assessor card and the 1952 Assessor card for adjacent 1117 La Farge show a house constructed of ornamental concrete block, with a flat roof. This design was unusual for residences in this area. At that time, the south-facing extension at the southwest corner of the house was present. Also present was a large section on the west side, extending west and north, described as a lean-to constructed of stone and wood. Major renovation(s) post-1952 replaced the flat roof with a wood frame front-gabled design, rebuilt the south-facing extension using wood frame construction, replaced the lean-to with an addition that extended the new gabled roofline westward, and added a cross-gabled section extending south from the new west addition.

30. Original location X Moved ___ Date of move(s):

V. Historical Associations

31. Original use(s): Domestic – Single Dwelling

32. Intermediate use(s):

33. Current use(s): Domestic – Single Dwelling

34. Site type(s): House and garage

35. Historical background:

Resource Number: 5BL14313
Temporary Resource Number: N/A

General History of Louisville

This discussion is summarized from Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado (Schwendler and Corbett, 2018).

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company (CCR), a line that, by 1877, ran through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site from the federal government. Nawatny filed a town plat, comprising 20 acres and 85 lots, on the land and named the town of Louisville after himself. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, it grew organically as different investors platted different subdivisions, businesspeople opened diverse stores to meet demands, and people from Britain, Europe (e.g., Austria and Germany and, later, Italy, France, and Eastern Europe), and the United States moved to town. As a result, Louisville is characterized by diversity in its architecture, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

By the early 1890s, Louisville was expanding and changing rapidly, as several new residential subdivisions had been platted and Main Street, within the original part of town, morphed from a predominantly residential area to a commercial center. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

Louisville's population increased to 3,200 people in 1909. Around this time, more than 12 trains stopped in Louisville, carrying passengers, coal, and other freight; beginning in 1909, the Denver Interurban Company used Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miners' strike began in 1910 and the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. However, Louisville actually fared better than many other small Western

towns because its mines remained open during the Great Depression and actually increased in number in the early 1930s. This was due, in part, to the low quality of Louisville's coal, which allowed it to be used only by local residents, businesses, and the railroad. As a result, Louisville's coal industry was relatively independent and not strongly tied to the regional or national economy. However, by the 1940s the use of coal was in decline, especially locally. The final blow for most local coal mines occurred in 1954, when the Burlington Northern Railroad, which had taken over the line through Louisville, switched from coal power to diesel fuel.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. Just two small new subdivisions were platted in 1948: Acme Terrace First Addition and the Fischer Addition, with two more in 1957 (Bella Vista) and 1959 (Scenic Heights), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

The Denver–Boulder Turnpike, which opened in 1952 and allowed the Broomfield, Lafayette, and Louisville areas to serve as bedroom communities for downtown Denver and Boulder, affected Louisville's local economics and demographics. The road opened for use on Sunday, January 20, 1952, with electric counters located at the Wadsworth underpass in Broomfield estimating that 30,000 cars passed through on the first day. An average of more than 4,000 cars used the turnpike every day.

The turnpike's ability to move people faster between Denver, Boulder, and neighboring bedroom communities supported the construction of new suburban subdivisions, such as Bella Vista and Scenic Heights in Louisville; the same kinds of neighborhoods were ubiquitous across the United States in the 1950s and 1960s. Post-WWII suburbs arose from a combination of three factors. First, few houses were constructed between the Great Depression and WWII, but at the end of WWII, more than six million military personnel returned to civilian life, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

Despite all of this change, Louisville's population held relatively steady from 1950 to 1970, increasing from approximately 1,978 people in 1950 to 2,073 people in 1960 to 2,500 people in 1962, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people. The population increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

From the 1990s through the present, most commercial and residential growth in Louisville has occurred around the edges of the city and along McCaslin Boulevard and South Boulder Road. However, in recent years the city's historic preservation tax, various recreational events, and a widespread trend towards buying local have supported increased commercial revitalization within Louisville's historic area, especially along Front and Main Streets. Still, many residents commute to Boulder and Denver for work. The largest

employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods.

1125 La Farge

The house at 1125 La Farge Avenue is located in the Barclay Place subdivision, which was platted in 1897 (refiled for clarification in1901). Barclay Place ran along La Farge Avenue and the west side of Main Street, with South Street on the south and Caledonia Street on the north. The majority of homes in the subdivision were constructed between 1900 and 1912, with scattered infill built in 1920s, 1930s, and 1950s. Barclay Place contains a mixture of small National and Bungalow houses, as well as houses of rare forms or materials. The neighborhood was largely populated by immigrant miners in the early 1900s. By mid-century the Barclay Place demographics had shifted somewhat. The neighborhood contained a mix of working class residents (mostly miners) and low level white collar workers (stenographers, clerks, salesmen). Most residents were native born by 1940 (1940 (United States Census Bureau 1910; United States Census Bureau 1940).

According to Clerk and Recorder records, 1125 La Farge's original owner, Marie Schreiter (from a German family in the Louisville area), purchased the property from James P. Miller, one of the developers of the Barclay Place subdivision, in 1906. However, no house is depicted in this location on the 1909 Drumm's Wall Map of Louisville so the house must have been constructed later. Clerk and Recorder records provide no information specifically for Lots 7–9 Block 3 (the location of 1125 La Farge) until many decades later so the following information comes from Bacon 2017 and appears to be related to the ownership of Lots 5–9 Block 3, which originally encompassed 1125 La Farge. The lots were purchased by Marie Montgomery (Formerly Marie Schreiter) in 1914. She never lived on the property but, instead, sold the land to an Italian miner name Ernesto/Ernest Janucci/Jannucci/Ianucci/Iannucci. His brother owned the house across the street (1116 La Farge). Ernesto, a life-long bachelor, lived in 1125 La Farge with his older sister, Cleonici/Cleanice. He died in 1934, while she died in 1957 (Bacon 2017). Her estate deeded the house to Virginia C. Tavoni in 1958 (Boulder County Office of the Clerk and Recorder 2019). More details about the property's ownership can be found in Bacon 2017.

1125 La Farge began as a house that had no specific form or style but was turned into a Bungalow form by later modifications. Its relatively small size and simple design are typical of houses in the Barclay Place subdivision and it reflects the neighborhood's working-class origins. The building retains much of its unusual original artificial stone construction but its form has been substantially altered by installation of the gabled roof and the rear addition.

36. Sources of information:

Bacon, Bridget
2017 1125 La Farge Ave. History. Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

Boulder County Assessor's Office
2019 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed November 2019.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

Resource Number: 5BL14313
Temporary Resource Number: N/A

United States Census Bureau
1910 *Thirteenth Census of the United States, 1910 (*NARA microfilm publication T624). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

1940 *Sixteenth Census of the United States, 1940*. (NARA microfilm publication T627). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No __X__ Date of designation: _____

    Designating authority:

Note: The house does not appear to meet the City of Louisville's local landmark criteria (Chapter 15.36 of the Louisville Municipal Code).

38. Applicable National Register Criteria:

    ___ A. Associated with events that have made a significant contribution to the broad pattern of our history;

    ___ B. Associated with the lives of persons significant in our past;

    ___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

    ___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

    ___ Qualifies under Criteria Considerations A through G (see Manual)

    _X_ Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ____ State ____ Local _____

42. Statement of significance: PaleoWest recommends 5BL14313 not eligible for the NRHP and SRHP under Criteria A and B because it is not associated with important events or people in local, state, or national history. We also recommend 5BL14313 not eligible for the NRHP and SRHP under Criterion C because its extensive modifications and unusual form and style make it not illustrative of an innovative approach or the work of a master at the NRHP or SRHP level. Finally, we recommend 5BL14320 not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: The house retains integrity of location and setting. Modifications to its original form destroyed its integrity of original feeling, design, workmanship, and materials. However, the house retains these aspects of integrity for its post-modification state. Because the property is not connected with important events or people, it does not exhibit integrity of association.

Resource Number: 5BL14313
Temporary Resource Number: N/A

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible _X_ Need Data _

45. Is there National Register district potential? Yes _X_ No ___

Discuss: 1025 La Farge is located in the Barclay Place neighborhood, an immigrant miner's subdivision platted in 1901. The house, which was constructed in the second decade of the 1900s, has been substantially modified and would likely not contribute to any potential historic district related to the neighborhood.

This assessment did not formally evaluate a Barclay Place Historic District, but a potential district is apparent.

If there is National Register district potential, is this building: Contributing ____ Noncontributing _X_

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing ____

VIII. RECORDING INFORMATION

47. Photograph numbers: 27–32

Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): November 7, 2019

50. Recorder(s): Chris Baker, Seth White, Rebecca Schwendler

51. Organization: PaleoWest Archaeology

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

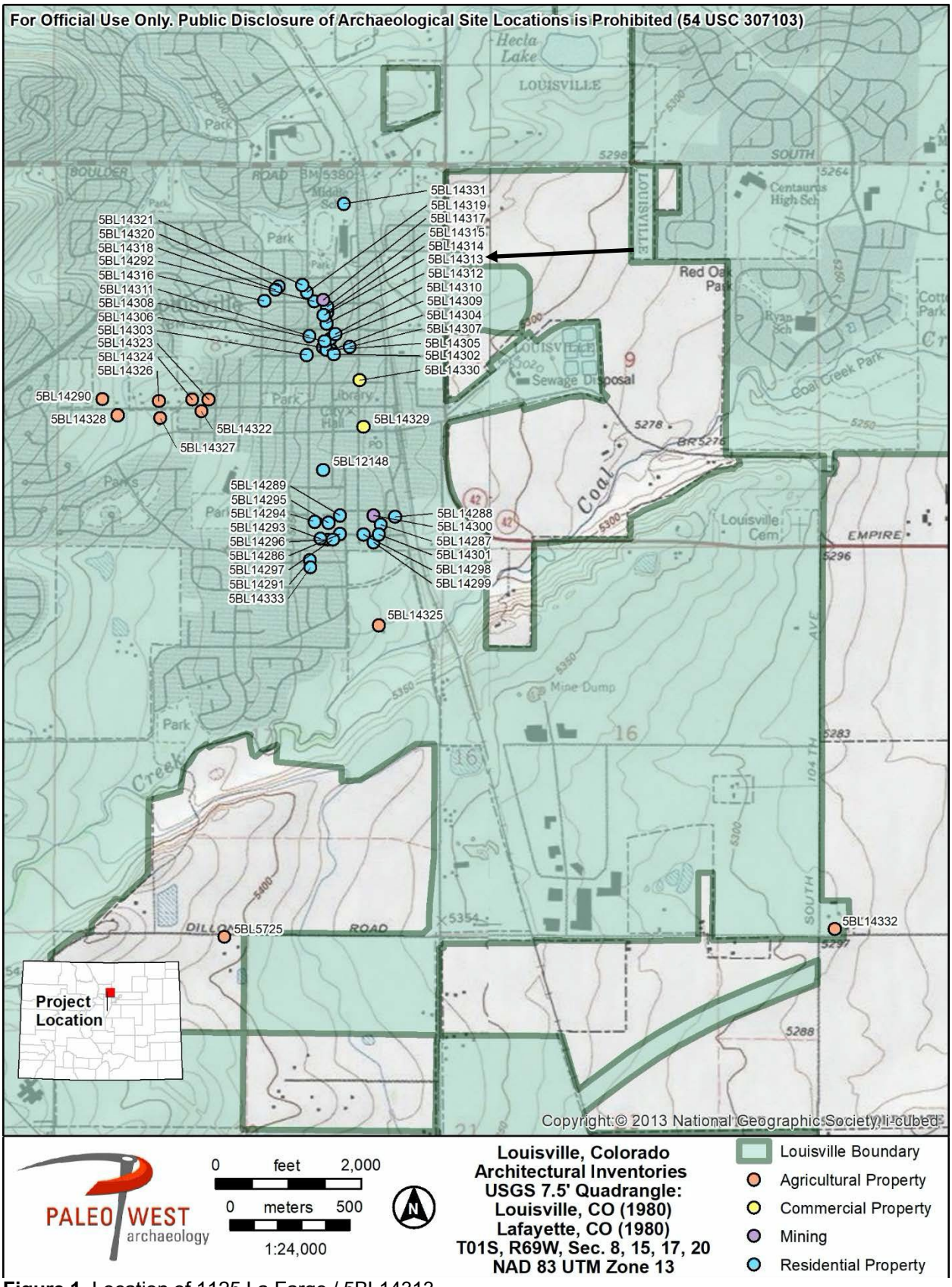


Figure 1. Location of 1125 La Farge / 5BL14313.

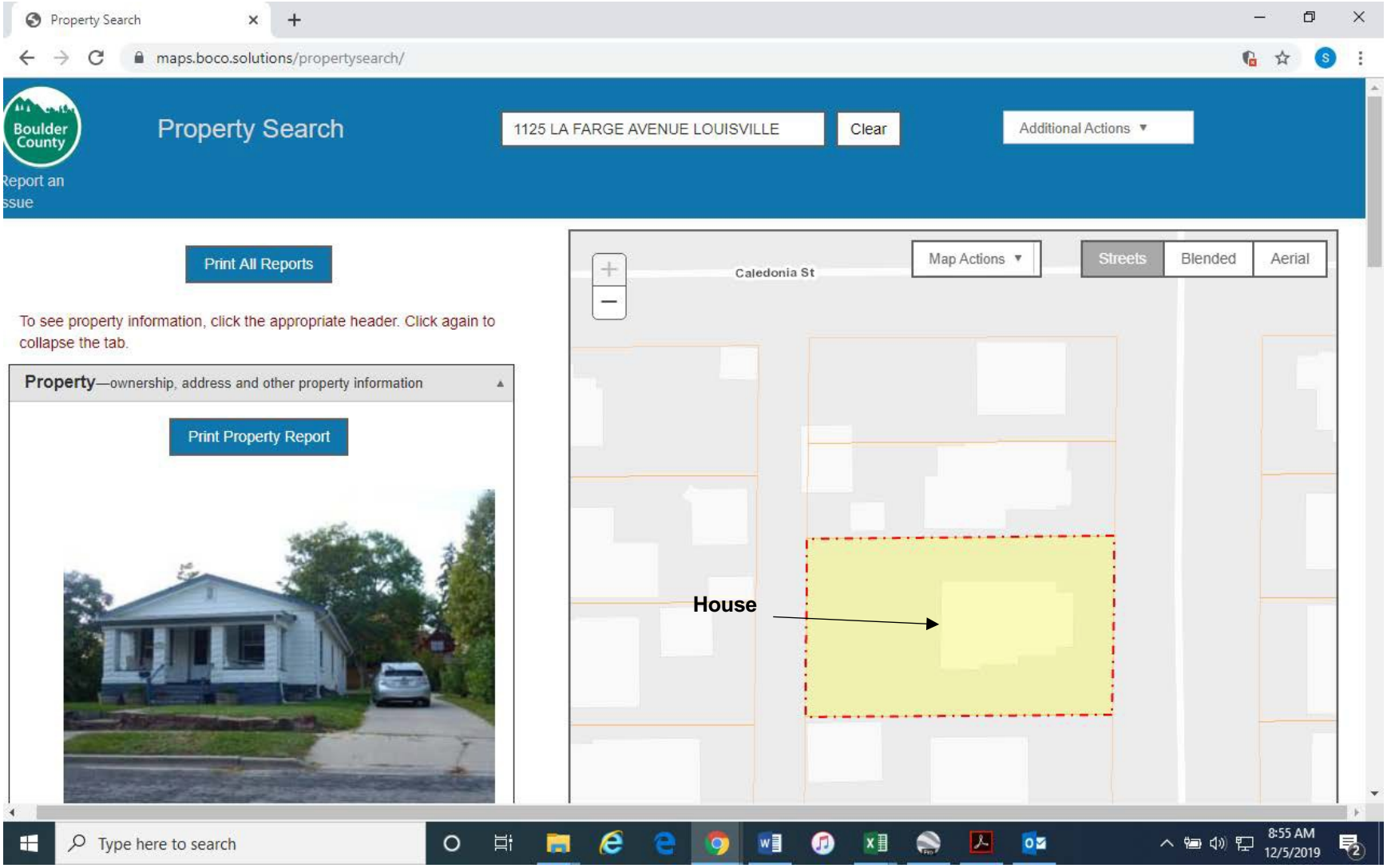


Figure 2. Sketch map of 1125 La Farge.



Figure 3. 1125 La Farge house, east and north sides, facing southwest.



Figure 4. 1125 La Farge house, south and east sides, facing northwest.



Figure 5. 1125 La Farge house, south and east sides, facing west-northwest.



Figure 6. 1125 La Farge house, east side, facing west.



Figure 7. 1125 La Farge house, north and west sides, facing east-southeast.



Figure 8. 1125 La Farge photo from 1948 Assessor Card, east and north sides, facing southwest (LHM 2017).



Figure 9. 1125 La Farge, photo from 1952 Assessor Card for 1117 La Farge, south side, facing northwest (LHM 2017).

Resource Number: 5BL14314
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL14314
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 1145 La Farge Avenue
6. Current building name: 1145 La Farge Avenue
7. Building address: 1145 La Farge Avenue, Louisville, CO 80027
8. Owner name and address: John E. Littlejohn, 1145 La Farge Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   NE ¼ of SE ¼ of SW ¼ of NE ¼ of section 8
10. UTM reference
    Zone 13N; 488602 mE 4425703 mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15'___ Attach photo copy of appropriate map section.
12. Lot(s): 10, 11 Block: 3
    Addition: Barclay Place Year of Addition: 1897 (refiled for clarification in1901)
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOT 10 & S 1/2 LOT 11 BLK 3 BARCLAY PLACE

III. Architectural Description

14. Building plan (footprint, shape): Irregular plan
15. Dimensions in feet: Length 52 x Width 32
16. Number of stories: 2
17. Primary external wall material(s): Wood – horizontal siding
18. Roof configuration: Gabled roof – front gabled roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Chimney, Porch

21. General architectural description: 1145 La Farge is a wood frame-constructed house that is composed of an original building constructed in the first decade of the 1900s and subsequent additions. The original house is a Folk Victorian style front-gabled two-story building with a smaller one- story front-gabled section extending east from the north end of the east side. A small enclosed porch covers the remainder of the east side of the building. A taller two-story cross-gabled addition is present on the southwest corner of the main house. This appears to be a post-World War II addition. At the southeast corner of the junction of the main house and large addition, a small side entryway is present with door facing east. This entryway has a hipped roof with a shed-roofed section extending west to cover the stairway to the second story. At the north end of the west side of the main house, a small section extends west, with an unenclosed porch extending farther west from it. A small brick chimney is present at the midpoint of the main house roofline. The foundation of the original house is brick, which is uncommon in this area. The addition has a concrete foundation. The house has a variety of window types, including double hung, casement, fixed picture, and fixed multi-pane. The east-facing window on east side gabled extension has a transom window above, as does the larger south-facing window on the main house. Several windows and the front door on the east side of the enclosed porch may be historic. The original house portion and the front porch have wood lap siding, which may be original. Siding on the large addition also appears to be wood lap style, and is possibly original to its post-World War II construction.

22. Architectural style/building type: Late Victorian

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: A garage stands at the northwest corner of the lot, with its west wall bordering the alley. This is a two-car garage with its doorway opening north to a small paved area on the lot of 1147 La Farge. The garage is of wood frame construction with a gabled roofline running north-south. A masonry block foundation extends into the hillside on the south end. Wood lap siding above the foundation is possibly original. Windows on the south side may also be original. The garage door and roofing are modern. A small shed with a gabled roof running east-west stands just southeast of the garage. It appears to be of modern construction.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1903 Actual: _____

    Source of information: Boulder County Assessor's Office

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Unknown but possibly Kate Jacovetta

    Source of information: Boulder County Office of the Clerk and Recorder

29. Construction history (include description and dates of major additions, alterations, or demolitions): The Boulder County assessor's office website lists 1903 as the house's construction date. A 1948 Assessor card lists the house as 45 years old, but also provides a construction date of 1909. This Assessor card shows the main house and front-gabled east section, plus an unenclosed front porch. The front porch was enclosed later but appears historic. The card also shows a back porch covering the width of the house. A portion of the rear porch appears to still exist, just north of the post-World War II two-story addition, with the remainder demolished or obscured by the addition. The assessor card also references a repair in 1932 but does not describe it. A 12 x 18-foot garage is listed as of 1948, but the existing garage is roughly 18 x 27 feet in size and therefore a later build. According to the homeowner at 1147 La Farge, the two-story addition and garage at 1145 La Farge were constructed sometime after World War II.

30. Original location X Moved ___ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling
32. Intermediate use(s):
33. Current use(s): Domestic – Single Dwelling
34. Site type(s): House, garage, and shed
35. Historical background:

General History of Louisville

This discussion is summarized from Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado (Schwendler and Corbett, 2018).

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company (CCR), a line that, by 1877, ran through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

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By the early 1890s, Louisville was expanding and changing rapidly, as several new residential subdivisions had been platted and Main Street, within the original part of town, morphed from a predominantly residential area to a commercial center. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and

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The turnpike's ability to move people faster between Denver, Boulder, and neighboring bedroom communities supported the construction of new suburban subdivisions, such as Bella Vista and Scenic Heights in Louisville; the same kinds of neighborhoods were ubiquitous across the United States in the 1950s and 1960s. Post-WWII suburbs arose from a combination of three factors. First, few houses were constructed between the Great Depression and WWII, but at the end of WWII, more than six million military personnel returned to civilian life, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

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From the 1990s through the present, most commercial and residential growth in Louisville has occurred around the edges of the city and along McCaslin Boulevard and South Boulder Road. However, in recent years the city's historic preservation tax, various recreational events, and a widespread trend towards buying local have supported increased commercial revitalization within Louisville's historic area, especially along Front and Main Streets. Still, many residents commute to Boulder and Denver for work. The largest employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods.

1145 La Farge

The house at 1145 La Farge Avenue is located in the Barclay Place subdivision, which was platted in 1897 (refiled for clarification in1901). Barclay Place ran along La Farge Avenue and the west side of Main Street, with South Street on the south and Caledonia Street on the north. The majority of homes in the subdivision were constructed between 1900 and 1912, with scattered infill built in the 1920s, 1930s, and 1950s. Barclay Place contains a mixture of small National and Bungalow houses, as well as houses of rare forms or materials. The neighborhood was largely populated by immigrant miners in the early 1900s. By the mid-twentieth century the Barclay Place demographics had shifted somewhat; the neighborhood contained a mix of working-class residents (mostly miners) and low level white collar workers (stenographers, clerks, and salesmen). Most residents were native- born by 1940 (United States Census Bureau 1910; United States Census Bureau 1940).

Online assessor information suggests that 1145 La Farge was constructed in 1903, but the property's 1948 assessor card suggests it was constructed in 1909. The original owner is unknown. The earliest documentation of the property currently found in Clerk and Recorder records dates to 1914, when Kate Jacovetta assigned a Deed of Trust to Clara Moulton, which she released four years later. Jacovetta sold the property to A.E. (Arie) Hawkins in 1920. He then sold the property to his wife, Elizabeth Hawkins, in 1926. She held the property until 1977, when she sold it to her daughter, Eva Hawkins Littlejohn. According to the 1946 Boulder City Directory available at ancestry.com (2020), Eva and her husband, Claude Littlejohn, lived with Elizabeth and Arie after Claude returned from World War II. Eva and Claude then constructed a house next door at 1147 La Farge in 1953–1954. The house at 1145 La Farge remains in the Littlejohn family. Their next- door neighbor reported that Arie Littlejohn built the two-story addition around the time of, or just after, World War II. This was most likely for Eva and Claude. The house's Folk Victorian style is exhibited by some other houses in the Barclay Place subdivision. Although parts of the south and west sides of the original house have been obscured by the two-story post-World War II addition, the house retains much of its original form and architectural features and the addition is historic in its own right and is connected with the theme of post- World War II residential development for war veterans.

36. Sources of information:

Ancestry.com
2020 Search for records for Claude A. Littlejohn. Available at: https://www.ancestry.com/search/?name=claude_littlejohn&event=_colorado. Accessed January 2, 2020.

Bacon, Bridget
2019 Notes [1145, 1147 La Farge]. Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

Boulder County Assessor's Office
2019 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed November 2019.

Resource Number: 5BL14314
Temporary Resource Number: N/A

Boulder County Office of the Clerk and Recorder
2019 Search for Alfred and Mary Helart and related property owners. Available at: https://recorder.bouldercounty.org/countyweb/disclaimer.do. Accessed December 31, 2019.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

United States Census Bureau
1910 Thirteenth Census of the United States, 1910 (NARA microfilm publication T624). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

1940 *Sixteenth Census of the United States, 1940*. (NARA microfilm publication T627). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No _X_ Date of designation:

Designating authority:

Note: The house may meet the City of Louisville's local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in areas of architecture and social history for its conveyance of the late-nineteenth and early-twentieth century Folk Victorian style that is relatively common in Louisville and for its association with the early-twentieth century residential development of the city and post-World War II residential development for veterans.

It should be understood that the thresholds of significance and integrity for National Register of Historic Places eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

___ A. Associated with events that have made a significant contribution to the broad pattern of our history;

___ B. Associated with the lives of persons significant in our past;

___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

___ Qualifies under Criteria Considerations A through G (see Manual)

_X_ Does not meet any of the above National Register criteria

39. Area(s) of significance: Community Planning and Development (potential district)

40. Period of significance: 1901–1940 (potential district)

41. Level of significance: National ____ State ____ Local X (potential district)

42. Statement of significance: PaleoWest recommends 5BL14314 not individually eligible for the NRHP and SRHP under Criterion A but it may contribute to a historic district that would be eligible under Criterion A. The potential historic district would be related to the early-twentieth century history of residential development in Louisville, Colorado. Specifically, 1145 La Farge Avenue is not independently historically or architecturally significant, but it was constructed in the first decade of the 1900s and its original form is typical of the modest homes constructed in Louisville in the first decades of the twentieth century when the town was essentially a community of immigrants who worked in nearby mines. 1145 La Farge still generally reflects the Folk Victorian style of working-class houses that were common in Louisville. PaleoWest recommends 5BL14314 not eligible for the NRHP and SRHP under Criterion B because it is not demonstrably associated with an important person in local, state, or national history at the NRHP or SRHP level. We also recommend 5BL14314 not eligible for the NRHP and SRHP under Criterion C because, although it is an example of the Folk Victorian style, its architecture does not represent the work of a master or a new innovation at the SRHP or NRHP level. Finally, we recommend 5BL14314 not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 1145 La Farge is still located in a residential area composed of mostly small homes constructed in the first half of the twentieth century so it retains integrity of location, setting, and association. Modifications to the house have weakened its integrity of original design, materials, workmanship, and feeling, although the modifications themselves are more than 50 years old so retain their own integrity.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

    Eligible ___ Not Eligible X Need Data _

45. Is there National Register district potential? Yes X No

    Discuss: 5BL14314 may contribute to a Barclay Place historic district that represents an immigrant miner's subdivision platted in 1901 and developed through ca. 1940. Barclay Place is tied to Louisville's history as a working class neighborhood that housed primarily immigrant miners who worked in nearby coal mines, and people in other professions that supported miners.

    This assessment did not formally evaluate the potential Barclay Place Historic District.

    If there is National Register district potential, is this building: Contributing X Noncontributing ___

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing ____

VIII. Recording Information

47. Photograph numbers: 17–26

    Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): November 7, 2019

50. Recorder(s): Chris Baker, Seth White, Rebecca Schwendler

51. Organization: PaleoWest Archaeology

Resource Number: 5BL14314
Temporary Resource Number: N/A

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

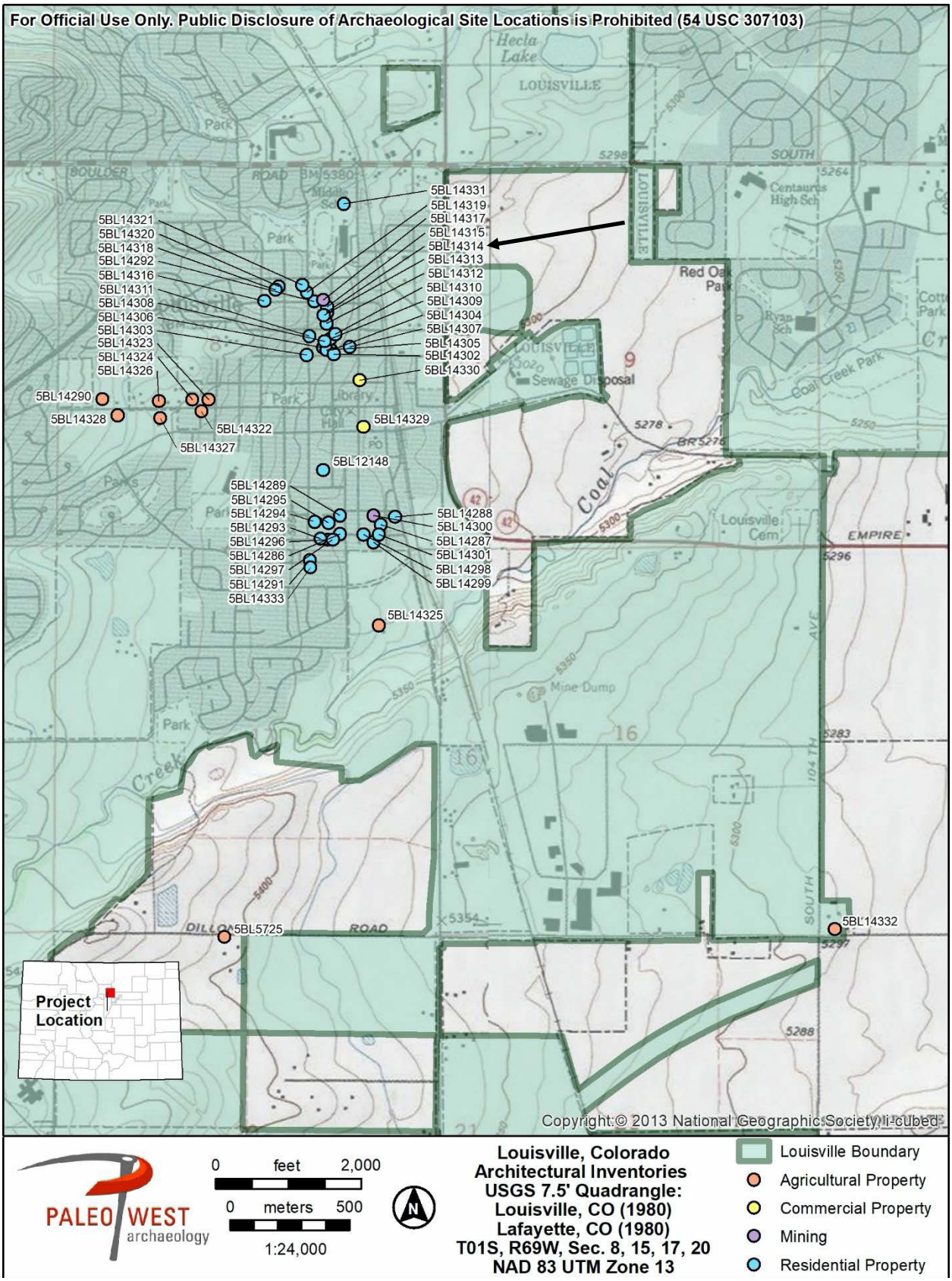


Figure 1. Location of 1145 La Farge / 5BL14314.

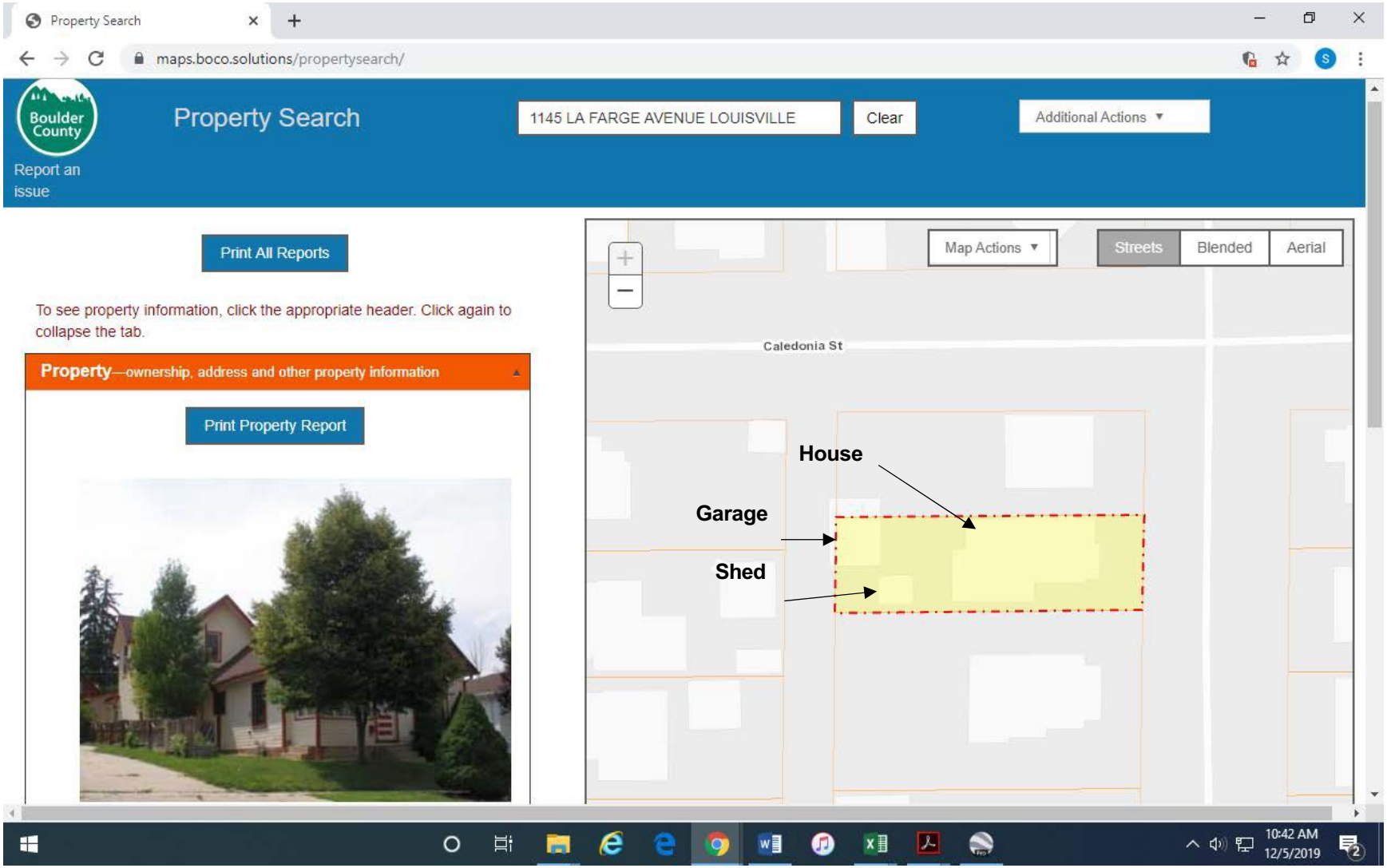


Figure 2. Sketch map of 1145 La Farge.



Figure 3. 1145 La Farge house, south and east sides, facing northwest.



Figure 4. 1145 La Farge house, east side, facing west.



Figure 5. 1145 La Farge house, east and north sides, facing southwest.



Figure 6. 1145 La Farge house, north and west sides, facing southeast.



Figure 7. 1145 La Farge shed and house, west and south sides, facing east-northeast.



Figure 8. 1145 La Farge garage, west and south sides, facing northeast.



Figure 9. 1145 La Farge garage, north and west sides, facing southeast.



Figure 10. 1145 La Farge garage, east and north sides, facing south-southwest.



Figure 11. 1145 La Farge shed, west and south sides, facing east-northeast.



Figure 12. 1145 La Farge shed, north side, facing south.



Figure 13. 1145 La Farge photo from 1948 Assessor Card, east side, facing west-southwest (LHM 2017).

Resource Number: 5BL14315
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL14315
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 1147 La Farge Avenue
6. Current building name: 1147 La Farge Avenue
7. Building address: 1147 La Farge Avenue, Louisville, CO 80027
8. Owner name and address: Blaine Wilkes & Berkely M. Wheeler, 1147 La Farge Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SE ¼ of NE ¼ of SW ¼ of NE ¼ of section 8
10. UTM reference
    Zone 13N; 488603 mE 4425725 mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15' ___ Attach photo copy of appropriate map section.
12. Lot(s): 11, 12 Block: 3
    Addition: Barclay Place Year of Addition: 1897 (refiled for clarification in1901)
13. Boundary Description and Justification: Boulder County Assessor Legal Description: N1/2 LOT 11 & ALL LOT 12 BLK 3 BARCLAY PLACE

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 36 x Width 30
16. Number of stories: 1
17. Primary external wall material(s): Asbestos
18. Roof configuration: Hipped
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Fence, Porch

21. General architectural description: 1147 La Farge is a simple hipped-roof wood frame building with an unenclosed porch occupying the southeast corner of the house. The building has a full basement with a concrete foundation that extends into the hillside to the south. Original wavy-cut asbestos shingles cover much of the house. There is a modern cross-pattern decorative cladding treatment on the foundation level. The entrance to the home is located on the corner where the east and south sides of the building meet. The entrance is recessed in a porch. A large window is located south of the entry door. Small sliding windows are located on all elevations.

22. Architectural style/building type: Post-World War II – Minimal Traditional

23. Landscaping or special setting features: A modern wood fence encloses the rear yard. A small concrete parking area exists at the northeast corner of the lot. A concrete stairway winds from the parking area up to the front porch.

24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1954

    Source of information: Assessor Card (Louisville Historical Muesum 2017)

26. Architect: Unknown

27. Builder/Contractor: C.A. and Eva A. Littlejohn

    Source of information: Assessor Card (Louisville Historical Museum 2017)

28. Original owner: C.A. and Eva A. Littlejohn

    Source of information: Assessor Card (Louisville Historical Museum 2017)

29. Construction history (include description and dates of major additions, alterations, or demolitions): The house has been modernized with alterations including replacement windows, foundation, finish, and porch elements. The north half of the basement was originally used as a garage, with its door facing east, but it was recently (ca. 2017) walled off.

30. Original location __X__ Moved ___ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling

32. Intermediate use(s):

33. Current use(s): Domestic – Single Dwelling

34. Site type(s): House

35. Historical background:

General History of Louisville

This discussion is summarized from Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado (Schwendler and Corbett, 2018).

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company(CCR), a line that, by 1877, ran

Through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site from the federal government. Nawatny filed a town plat, comprising 20 acres and 85 lots, on the land and named the town of Louisville after himself. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, it grew organically as different investors platted different subdivisions, businesspeople opened diverse stores to meet demands, and people from Britain, Europe (e.g., Austria and Germany and, later, Italy, France, and Eastern Europe), and the United States moved to town. As a result, Louisville is characterized by diversity in its architecture, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

By the early 1890s, Louisville was expanding and changing rapidly, as several new residential subdivisions had been platted and Main Street, within the original part of town, morphed from a predominantly residential area to a commercial center. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

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1147 La Farge

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And 1912, with scattered infill built in 1920s, 1930s, and 1950s. Barclay Place contains a mixture of small National and Bungalow houses, as well as houses of rare forms or materials. The neighborhood was largely populated by immigrant miners in the early 1900s. By the mid-twentieth century the Barclay Place demographics had shifted somewhat; the neighborhood contained a mix of working class residents (mostly miners) and low level white collar workers (stenographers, clerks, and salesmen). Most residents were native-born by 1940 (United States Census Bureau 1910, United States Census Bureau 1940).

A building permit was obtained for 1147 La Farge in 1953 and construction was completed in 1954 by and for Claude A. and Eva A. Littlejohn. According to information available through ancestry.com (2020), Claude was born in New Mexico in 1909. He registered for the World War II draft in 1940 while living in Boulder, Colorado and working for the Boulder Valley Coal Company. He and Eva were already married at that time. 1147 La Farge stands next to the house at 1145 La Farge that was owned by Eva's parents, Arie and Elizabeth Hawkins (Boulder County Office of the Clerk and Recorder 2020). Based on information in 1946 and 1953 Boulder City Directories, Claude and Eva lived with her parents at 1145 La Farge immediately after World War
II. Then, in 1953, they are listed as living at 1145 Grant Avenue in Louisville. The house at 1147 La Farge is not typical of houses in the Barclay Place subdivision. Unlike most of the houses, which were constructed during the first two decades of the twentieth century, 1147 La Farge was constructed well after World War II. Overall, the building retains its original architectural form. However, many details have been updated within the last few years that, together, give the house a modern appearance.

36. Sources of information:

Ancestry.com
2020 Search for records for Claude A. Littlejohn. Available at: https://www.ancestry.com/search/?name=claude_littlejohn&event=_colorado. Accessed January 2, 2020.

Boulder County Assessor's Office
2019 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed November 2019.

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2020 Search for Alfred and Mary Helart and related property owners. Available at: https://recorder.bouldercounty.org/countyweb/disclaimer.do. Accessed January 2, 2020.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

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1940 *Sixteenth Census of the United States, 1940*. (NARA microfilm publication T627). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No __X__ Date of designation: ____

    Designating authority:

    Note: The house does not appear to meet the City of Louisville's local landmark criteria (Chapter 15.36 of the Louisville Municipal Code).

38. Applicable National Register Criteria:

    ___ A. Associated with events that have made a significant contribution to the broad pattern of our history;

    ___ B. Associated with the lives of persons significant in our past;

    ___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

    ___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

    ___ Qualifies under Criteria Considerations A through G (see Manual)

    __X__ Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ___ State ___ Local ____

42. Statement of significance: PaleoWest recommends 5BL14315 not eligible for the NRHP and SRHP under Criteria A and B because it is not associated with important events or people in local, state, or national history at the NRHP or SRHP level. We also recommend 5BL14315 not eligible for the NRHP and SRHP under Criterion C because it is a simple, post-World War II, late Minimal Traditional-form house that does not represent an innovation or the work of a master. Finally, we recommend 5BL14315 not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: The building retains integrity of location, design, setting, and feeling. Largely surficial modifications have diminished its integrity of workmanship and materials. Because it is not connected with important people or events, it does not exhibit integrity of association.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

    Eligible ___ Not Eligible __X__ Need Data __

45. Is there National Register district potential? Yes __X__ No

    Discuss: 1147 La Farge is located within the Barclay Place subdivision, an immigrant miner's subdivision platted in 1901. The potential historic district would encompass homes constructed during the initial wave of development in the subdivision between ca. 1901 and 1940. Because 1147 La Farge was constructed well after this initial period, it would not contribute to the district.

This assessment did not formally evaluate a Barclay Place Historic District, but a potential district is apparent.

If there is National Register district potential, is this building: Contributing ____ Noncontributing _X_

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing ____

VIII. RECORDING INFORMATION

47. Photograph numbers: 12–16

    Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): November 7, 2019

50. Recorder(s): Chris Baker, Seth White, Rebecca Schwendler

51. Organization: PaleoWest Archaeology

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

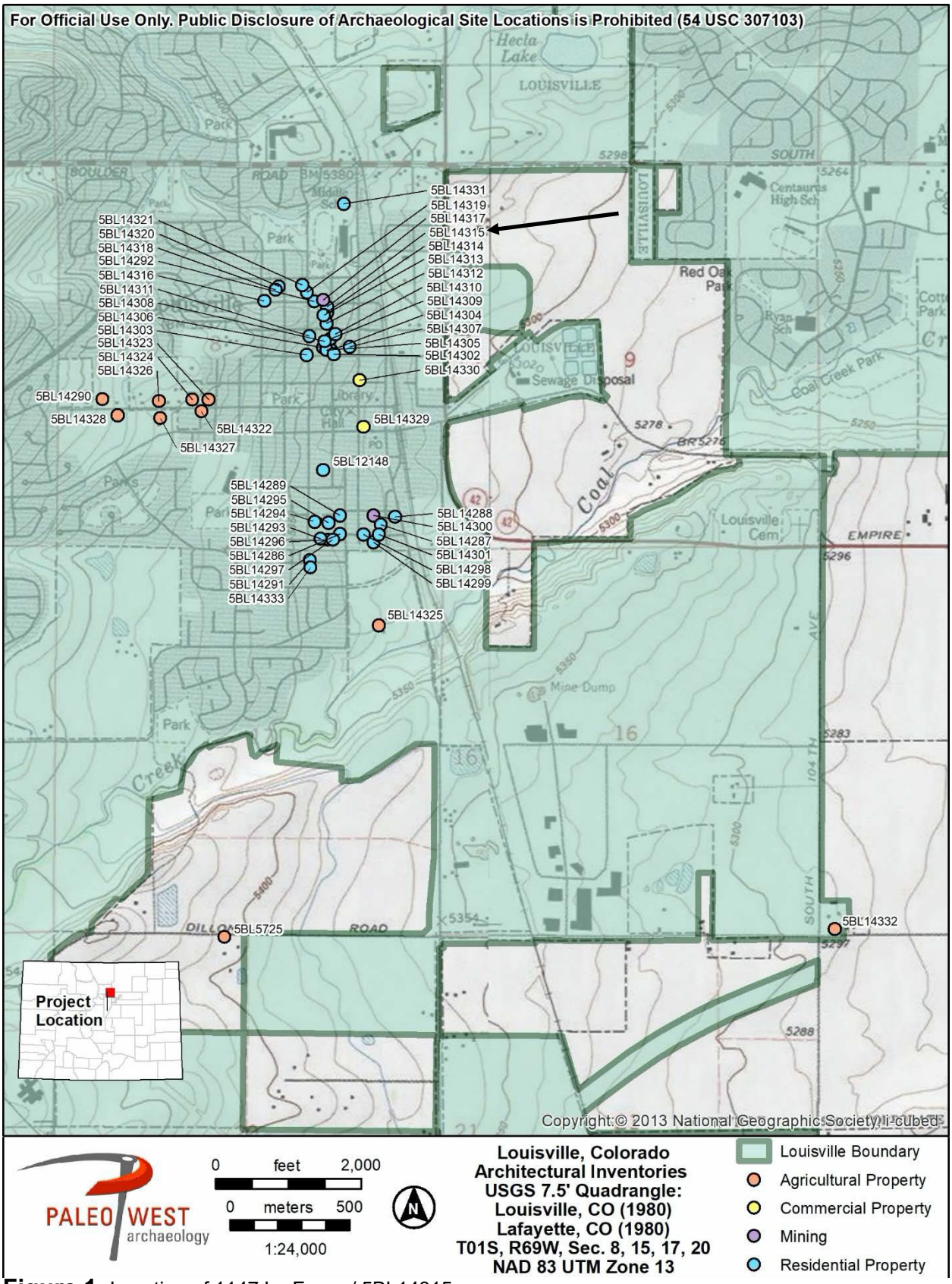


Figure 1. Location of 1147 La Farge / 5BL14315.

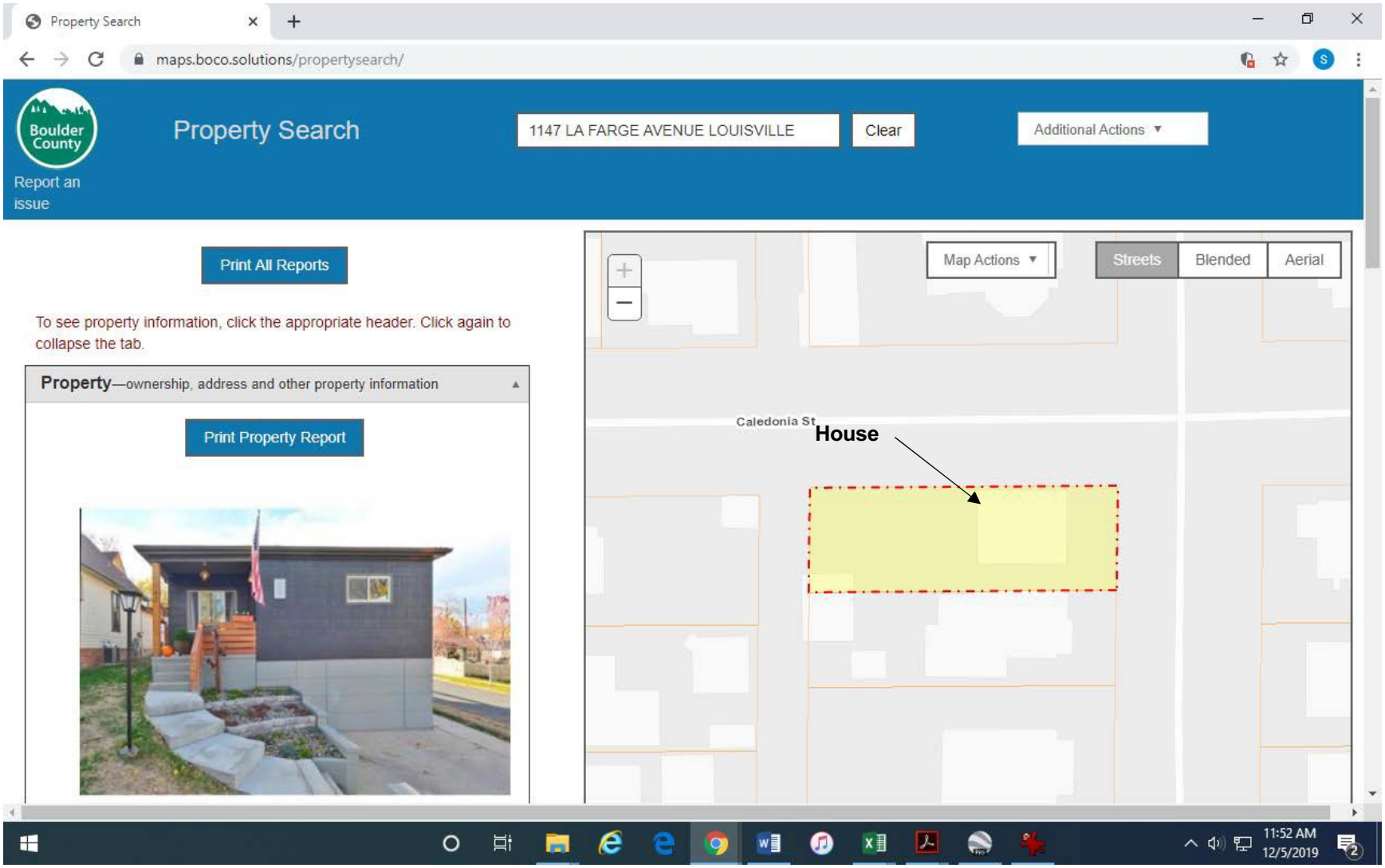


Figure 2. Sketch map of 1147 La Farge.



Figure 3. 1147 La Farge house, east and north sides, facing southwest.



Figure 4. 1147 La Farge house, south and east sides, facing northwest.

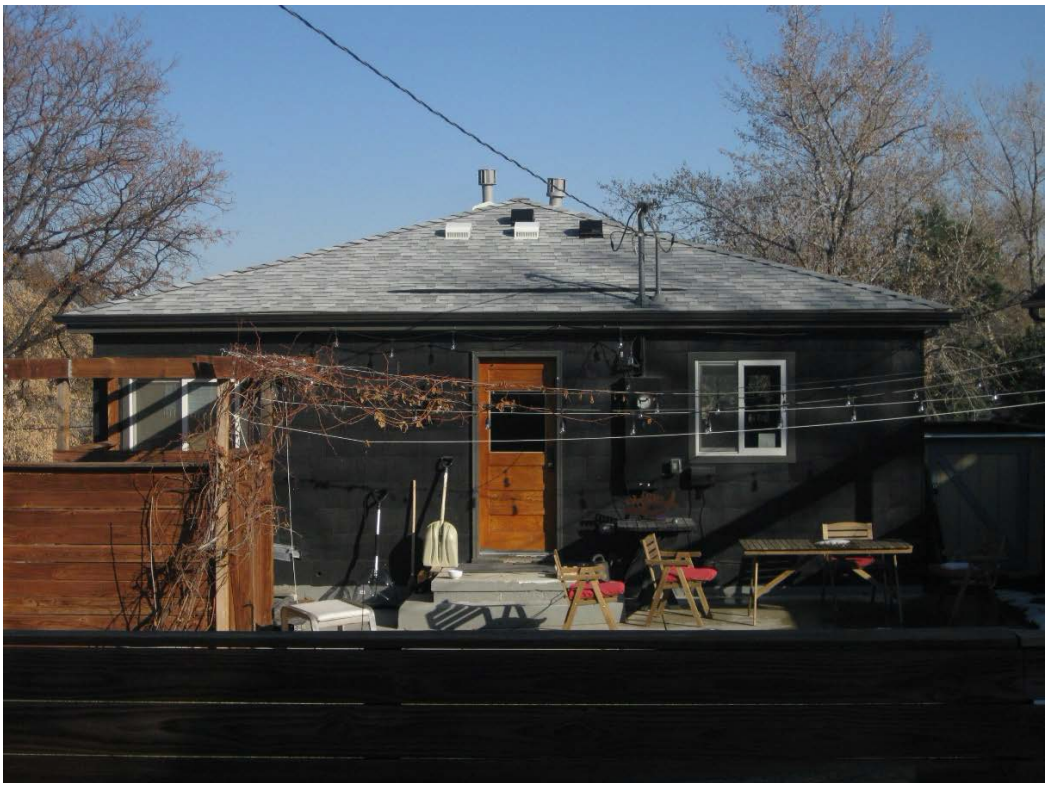


Figure 5. 1147 La Farge house, west side, facing east.



Figure 6. 1147 La Farge photo from 1954 Assessor Card, east and north sides, facing southwest (LHM 2017).

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____Initials _____
_____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL14393
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 1101 Main Street
7. Building address: 1101 Main Street, Louisville, CO 80027
8. Owner name and address: Virginia L. Caranci, 1101 Main Street, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

P.M. 6 Township 1S Range 69W

NW ¼ of SW ¼ of SE ¼ of NE ¼ of section 8

10. UTM reference

    Zone 13N; 488693mE 4425637mN

11. USGS quad name: Louisville, Colorado

    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.

12. Lot(s): 1–2 Block: 2

    Addition: Barclay Place Year of Addition: 1897 (refiled for clarification in1901)

13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOT 1 & 2 BLK 2 BARCLAY PLACE

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 48 x Width 26
16. Number of stories: 1
17. Primary external wall material(s): Stucco
18. Roof configuration: Gabled Roof – Hip-on-Gable Roof
19. Primary external roof material: Asphalt
20. Special features: Chimney
21. General architectural description: 1101 Main is a stucco-clad bungalow with a jerkinhead roof. The primary façade faces east. An open porch, also with a jerkinhead roof and a stucco skirt, occupies the north half of the elevation. A single, off-center entry door is located under the porch. A set of

three double hung windows is south of the porch. Entry to the porch is from the south. The north side of the house has, from east to west, a single window, a pair of windows, a single window, and a single window. All the windows are double hung. A basement window is visible under the east window. The south elevation has, from east to west, a pair of windows, a set of three windows, and a single window. The windows are a mix of double hung and sliding. Basement windows are located at the west and east ends of the south elevation. A coal chute is also visible near the center of the basement level on this side. The rear (west elevation) of the house has a central entry door. There are two windows to the south and one to the north of the door. A basement window is present at the north end of the west elevation. An open porch that is not original shades the rear entry of the home.

22. Architectural style/building type: Bungalow

23. Landscaping or special setting features: Colorado's largest Saucer Magnolia Tree (*Magnolia x soulangeana*) is located on the property, adjacent to the south side of the house. An unusual corner sidewalk runs northwest from the intersection of Main and Short Streets to the south side of the front porch.

24. Associated buildings, features, or objects: There is a gable-roofed garage at the rear of the property that is clad in wood siding. A garage was located on the lot as early as 1948. It is not clear if this is the same building, but it is possible. The garage is simply designed. The only visible opening is the large garage entry that is accessed via an overhead garage door, which is not original.

IV. Architectural History

25. Date of Construction: Estimate: _1920_____ Actual:

Source of information:

United States Census Bureau
1920 Fourteenth Census of the United States, 1920 (NARA microfilm publication T625). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Eliseo Jacoe

Source of information:

United States Census Bureau
1920 Fourteenth Census of the United States, 1920 (NARA microfilm publication T625). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

29. Construction history (include description and dates of major additions, alterations, or demolitions): The home appears relatively unmodified.

30. Original location ___X___ Moved ____ Date of move(s):

V. Historical Associations

31. Original use(s): Domestic – Single Dwelling

32. Intermediate use(s): Domestic – Single Dwelling

33. Current use(s): Domestic – Single Dwelling

34. Site type(s): Single Family Home

35. Historical background:

General History of Louisville

This discussion is summarized from Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado (Schwendler and Corbett 2018).

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company, which ran a line that, by 1877, extended through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s, Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site from the federal government. Nawatny filed a town plat, comprising 20 acres and 85 lots, on the land and named the town of Louisville after himself. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, it grew organically as different investors platted different subdivisions, businesspeople opened diverse stores to meet demands, and people from Britain, Europe (e.g., Austria and Germany and, later, Italy, France, and Eastern Europe), and the United States moved to town. As a result, Louisville is characterized by diversity in its architectural, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

By the early 1890s, Louisville was expanding and changing rapidly, as several new residential subdivisions had been platted and Main Street, within the original part of town, morphed from a predominantly residential area to a commercial center. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

Louisville's population increased to 3,200 people in 1909. Around this time, more than 12 trains stopped in Louisville, carrying passengers, coal, and other freight; beginning in 1909, the Denver Interurban Company used Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miner's strike began in 1910 and the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. However, Louisville actually fared better than many other small

Western towns because its mines remained open during the Great Depression and actually increased in number in the early 1930s. This was due, in part, to the low quality of Louisville's coal, which allowed it to be used only by local residents, businesses, and the railroad. As a result, Louisville's coal industry was relatively independent and not strongly tied to the regional or national economy. However, by the 1940s, the use of coal was in decline, especially locally. The final blow for most local coal mines occurred in 1954, when the Burlington Northern Railroad, which had taken over the line through Louisville, switched from coal power to diesel fuel.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. Just two small new subdivisions were platted in 1948: Acme Terrace First Addition and the Fischer Addition, with two more in 1957 (Bella Vista) and 1959 (Scenic Heights), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

The Denver–Boulder Turnpike, which opened in 1952 and allowed the Broomfield, Lafayette, and Louisville areas to serve as bedroom communities for downtown Denver and Boulder, affected Louisville's local economics and demographics. The road opened for use on Sunday, January 20, 1952, with electric counters located at the Wadsworth underpass in Broomfield estimating that 30,000 cars passed through on the first day. An average of more than 4,000 cars used the turnpike every day.

The turnpike's ability to move people faster between Denver, Boulder, and neighboring bedroom communities supported the construction of new suburban subdivisions, such as Bella Vista and Scenic Heights in Louisville. The same kinds of neighborhoods were ubiquitous across the United States in the 1950s and 1960s. Post-WWII suburbs arose from a combination of three factors. First, few houses were constructed between the Great Depression and WWII, but at the end of WWII, more than six million military personnel returned to civilian life, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

Despite all of this change, Louisville's population held relatively steady from 1950 to 1970, increasing from approximately 1,978 people in 1950 to 2,073 people in 1960 to 2,500 people in 1962, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people by 1990. The population further increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

From the 1990s through the present, most commercial and residential growth in Louisville has occurred around the edges of the city and along McCaslin Boulevard and South Boulder Road. However, in recent years the city's historic preservation tax, various recreational events, and a widespread trend towards buying local have supported increased commercial revitalization within Louisville's historic area, especially along Front and Main Streets. Still, many residents commute to Boulder and Denver for work. The largest employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods.

1101 Main Street

The house at 1101 Main Street is located in the Barclay Place subdivision, which was platted in 1897 (refiled for clarification in1901). Barclay Place runs along La Farge Avenue and the west side of Main Street and is bounded by South Street on the south and Caledonia Street on the north. The majority of homes in the subdivision were constructed between 1900 and 1912, with scattered infill built in the 1920s, 1930s, and 1950s. Barclay Place contains a mixture of small National and Bungalow form houses, as well as houses of rare forms or materials. The subdivision was largely populated by immigrant miners in the early 1900s. By the mid- twentieth century, Barclay Place demographics had shifted somewhat; with the neighborhood containing a mix of working-class residents (mostly miners) and low-level white-collar workers (stenographers, clerks, and salesmen). Most residents were native-born by 1940 (United States Bureau of the Census
1910; United States Bureau of the Census 1940).

According to the Boulder County Assessor, 1101 Main was constructed in 1928. However, a miner named Eliseo Jacoe was living in a house that likely corresponds to 1101 Main Street as early as 1920 (United States Bureau of the Census 1920). Jacoe became a well-known local musician and music teacher who also owned local businesses, including a bar and pool hall on Main street and Jacoe's Grocery Store at 1001 Main (current location of the Louisville Historical Museum). He operated the store from 1923 until 1958. Lester Else, a local pharmacist, and his wife Doris purchased the home from Jacoe in 1954. The Elses lived in the home until they sold it to Eugene and Virginia Caranci in 1959. Eugene Caranci was a teacher and, later, was executive director of the Louisville Chamber of Commerce. Virginia Caranci was Eliseo and Ann Jacoe's neice.

36. Sources of information:

Boulder County Assessor's Office
2020 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed May 2020.

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

United States Census Bureau
1910 *Thirteenth Census of the United States, 1910* (NARA microfilm publication T624). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

1920 *Fourteenth Census of the United States, 1920* (NARA microfilm publication T625). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

1940 *Sixteenth Census of the United States, 1940*. (NARA microfilm publication T627). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No __X__ Date of designation: _____

    Designating authority:

    Note: The house appears to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the area of social and architectural history. 1101 Main reflects the pre-World War II working class nature of Louisville and its post-World War II economic expansion; after the war, the home was owned by people who were employed in the growing white-collar sector in the city. 1101 Main is also a good, intact example of the many bungalows that were constructed in Louisville between approximately 1920 and 1940. The house appears relatively unchanged from its original construction.

    It should be understood that the thresholds of significance and integrity for NRHP eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

    __X__ A. Associated with events that have made a significant contribution to the broad pattern of our history;

    ____B. Associated with the lives of persons significant in our past;

    __X__ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

    ____D. Has yielded, or may be likely to yield, information important in history or prehistory.

    ____ Qualifies under Criteria Considerations A through G (see Manual)

    ____ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture

40. Period of significance: 1920–1954

41. Level of significance: National ____ State ____ Local X

42. Statement of significance: PaleoWest recommends 5BL14393 individually significant under NRHP/SRHP Criterion A as a representation of Louisville's early twentieth century immigrant mining history. PaleoWest recommends 5BL14393 not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. In contrast, we recommend 5BL14393 eligible under NRHP/SRHP Criterion C because the house is a good, intact example of the simple Bungalow form. Finally, we recommend 5BL14393 not significant under NRHP/SRHP Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 1101 Main retains integrity of location, setting. design, materials, workmanship, and feeling. There is no integrity of association because the home has no link to a historically important person or event at the NRHP level.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

    Eligible __X__ Not Eligible ____ Need Data ____

45. Is there National Register district potential? Yes __X__ No ____

Discuss: This house would likely contribute to a possible Barclay Place historic district representing an immigrant miner's subdivision platted in 1901 and developed through ca. 1940. Barclay Place is tied to Louisville's history of residential development as a working-class subdivision that housed primarily immigrant miners who worked in nearby coal mines, and people in other professions that supported miners.

This assessment did not formally evaluate the potential Barclay Place Historic District, but a potential district is apparent.

If there is National Register district potential, is this building: Contributing __X__ Noncontributing

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: 1101 Main Photograph 1–7

    Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): July 7–9, 2020

50. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats

51. Organization: PaleoWest

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Resource Number: 5BL14393
Temporary Resource Number: N/A

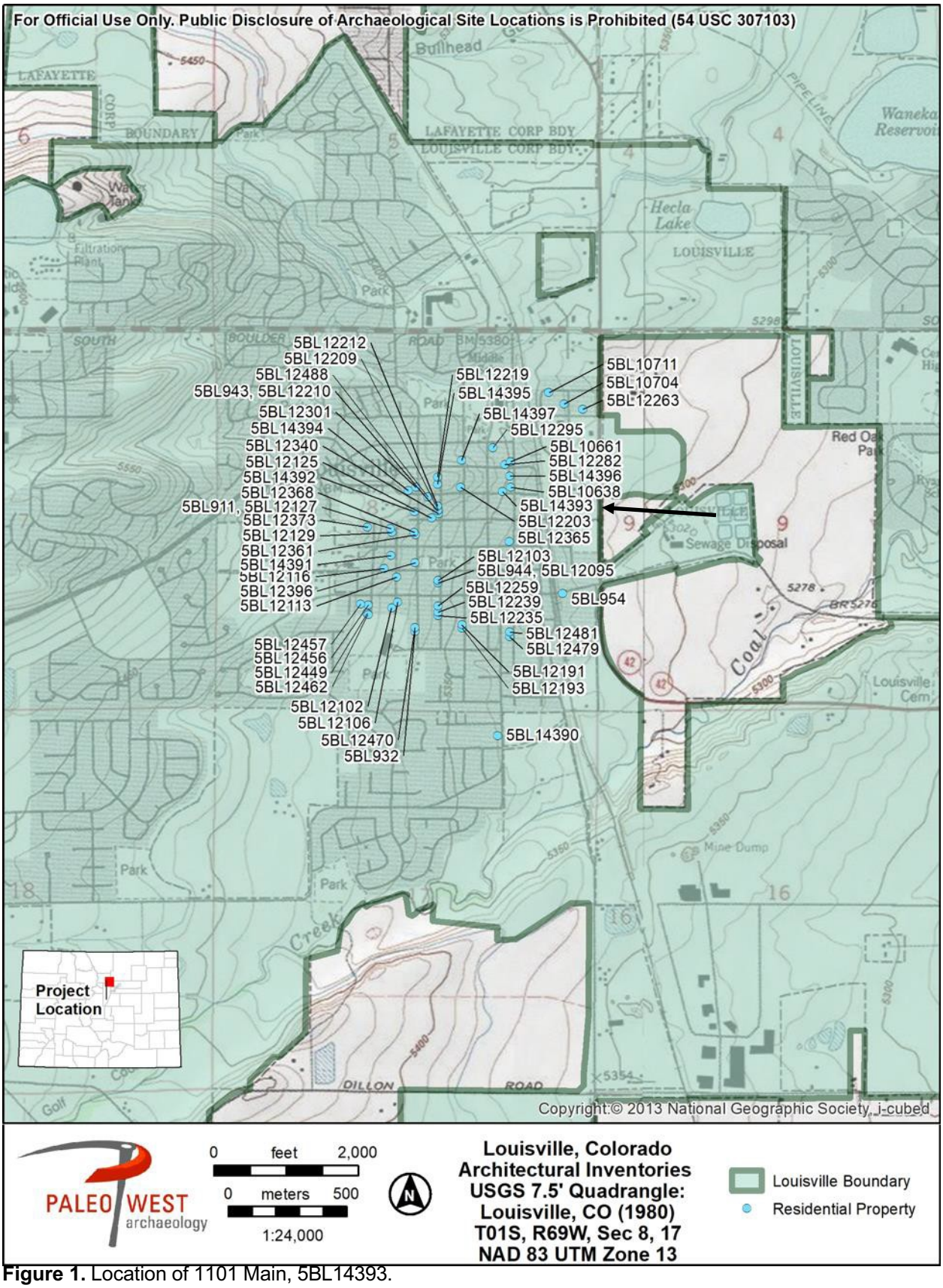


Figure 1. Location of 1101 Main, 5BL14393.

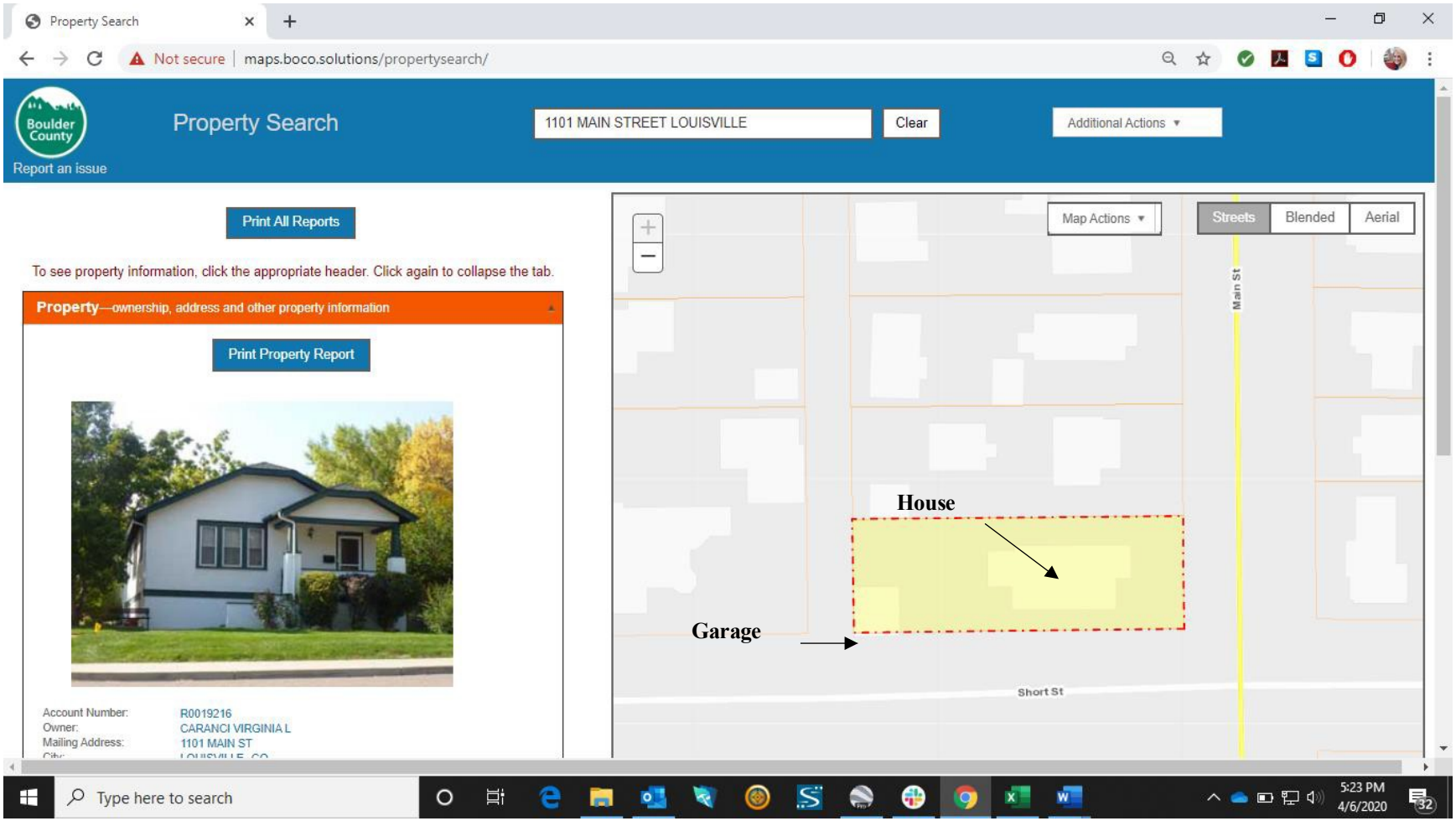


Figure 2. Sketch map of 1101 Main.



Figure 3. 1101 Main, facing west.



Figure 4. 1101 Main, facing southwest.



Figure 5. 1101 Main, facing northwest.



Figure 6. 1101 Main, facing east.



Figure 7. 1101 Main, Garage, facing northwest.



Figure 8. 1101 Main photo from 1948 Assessor Card (LHM 2017).

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____Initials _____
_____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL14396
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 1133 Main Street
7. Building address: 1133 Main Street, Louisville, CO 80027
8. Owner name and address: PS Larson Construction Company, LLC. 2090 Stoney Hill Road, Boulder Colorado, 80305

II. GEOGRAPHIC INFORMATION

P.M. 6 Township 1S Range 69W

SW ¼ of NW ¼ of NE ¼ of SE ¼ of section 8

10. UTM reference

    Zone 13N; 488696mE 4425701mN

11. USGS quad name: Louisville, Colorado

    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.

12. Lot(s): 9–10 Block: 2

    Addition: Barclay Place

    Year of Addition: 1897 (refiled for clarification in1901)

13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 9-10 BLK 2 BARCLAY PLACE

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 44 x Width 26
16. Number of stories: 1
17. Primary external wall material(s): Stucco
18. Roof configuration: Gabled Roof – Front Gabled Roof
19. Primary external roof material: Asphalt
20. Special features: Chimney
21. General architectural description: Exterior: 1133 Main is a simple stucco-clad bungalow with a gable roof that is covered in asphalt shingles. The primary façade faces east. An open, full-length, front-

gabled porch spans all but the very north and south edges of the façade. The porch is supported by four square columns. An entry door is located under the porch near the center of the façade. A single double hung window is located on each side of the door. The south side of the house has a single window near its east end and two pairs of double hung windows at the center and west end of the elevation. Four windows are spaced along the north side of the house. The rear (west elevation) of the house is somewhat obscured from the public right-of-way, but an open porch that covers approximately the south half of the elevation is visible. A window is located under the porch and, although not visible, one would expect that an entry door is also located under the porch.

Interior: PaleoWest staff did not enter the home, but the City provided recent photos. The house retains considerable historic fabric on the interior. The kitchen cabinets, breakfast nook, and other features date to the 1940s or early 1950s. Other rooms retain historical moldings, archways, and hardware. The house's cellar is divided into two rooms. One was used for coal storage when the house had coal heat. Joseph DelPizzo converted the other room into a space for wine making. The wine barrels and wine making equipment are still in place.

22. Architectural style/building type: Bungalow

23. Landscaping or special setting features: The property originally had gardens and a chicken coop, which are no longer extant. However, grape vines that Joseph DelPizzo used to make wine are still growing on the property. There are also mature fruit trees that once bordered a garden.

24. Associated buildings, features, or objects: A garage is located at the rear of the property. It is clad in wood siding and has a front-gabled roof covered in asphalt shingles. A large modern garage door opens to the alley. A single wood entry door is present at the east end of the north side, and two 4/4 windows are in the east end. There is also a historical beehive-shaped trash incinerator on the alley.

IV. Architectural History

25. Date of Construction: Estimate: _1904____ Actual:

Source of information:

Bacon, Bridget
2020 1133 Main St. History. On file at the Louisville History Museum, Louisville, Colorado.

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Filomena Tomoro

Source of information:
Bacon, Bridget
2020 1133 Main St. History. On file at the Louisville History Museum, Louisville, Colorado.

29. Construction history (include description and dates of major additions, alterations, or demolitions): Additions were constructed in 1938. The exact nature of the additions is not known, but they included the construction of a kitchen, two bedrooms, and a bathroom (the house previously had an outhouse). Stucco was also added to the exterior of the house in 1938.

The home was demolished in 2020 or 2021 after this site form was initially drafted.

30. Original location __X__ Moved ____ Date of move(s):

V. Historical Associations

31. Original use(s): Domestic – Single Dwelling

32. Intermediate use(s): Domestic – Single Dwelling
33. Current use(s): Domestic – Single Dwelling
34. Site type(s): Single Family Home
35. Historical background:

General History of Louisville

This discussion is summarized from Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado (Schwendler and Corbett 2018).

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company, which ran a line that, by 1877, extended through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s, Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

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By the early 1890s, Louisville was expanding and changing rapidly, as several new residential subdivisions had been platted and Main Street, within the original part of town, morphed from a predominantly residential area to a commercial center. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

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Despite all of this change, Louisville's population held relatively steady from 1950 to 1970, increasing from approximately 1,978 people in 1950 to 2,073 people in 1960 to 2,500 people in 1962, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people by 1990. The population further increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

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1133 Main Street

The house at 1133 Main Street is located in the Barclay Place subdivision, which was platted in 1897 (refiled for clarification in1901). Barclay Place runs along La Farge Avenue and the west side of Main Street and is bounded by South Street on the south and Caledonia Street on the north. The majority of homes in the subdivision were constructed between 1900 and 1912, with scattered infill built in the 1920s, 1930s, and 1950s. Barclay Place contains a mixture of small National and Bungalow form houses, as well as houses of rare forms or materials. The subdivision was largely populated by immigrant miners in the early 1900s. By the mid- twentieth century, Barclay Place demographics had shifted somewhat; with the neighborhood containing a mix of working-class residents (mostly miners) and low-level white-collar workers (stenographers, clerks, and salesmen). Most residents were native-born by 1940 (United States Bureau of the Census
1910; United States Bureau of the Census 1940).

1133 Main was constructed in 1904 (Bacon 2020). Filomena Tomoro was the first owner of the house. She and her husband Carlo lived at 1133 until 1908. Filomena sold the house to local miner Nicholas LaSalle in 1908. Nicholas died eight years later but the home stayed in his family until the mid-1920s. The LaSalle family may have used the home as a rental property before selling it to Rose Scrano DelPizzo and Joseph DelPizzo in 1926. Rose was 20 years old at the time and Joseph was 28 years old. He worked as a timberman in the mines. The couple raised a family in the home and lived at 1133 Main until their deaths in 1952 (Rose) and 1980 (Joseph). The house remained in the DelPizzo family until 2020 (Bacon 2020). The home was subsequently demolished and is currently (2021) a vacant lot.

36. Sources of information:

Bacon, Bridget
2020 1133 Main St. History. On file at the Louisville History Museum, Louisville, Colorado.

Boulder County Assessor's Office
2020 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed May 2020.

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

United States Census Bureau
1910 *Thirteenth Census of the United States, 1910* (NARA microfilm publication T624). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available

1920 *Fourteenth Census of the United States, 1920* (NARA microfilm publication T625). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

1940 *Sixteenth Census of the United States, 1940* (NARA microfilm publication T627). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No __X__ Date of designation: _____

Designating authority:

Note: The house appears to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the area of social history. 1133 Main reflects the pre-World War II working-class nature of Louisville. The house (a simple Bungalow) and property as a whole retain a large amount of historical fabric that directly links the property to the history of the Italian immigrant and Italian American working class heritage of Louisville. In contrast, the house is not architecturally significant.

It should be understood that the thresholds of significance and integrity for NRHP eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

__X__ A. Associated with events that have made a significant contribution to the broad pattern of our history;

____B. Associated with the lives of persons significant in our past;

____C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

____D. Has yielded, or may be likely to yield, information important in history or prehistory.

____ Qualifies under Criteria Considerations A through G (see Manual)

____ Does not meet any of the above National Register criteria

39. Area(s) of significance: Community Planning and Development, Social History

40. Period of significance: 1904–1980 (the end date is based on the death of Joseph DelPizzo who had lived in the home since 1926).

41. Level of significance: National ____ State _____ Local X

42. Statement of significance: PaleoWest recommends 5BL14396 individually significant under NRHP/SRHP Criterion A because the property is a clear reflection of the history of Italian immigration to, and residency in, Louisville in the twentieth century. The property retains relics of previous ways of life in Louisville, including the last (or one of the last) beehive-shaped trash incinerators in the city, historical wine-making equipment and barrels, and mid-twentieth century interior architectural elements. Relictual landscaping, including grape vines and fruit trees reinforce the historical use of the property.

[1] This statement is based on the evaluation of the property in the summer of 2020, prior to demolition. All historical components were removed in late 2020 or early 2021.

In contrast, PaleoWest recommends 5BL14396 not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We recommend 5BL14396 not significant under NRHP/SRHP Criterion C because the house is not a quintessential example of a Bungalow at the NRHP/SRHP level. Finally, we recommend 5BL14396 not significant under NRHP/SRHP Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 1133 Main was demolished in late 2020 or early 2021after this assessment of significance was completed. It no longer retains integrity of location, setting, design, materials, workmanship, feeling, or association with Italian residential development in Louisville.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

    Eligible ____ Not Eligible __X__ Need Data ____

45. Is there National Register district potential? Yes __X__ No _____

    Discuss: Prior to demolition the house would likely have contributed to a potential Barclay Place historic district that represents an immigrant miner's subdivision platted in 1901 and developed through ca. 1940. Barclay Place is tied to Louisville's history as a working-class subdivision that housed primarily immigrant miners who worked in nearby coal mines, and people in other professions that supported miners. 1133 Main was part of the initial period of construction in the neighborhood, by Italian immigrants.

    This assessment did not formally evaluate the potential Barclay Place Historic District, although a district is apparent.

    If there is National Register district potential, is this building: Contributing ____ Noncontributing X (due to demolition)

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing

VIII. Recording Information

47. Photograph numbers: 1133 Main Photograph 1–6

    Negatives filed at: PaleoWest server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): July 7–9, 2020, Updated May 6, 2021.

50. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats

51. Organization: PaleoWest

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Resource Number: 5BL14396
Temporary Resource Number: N/A

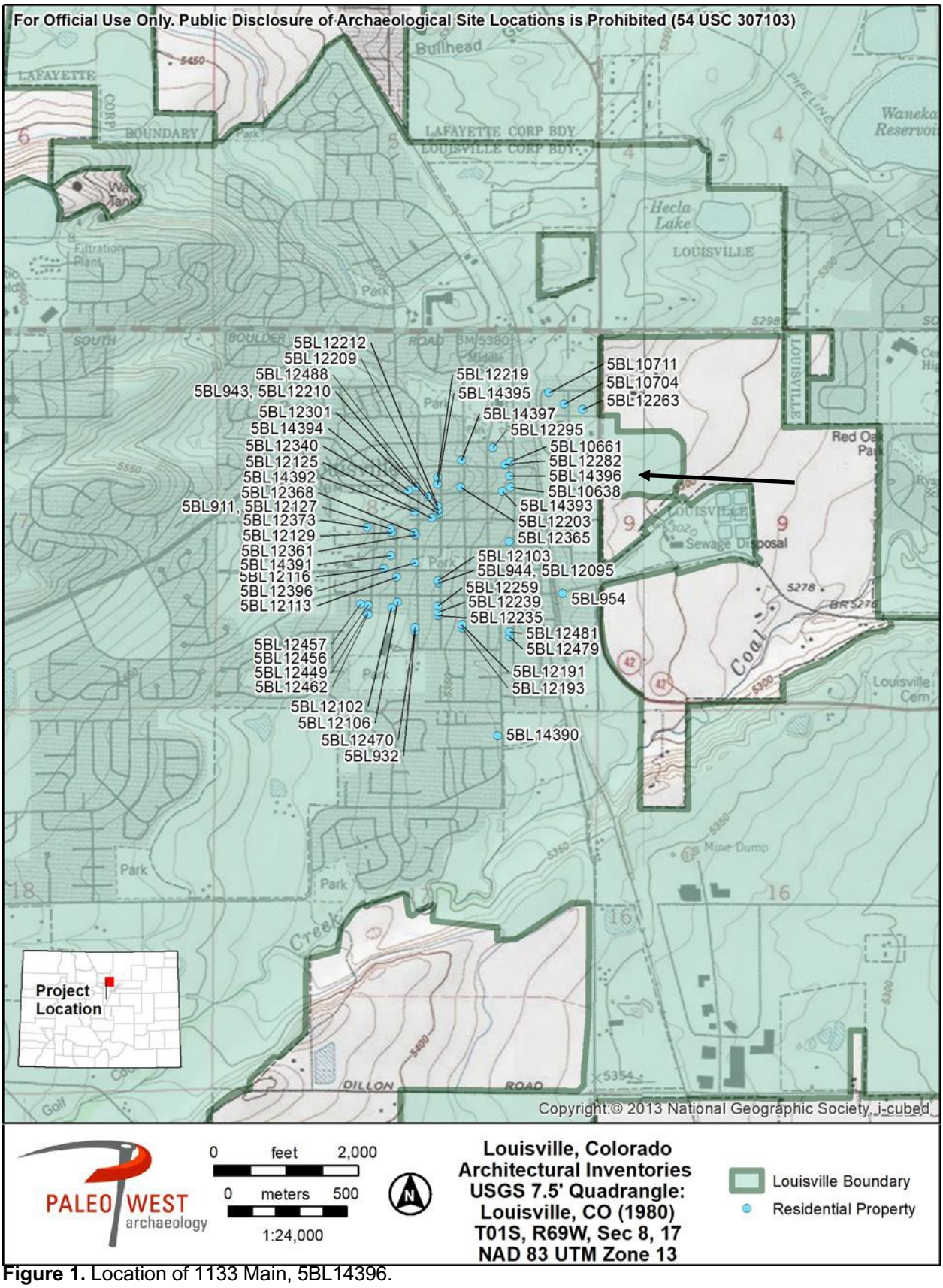


Figure 1. Location of 1133 Main, 5BL14396.

Resource Number: 5BL14396
Temporary Resource Number: N/A

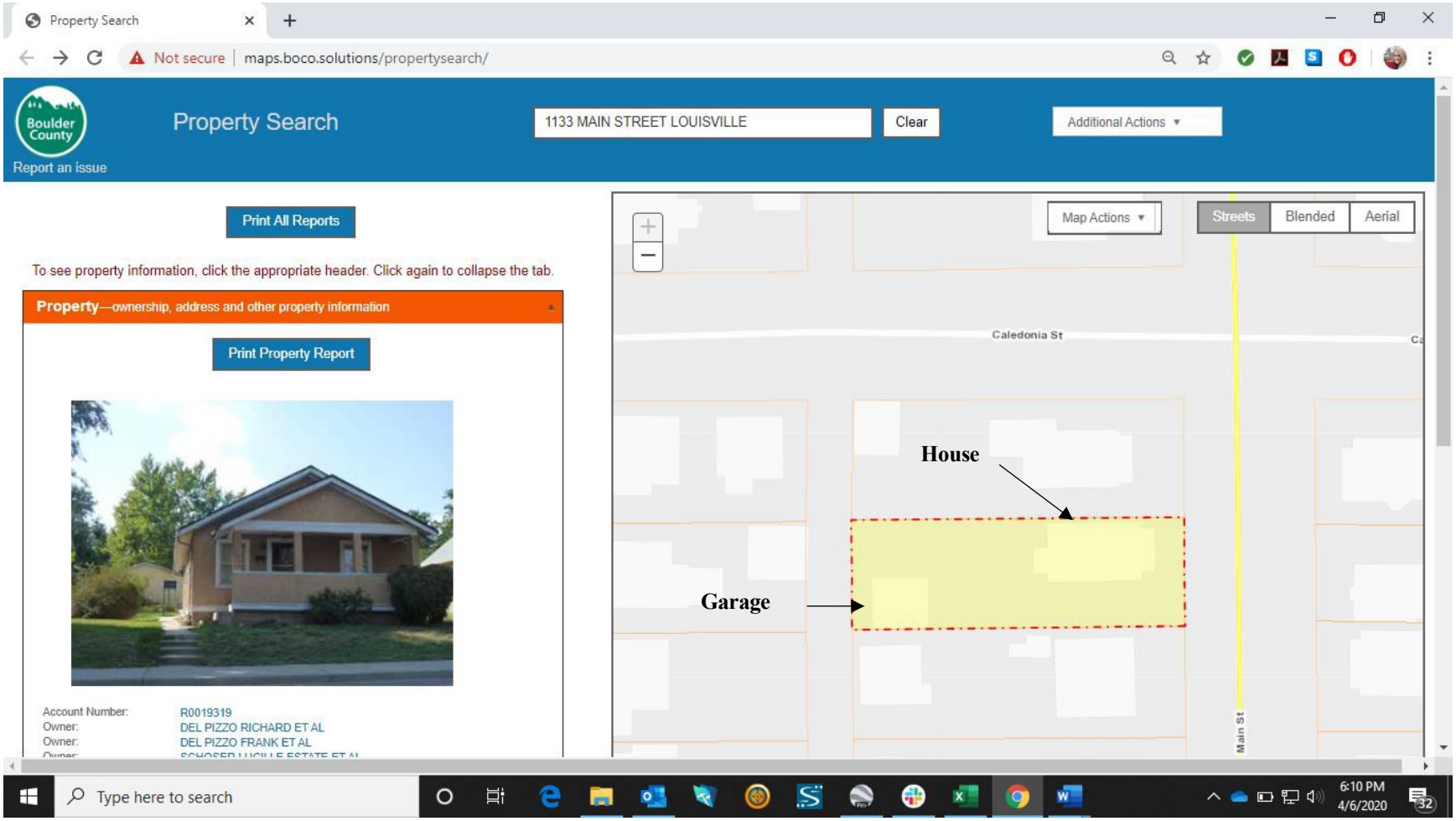


Figure 2. Sketch map of 1133 Main.

Resource Number: 5BL14396
Temporary Resource Number: N/A



Figure 3. 1133 Main, facing west.



Figure 4. 1133 Main, facing southwest.

Resource Number: 5BL14396
Temporary Resource Number: N/A



Figure 5. 1133 Main, facing east.



Figure 6. 1133 Main, garage, facing southeast.



Figure 7. 1133 Main photo from 1948 Assessor Card (LHM 2017).



Figure 8. 1133 Main, wine making equipment in cellar (LHM).



Figure 9. 1133 Main, interior, kitchen (LHM).



Figure 10. 1133 Main, interior, kitchen nook (LHM).

Resource Number: 5BL14396
Temporary Resource Number: N/A



Figure 11. 1133 Main, interior, living room (LHM).

Resource Number: 5BL10704
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____Initials _____
_____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL10704
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 1425 Cannon Street
7. Building address: 1425 Cannon Street, Louisville, CO 80027
8. Owner name and address: Joshua K. & Carla M. Granof

II. GEOGRAPHIC INFORMATION

P.M. 6 Township 1S Range 69W

NW ¼ of SE ¼ of NE ¼ of NE ¼ of section 8

10. UTM reference

    Zone 13N; 488929mE 4426010mN

11. USGS quad name: Louisville, Colorado

    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.

12. Lot(s): 3 Block: 8

    Addition: Caledonia Place Year of Addition: 1890

13. Boundary Description and Justification: Boulder County Assessor Legal Description: S 1/2 LOT 3 BLK 8 CALEDONIA PLACE

III. Architectural Description

14. Building plan (footprint, shape): L-Shaped
15. Dimensions in feet: Length 20 x Width 14
16. Number of stories: 1
17. Primary external wall material(s): Stucco
18. Roof configuration: Gabled Roof: Cross Gabled Roof
19. Primary external roof material: Asphalt
20. Special features: Chimney
21. General architectural description: 1425 Cannon is a small, cross-gabled, National form home with stucco cladding and a roof covered in asphalt shingles. The primary façade faces east and forms the top and inside of the “L” shape. There is a single double hung window and a newer entry door

located at the top of the "L", which is the northern/eastern portion of the façade. The southern/western portion of the façade, which is the horizontal portion of the "L", also has a single entry door and a single double hung window. The south elevation of the house has a single south facing window at the inside corner of the "L". The side-gabled roof on the horizontal portion of the "L" represents an alteration to the original building, which previously had a simple sloped shed roof in this location. The shed-roofed portion may itself have been a historical addition but it was extant by 1948. The north side of the house has two small double hung windows near its west end. The rear of the building is not visible from the public right-of-way.

22. Architectural style/building type: Folk Victorian
23. Landscaping or special setting features: None
24. Associated buildings, features, or objects: None

IV. Architectural History

25. Date of Construction: Estimate: 1906 Actual:

Source of information:

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

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Boulder, CO. Accessed July 2017.

26. Architect: Unknown
27. Builder/Contractor: Unknown
28. Original owner: Domenic and Appolonia Zarlengo
Source of information:

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

29. Construction history (include description and dates of major additions, alterations, or demolitions): The north-south-trending portion of the house may have been added after the house's initial construction, but prior to 1948. Since 1948, the house has seen the replacement of the main entry door and the raising and reconfiguring of the north-south–trending roof from a shed roof to a gabled roof. Other than those, the house does not appear to have had any major modifications.

30. Original location X Moved ____ Date of move(s):

V. Historical Associations

31. Original use(s): Domestic – Single Dwelling
32. Intermediate use(s): Domestic – Single Dwelling
33. Current use(s): Domestic – Single Dwelling
34. Site type(s): Single Family Home
35. Historical background:

General History of Louisville

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1425 Cannon Street

1425 Cannon Street is located in the Caledonia Place subdivision, which was platted in 1890 to provide housing for coal miners and the businesses that supported them. The subdivision was ideally situated near the Hecla, Rex #1, and Rex #2 mines, and generally ran east of the railroad tracks to present-day Courtesy Road. A small portion of Caledonia Place is west of the tracks and east of Main Street, bounded by South Street on the south to South Boulder Road on the north. Large portions of Caledonia Place have been redeveloped in modern times. Houses in Caledonia Place were constructed steadily between 1890 and 1910, at which time there was a 10-year break, possibly due to widespread striking by coal miners. Two more houses were constructed in 1920. After another long hiatus, at least 16 more infill houses were constructed during and after WWII, through 1961. A few more were added in the 1970s, 1980s, and first two decades of the 2000s (City of Louisville 2017).

The portion of Caledonia Place around Harper Street came to be known as Louisville's Little Italy (Bacon 2016). Families and descendants report that this was a close-knit community. Although the first inhabitants of this area included many Italians, in later years, Slovak and then Latino families moved into the subdivision.

Geographically Caledonia Place is the largest historical subdivision but it has seen widespread destruction of historical housing stock and construction of new buildings, particularly in its southern half, east of the railroad tracks. National houses are the most common house type in Caledonia Place, followed by post-WWII Ranch form houses. Still, the subdivision contains a fair amount of diversity, including Minimal Traditional, Pyramidal and Hipped-Roof, Queen Anne, Folk Victorian, and Classic Cottage forms and styles.

1425 Cannon is a very small, cross-gabled (but possibly originally front-gabled) National form home that was constructed in approximately 1906. Domenic and Appolonia Zarlengo purchased the lot upon which the house sits sometime prior to 1906 (Boulder County Clerk and Recorder 2020). The Zarlengos emigrated to the United States in 1904 and sold the parcel to Emidio and Luvicandia Iannacito[1] in 1906 (Boulder County Clerk and Recorder 2020; United States Census Bureau 1910). It is not clear if the Zarlengos or the Iannacitos constructed the house. The Iannacitos owned the house until 1935, when their children (Clara Scrano, Constantino Iannacito, and Thelma Colaiano) sold it to Gaetano Grotto, a coal miner who had emigrated from Italy (Boulder County Clerk and Recorder 2020; United States Census Bureau 1940). Grotto arrived in Louisville sometime between 1930 and 1935 (United States Census Bureau 1930). Grotto died in 1962 and the house passed to his wife, Tessie (nee Rapini), who he married in 1957 (*Louisville Times* 1962). Tessie, who was born in Italy in 1902, was a widow. Her first husband, Guido Vercellino, died in 1956. Tessie remined in the home for another 30 years, until her death in 1992.

1425 Cannon Street is a small National form home that retains integrity.

36. Sources of information:

Bacon, Bridget.

2016 Louisville Historical Museum public talk titled "Discover Louisville's Historic Subdivisions and Neighborhoods" given at City Hall on December 1, 2016.

Boulder County Assessor's Office
2020 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed April 2020.

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

[1] Boulder County has erroneously transcribed the name as "Gannacito" from this deed.

City of Louisville
2017 Geographic information systems data for Louisville subdivisions. Louisville, Colorado.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Louisville Times
1962 "Funeral Services Planned for Gaetano Grotto." *Louisville Times.* May 2, 1962.

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

United States Census Bureau
1910 *Thirteenth Census of the United States*, 1910 (NARA microfilm publication T624). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

1930 *Fifteenth Census of the United States, 1940*. (NARA microfilm publication T626). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

1940 *Sixteenth Census of the United States, 1940*. (NARA microfilm publication T627). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No __X__ Date of designation: _____

Designating authority:

Note: The house appears to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the area of social history because the house is directly linked to the city's mining and Italian immigration histories.

It should be understood that the thresholds of significance and integrity for NRHP eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

____A. Associated with events that have made a significant contribution to the broad pattern of our history;

____B. Associated with the lives of persons significant in our past;

____C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

____D. Has yielded, or may be likely to yield, information important in history or prehistory.

____ Qualifies under Criteria Considerations A through G (see Manual)

__X__ Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ____ State ____ Local _____

42. Statement of significance: PaleoWest recommends 5BL10704 not individually significant under NRHP/SRHP Criterion A because it is not associated with an important event or trend in history at the NRHP/SRHP level. PaleoWest recommends 5BL10704 not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL10704 not significant under NRHP/SRHP Criterion C because the house is not a quintessential example of a National form house. Finally, we recommend 5BL10704 not significant under NRHP/SRHP Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 1425 Cannon retains integrity of location, setting, design, workmanship, materials, and feeling. Because the house is not related to any historically important trends or individuals, it does not exhibit integrity of association.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

    Eligible ____ Not Eligible __X__ Need Data ____

45. Is there National Register district potential? Yes ____ No ___X__

Discuss: The Caledonia Place subdivision appears to lack historical cohesiveness due to modern infill but 1425 Cannon Street would likely contribute to a potential historic district, although this survey did not formally evaluate any historic districts and all conclusions are preliminary.

If there is National Register district potential, is this building: Contributing ____ Noncontributing

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing

VIII. Recording Information

47. Photograph numbers: 1425 Cannon Photograph 1–5

    Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): July 7–9, 2020

50. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats

51. Organization: PaleoWest

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

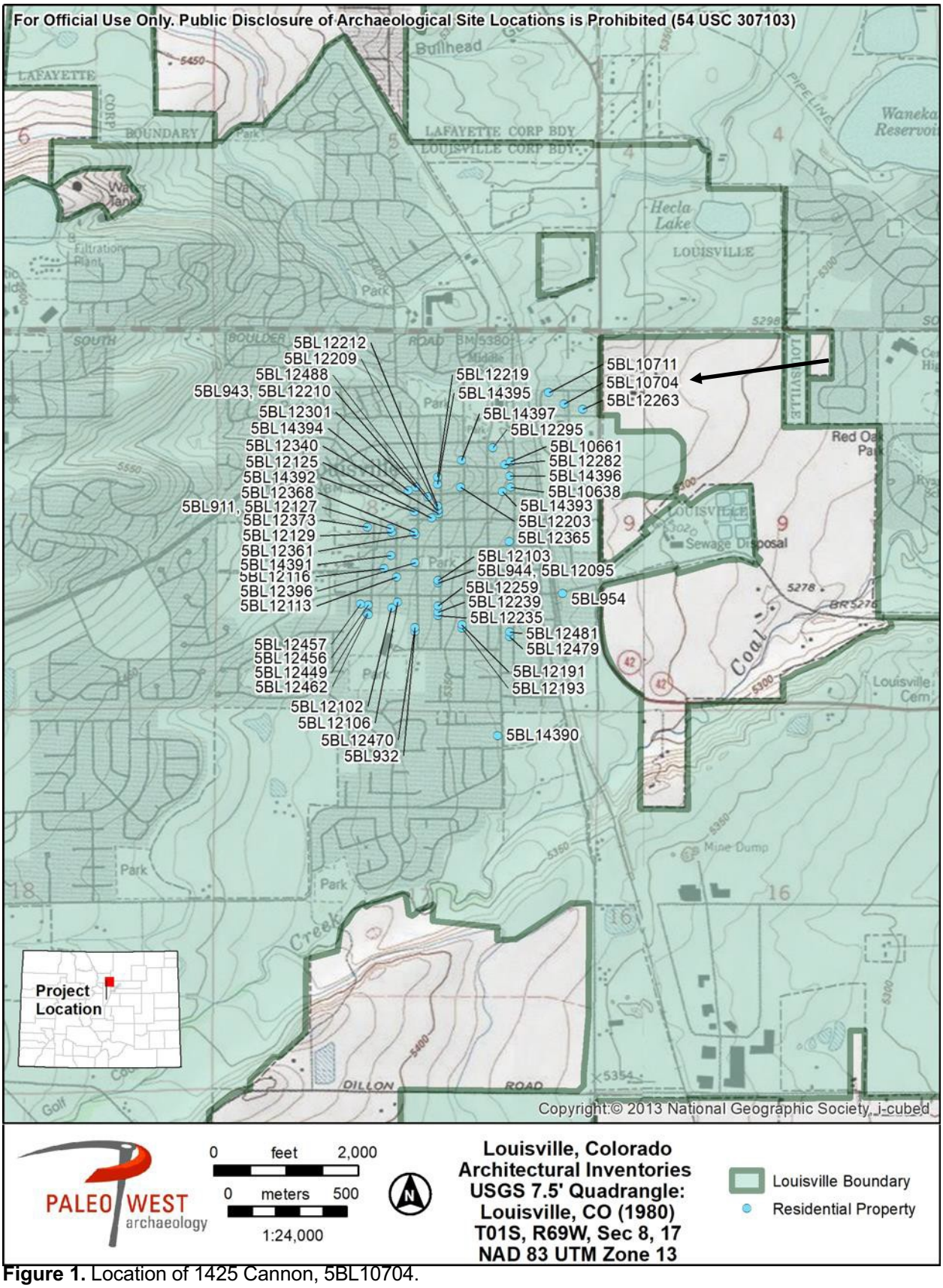


Figure 1. Location of 1425 Cannon, 5BL10704.

Resource Number: 5BL10704
Temporary Resource Number: N/A

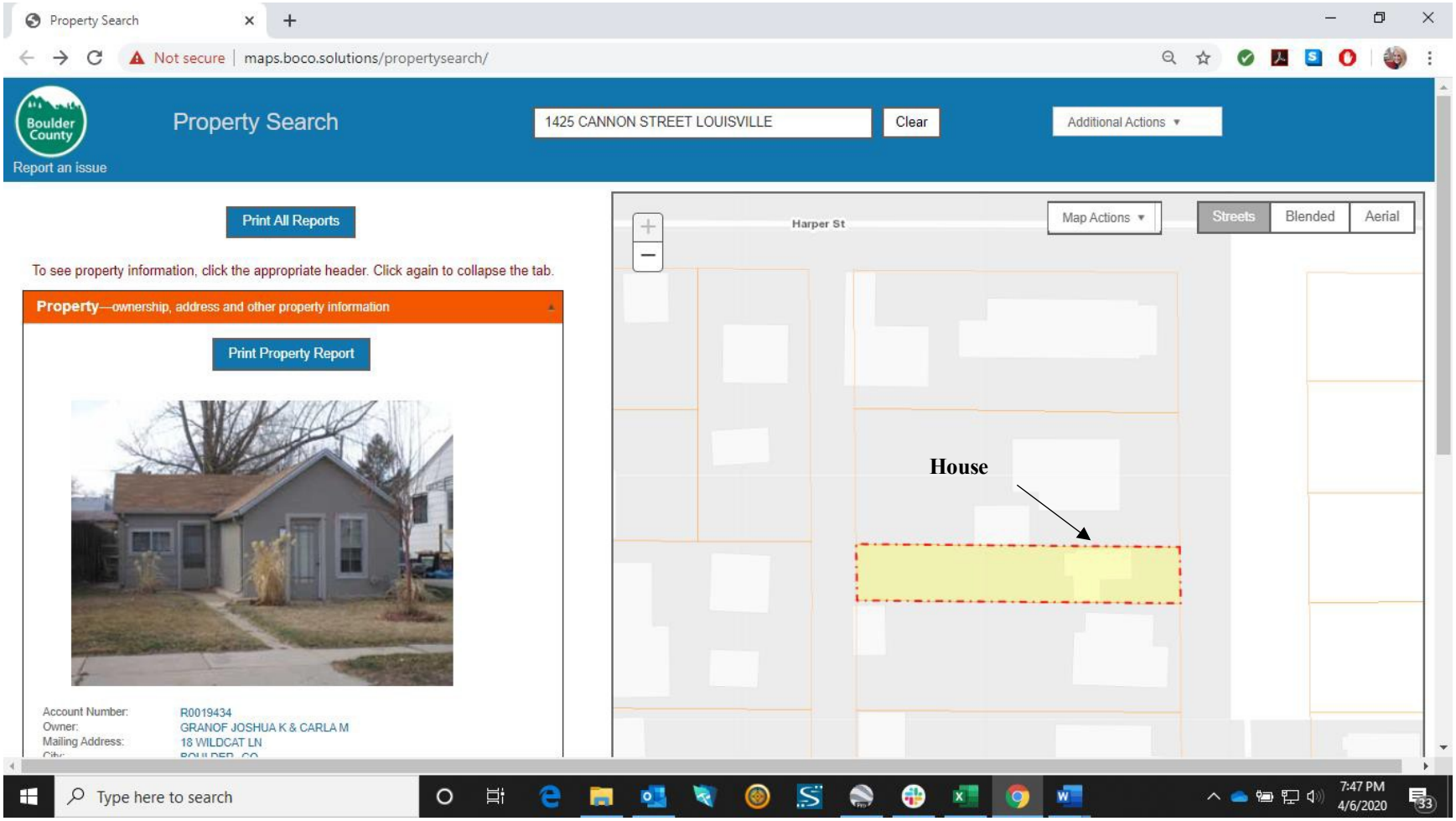


Figure 2. Sketch map of 1425 Cannon.



Figure 3. 1425 Cannon, facing northwest.



Figure 4. 1425 Cannon, facing northeast.



Figure 5. 1425 Cannon, facing east.



Figure 6. 1425 Cannon, facing southeast.



Figure 7. 1425 Cannon photo from 1948 Assessor Card, (LHM 2017).

Resource Number: 5BL12263
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____Initials _____
_____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL12263
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 1409 Courtesy Road
7. Building address: 1409 Courtesy Road, Louisville, CO 80027
8. Owner name and address: Trail Creek Wyoming LLC, 1409 Courtesy Road, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

P.M. 6 Township 1S Range 69W

SE ¼ of SE ¼ of NE ¼ of NE ¼ of section 8

10. UTM reference

    Zone 13N; 489054mE 4425983mN

11. USGS quad name: Louisville, Colorado

    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.

12. Lot(s): 5 Block: 7

    Addition: Caledonia Place Year of Addition: 1890

13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOT 5 BLK 7 CALEDONIA PLACE

III. Architectural Description

14. Building plan (footprint, shape): L-Shaped
15. Dimensions in feet: Length 49 x Width 25
16. Number of stories: 1
17. Primary external wall material(s): Stucco
18. Roof configuration: Gabled Roof: Cross Gabled Roof
19. Primary external roof material: Asphalt
20. Special features: Chimney

21. General architectural description: 1409 Courtesy is a small, stucco-clad home. The cross-gabled roof is covered in asphalt shingles. The primary façade faces east. A single entry door is located south of center. A large multi-pane window is south of the door and a smaller multi-pane window is near the north end of the façade. The door and windows are modern replacements. The south side of the house has three pairs of multi-pane casement windows spread across the elevation. Most of the house's north elevation is obscured from the public right-of-way, but a modern multi-pane window is visible near the east end of the elevation. The rear (west elevation) of the house is also largely obscured from the public right-of-way. However, a single modern multi-pane window is visible in the south portion of the elevation. This is likely part of an addition constructed in the 1950s. Another addition is located to the north, but its details are not visible. This addition may date to the 2010s.

22. Architectural style/building type: Folk Victorian

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: There is a modern, pyramidal-roofed, two-car garage at the rear of the property. It is clad in stucco and has composition asphalt shingles. Two west-facing garage doors allow for vehicle access.

IV. Architectural History

25. Date of Construction: Estimate: _1898___ Actual:

Source of information:

Bacon, Bridget.
2013 Property: 1409 Courtesy Rd. History. Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Frank and Elise Poiret

Source of information:
Bacon, Bridget.
2013 Property: 1409 Courtesy Rd. History. Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

29. Construction history (include description and dates of major additions, alterations, or demolitions): Two rooms were added to the home in the 1950s. The house was markedly updated since 2017. Updates include new landscaping, the replacement of all windows and doors, new stucco, and a new roof. The garage and an addition on the rear of the home may have been constructed at this time.

30. Original location __X__ Moved ____ Date of move(s):

V. Historical Associations

31. Original use(s): Domestic – Single Dwelling

32. Intermediate use(s): Domestic – Single Dwelling

33. Current use(s): Domestic – Single Dwelling

34. Site type(s): Single Family Home

35. Historical background:

General History of Louisville

This discussion is summarized from Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado (Schwendler and Corbett 2018).

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company, which ran a line that, by 1877, extended through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s, Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site from the federal government. Nawatny filed a town plat, comprising 20 acres and 85 lots, on the land and named the town of Louisville after himself. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, it grew organically as different investors platted different subdivisions, businesspeople opened diverse stores to meet demands, and people from Britain, Europe (e.g., Austria and Germany and, later, Italy, France, and Eastern Europe), and the United States moved to town. As a result, Louisville is characterized by diversity in its architectural, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

By the early 1890s, Louisville was expanding and changing rapidly, as several new residential subdivisions had been platted and Main Street, within the original part of town, morphed from a predominantly residential area to a commercial center. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

Louisville's population increased to 3,200 people in 1909. Around this time, more than 12 trains stopped in Louisville, carrying passengers, coal, and other freight; beginning in 1909, the Denver Interurban Company used Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miner's strike began in 1910 and the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. However, Louisville actually fared better than many other small Western towns because its mines remained open during the Great Depression and actually increased in number in the early 1930s. This was due, in part, to the low quality of Louisville's coal, which allowed it to be used only by local residents, businesses, and the railroad. As a result, Louisville's coal industry was relatively independent and not strongly tied to the regional or national economy. However, by the 1940s, the use of coal was in decline, especially locally. The final blow for most local coal mines occurred in 1954, when the Burlington Northern Railroad, which had taken over the line through Louisville, switched from coal power to diesel fuel.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. Just two small new subdivisions were platted in 1948: Acme Terrace First Addition and the Fischer Addition, with two more in 1957 (Bella Vista) and 1959 (Scenic Heights), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

The Denver–Boulder Turnpike, which opened in 1952 and allowed the Broomfield, Lafayette, and Louisville areas to serve as bedroom communities for downtown Denver and Boulder, affected Louisville's local economics and demographics. The road opened for use on Sunday, January 20, 1952, with electric counters located at the Wadsworth underpass in Broomfield estimating that 30,000 cars passed through on the first day. An average of more than 4,000 cars used the turnpike every day.

The turnpike's ability to move people faster between Denver, Boulder, and neighboring bedroom communities supported the construction of new suburban subdivisions, such as Bella Vista and Scenic Heights in Louisville. The same kinds of neighborhoods were ubiquitous across the United States in the 1950s and 1960s. Post-WWII suburbs arose from a combination of three factors. First, few houses were constructed between the Great Depression and WWII, but at the end of WWII, more than six million military personnel returned to civilian life, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

Despite all of this change, Louisville's population held relatively steady from 1950 to 1970, increasing from approximately 1,978 people in 1950 to 2,073 people in 1960 to 2,500 people in 1962, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people by 1990. The population further increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

From the 1990s through the present, most commercial and residential growth in Louisville has occurred around the edges of the city and along McCaslin Boulevard and South Boulder Road. However, in recent years the city's historic preservation tax, various recreational events, and a widespread trend towards

buying local have supported increased commercial revitalization within Louisville's historic area, especially along Front and Main Streets. Still, many residents commute to Boulder and Denver for work. The largest employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods.

1409 Courtesy Road

1409 Courtesy Road is located in the Caledonia Place subdivision, which was platted in 1890 to provide housing for coal miners and the businesses that supported them. The subdivision was ideally situated near the Hecla, Rex #1, and Rex #2 mines, and generally ran east of the railroad tracks to present-day Courtesy Road. A small portion of Caledonia Place is west of the tracks and east of Main Street, bounded by South Street on the south to South Boulder Road on the north. Large portions of Caledonia Place have been redeveloped in modern times. Houses in Caledonia Place were constructed steadily between 1890 and 1910, at which time there was a 10-year break, possibly due to widespread striking by coal miners. Two more houses were constructed in 1920. After another long hiatus, at least 16 more infill houses were constructed during and after WWII, through 1961. A few more were added in the 1970s, 1980s, and first two decades of the 2000s (City of Louisville 2017).

The portion of Caledonia Place around Harper Street came to be known as Louisville's Little Italy (Bacon 2016). Families and descendants report that this was a close-knit community. Although the first inhabitants of this area included many Italians, in later years, Slovak and then Latino families moved into the subdivision.

Geographically Caledonia Place is the largest historical subdivision but it has seen widespread destruction of historical housing stock and construction of new buildings, particularly in its southern half, east of the railroad tracks. National houses are the most common house type in Caledonia Place, followed by post-WWII Ranch form houses. Still, the subdivision contains a fair amount of diversity, including Minimal Traditional, Pyramidal and Hipped-Roof, Queen Anne, Folk Victorian, and Classic Cottage forms and styles.

1409 Courtesy is now a cross-gabled home, but originally it was a very small, typical, side-gabled National form house. Constructed in approximately 1898, it is one of the oldest houses in Caledonia Place. The first owners were Frank and Elise Poiret, immigrants from France and Belgium. Frank was a coal miner. The Poirets lived in the house until 1903. The next residents were Henry and Caroline Waneka (nee Wheeler). Henry was a farmer and the son of one of the earliest resident farm families in Boulder County. His parents, Adolph and Anna, arrived in the county as early as 1860. The Wanekas owned the house until 1921. The next owner, Anna Cornelius, purchased the home and lived there with her husband, Ira, and son, Harold, until 1936. Ira and Harold were both masons and plasterers. Alex and Annetta (nee Tesone) Domenico purchased the house in 1936 for 600 dollars spread out in biweekly payments over four years. Alex worked as a miner and carpenter. By the 1950s, Annetta was employed as a secretary for the Superintendent of Louisville Schools (1953-1957) and Norlin Library at the University of Colorado (1957-1979). Alex passed away in 1999 and Annetta died in 2006. 1409 Courtesy is still owned by the Domenico family (Bacon 2013).

36. Sources of information:

Bacon, Bridget.
2013 Property: 1409 Courtesy Rd. History. Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

2016 Louisville Historical Museum public talk titled "Discover Louisville's Historic Subdivisions and Neighborhoods" given at City Hall on December 1, 2016.

Boulder County Assessor's Office
2020 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed April 2020.

Boulder County Clerk and Recorder

2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

City of Louisville
2017 Geographic information systems data for Louisville subdivisions. Louisville, Colorado.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History,
Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No __X__ Date of designation: _____

Designating authority:

Note: The house appears to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the area of social history because it is one of the oldest homes still standing in the city.
It should be understood that the thresholds of significance and integrity for NRHP eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

____A. Associated with events that have made a significant contribution to the broad pattern of our history;

____B. Associated with the lives of persons significant in our past;

____C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

____D. Has yielded, or may be likely to yield, information important in history or prehistory.

____ Qualifies under Criteria Considerations A through G (see Manual)

__X__ Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ____ State ____ Local _____

42. Statement of significance: PaleoWest recommends 5BL12263 not individually significant under NRHP/SRHP Criterion A because it is not associated with an important event or trend in history at the NRHP/SRHP level. PaleoWest recommends 5BL12263 not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL12263 not significant under NRHP/SRHP Criterion C because the house is no longer a quintessential example of the National side-gabled

form. Finally, we recommend 5BL12263 not significant under NRHP/SRHP Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 1409 Courtesy retains integrity of location and setting. Integrity of design, workmanship, materials, and feeling have been undermined by additions and modern updates to the house, including new windows and doors. Because the house is not related to any historically important trends or individuals, it does not exhibit integrity of association.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ____ Not Eligible _X___ Need Data ____

45. Is there National Register district potential? Yes ____ No ___X_

Discuss: The Caledonia Place subdivision appears to lack historical cohesiveness due to modern infill, and 1409 Courtesy Road would likely not contribute to any potential historic districts due to its poor integrity, although this survey did not formally evaluate any historic districts and all conclusions are preliminary.

If there is National Register district potential, is this building: Contributing ____ Noncontributing

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: 1409 Courtesy Photographs 1–6

Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): July 7–9, 2020

50. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats

51. Organization: PaleoWest

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

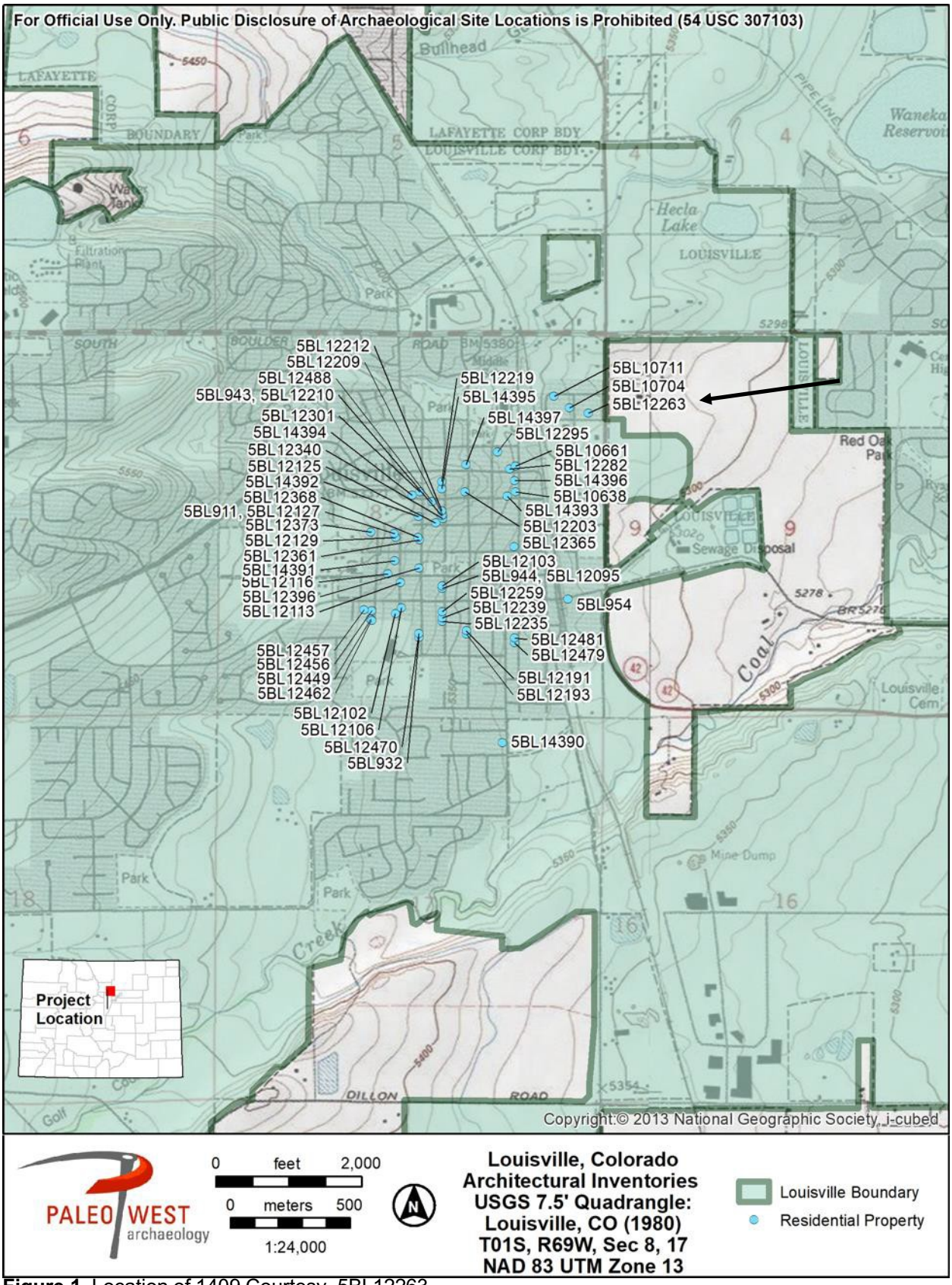


Figure 1. Location of 1409 Courtesy, 5BL12263.

Resource Number: 5BL12263
Temporary Resource Number: N/A

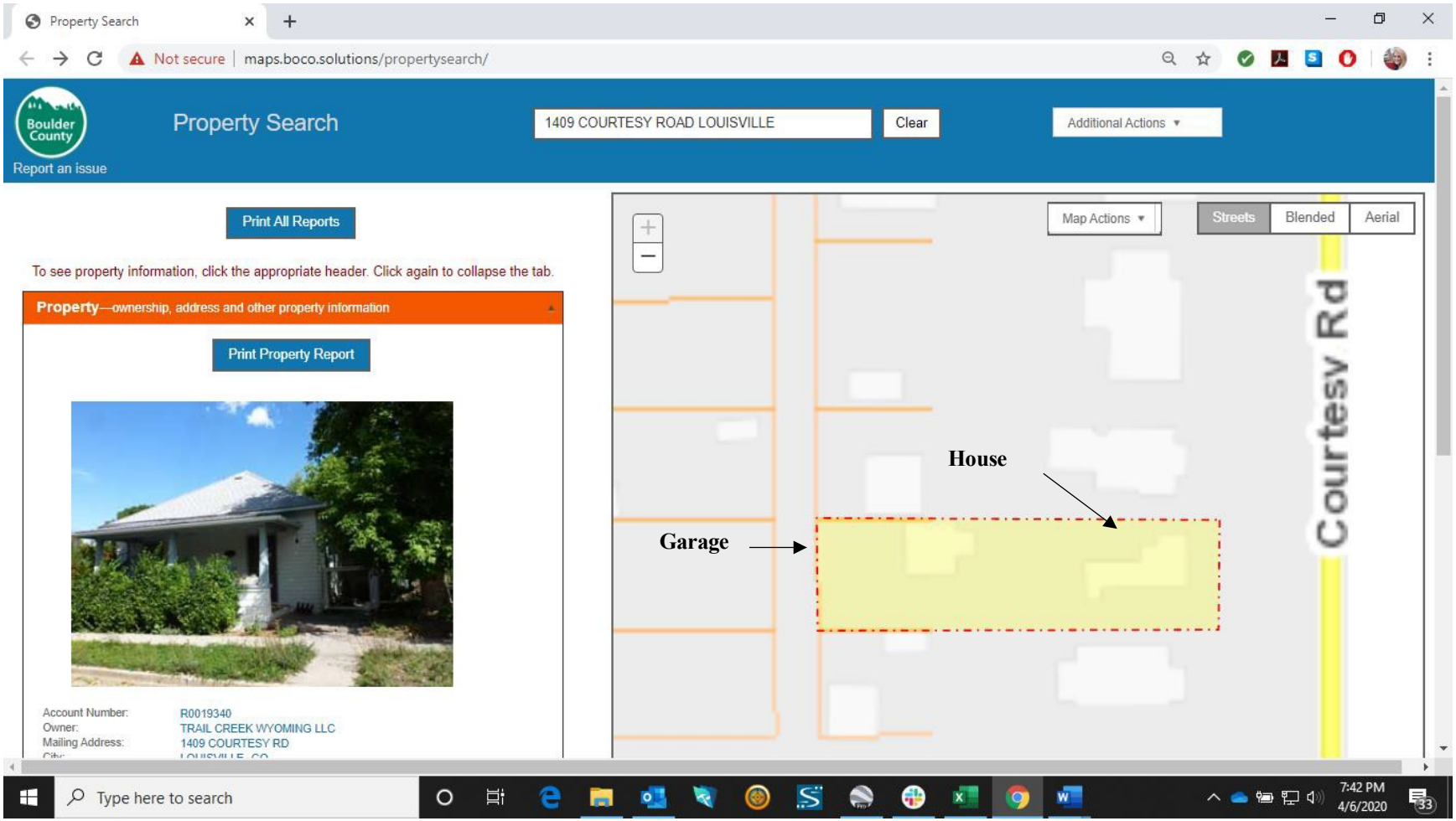


Figure 2. Sketch map of 1409 Courtesy



Figure 3. 1409 Courtesy, facing west.



Figure 4. 1409 Courtesy, facing southwest.



Figure 5. 1409 Courtesy, facing northwest.



Figure 6. 1409 Courtesy, garage, facing east-northeast.



Figure 7. 1409 Courtesy, garage and house, facing east.



Figure 8. 1409 Courtesy, 1948 (LHM 2017).

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____Initials _____
_____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL10711
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 1004 Harper Street
7. Building address: 1004 Harper Street, Louisville, CO 80027
8. Owner name and address: Pleasants Parke, 1004 Harper Street, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   NW ¼ of SE ¼ of NE ¼ of NE ¼ of section 8
10. UTM reference
    Zone 13N; 488880mE 4426039mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.
12. Lot(s): 7–9 Block: 8
    Addition: Caledonia Place Year of Addition: 1890
13. Boundary Description and Justification: Boulder County Assessor Legal Description: ELY 50 FT LOTS 7 & 8 & ELY 50 FT OF N 1/2 LOT 9 BLK 8 CALEDONIA PLACE

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 30 x Width 26
16. Number of stories: 1
17. Primary external wall material(s): Metal: Aluminum
18. Roof configuration: Gabled Roof: Cross Gabled Roof
19. Primary external roof material: Asphalt
20. Special features: None
21. General architectural description: 1004 Harper is a small, gabled-ell plan house clad with metal siding and having a cross-gabled roof covered in asphalt shingles. The primary façade faces north. An open porch occupies the west 1/3 of the elevation. A large window is located under the porch at

the west end of the building. The window is composed of a fixed center pane with casement windows on each side. A transom window spans the three windows. An entry door is located east of the window, under the porch. Another window is located in the main portion of the building that projects to the north, east of the porch. That window is identical to the window under the porch. There are two casement windows with transoms spaced evenly within the west elevation. The east side of the house has a central entry and two casement windows. The rear of the house has three irregularly spaced casement windows of two sizes.

22. Architectural style/building type: Minimal Traditional
23. Landscaping or special setting features: None
24. Associated buildings, features, or objects: A concrete masonry unit garage is located at the rear of the lot. The garage has a front-gabled roof and overhead garage door that faces east toward an alley.

IV. Architectural History

25. Date of Construction: Estimate: 1935 Actual:

Source of information:

United States Census Bureau
1940 *Sixteenth Census of the United States, 1940*. (NARA microfilm publication T627). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

26. Architect: Unknown
27. Builder/Contractor: Unknown
28. Original owner: Anthony Jacovette

Source of information:

United States Census Bureau
1940 *Sixteenth Census of the United States, 1940*. (NARA microfilm publication T627). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

29. Construction history (include description and dates of major additions, alterations, or demolitions): The home appears relatively unchanged from its original construction. However, the siding may not be original.
30. Original location X Moved ____ Date of move(s):

V. Historical Associations

31. Original use(s): Domestic – Single Dwelling
32. Intermediate use(s): Domestic – Single Dwelling
33. Current use(s): Domestic – Single Dwelling
34. Site type(s): Single Family Home
35. Historical background:

General History of Louisville

This discussion is summarized from Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado (Schwendler and Corbett 2018).

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company, which ran a line that, by 1877, extended through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s, Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site from the federal government. Nawatny filed a town plat, comprising 20 acres and 85 lots, on the land and named the town of Louisville after himself. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, it grew organically as different investors platted different subdivisions, businesspeople opened diverse stores to meet demands, and people from Britain, Europe (e.g., Austria and Germany and, later, Italy, France, and Eastern Europe), and the United States moved to town. As a result, Louisville is characterized by diversity in its architectural, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

By the early 1890s, Louisville was expanding and changing rapidly, as several new residential subdivisions had been platted and Main Street, within the original part of town, morphed from a predominantly residential area to a commercial center. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

Louisville's population increased to 3,200 people in 1909. Around this time, more than 12 trains stopped in Louisville, carrying passengers, coal, and other freight; beginning in 1909, the Denver Interurban Company used Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miner's strike began in 1910 and the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. However, Louisville actually fared better than many other small Western towns because its mines remained open during the Great Depression and actually increased in number in the early 1930s. This was due, in part, to the low quality of Louisville's coal, which allowed it to be used only by local residents, businesses, and the railroad. As a result, Louisville's coal industry was relatively independent and not strongly tied to the regional or national economy. However, by the 1940s, the use of coal was in decline, especially locally. The final blow for most local coal mines occurred in

1954, when the Burlington Northern Railroad, which had taken over the line through Louisville, switched from coal power to diesel fuel.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. Just two small new subdivisions were platted in 1948: Acme Terrace First Addition and the Fischer Addition, with two more in 1957 (Bella Vista) and 1959 (Scenic Heights), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

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The turnpike's ability to move people faster between Denver, Boulder, and neighboring bedroom communities supported the construction of new suburban subdivisions, such as Bella Vista and Scenic Heights in Louisville. The same kinds of neighborhoods were ubiquitous across the United States in the 1950s and 1960s. Post-WWII suburbs arose from a combination of three factors. First, few houses were constructed between the Great Depression and WWII, but at the end of WWII, more than six million military personnel returned to civilian life, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

Despite all of this change, Louisville's population held relatively steady from 1950 to 1970, increasing from approximately 1,978 people in 1950 to 2,073 people in 1960 to 2,500 people in 1962, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people by 1990. The population further increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

From the 1990s through the present, most commercial and residential growth in Louisville has occurred around the edges of the city and along McCaslin Boulevard and South Boulder Road. However, in recent years the city's historic preservation tax, various recreational events, and a widespread trend towards buying local have supported increased commercial revitalization within Louisville's historic area, especially along Front and Main Streets. Still, many residents commute to Boulder and Denver for work. The largest employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods.

Caledonia Place

1004 Harper is located in the Caledonia Place subdivision, which was platted in 1890 to provide housing for coal miners and the businesses that supported them. The subdivision was ideally situated near the Hecla, Rex #1, and Rex #2 mines, and generally ran east of the railroad tracks to present-day Courtesy Road. A small portion of Caledonia Place is west of the tracks and east of Main Street, bounded by South Street on the south to South Boulder Road on the north. Large portions of Caledonia Place have been redeveloped in modern times. Houses in Caledonia Place were constructed steadily between 1890 and 1910, at which time there was a 10-year break, possibly due to widespread striking by coal miners. Two more houses were constructed in 1920. After another long hiatus, at least 16 more infill houses were constructed during and after WWII, through 1961. A few more were added in the 1970s, 1980s, and first two decades of the 2000s (City of Louisville 2017).

The portion of Caledonia Place around Harper Street came to be known as Louisville's Little Italy (Bacon 2016). Families and descendants report that this was a close-knit community. Although the first inhabitants of this area included many Italians, in later years, Slovak and then Latino families moved into the subdivision.

Geographically Caledonia Place is the largest historical subdivision but it has seen widespread destruction of historical housing stock and construction of new buildings, particularly in its southern half, east of the railroad tracks. National houses are the most common house type in Caledonia Place, followed by post-WWII Ranch form houses. Still, the subdivision contains a fair amount of diversity, including Minimal Traditional, Pyramidal and Hipped-Roof, Queen Anne, Folk Victorian, and Classic Cottage forms and styles.

1004 Harper is a Minimal Traditional home constructed in approximately 1935. The lots upon which the house stands were purchased by coal miner Anthony Jacovette in late 1932. Census records indicate that he and his wife were living in a house that would correspond with 1004 Harper in 1935 (United States Census Bureau 1940). Jacovette sold the house to Victor Kuretich in 1968. Kuretich, who resided in the home until his death in 1985, was also a local miner. He never married. His sister, Mary Kuretich, took ownership of the home in 1985. She never lived in Louisville and likely used the house as a rental property until it was sold after her death in 1992 (Boulder County Clerk and Recorder 2020).

36. Sources of information:

Bacon, Bridget.
2016 Louisville Historical Museum public talk titled "Discover Louisville's Historic Subdivisions and Neighborhoods" given at City Hall on December 1, 2016.

Boulder County Assessor's Office
2020 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed April 2020.

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

City of Louisville
2017 Geographic information systems data for Louisville subdivisions. Louisville, Colorado.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

United States Census Bureau
1940 *Sixteenth Census of the United States, 1940*. (NARA microfilm publication T627). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No __X__ Date of designation: _____

Designating authority:

Note: The house, which is a simple Minimal Traditional form home, appears to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the areas of social history for it association with the mining history of Louisville

It should be understood that the thresholds of significance and integrity for NRHP eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

____A. Associated with events that have made a significant contribution to the broad pattern of our history;

____B. Associated with the lives of persons significant in our past;

____C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

____D. Has yielded, or may be likely to yield, information important in history or prehistory.

____ Qualifies under Criteria Considerations A through G (see Manual)

__X__ Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ____ State ____ Local _____

42. Statement of significance: PaleoWest recommends 5BL10711 not individually significant under NRHP/SRHP Criterion A. PaleoWest recommends 5BL10711 not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL10711 not significant under NRHP/SRHP Criterion C because the house is not a quintessential example of a Minimal Traditional form home at the NRHP/SRHP level. Finally, we recommend 5BL10711 not significant under NRHP/SRHP Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 1004 Harper retains integrity of location, setting, design, workmanship, and feeling. Integrity of materials has been weakened by the addition of synthetic siding. The house is not related to any historically important trends or individuals, so it does not exhibit integrity of association.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ____ Not Eligible __X__ Need Data ____

45. Is there National Register district potential? Yes ____ No ___X_

Discuss1004 Harper does not appear to contribute to any existing or potential historic districts.

If there is National Register district potential, is this building: Contributing ____ Noncontributing X

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: 1104 Harper Photograph 1–6

    Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): July 7–9, 2020

50. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats

51. Organization: PaleoWest

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Resource Number: 5BL10711
Temporary Resource Number: N/A

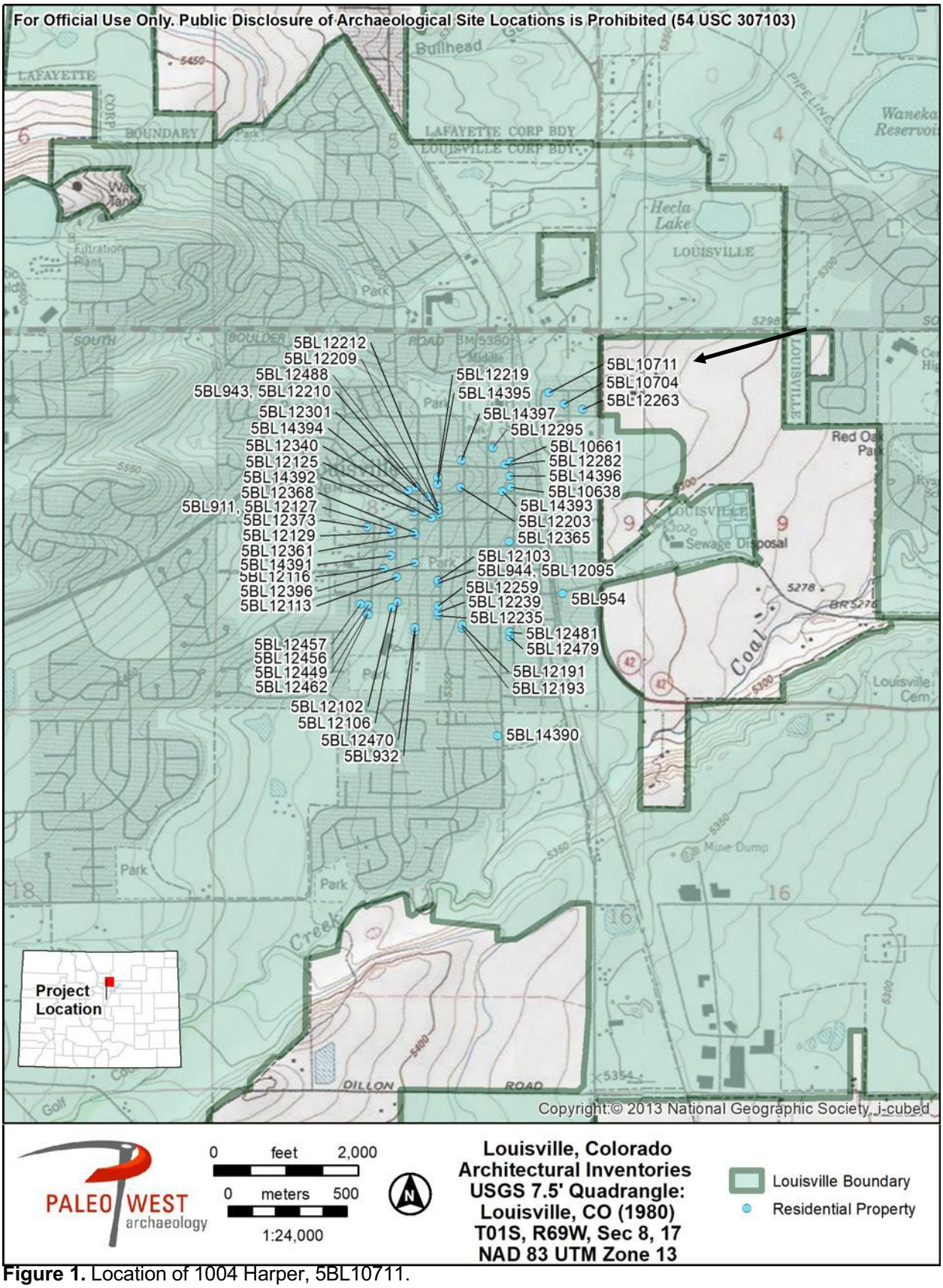


Figure 1. Location of 1004 Harper, 5BL10711.

Resource Number: 5BL10711
Temporary Resource Number: N/A

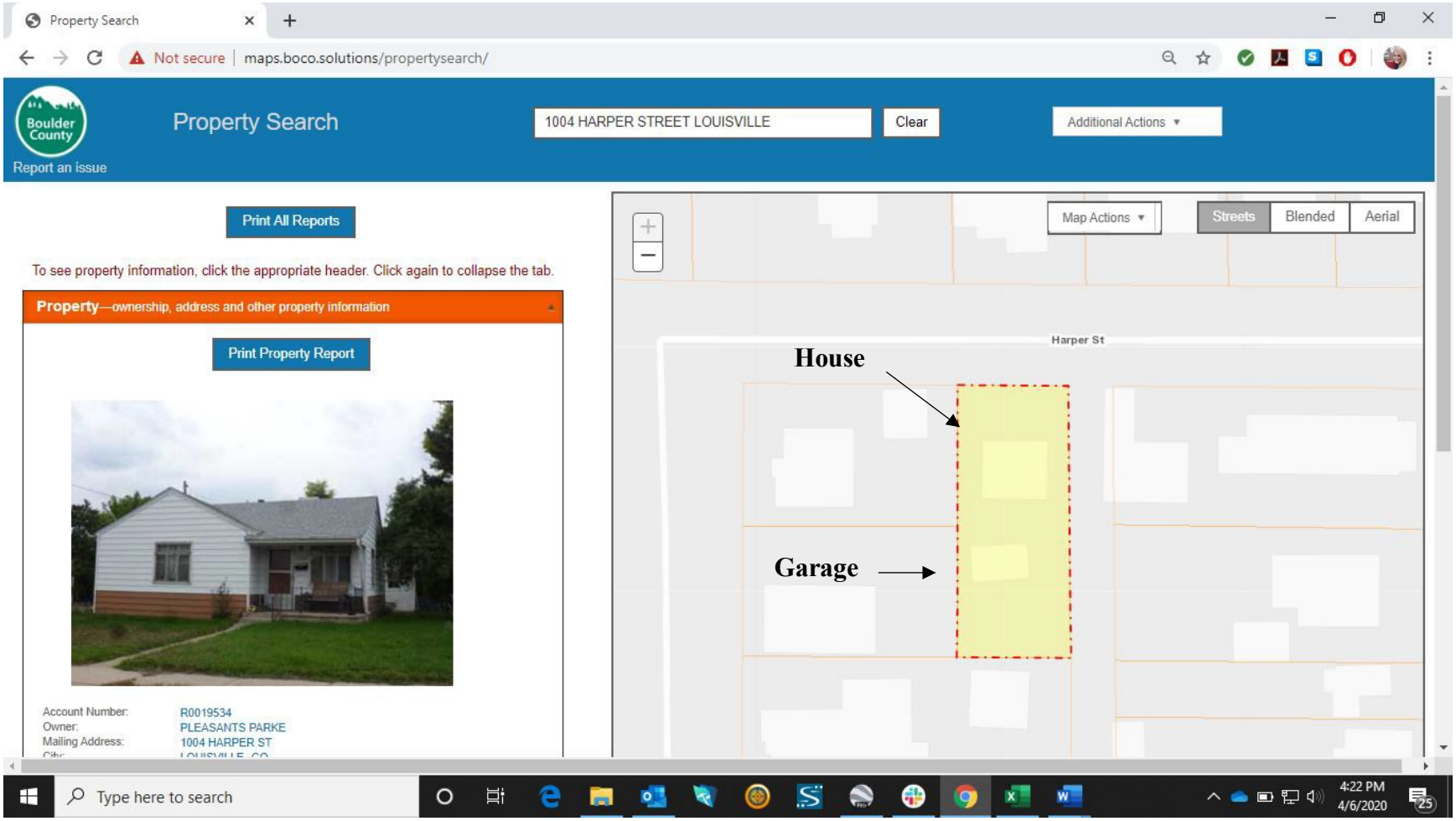


Figure 2. Sketch map of 1004 Harper.



Figure 3. 1004 Harper, facing south.



Figure 4. 1004 Harper, facing southwest.

Resource Number: 5BL10711
Temporary Resource Number: N/A



Figure 5. 1004 Harper, facing southeast.



Figure 6. 1004 Harper, facing northwest.

Resource Number: 5BL10711
Temporary Resource Number: N/A



Figure 7. 1004 Harper, garage, facing west.

Resource Number: 5BL10638
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____Initials _____
_____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL10638
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 1104 Main Street
7. Building address: 1104 Main Street, Louisville, CO 80027
8. Owner name and address: Connie Digiallonardo, P.O. Box 190, Louisville, CO 80027-9189

II. GEOGRAPHIC INFORMATION

P.M. 6 Township 1S Range 69W

NW ¼ of SW ¼ of SE ¼ of NE ¼ of section 8

10. UTM reference

    Zone 13N; 488735mE 4425656mN

11. USGS quad name: Louisville, Colorado

    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.

12. Lot(s): 11 Block: 16

    Addition: Caledonia Place Year of Addition: 1890

13. Boundary Description and Justification: Boulder County Assessor Legal Description: N 37 1/2 FT LOT 11 BLK 16 CALEDONIA PLACE

III. Architectural Description

14. Building plan (footprint, shape): Square
15. Dimensions in feet: Length 29 x Width 29
16. Number of stories: 1
17. Primary external wall material(s): Stucco
18. Roof configuration: Gabled Roof: Side Gabled Roof
19. Primary external roof material: Asphalt
20. Special features: Chimney

21. General architectural description: 1104 Main Street is a small Minimal Traditional house clad in stucco. The side-gabled roof is covered in asphalt shingles. The primary façade faces west. A central entry door is located in a small cross-gabled section of the elevation that extends out slightly from the rest of the house. Single large windows are located north and south of the entry. All openings are shaded with aluminum awnings. The north side of the house has a single sliding window near its west end and a pair of double hung windows at its east end. A louver vent is located near the apex of the roof. The south elevation has a single sliding window near its west end and two double hung windows evenly spaced across its east half. Basement windows are visible at ground level. Most of the rear (east) elevation of the house is not visible form the public right-of-way, although an entry door is visible at the south end of the elevation.

22. Architectural style/building type: Post-World War II: Minimal Traditional

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: A small rectangular shed is located at the rear of the property. The building is clad in wood siding and has a metal hipped roof and fancy-cut rafter tails. A boarded-up window opening faces the alley. Another, much larger outbuilding is located near the rear of the house but is oriented perpendicular to the house. The building is only partly visible from the public right-of-way, but it appears to be a garage with a large overhead door that faces south, albeit with no current means for vehicular access. The building has a front-gabled roof and is clad in stucco.

IV. Architectural History

25. Date of Construction: Estimate: _1946___ Actual:

Source of information:

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History,
Boulder, CO. Accessed July 2017.

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Michael Fabrizio

Source of information:

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

29. Construction history (include description and dates of major additions, alterations, or demolitions): The home appears largely intact, although the current picture windows in its west façade replaced previous triple casement windows sometime after 1956. The awnings are also not original.

30. Original location __X__ Moved ____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling
32. Intermediate use(s): Domestic – Single Dwelling
33. Current use(s): Domestic – Single Dwelling
34. Site type(s): Single Family Home
35. Historical background: General History of Louisville

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1104 Main Street is located in the Caledonia Place subdivision, which was platted in 1890 to provide housing for coal miners and the businesses that supported them. The subdivision was ideally situated near the Hecla, Rex #1, and Rex #2 mines, and generally ran east of the railroad tracks to present-day Courtesy Road. A small portion of Caledonia Place is west of the tracks and east of Main Street, bounded by South Street on the south to South Boulder Road on the north. Large portions of Caledonia Place have been redeveloped in modern times. Houses in Caledonia Place were constructed steadily between 1890 and 1910, at which time there was a 10-year break, possibly due to widespread striking by coal miners.
Two more houses were constructed in 1920. After another long hiatus, at least 16 more infill houses were constructed during and after WWII, through 1961. A few more were added in the 1970s, 1980s, and first two decades of the 2000s (City of Louisville 2017).

The portion of Caledonia Place around Harper Street came to be known as Louisville's Little Italy (Bacon 2016). Families and descendants report that this was a close-knit community. Although the first inhabitants of this area included many Italians, in later years, Slovak and then Latino families moved into the subdivision.

Geographically Caledonia Place is the largest historical subdivision but it has seen widespread destruction of historical housing stock and construction of new buildings, particularly in its southern half, east of the railroad tracks. National houses are the most common house type in Caledonia Place, followed by post-WWII Ranch form houses. Still, the subdivision contains a fair amount of diversity, including Minimal Traditional, Pyramidal and Hipped-Roof, Queen Anne, Folk Victorian, and Classic Cottage forms and styles.

1104 Main Street is a Minimal Traditional form home constructed in approximately 1946. It was constructed on the side property of 1100 Main, which was in the Weir family from 1892 until 1978. One of the Weir children, Jessie Weir Mitton, and her husband John Mitton, a local civil engineer, purchased 1100 Main (where she had grown up) as part of a tax sale in 1935. They made their home at 1100 Main.

John Mitton died in 1939 and Jessie sold the 1104 Main Street parcel to a local builder named Michael Fabrizio in 1945. It is likely the house was constructed after his purchase. Fabrizio and his wife, Julia, lived in the house until Michael's death in 1978. Property records are incomplete, but it appears that Julia remained in the house until her death in 1993 (Boulder County Clerk and Recorder 2020).

1104 Main Street is a stucco-clad Minimal Traditional home with overall good integrity.

36. Sources of information:

Bacon, Bridget.

2016 Louisville Historical Museum public talk titled "Discover Louisville's Historic Subdivisions and Neighborhoods" given at City Hall on December 1, 2016.

Boulder County Assessor's Office
2020 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed April 2020.

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

City of Louisville
2017 Geographic information systems data for Louisville subdivisions. Louisville, Colorado.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No __X__ Date of designation: _____

Designating authority:

Note: The house, which is a simple Minimal Traditional form home, appears to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the area of architecture as a good example of local Minimal Traditionalist architecture.

It should be understood that the thresholds of significance and integrity for NRHP eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

____A. Associated with events that have made a significant contribution to the broad pattern of our history;

____B. Associated with the lives of persons significant in our past;

____C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

____D. Has yielded, or may be likely to yield, information important in history or prehistory.

____ Qualifies under Criteria Considerations A through G (see Manual)

__X__ Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ____ State ____ Local _____

42. Statement of significance: PaleoWest recommends 5BL10638 not individually significant under NRHP/SRHP Criterion A because it is not associated with an important event or trend in history at the NRHP/SRHP level. PaleoWest recommends 5BL10638 not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL10638 not significant under NRHP/SRHP Criterion C because the house is not a quintessential example of the Minimal Traditional form at that level. Finally, we recommend 5BL10638 not significant under NRHP/SRHP Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 1104 Main retains integrity of location, setting, design, workmanship, and feeling. Its integrity of materials has been diminished by the replacement of some windows and addition of window awnings. The house is not related to any historically important trends or individuals, so it does not exhibit integrity of association.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

    Eligible ____ Not Eligible _X___ Need Data ____

45. Is there National Register district potential? Yes ____ No ___X_

Discuss: 1104 Main does not appear to contribute to any existing or potential historic districts. The neighborhood appears to lack historical cohesiveness due to modern infill.

However, this survey did not formally evaluate any historic districts. All conclusions are preliminary.

If there is National Register district potential, is this building: Contributing ____ Noncontributing ___

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing ___

VIII. RECORDING INFORMATION

47. Photograph numbers: 1104 Main Photograph 1–6

    Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): July 7–9, 2020

50. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats

51. Organization: PaleoWest

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Resource Number: 5BL10638
Temporary Resource Number: N/A

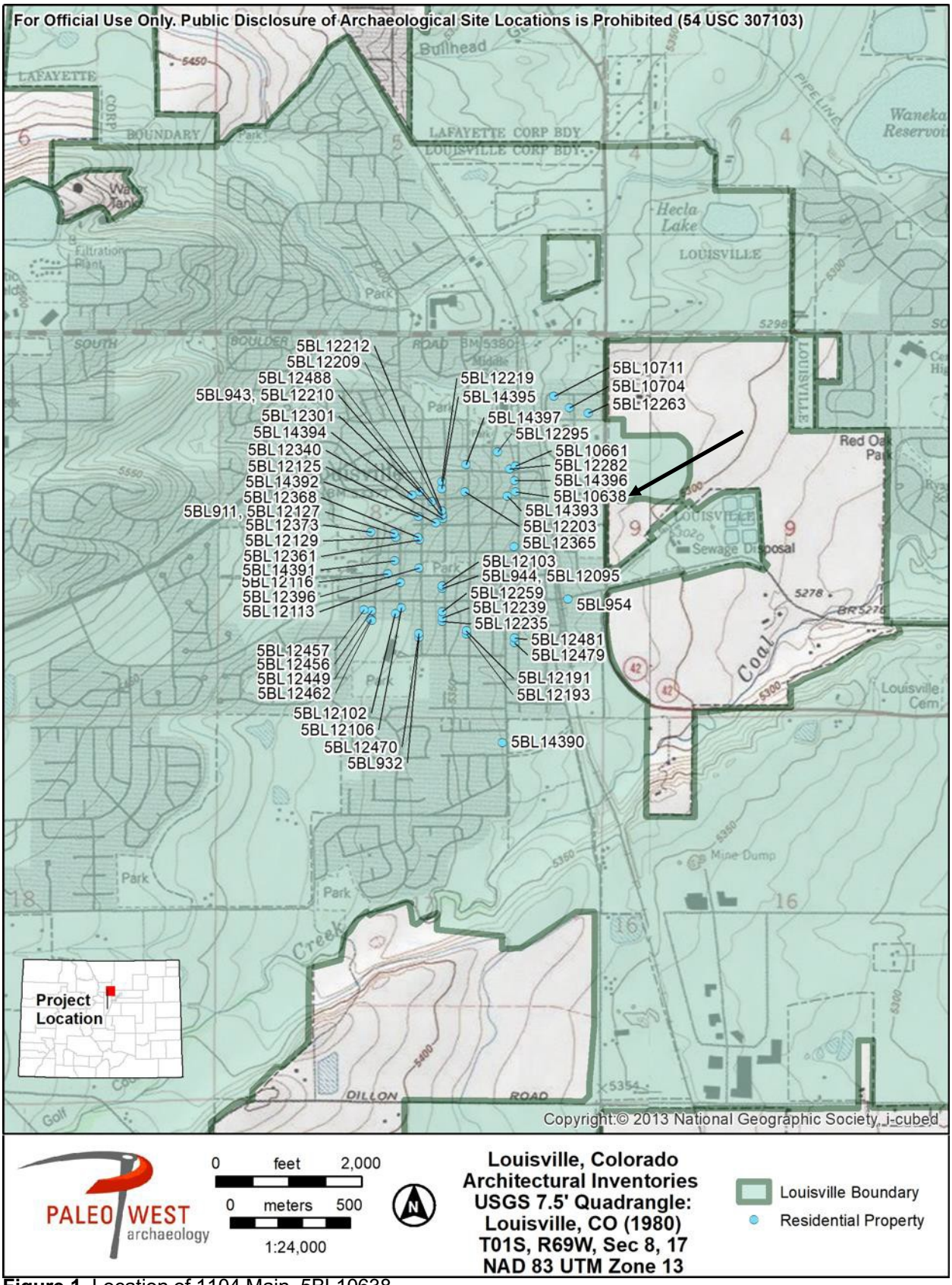


Figure 1. Location of 1104 Main, 5BL10638.

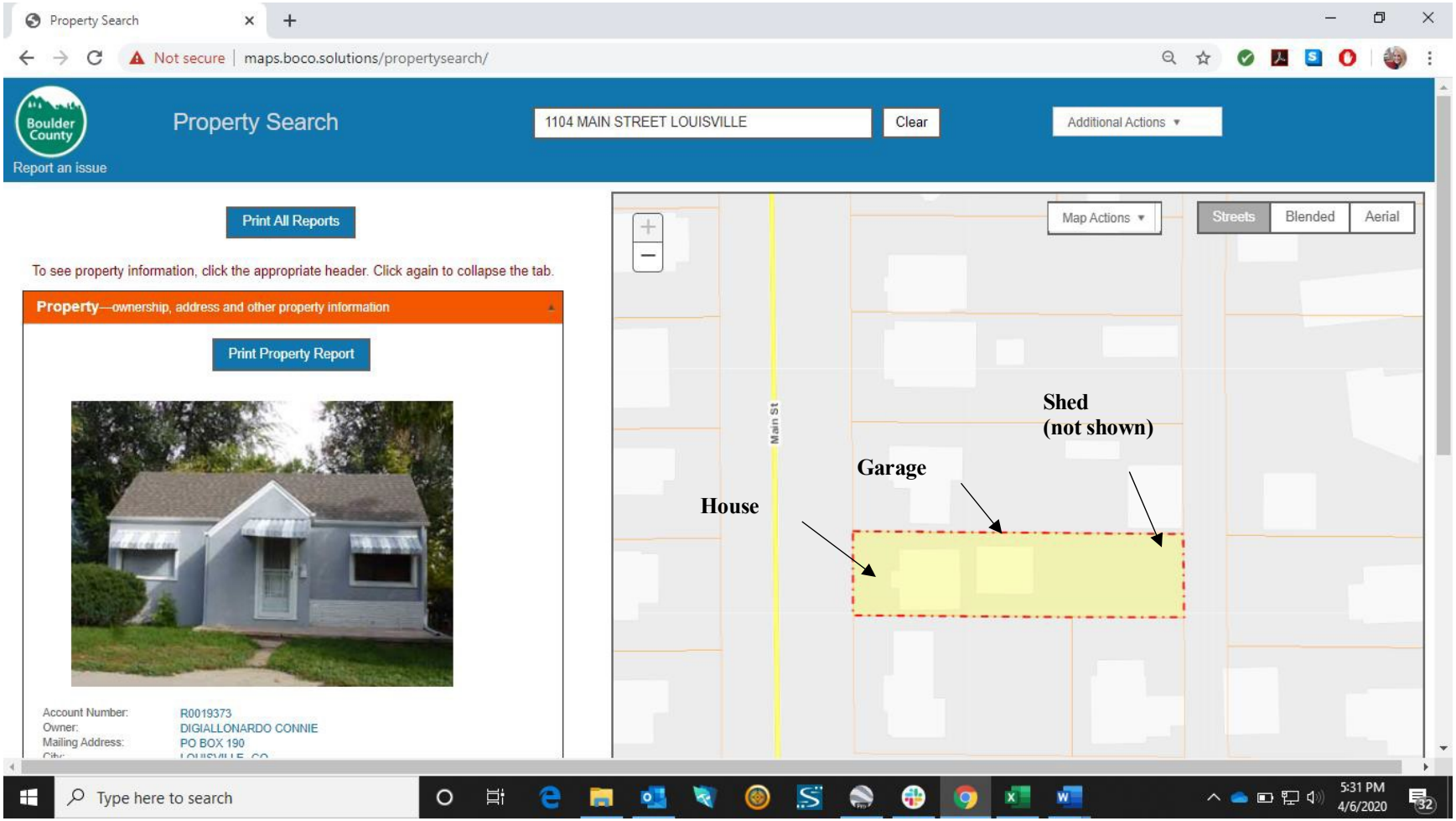


Figure 2. Sketch map of 1104 Main.

Resource Number: 5BL10638
Temporary Resource Number: N/A



Figure 3. 1104 Main, facing east.



Figure 4. 1104 Main, facing northeast.

Resource Number: 5BL10638
Temporary Resource Number: N/A



Figure 5. 1104 Main, facing southeast.



Figure 6. 1104 Main, facing west.



Figure 7. 1104 Main, small outbuilding, facing northwest.



Figure 8. 1104 Main photo from 1948 Assessor Card, (LHM 2017).

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____Initials _____
_____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL10661
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 1212 Main Street
7. Building address: 1212 Main Street, Louisville, CO 80027
8. Owner name and address: Franklin G. Ascarrunz & Maria Delgado, 1212 Main Street, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

P.M. 6 Township 1S Range 69W

SW ¼ of NW ¼ of SE ¼ of NE ¼ of section 8

10. UTM reference

    Zone 13N; 488737mE 4425767mN

11. USGS quad name: Louisville, Colorado

    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.

12. Lot(s): 11 Block: 15

    Addition: Caledonia Place Year of Addition: 1890

13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOT 11 BLK 15 CALEDONIA PLACE

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 45 x Width 25
16. Number of stories: 1
17. Primary external wall material(s): Stucco
18. Roof configuration: Gabled Roof: Hip on Gable Roof
19. Primary external roof material: Asphalt
20. Special features: Chimney (two)
21. General architectural description: 1212 Main is a simple Bungalow form house clad in stucco. Its roof is covered in asphalt shingles. The front 1/3 of the house is constructed of cinderblock (CMU)

and the rear 2/3 is constructed of wood frame. The primary façade faces west. Concrete steps lead from the south to a central entry door in a stoop. A small, steeply pitched, front-gabled jerkinhead roof section is above the door, while the main portion of the roof is a side-gabled jerkinhead. Single sliding windows are located north and south of the entry. Two basement level windows are visible. The south side of the building has five double hung windows evenly spaced along the elevation. A small window is located near the attic level at the center-top of the elevation. The north side of the house has four evenly spaced double hung windows. The east portion of the building is architecturally complex and appears to be composed of two (historic) additions with gable roofs. A large chimney dominates the far eastern elevation. The southern part of the east portion of the building does not extend as far to the east as the chimney, and it contains a single entry door leading to the basement. A large rectangular sliding window is located above the door.

22. Architectural style/building type: Bungalow

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1935 Actual:

Note: The building may have replaced an earlier structure that was on the lot as early as 1908.

Source of information:

Boulder County Assessor's Office
2020 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed April 2020.

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Felix and Julia DiGiallonardo

Source of information:

Boulder County Assessor's Office
2020 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed April 2020.

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

29. Construction history (include description and dates of major additions, alterations, or demolitions): An addition was constructed on the rear of the house in 1956. The two sliding windows currently present in the house's west façade replaced two pairs of double hung windows sometime after July 2017. It appears that most or all of the house's other original windows have also been replaced since July 2017. The new windows are double hung like the original windows, although the new ones are 1/1 rather than 4/1.

30. Original location X Moved ____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling

32. Intermediate use(s): Domestic – Single Dwelling
33. Current use(s): Domestic – Single Dwelling
34. Site type(s): Single family Home
35. Historical background: General History of Louisville

This discussion is summarized from Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado (Schwendler and Corbett 2018).

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company, which ran a line that, by 1877, extended through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s, Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site from the federal government. Nawatny filed a town plat, comprising 20 acres and 85 lots, on the land and named the town of Louisville after himself. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, it grew organically as different investors platted different subdivisions, businesspeople opened diverse stores to meet demands, and people from Britain, Europe (e.g., Austria and Germany and, later, Italy, France, and Eastern Europe), and the United States moved to town. As a result, Louisville is characterized by diversity in its architectural, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

By the early 1890s, Louisville was expanding and changing rapidly, as several new residential subdivisions had been platted and Main Street, within the original part of town, morphed from a predominantly residential area to a commercial center. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

Louisville's population increased to 3,200 people in 1909. Around this time, more than 12 trains stopped in Louisville, carrying passengers, coal, and other freight; beginning in 1909, the Denver Interurban Company used Colorado & Southern tracks, operating 16 passenger trains a day between Denver and

Boulder, with stops in Louisville and other Front Range towns. A coal miner's strike began in 1910 and the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. However, Louisville actually fared better than many other small Western towns because its mines remained open during the Great Depression and actually increased in number in the early 1930s. This was due, in part, to the low quality of Louisville's coal, which allowed it to be used only by local residents, businesses, and the railroad. As a result, Louisville's coal industry was relatively independent and not strongly tied to the regional or national economy. However, by the 1940s, the use of coal was in decline, especially locally. The final blow for most local coal mines occurred in 1954, when the Burlington Northern Railroad, which had taken over the line through Louisville, switched from coal power to diesel fuel.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. Just two small new subdivisions were platted in 1948: Acme Terrace First Addition and the Fischer Addition, with two more in 1957 (Bella Vista) and 1959 (Scenic Heights), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

The Denver–Boulder Turnpike, which opened in 1952 and allowed the Broomfield, Lafayette, and Louisville areas to serve as bedroom communities for downtown Denver and Boulder, affected Louisville's local economics and demographics. The road opened for use on Sunday, January 20, 1952, with electric counters located at the Wadsworth underpass in Broomfield estimating that 30,000 cars passed through on the first day. An average of more than 4,000 cars used the turnpike every day.

The turnpike's ability to move people faster between Denver, Boulder, and neighboring bedroom communities supported the construction of new suburban subdivisions, such as Bella Vista and Scenic Heights in Louisville. The same kinds of neighborhoods were ubiquitous across the United States in the 1950s and 1960s. Post-WWII suburbs arose from a combination of three factors. First, few houses were constructed between the Great Depression and WWII, but at the end of WWII, more than six million military personnel returned to civilian life, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

Despite all of this change, Louisville's population held relatively steady from 1950 to 1970, increasing from approximately 1,978 people in 1950 to 2,073 people in 1960 to 2,500 people in 1962, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people by 1990. The population further increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

From the 1990s through the present, most commercial and residential growth in Louisville has occurred around the edges of the city and along McCaslin Boulevard and South Boulder Road. However, in recent years the city's historic preservation tax, various recreational events, and a widespread trend towards buying local have supported increased commercial revitalization within Louisville's historic area, especially along Front and Main Streets. Still, many residents commute to Boulder and Denver for work. The largest employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods.

1212 Main Street

1212 Main Street is located in the Caledonia Place subdivision, which was platted in 1890 to provide housing for coal miners and the businesses that supported them. The subdivision was ideally situated near the Hecla, Rex #1, and Rex #2 mines, and generally ran east of the railroad tracks to present-day Courtesy Road. A small portion of Caledonia Place is west of the tracks and east of Main Street, bounded by South Street on the south to South Boulder Road on the north. Large portions of Caledonia Place have been redeveloped in modern times. Houses in Caledonia Place were constructed steadily between 1890 and 1910, at which time there was a 10-year break, possibly due to widespread striking by coal miners. Two more houses were constructed in 1920. After another long hiatus, at least 16 more infill houses were constructed during and after WWII, through 1961. A few more were added in the 1970s, 1980s, and first two decades of the 2000s (City of Louisville 2017).

The portion of Caledonia Place around Harper Street came to be known as Louisville's Little Italy (Bacon 2016). Families and descendants report that this was a close-knit community. Although the first inhabitants of this area included many Italians, in later years, Slovak and then Latino families moved into the subdivision.

Geographically Caledonia Place is the largest historical subdivision but it has seen widespread destruction of historical housing stock and construction of new buildings, particularly in its southern half, east of the railroad tracks. National houses are the most common house type in Caledonia Place, followed by post-WWII Ranch form houses. Still, the subdivision contains a fair amount of diversity, including Minimal Traditional, Pyramidal and Hipped-Roof, Queen Anne, Folk Victorian, and Classic Cottage forms and styles.

1212 Main Street is a simple Bungalow form home constructed in approximately 1935. The may have replaced an earlier home on the lot dating to at least 1908.[1] Felix and Julia DiGiallonardo (nee Morelli) lived at 1212 Main in 1935. Felix, an immigrant from Italy, worked in the Southern Coalfield mine camps near Ludlow, Colorado from the late 1920s until at least 1931 (Colorado Steelworks 1931). He and Julia moved to Louisville in 1933 where Felix continued to work in the mines until the early 1950s when he began working as a form setter for Munn-Jensen in Boulder. The house at 1212 Main Street remained in the DiGiallonardo family until 1998 (Boulder County Clerk and Recorder 2020).

1212 Main Street is a stucco-clad Bungalow form home with moderate integrity.

36. Sources of information:

Bacon, Bridget.
2016 Louisville Historical Museum public talk titled "Discover Louisville's Historic Subdivisions and Neighborhoods" given at City Hall on December 1, 2016.

Boulder County Assessor's Office
2020 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed April 2020.

[1] The core of the current home is constructed of CMU, a building material that was not in common use in the 1900s.

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

City of Louisville
2017 Geographic information systems data for Louisville subdivisions. Louisville, Colorado.

Colorado Steelworks
1931 Application and Employment Record: Felix Di Giallonardo, January 2, 1931. Available at https://www.ancestry.com.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History,
Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No __X__ Date of designation: _____

Designating authority:

Note: The house, which is a simple Bungalow form home, does not meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the area of architecture. However, the building is linked to the city's social history for its connection to Colorado mining and immigration.

It should be understood that the thresholds of significance and integrity for NRHP eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

____A. Associated with events that have made a significant contribution to the broad pattern of our history;

____B. Associated with the lives of persons significant in our past;

____C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

____D. Has yielded, or may be likely to yield, information important in history or prehistory.

____ Qualifies under Criteria Considerations A through G (see Manual)

__X__ Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ____ State ____ Local _____

42. Statement of significance: PaleoWest recommends 5BL10661 not individually significant under NRHP/SRHP Criterion A because it is not associated with an important event or trend in history at the NRHP/SRHP level. PaleoWest recommends 5BL10661 not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history at the NRHP/SRHP level. We also recommend 5BL10661 not significant under NRHP/SRHP Criterion C because the house is not a quintessential example of the Bungalow form, having seen multiple modifications. Finally, we recommend 5BL10661 not significant under NRHP/SRHP Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 1212 Main retains integrity of location, setting, workmanship, and feeling. Its integrity of design and materials have been diminished by the construction of additions on the rear of the house (although the additions themselves are historic) and the replacement of most or all of the original windows. Because the house is not related to any historically important trends or individuals, it does not exhibit integrity of association.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

    Eligible ____ Not Eligible _X___ Need Data ____

45. Is there National Register district potential? Yes ____ No ___X_

Discuss: The Caledonia Place subdivision appears to lack historical cohesiveness due to modern infill, and 1212 Main would likely not contribute to any potential historic districts, although this survey did not formally evaluate any historic districts and all conclusions are preliminary.

If there is National Register district potential, is this building: Contributing ____ Noncontributing

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: 1212 Main Photograph 1–5

    Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): July 7–9, 2020

50. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats

51. Organization: PaleoWest

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

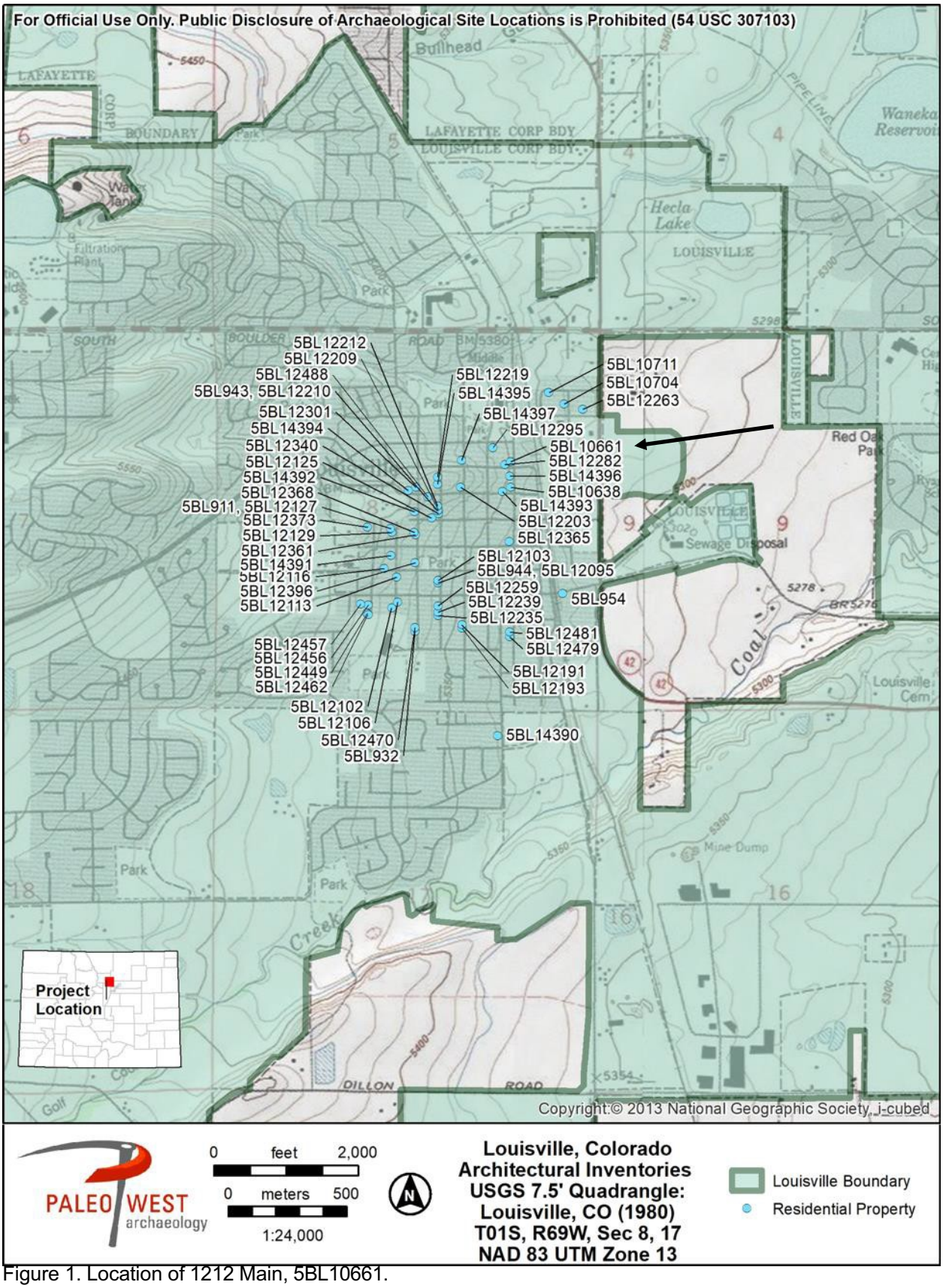


Figure 1. Location of 1212 Main, 5BL10661.

Resource Number: 5BL10661
Temporary Resource Number: N/A

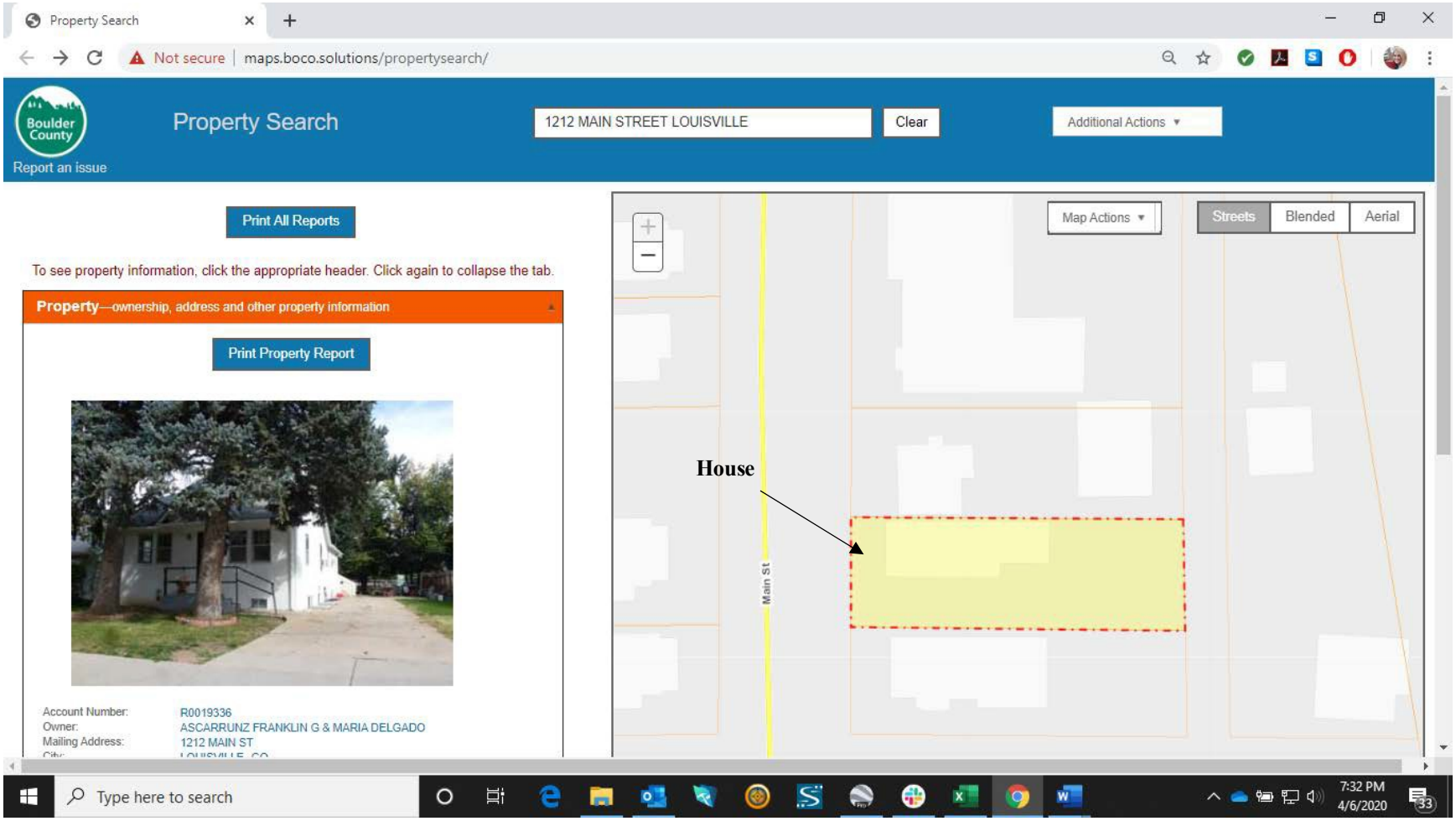


Figure 2. Sketch map of 1212 Main.

Resource Number: 5BL10661
Temporary Resource Number: N/A



Figure 3. 1212 Main, facing east.

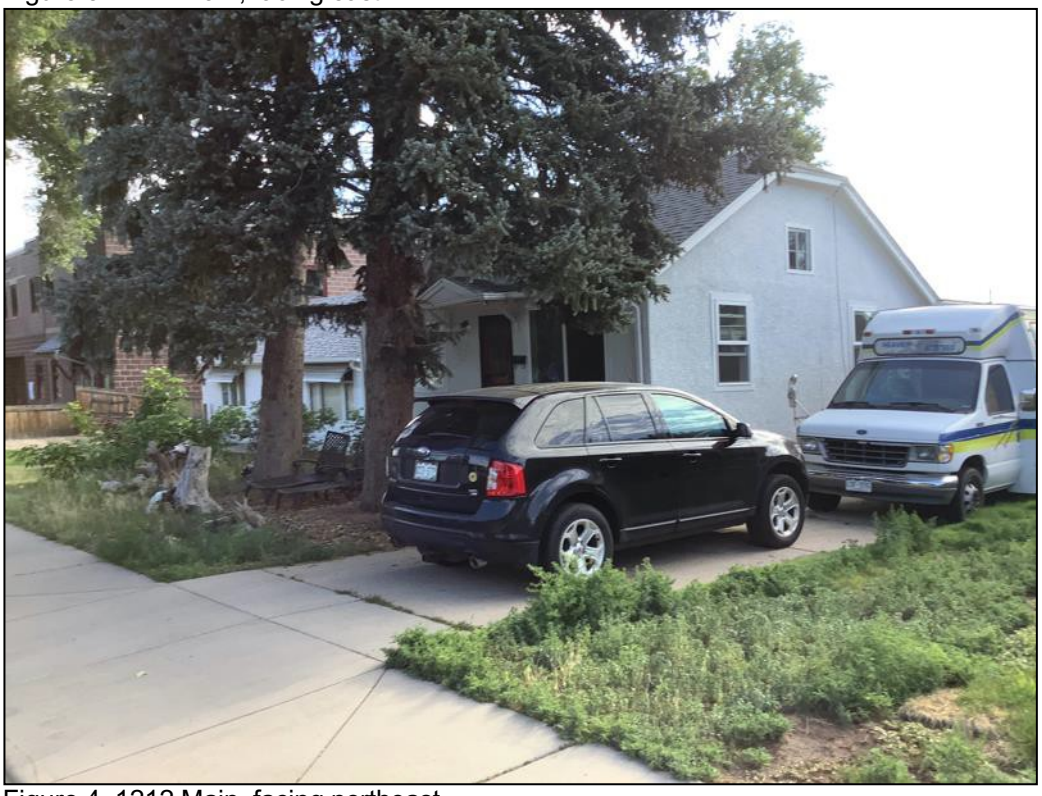


Figure 4. 1212 Main, facing northeast.

Resource Number: 5BL10661
Temporary Resource Number: N/A



Figure 5. 1212 Main, facing southeast.



Figure 6. 1212 Main, facing west.

Resource Number: 5BL10661
Temporary Resource Number: N/A



Figure 7. 1212 Main photo from 1948 Assessor Card, (LHM 2017).

Resource Number: 5BL12125
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____Initials _____
_____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL12125
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Zarini House
6. Current building name: 1001 Grant Avenue
7. Building address: 1001 Grant Avenue, Louisville, CO 80027
8. Owner name and address: Carolyn M. & Thomas L. Gaulin, 1001 Grant Avenue, Louisville, CO 80027-1707

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SE ¼ of SW ¼ of SW ¼ of NE ¼ of section 8
10. UTM reference
    Zone 13N; 488392mE 4425529mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.
12. Lot(s): 1–2 Block: 3
    Addition: Capitol Hill Year of Addition: 1904
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 1-2 BLK 3 CAPITOL HILL

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 43 x Width 30
16. Number of stories: 2
17. Primary external wall material(s): Stucco
18. Roof configuration: Gabled Roof – Front Gabled Roof
19. Primary external roof material: Asphalt
20. Special features: Chimney
21. General architectural description: 1001 Grant is a 2-story Edwardian home clad in stucco. It has multiple front gable roof peaks covered with asphalt shingles. The home's primary façade faces

east. The entrance to the building is located just south of center, under a small porch. The porch has a gable roof and arched interior ceiling and is supported by conical columns. A set of three double hung windows is located south of the entry. Three windows are also to the north. The north windows express some architectural detail. The size configuration is such that the central window is slightly taller that the others. All three windows have an 11-pane stained glass section at their tops. A single window is located on the second story above the north windows. Two second story windows are located above the entry. All the windows are surrounded by crown molding. Two front facing gables intersect at the center of the elevation. A third, larger gable is recessed and spans the entire elevation. The north side of the house has a central rectangular window and a pair of windows near the west end of the elevation. The south elevation has a pair of windows at its east end. Continuing west, a three-sided bay-like extension forms the main plane of the wall that has three windows. A single window is located above on the second story. A door is located to the west. The west elevation of the house is not visible from the public right-of-way.

22. Architectural style/building type: Late Victorian – Edwardian

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: A large newer two story garage and an older garage are also located on the property. The modern garage is clad in vertical wood siding and has a cross gabled roof. A garage door dominates the west elevation. A single double hung window is above. The north and south sides have two pairs of windows on the ground level and a second story dormer with a pair of windows. The east side of the building is not visible from the public right-of-way. An older garage is also located on the property. This small building has horizontal wood siding and a front gabled roof, with a shed roof addition at the rear. There are no windows. A single tilt-up garage door is located in the south elevation facing South Street.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _1908___ Actual:

Source of information:

Boulder County Assessor's Office
2019 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed April 2020.

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Charles and Christine Zarini

Source of information:

Bacon, Bridget.
2016 740 Front Street History. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

Boulder County Assessor's Office
2019 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed April 2020.

29. Construction history (include description and dates of major additions, alterations, or demolitions): There is no indication that the house has had any major additions. The stucco cladding may not be original, but it was extant as early as 1948. The lot does have a large modern garage that dominates the rear of the property.

30. Original location __X__ Moved ____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling
32. Intermediate use(s): Domestic – Single Dwelling
33. Current use(s): Domestic – Single Dwelling
34. Site type(s): Single Family Home
35. Historical background:

General History of Louisville

This discussion is summarized from Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado (Schwendler and Corbett 2018).

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company, which ran a line that, by 1877, extended through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s, Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site from the federal government. Nawatny filed a town plat, comprising 20 acres and 85 lots, on the land and named the town of Louisville after himself. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, it grew organically as different investors platted different subdivisions, businesspeople opened diverse stores to meet demands, and people from Britain, Europe (e.g., Austria and Germany and, later, Italy, France, and Eastern Europe), and the United States moved to town. As a result, Louisville is characterized by diversity in its architectural, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

By the early 1890s, Louisville was expanding and changing rapidly, as several new residential subdivisions had been platted and Main Street, within the original part of town, morphed from a predominantly residential area to a commercial center. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

Louisville's population increased to 3,200 people in 1909. Around this time, more than 12 trains stopped in Louisville, carrying passengers, coal, and other freight; beginning in 1909, the Denver Interurban Company used Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miner's strike began in 1910 and the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. However, Louisville actually fared better than many other small Western towns because its mines remained open during the Great Depression and actually increased in number in the early 1930s. This was due, in part, to the low quality of Louisville's coal, which allowed it to be used only by local residents, businesses, and the railroad. As a result, Louisville's coal industry was relatively independent and not strongly tied to the regional or national economy. However, by the 1940s, the use of coal was in decline, especially locally. The final blow for most local coal mines occurred in 1954, when the Burlington Northern Railroad, which had taken over the line through Louisville, switched from coal power to diesel fuel.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. Just two small new subdivisions were platted in 1948: Acme Terrace First Addition and the Fischer Addition, with two more in 1957 (Bella Vista) and 1959 (Scenic Heights), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

The Denver–Boulder Turnpike, which opened in 1952 and allowed the Broomfield, Lafayette, and Louisville areas to serve as bedroom communities for downtown Denver and Boulder, affected Louisville's local economics and demographics. The road opened for use on Sunday, January 20, 1952, with electric counters located at the Wadsworth underpass in Broomfield estimating that 30,000 cars passed through on the first day. An average of more than 4,000 cars used the turnpike every day.

The turnpike's ability to move people faster between Denver, Boulder, and neighboring bedroom communities supported the construction of new suburban subdivisions, such as Bella Vista and Scenic Heights in Louisville. The same kinds of neighborhoods were ubiquitous across the United States in the 1950s and 1960s. Post-WWII suburbs arose from a combination of three factors. First, few houses were constructed between the Great Depression and WWII, but at the end of WWII, more than six million military personnel returned to civilian life, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

Despite all of this change, Louisville's population held relatively steady from 1950 to 1970, increasing from approximately 1,978 people in 1950 to 2,073 people in 1960 to 2,500 people in 1962, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people by 1990. The population further increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

From the 1990s through the present, most commercial and residential growth in Louisville has occurred around the edges of the city and along McCaslin Boulevard and South Boulder Road. However, in recent years the city's historic preservation tax, various recreational events, and a widespread trend towards buying local have supported increased commercial revitalization within Louisville's historic area, especially along Front and Main Streets. Still, many residents commute to Boulder and Denver for work. The largest employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods.

Capitol Hill Subdivision

The house at 1001 Grant Avenue is located in the Capitol Hill Subdivision, which was platted by Irving Elberson and J. C. Williams in 1904. Envisioned as Louisville's affluent subdivision, Capitol Hill was located on "the hill" overlooking the town to the southeast and the mountains to the west. The cost of land in the neighborhood reinforced its elite status. Lots in Capitol Hill could be more than twice as expensive as those in the less affluent parts of town. Not surprisingly, then, this subdivision has relatively larger and fancier houses than many other parts of historic Louisville. Capitol Hill contains the most Queen Anne-style houses in Louisville. The neighborhood also contains many Folk Victorians and Classic Cottages, including four of the latter that remain on the 1040 block of Jefferson Avenue. The subdivision's affluence was not opulent, however. Most residents were local low- and mid-level white collar workers. The subdivision also became a locus of public leisure in the winter when youth and adults of all income levels enjoyed sledding on the subdivision's hills.

1001 Grant Avenue is typical of homes in the Capitol Hill subdivision, in that it is larger and more ornate than most houses in other subdivisions that were largely populated by miners and other working-class families. According to Boulder County Assessor records, this Edwardian house was constructed in 1908. The original owners were Charles and Christine Zarini, both native-born children of Italian immigrants. George was a "machine man" at a local mine in 1910 (1910 Census). However, by the 1930s Zarini was a local businessman. He and his wife owned a café and a candy store (Bacon 2016). The Zarinis no longer lived in the house by 1940 (R.L. Polk and Company 1940). Fritz and Mary Gerwulf purchased the home sometime prior to 1960 and remained in the house until the 1980s.The home subsequently passed among other owners until the current owners purchased the house in 2000.

1001 Grant Avenue appears relatively unchanged since at least the 1940s.

36. Sources of information:

Bacon, Bridget.
2016 740 Front Street History. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

Boulder County Assessor's Office
2019 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed April 2020.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

R.L. Polk and Company.
1940 Polk's Boulder County Directory 1940. Salt Lake City, UT. R.L. Polk and Company.

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado

United States Census Bureau
1910 Thirteenth Census of the United States, 1910 (NARA microfilm publication T624). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No __X__ Date of designation: _____

Designating authority:

Note: The house appears to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the areas of social history and architecture for its association with the early twentieth century residential development of the city. The property is also a rare example of a more elaborate, Edwardian home constructed in Louisville prior to World War II.

It should be understood that the thresholds of significance and integrity for NRHP eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

____A. Associated with events that have made a significant contribution to the broad pattern of our history;

____B. Associated with the lives of persons significant in our past;

__X__ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

____D. Has yielded, or may be likely to yield, information important in history or prehistory.

____ Qualifies under Criteria Considerations A through G (see Manual)

____ Does not meet any of the above National Register criteria

39. Area(s) of significance: Community Planning and Development

40. Period of significance: 1908–1930

41. Level of significance: National ____ State ____ Local _____X

42. Statement of significance: PaleoWest recommends 5BL12125 not individually significant under NRHP/SRHP Criterion A because, by itself, it does not illustrate a significant trend in history at the NRHP/SRHP level. PaleoWest recommends 5BL12125 not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. In contrast, we recommend 5BL12462 significant under NRHP/SRHP Criterion C because the house is a rare and intact example of an Edwardian home constructed in one of Louisville more prestigious neighborhoods in the early 20th century. Finally, we recommend 5BL12125 not significant under NRHP/SRHP Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 1001 Grant retains integrity of location, setting, design, materials, and workmanship. Integrity of feeling has been weakened by the construction of the large ADU on the property. Because the house is not associated with an important event or person at the NRHP level, it does not exhibit integrity of association.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible __X__ Not Eligible ____ Need Data ____

45. Is there National Register district potential? Yes X No ____

Discuss: The Capitol Hill subdivision was platted in 1904. As a relatively exclusive part of town in the early 1900s, the area has relatively larger and fancier houses than many other parts of historic Louisville. Specifically, the subdivision contains a higher density of Queen Anne, Folk Victorian, and Classic Cottage styles than other Louisville subdivisions, although it also contained simpler National form houses. This assessment did not formally evaluate a Capitol Hill Historic District, but a potential district is apparent.

1001 Grant would likely contribute to a potential Capitol Hill historic district because it is a rare and intact example of an Edwardian house that illustrates the typically larger and fancier homes present in this subdivision.

If there is National Register district potential, is this building: Contributing X Noncontributing

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: 1001 Grant Photograph 1–8

Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): July 7–9, 2020

50. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats

51. Organization: PaleoWest

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Resource Number: 5BL12125
Temporary Resource Number: N/A

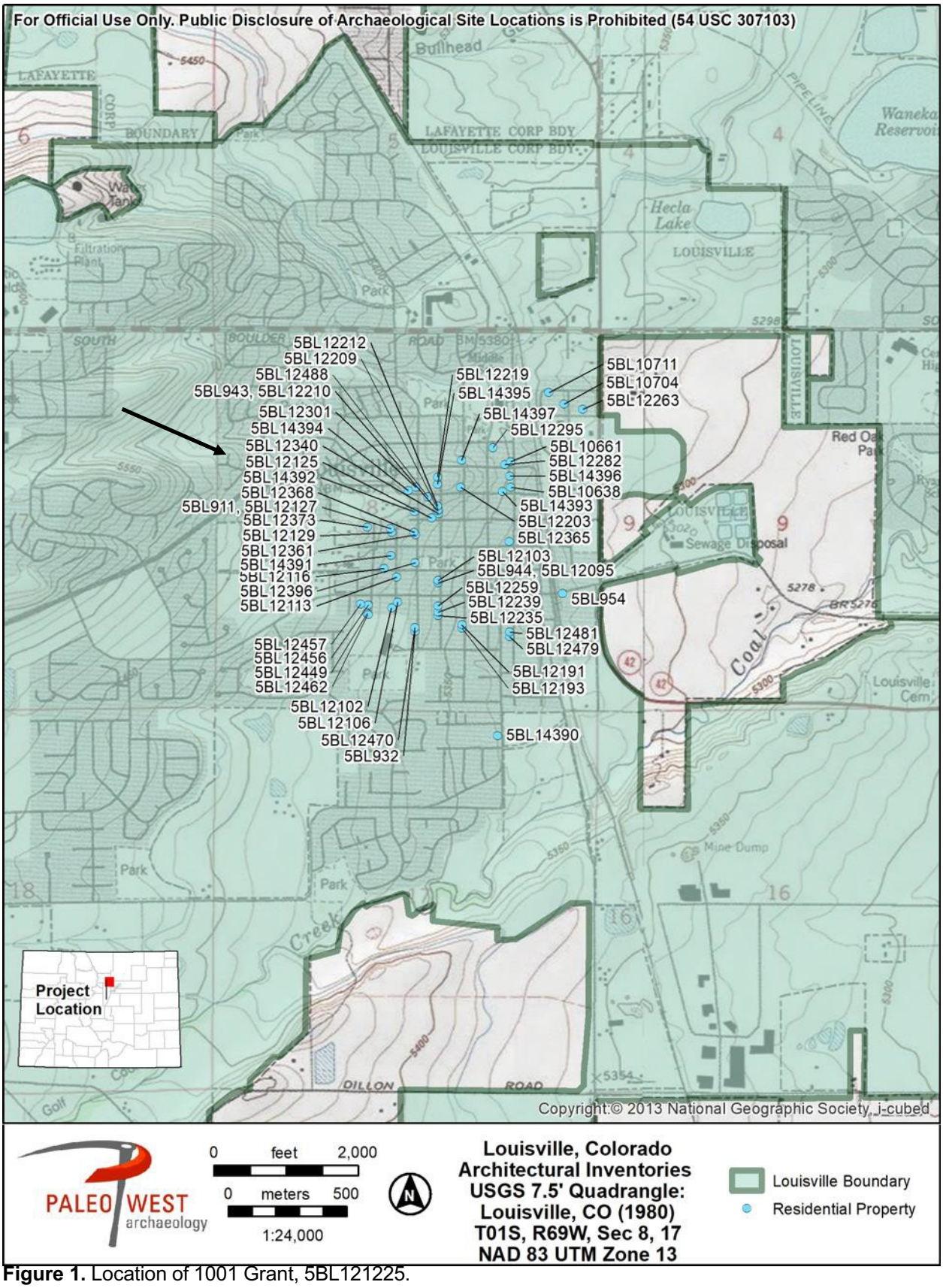


Figure 1. Location of 1001 Grant, 5BL121225.

Resource Number: 5BL12125
Temporary Resource Number: N/A

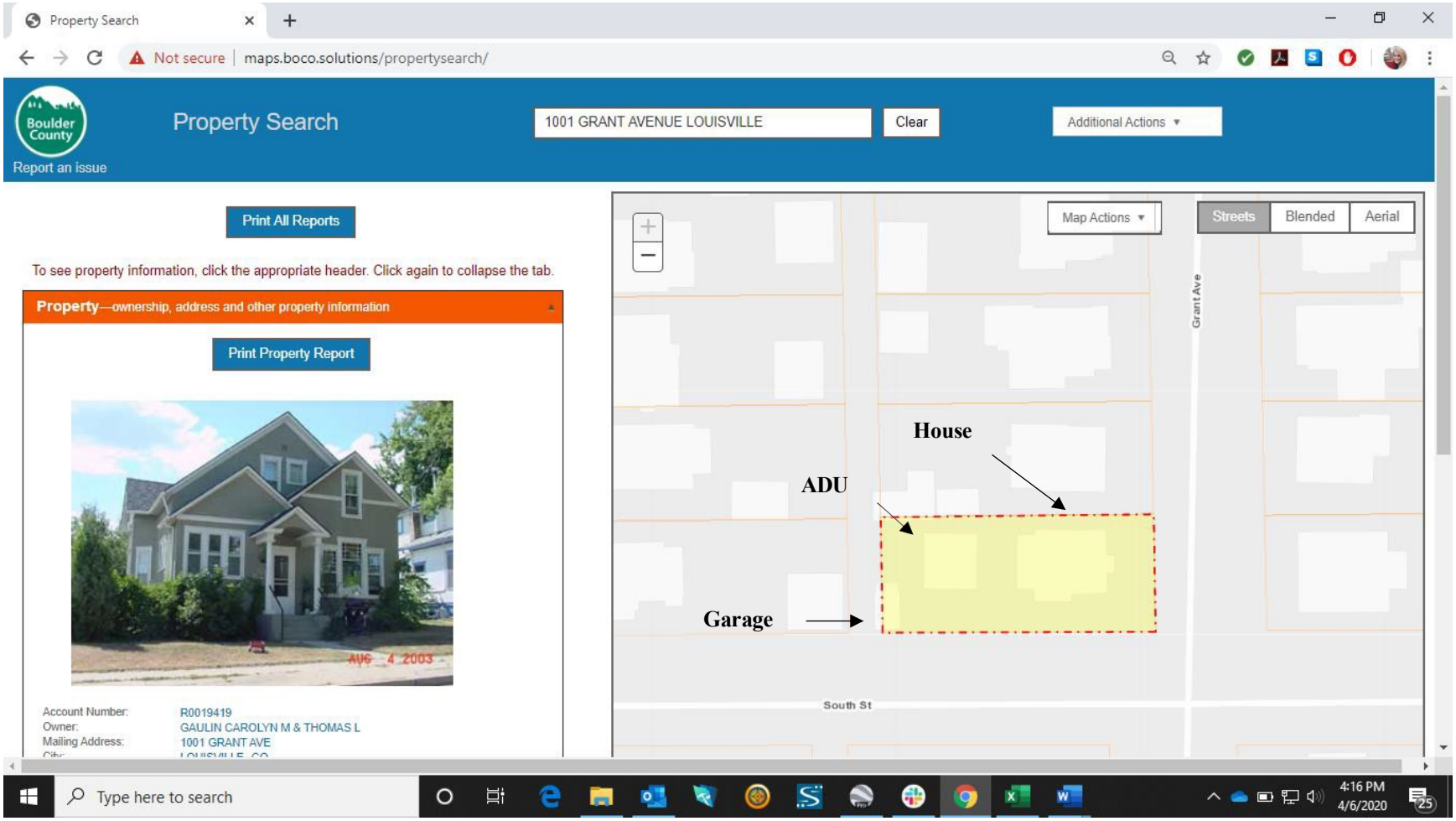


Figure 2. Sketch map of 1001 Grant.

Resource Number: 5BL12125
Temporary Resource Number: N/A



Figure 3. 1001 Grant, facing west.



Figure 4. 1001 Grant, facing northwest.

Resource Number: 5BL12125
Temporary Resource Number: N/A



Figure 5. 1001 Grant, facing northwest.



Figure 6. 1001 Grant, garage, facing northwest.



Figure 7. 1001 Grant, Garage, facing north-northeast.



Figure 8. 1001 Grant photo from 1948 Assessor Card (LHM 2017).

Resource Number: 5BL12340
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____Initials _____
_____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL12340
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 1008 Grant Avenue
7. Building address: 1008 Grant Avenue, Louisville, CO 80027
8. Owner name and address: Karin Rose Hagerman Knapp, 1008 Grant Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SE ¼ of SW ¼ of SW ¼ of NE ¼ of section 8
10. UTM reference
    Zone 13N; 488430mE 4425544mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.
12. Lot(s): 21–22 Block: 2
    Addition: Capitol Hill Year of Addition: 1904
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 21-22 BLK 2 CAPITOL HILL

III. Architectural Description

14. Building plan (footprint, shape): L-Shaped
15. Dimensions in feet: Length 41 x Width 30
16. Number of stories: 1
17. Primary external wall material(s): Wood: Horizontal Siding
18. Roof configuration: Gabled Roof – Cross Gabled Roof
19. Primary external roof material: Asphalt
20. Special features: Chimney

21. General architectural description: 1008 Grant is a Folk Victorian style gabled ell home clad with horizontal wood siding and having an asphalt shingled roof. The primary façade faces west. Fish scale shingles decorate the gable end/upper half of the façade. A porch supported by simple turned columns spans the south half of the elevation. The columns were added after 1999. Previously the porch was supported by wrought iron posts, which themselves had probably replaced turned wood columns. A large west-facing double hung window is located under the porch. Entry to the home is via a south-facing door at the junction of the porch and house. A fixed picture window is north of the porch. The north side of the house has a single pair of double hung windows near its east end. The south elevation of the house has a single double hung window near center and two small square windows to the east. Basement windows are visible on this side of the building. The east side of the house is not visible from the public right-of-way, being obscured by a large carriage house and a fence.
22. Architectural style/building type: Gabled Ell
23. Landscaping or special setting features: None
24. Associated buildings, features, or objects: A large carriage house is located behind 1008 Grant. The building, which has a front gabled roof and is clad in metal, is nearly as large as the house itself. It appears that the carriage house was constructed as an addition onto a small garage at some time after 1999. The building is two stories tall. A garage entrance with a pull up door is located in the building's south elevation. Two sliding glass doors are located in an addition west of the garage door. There is a single double hung window on the second story, above the garage door. The east side of the building has a central pair of windows and a single window near the north end of the first story. A dormer with set of three windows is located in the second story. The north side of the building is partly obscured, but a single window is visible in the second story above the garage portion of the façade. The west side of the carriage house is not visible from the public right-of-way. All windows appear to be modern vinyl units.

IV. Architectural History

25. Date of Construction: Estimate: _1907___ Actual:

Source of information:

Bacon, Bridget
2016 1008 Grant Avenue History. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

26. Architect: Unknown
27. Builder/Contractor: Unknown
28. Original owner: Paul Mudrock

Source of information:

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

29. Construction history (include description and dates of major additions, alterations, or demolitions): There have been no major changes to the house, but a large carriage house was constructed on the property post-1999. The carriage house is nearly as large as the home.

30. Original location __X__ Moved ____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling
32. Intermediate use(s): Domestic – Single Dwelling
33. Current use(s): Domestic – Single Dwelling
34. Site type(s): Single Family Home
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General History of Louisville

This discussion is summarized from Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado (Schwendler and Corbett 2018).

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The Denver–Boulder Turnpike, which opened in 1952 and allowed the Broomfield, Lafayette, and Louisville areas to serve as bedroom communities for downtown Denver and Boulder, affected Louisville's local economics and demographics. The road opened for use on Sunday, January 20, 1952, with electric counters located at the Wadsworth underpass in Broomfield estimating that 30,000 cars passed through on the first day. An average of more than 4,000 cars used the turnpike every day.

The turnpike's ability to move people faster between Denver, Boulder, and neighboring bedroom communities supported the construction of new suburban subdivisions, such as Bella Vista and Scenic Heights in Louisville. The same kinds of neighborhoods were ubiquitous across the United States in the 1950s and 1960s. Post-WWII suburbs arose from a combination of three factors. First, few houses were constructed between the Great Depression and WWII, but at the end of WWII, more than six million military personnel returned to civilian life, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

Despite all of this change, Louisville's population held relatively steady from 1950 to 1970, increasing from approximately 1,978 people in 1950 to 2,073 people in 1960 to 2,500 people in 1962, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until

2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people by 1990. The population further increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

From the 1990s through the present, most commercial and residential growth in Louisville has occurred around the edges of the city and along McCaslin Boulevard and South Boulder Road. However, in recent years the city's historic preservation tax, various recreational events, and a widespread trend towards buying local have supported increased commercial revitalization within Louisville's historic area, especially along Front and Main Streets. Still, many residents commute to Boulder and Denver for work. The largest employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods.

1008 Grant Avenue

The house at 1008 Grant Avenue is located in the Capitol Hill Subdivision, which was platted by Irving Elberson and J. C. Williams in 1904. Envisioned as Louisville's affluent subdivision, Capitol Hill was located on "the hill" overlooking the town to the southeast and the mountains to the west. The cost of land in the neighborhood reinforced its elite status. Lots in Capitol Hill could be more than twice as expensive as those in the less affluent parts of town. Not surprisingly, then, this subdivision has relatively larger and fancier houses than many other parts of historic Louisville. Capitol Hill contains the most Queen Anne-style houses in Louisville. The neighborhood also contains many Folk Victorians and Classic Cottages, including four of the latter that remain on the 1040 block of Jefferson Avenue. The subdivision's affluence was not opulent, however. Most residents were local low- and mid-level white collar workers. The subdivision also became a locus of public leisure in the winter when youth and adults of all income levels enjoyed sledding on the subdivision's hills.

1008 Grant Avenue is a simple Folk Victorian style house more characteristic of the working class neighborhoods than Capitol Hill. Constructed in approximately 1907, the house was first occupied by Paul Mudrock and his family. According to Boulder County Clerk and Recorder Records, Mudrock purchased the house in 1907 and sold it to Joseph Kasenga in 1910. Elizabeth Philp purchased the home from Kasenga in 1919. She sold the house to Joseph Rizzi in 1921 (Boulder County Clerk and Recorder 2020). The Rizzis owned the house until 2002. All owners prior to the Rizzis were immigrants. Joseph Rizzi and his wife were first-generation Americans whose parents emigrated from Italy. All twentieth century owners were working class (Bacon 2016).

The 1008 Grant Avenue house (but not the lot) retains considerable integrity.

36. Sources of information:

Bacon, Bridget
2016 1008 Grant Avenue History. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

Boulder County Assessor's Office
2020 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed April 2020.

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No __X__ Date of designation: _____

    Designating authority:

    Note: The house appears to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the areas of social history and architecture for its association with the early twentieth century residential development of the city. It also illustrates the modestly fancy Folk Victorian style that elevated the design of simple working class homes and was common in Louisville.

    It should be understood that the thresholds of significance and integrity for NRHP eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

    ____A. Associated with events that have made a significant contribution to the broad pattern of our history;

    ____B. Associated with the lives of persons significant in our past;

    ____C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

    ____D. Has yielded, or may be likely to yield, information important in history or prehistory.

    ____ Qualifies under Criteria Considerations A through G (see Manual)

    __X__ Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ____ State ____ Local _____

42. Statement of significance: PaleoWest recommends 5BL12340 not individually significant under NRHP/SRHP Criterion A because, by itself, it does not illustrate a significant trend in history at the NRHP/SRHP level. PaleoWest recommends 5BL12340 not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We recommend 5BL12340 not significant under NRHP/SRHP Criterion C because the house is not a quintessential example of a Folk Victorian home. Finally, we recommend 5BL12340 not significant under NRHP/SRHP Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 1008 Grant retains integrity of location, setting, design, materials, and workmanship. Integrity of feeling has been weakened by the construction of a large carriage house on the property. There is no integrity of association because the home has no link to a historically important person or event.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

    Eligible ____ Not Eligible _X_ Need Data ____

45. Is there National Register district potential? Yes _X_ No _____

    Discuss: The Capitol Hill subdivision was platted in 1904. As a relatively exclusive part of town in the early 1900s, the area has relatively larger and fancier houses than many other parts of historic Louisville. Specifically, the subdivision contains a higher density of Queen Anne, Folk Victorian, and Classic Cottage styles than other Louisville subdivisions, although it also contained simpler National form houses. This assessment did not formally evaluate a Capitol Hill Historic District, but a potential district is apparent.

    1008 Grant may contribute to a potential Capitol Hill historic district because it illustrates the full range of house types present in this historical subdivision.

    If there is National Register district potential, is this building: Contributing _X_ Noncontributing

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing

VIII. Recording Information

47. Photograph numbers: 1008 Grant Photograph 1–7

    Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): July 7–9, 2020

50. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats

51. Organization: PaleoWest

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Resource Number: 5BL12340
Temporary Resource Number: N/A

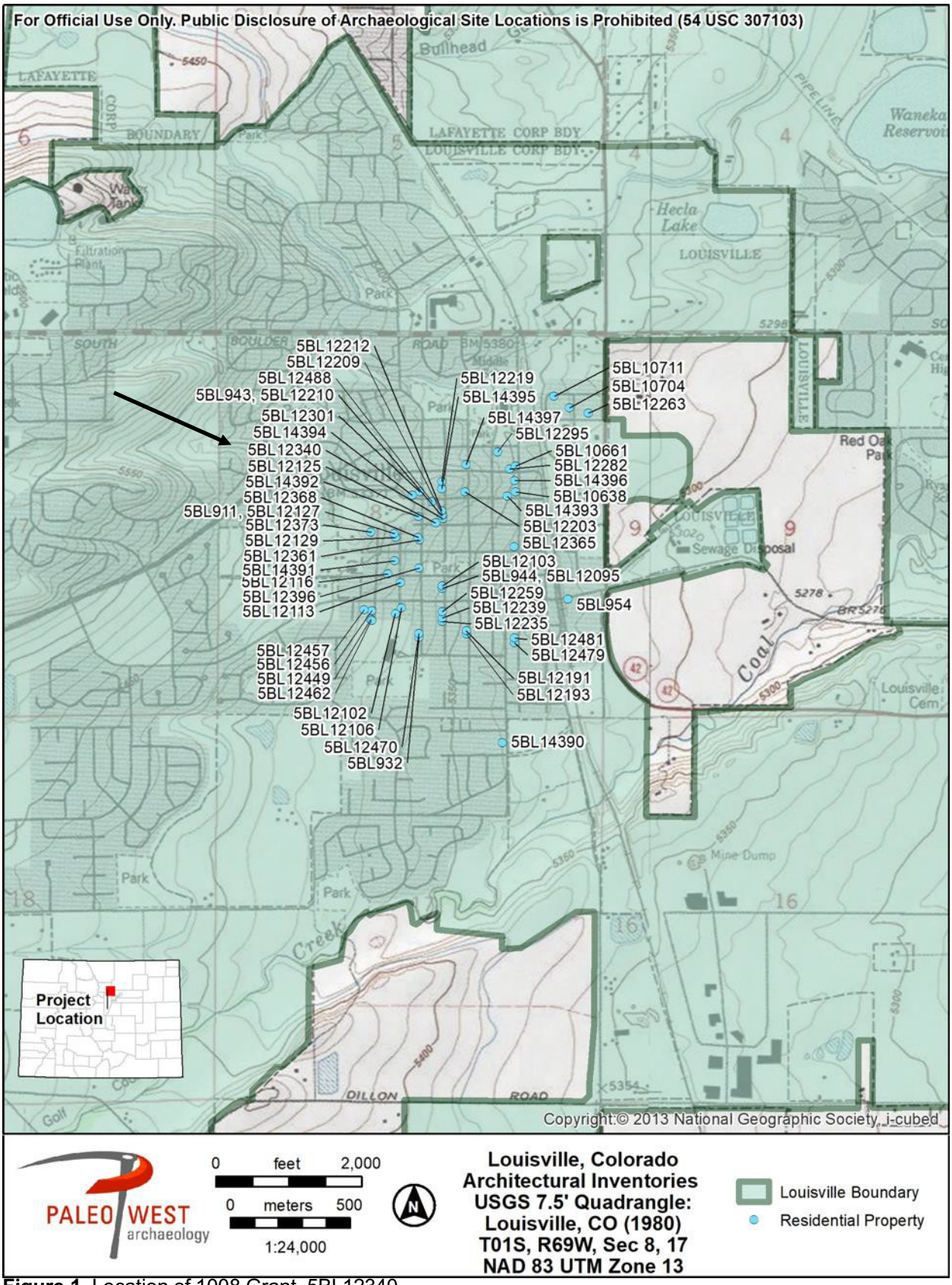


Figure 1. Location of 1008 Grant, 5BL12340.

Resource Number: 5BL12340
Temporary Resource Number: N/A

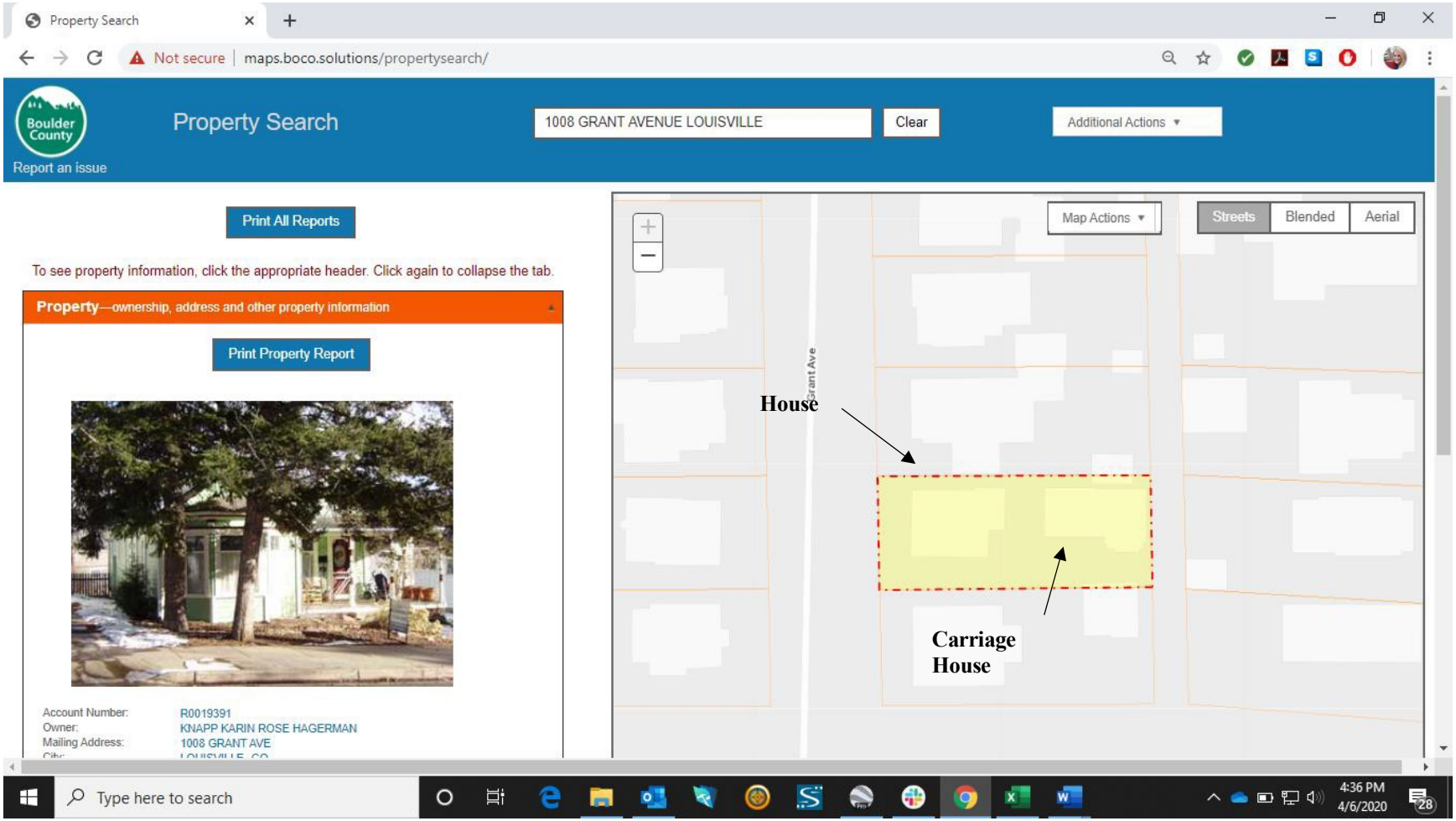


Figure 2. Sketch map of 1008 Grant.

Resource Number: 5BL12340
Temporary Resource Number: N/A



Figure 3. 1008 Grant, facing east-southeast.



Figure 4. 1008 Grant, facing northeast.



Figure 5. 1008 Grant, facing southeast.



Figure 6. 1008 Grant, rear of house and side of carriage house, facing northwest.

Resource Number: 5BL12340
Temporary Resource Number: N/A



Figure 7. 1008 Grant, carriage house, facing northwest.



Figure 7. 1008 Grant photo from 1948 Assessor Card (LHM 2017).

Resource Number: 5BL12209
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____Initials _____
_____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL12209
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 1016 Grant Avenue
7. Building address: 1016 Grant Avenue, Louisville, CO 80027
8. Owner name and address: Thomas Joseph & Jenna Van Horn, 1016 Grant Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SE ¼ of SW ¼ of SW ¼ of NE ¼ of section 8
10. UTM reference
    Zone 13N; 488431mE 4425560mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.
12. Lot(s): 19–20 Block: 2
    Addition: Capitol Hill Year of Addition: 1904
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 19-20 BLK 2 CAPITOL HILL

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 56 x Width 28
16. Number of stories: 1
17. Primary external wall material(s): Metal - Aluminum
18. Roof configuration: Gabled Roof – Cross Gabled Roof
19. Primary external roof material: Asphalt
20. Special features: Chimney
21. General architectural description: 1016 Grant is a small National form house with horizontal metal siding (likely aluminum) and a cross-gabled roof with asphalt shingles. The home's primary façade

faces west. A half-length porch is located on the southern portion of the elevation. A large fixed window flanked by two casement windows is located at the south end of the elevation, under the porch. An entry door is north of the window. A single slider window is located north of the porch. Decorative shutters are on each side of the window. The building's south elevation features a large fixed window, flanked by two casement windows, east of the center of the elevation. Two single windows are located farther to the east. The easternmost window is in an addition. A carport is attached to the eastern portion of the elevation and overhangs the western two windows (i.e., not the window in the addition). The east half of the north side of the building contains three small windows. The center window is oriented vertically, while the two outside windows are horizontal. The rear of the house is an addition. As mentioned above, a single window is present at its south end, while a sliding window and an entry door are within its east end and the north side is a large covered patio.

22. Architectural style/building type: Gabled Ell

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: Two outbuildings are located at the rear of the lot. One is a small garage with a front-gabled roof and barn type doors that face east onto the alley. The building has wooden clapboard siding and is located in the southeast corner of the lot. The second building is a small utilitarian structure constructed of wood plank, located in the northeast corner of the lot. It also has a gable roof, with the gable end facing the alley. The building's east elevation contains a side-hinged wooden window. Otherwise, only the east end of the building's south elevation is visible. It appears to contain at least one opening.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1907 Actual

Source of information:

Bacon, Bridget.
2019 1016 Grant Ave. History. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: George Sirokman

Source of information:

Bacon, Bridget.
2019 1016 Grant Ave. History. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

29. Construction history (include description and dates of major additions, alterations, or demolitions): Several changes have occurred over time. They are listed below:

- First south addition, uncovered deck (est. pre-1948)
- Basement dug-out (est. pre-1948)
    - New coal-burning furnace
    - New chimney
- South addition expansion and enclosure with kitchen (1948-1956)
- New concrete front porch raised with new concrete foundation (1948-1956)
    - New wood columns
    - New hipped roof
- Rear uncovered porch addition (1948-1956)
- New & enlarged windows (1948-1956)
- Composite siding added (1948-1956)
- Chimney removed (1948-1956)
- Rear uncovered porch removed and replaced with east addition (post-1956)
- South carport addition (post-1956)
- New aluminum siding (post-1956)
- Updated forced-air mechanical (unknown)
- Updated copper & ABS plumbing (unknown)
- New roof insulation (unknown)
- New asphalt shingle roof (unknown)

30. Original location __X__ Moved ____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling
32. Intermediate use(s): Domestic – Single Dwelling
33. Current use(s): Domestic – Single Dwelling
34. Site type(s): Single Family Home
35. Historical background:

General History of Louisville

This discussion is summarized from Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado (Schwendler and Corbett 2018).

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company, which ran a line that, by 1877, extended through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s, Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site from the federal government. Nawatny filed a town plat, comprising 20 acres and 85 lots, on the land and named the town of Louisville after himself. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, it grew organically as different investors platted different subdivisions,

businesspeople opened diverse stores to meet demands, and people from Britain, Europe (e.g., Austria and Germany and, later, Italy, France, and Eastern Europe), and the United States moved to town. As a result, Louisville is characterized by diversity in its architectural, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

By the early 1890s, Louisville was expanding and changing rapidly, as several new residential subdivisions had been platted and Main Street, within the original part of town, morphed from a predominantly residential area to a commercial center. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

Louisville's population increased to 3,200 people in 1909. Around this time, more than 12 trains stopped in Louisville, carrying passengers, coal, and other freight; beginning in 1909, the Denver Interurban Company used Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miner's strike began in 1910 and the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. However, Louisville actually fared better than many other small Western towns because its mines remained open during the Great Depression and actually increased in number in the early 1930s. This was due, in part, to the low quality of Louisville's coal, which allowed it to be used only by local residents, businesses, and the railroad. As a result, Louisville's coal industry was relatively independent and not strongly tied to the regional or national economy. However, by the 1940s, the use of coal was in decline, especially locally. The final blow for most local coal mines occurred in 1954, when the Burlington Northern Railroad, which had taken over the line through Louisville, switched from coal power to diesel fuel.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. Just two small new subdivisions were platted in 1948: Acme Terrace First Addition and the Fischer Addition, with two more in 1957 (Bella Vista) and 1959 (Scenic Heights), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

The Denver–Boulder Turnpike, which opened in 1952 and allowed the Broomfield, Lafayette, and Louisville areas to serve as bedroom communities for downtown Denver and Boulder, affected Louisville's local economics and demographics. The road opened for use on Sunday, January 20, 1952,

with electric counters located at the Wadsworth underpass in Broomfield estimating that 30,000 cars passed through on the first day. An average of more than 4,000 cars used the turnpike every day.

The turnpike's ability to move people faster between Denver, Boulder, and neighboring bedroom communities supported the construction of new suburban subdivisions, such as Bella Vista and Scenic Heights in Louisville. The same kinds of neighborhoods were ubiquitous across the United States in the 1950s and 1960s. Post-WWII suburbs arose from a combination of three factors. First, few houses were constructed between the Great Depression and WWII, but at the end of WWII, more than six million military personnel returned to civilian life, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

Despite all of this change, Louisville's population held relatively steady from 1950 to 1970, increasing from approximately 1,978 people in 1950 to 2,073 people in 1960 to 2,500 people in 1962, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people by 1990. The population further increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

From the 1990s through the present, most commercial and residential growth in Louisville has occurred around the edges of the city and along McCaslin Boulevard and South Boulder Road. However, in recent years the city's historic preservation tax, various recreational events, and a widespread trend towards buying local have supported increased commercial revitalization within Louisville's historic area, especially along Front and Main Streets. Still, many residents commute to Boulder and Denver for work. The largest employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods.

Capitol Hill

The house at 1016 Grant Avenue is located in the Capitol Hill Subdivision, which was platted by Irving Elberson and J. C. Williams in 1904. Envisioned as Louisville's affluent subdivision, Capitol Hill was located on "the hill" overlooking the town to the southeast and the mountains to the west. The cost of land in the neighborhood reinforced its elite status. Lots in Capitol Hill could be more than twice as expensive as those in the less affluent parts of town. Not surprisingly, then, this subdivision has relatively larger and fancier houses than many other parts of historic Louisville. Capitol Hill contains the most Queen Anne-style houses in Louisville. The neighborhood also contains many Folk Victorians and Classic Cottages, including four of the latter that remain on the 1040 block of Jefferson Avenue. The subdivision's affluence was not opulent, however. Most residents were local low- and mid-level white collar workers. The subdivision also became a locus of public leisure in the winter when youth and adults of all income levels enjoyed sledding on the subdivision's hills.

1016 Grant Avenue is simple National form gabled ell house more characteristic of Louisville's working-class neighborhoods than of Capitol Hill. Constructed in approximately 1907, the house was originally owned by George Sirokman, a coal miner whose parents emigrated from Slovakia to the United States in the 1800s. According to Boulder County Clerk and Recorder Records, he sold the house to Andy Teague in 1913. Teague was a blacksmith and wagon maker. He remained at 1016 Grant until he sold the house to a coal miner named Angelo Berardi in 1922. The Berardi family remained in the house for the next 97 years (Bacon 2019; Boulder County Clerk and Recorder 2020).

The overall appearance of 1016 Grant Avenue is similar to its original appearance, but it has seen multiple changes, including the small rear addition, the metal siding (over presumably original wood

siding), and the replacement of original double-hung wood windows with metal fixed/casement and sliding windows.

36. Sources of information:

Bacon, Bridget.
2019 1016 Grant Ave. History. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

Boulder County Assessor's Office
2020 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed April 2020.

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

United States Census Bureau
1910 Thirteenth Census of the United States, 1910 (NARA microfilm publication T624). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

VI. SIGNIFICANCE

37. Local landmark designation: Yes __X__ No ____ Date of designation: 7/21/2020

Designating authority: Louisville Code of Ordinances Resolution No. 54, Series 2020

Note: The house meets the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the areas of social history and architecture for its association with coal miners and the early twentieth century residential development of the city and its simple National form architecture that is typical of Louisville.

It should be understood that the thresholds of significance and integrity for NRHP eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

____A. Associated with events that have made a significant contribution to the broad pattern of our history;

____B. Associated with the lives of persons significant in our past;

____C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

____D. Has yielded, or may be likely to yield, information important in history or prehistory.

____ Qualifies under Criteria Considerations A through G (see Manual)

__X__ Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ____ State ____ Local _____

42. Statement of significance: PaleoWest recommends 5BL12209 not individually significant under NRHP/SRHP Criterion A because, by itself, it does not illustrate an important trend in history at the NRHP/SRHP level. PaleoWest recommends 5BL12209 not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We recommend 5BL12209 not significant under NRHP/SRHP Criterion C because the house is not a quintessential example of a National form home. Finally, we recommend 5BL12209 not significant under NRHP/SRHP Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 1016 Grant retains integrity of location, setting, and design. Its integrity of materials, feeling, and workmanship have been diminished by the addition of metal siding and the removal of most or all original windows. On the other hand, the existing rear addition is small, may be >50 years old, and is not readily noticeable from most sides of the house. There is no integrity of association because the home has no link to a historically important person or event.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ____ Not Eligible __X__ Need Data ____

45. Is there National Register district potential? Yes __X__ No _____

Discuss: The Capitol Hill subdivision was platted in 1904. As a relatively exclusive part of town in the early 1900s, the area has relatively larger and fancier houses than many other parts of historic Louisville. Specifically, the subdivision contains a higher density of Queen Anne, Folk Victorian, and Classic Cottage styles than other Louisville subdivisions, although it also contained simpler National form houses. This assessment did not formally evaluate a Capitol Hill Historic District, but a potential district is apparent.

1016 Grant may contribute to a potential Capitol Hill historic district because it illustrates the full range of house types present in this historical subdivision.

If there is National Register district potential, is this building: Contributing __X__ Noncontributing

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: 1008 Grant Photograph 1–8

Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): July 7–9, 2020
50. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats
51. Organization: PaleoWest
52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026
53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Resource Number: 5BL12209
Temporary Resource Number: N/A

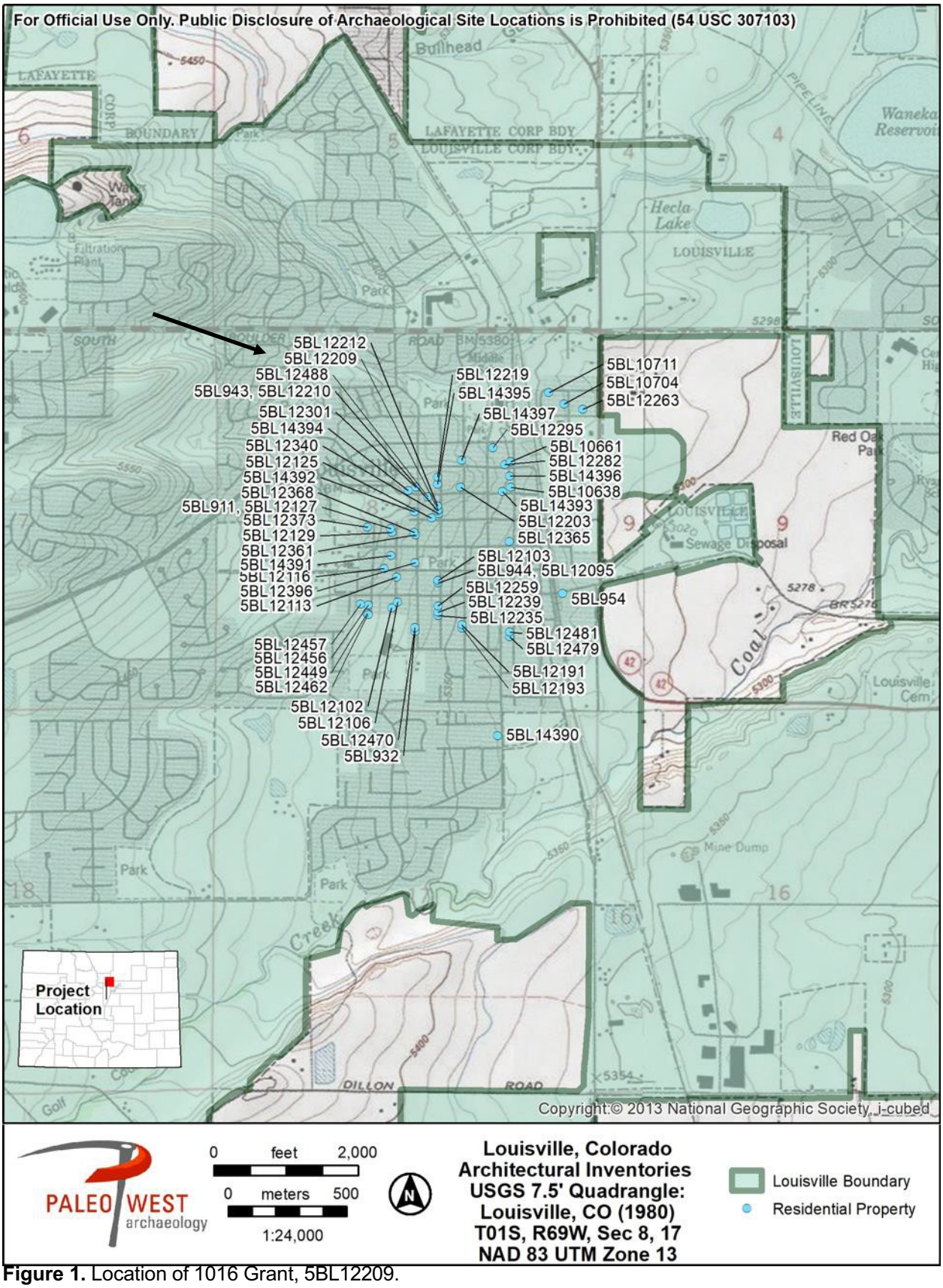


Figure 1. Location of 1016 Grant, 5BL12209.

Resource Number: 5BL12209
Temporary Resource Number: N/A

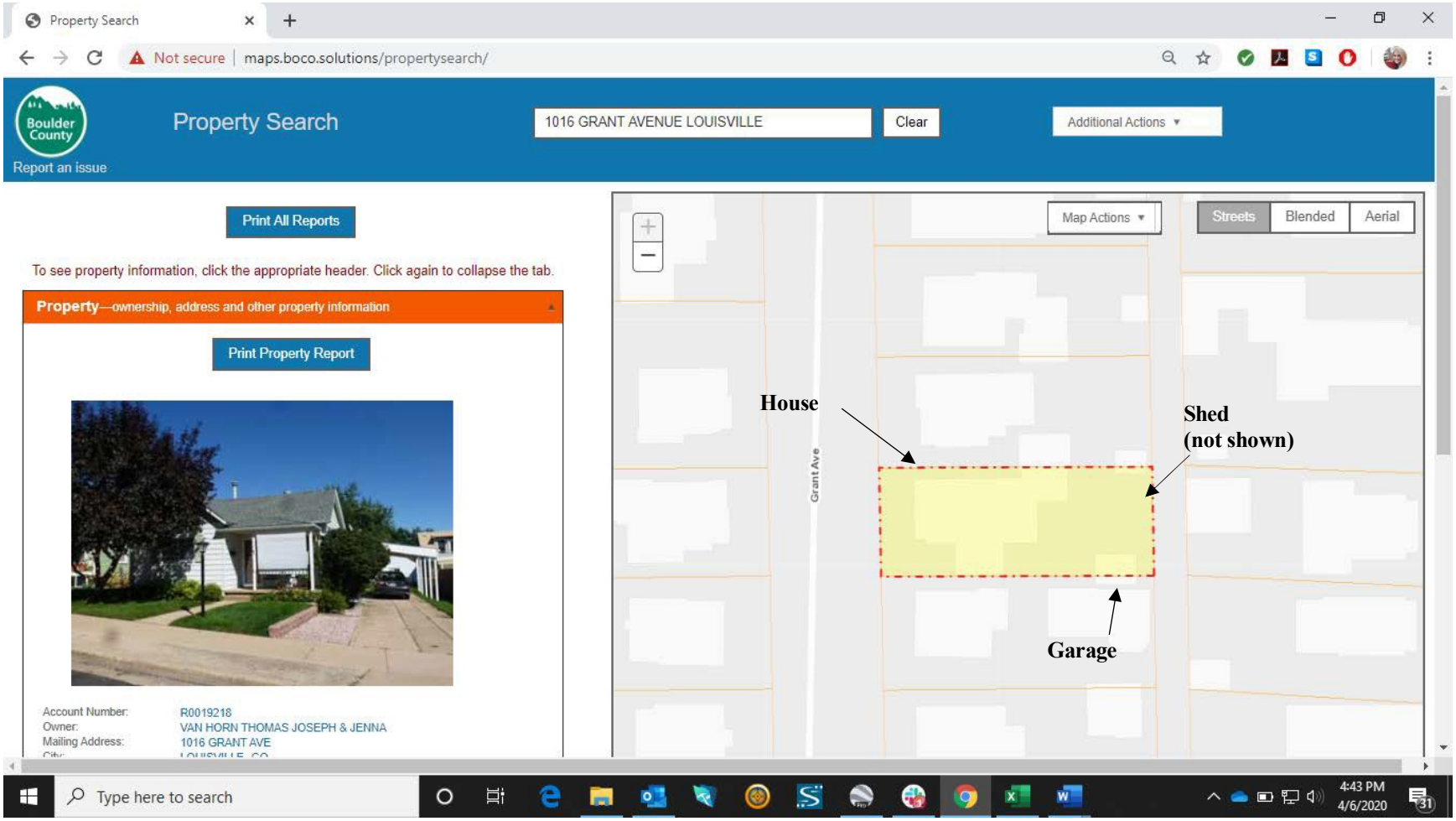


Figure 2. Sketch map of 1016 Grant.

Resource Number: 5BL12209
Temporary Resource Number: N/A



Figure 3. 1016 Grant, facing east.



Figure 4. 1016 Grant, facing northeast.

Resource Number: 5BL12209
Temporary Resource Number: N/A



Figure 5. 1016 Grant, facing southeast.



Figure 6. 1016 Grant, facing west.

Resource Number: 5BL12209
Temporary Resource Number: N/A



Figure 7. 1016 Grant, garage, facing southwest



Figure 8. 1016 Grant, shed, facing northwest



Figure 9. 1016 Grant photo from 1948 Assessor Card (LHM 2017).

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____Initials _____
_____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL943, 5BL12210
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 1017 Grant Avenue
7. Building address: 1017 Grant Avenue, Louisville, CO 80027
8. Owner name and address: Jason W. Kean & Emily Millikan Kean, 1017 Grant Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SE ¼ of SW ¼ of SW ¼ of NE ¼ of section 8
10. UTM reference
    Zone 13N; 488392mE 4425559mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.
12. Lot(s): 5–6 Block: 3
    Addition: Capitol Hill Year of Addition: 1904
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 5-6 BLK 3 CAPITOL HILL

III. Architectural Description

14. Building plan (footprint, shape): Irregular
15. Dimensions in feet: Length 36 x Width 26
16. Number of stories: 2
17. Primary external wall material(s): Wood: Horizontal Siding
18. Roof configuration: Gabled Roof: Cross-Gabled Roof
19. Primary external roof material: Asphalt
20. Special features: Chimney

21. General architectural description: 1017 Grant is a simple Late (Folk) Victorian style two-story home with horizontal wood siding and a cross-gabled roof with asphalt shingles. The roof contains at least two skylights. The house's primary façade faces east. A recessed half-length porch occupies the south side of the façade. A single double hung window and an entry door with a transom are located under the porch in the building's east side. A second entry door with a transom is located adjacent to the first, in the building's south side. A large double hung window is also located in the east façade north of the porch. The second story east elevations contain a pair of modern casement windows and a single double hung window. All windows have crown molding surrounds. The south side of the house has a bay with four double hung windows west of the porch. A historic addition is located to the west of the bay section. An east facing door is visible in the addition, but the rest of the elevation is obscured. The second story has a diamond window near the roof apex. The north side of the house has a single central window in the second story. There are no openings along the east half of the north side. The view of the west half of the north side is obscured. Most of the rear (west side) of the house is composed of an addition that was constructed sometime after 1985. The first story has, from north to south, three sets of three double hung windows, an entry door, a single double hung window, and a pair of double hung windows. The second story has a balcony with a central door. There is a large transom above the door. A single double hung window is located on each side of the door.

22. Architectural style/building type: Late Victorian

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: A very recently constructed two-story carriage house is located at the rear of the property. It is clad in synthetic siding and has a cross-gabled roof with asphalt shingles. A modern garage door dominates the west end of the building. A single double hung window is located above the garage door. A pair of windows is located on the north side of the building. The south elevation has a window on the first story. Steps lead to a second story entrance located at the east end. A series of small windows are located to the west.

IV. Architectural History

25. Date of Construction: Estimate: _1909___ Actual:

Source of information:

Bacon, Bridget.
2007 [Notes] 1017 Grant Ave. History. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

Boulder County Assessor's Office
2020 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed April 2020.

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Harry Wilbarger

Source of information:

Bacon, Bridget.
2007 [Notes] 1017 Grant Ave. History. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

29. Construction history (include description and dates of major additions, alterations, or demolitions): A small addition that is more than 50 years old was constructed on the south side of the house. A modern addition has also been constructed on the rear of the house and a large modern carriage house stands at the west edge of the property. Based on observations from the ca. 1952 assessor card photograph, the house has undergone several changes since that time, albeit in ways designed to blend with the original architecture and materials. The porch roof was added and the height and steepness of all portions of the main roof were increased to provide additional space/height in the second story. The windows in the easternmost gable and in the gable behind that appear to have been added and replaced, respectively. Wooden porch railings were also added. Most windows in the original portion of the house appear original.

30. Original location __X___ Moved ____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling
32. Intermediate use(s): Domestic – Single Dwelling
33. Current use(s): Domestic – Single Dwelling
34. Site type(s): Single Family Home
35. Historical background:

General History of Louisville

This discussion is summarized from Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado (Schwendler and Corbett 2018).

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company, which ran a line that, by 1877, extended through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s, Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site from the federal government. Nawatny filed a town plat, comprising 20 acres and 85 lots, on the land and named the town of Louisville after himself. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, it grew organically as different investors platted different subdivisions, businesspeople opened diverse stores to meet demands, and people from Britain, Europe (e.g., Austria and Germany and, later, Italy, France, and Eastern Europe), and the United States moved to town. As a result, Louisville is characterized by diversity in its architectural, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only

30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

By the early 1890s, Louisville was expanding and changing rapidly, as several new residential subdivisions had been platted and Main Street, within the original part of town, morphed from a predominantly residential area to a commercial center. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

Louisville's population increased to 3,200 people in 1909. Around this time, more than 12 trains stopped in Louisville, carrying passengers, coal, and other freight; beginning in 1909, the Denver Interurban Company used Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miner's strike began in 1910 and the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. However, Louisville actually fared better than many other small Western towns because its mines remained open during the Great Depression and actually increased in number in the early 1930s. This was due, in part, to the low quality of Louisville's coal, which allowed it to be used only by local residents, businesses, and the railroad. As a result, Louisville's coal industry was relatively independent and not strongly tied to the regional or national economy. However, by the 1940s, the use of coal was in decline, especially locally. The final blow for most local coal mines occurred in 1954, when the Burlington Northern Railroad, which had taken over the line through Louisville, switched from coal power to diesel fuel.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. Just two small new subdivisions were platted in 1948: Acme Terrace First Addition and the Fischer Addition, with two more in 1957 (Bella Vista) and 1959 (Scenic Heights), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

The Denver–Boulder Turnpike, which opened in 1952 and allowed the Broomfield, Lafayette, and Louisville areas to serve as bedroom communities for downtown Denver and Boulder, affected Louisville's local economics and demographics. The road opened for use on Sunday, January 20, 1952, with electric counters located at the Wadsworth underpass in Broomfield estimating that 30,000 cars passed through on the first day. An average of more than 4,000 cars used the turnpike every day.

The turnpike's ability to move people faster between Denver, Boulder, and neighboring bedroom communities supported the construction of new suburban subdivisions, such as Bella Vista and Scenic Heights in Louisville. The same kinds of neighborhoods were ubiquitous across the United States in the 1950s and 1960s. Post-WWII suburbs arose from a combination of three factors. First, few houses were constructed between the Great Depression and WWII, but at the end of WWII, more than six million military personnel returned to civilian life, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

Despite all of this change, Louisville's population held relatively steady from 1950 to 1970, increasing from approximately 1,978 people in 1950 to 2,073 people in 1960 to 2,500 people in 1962, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people by 1990. The population further increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

From the 1990s through the present, most commercial and residential growth in Louisville has occurred around the edges of the city and along McCaslin Boulevard and South Boulder Road. However, in recent years the city's historic preservation tax, various recreational events, and a widespread trend towards buying local have supported increased commercial revitalization within Louisville's historic area, especially along Front and Main Streets. Still, many residents commute to Boulder and Denver for work. The largest employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods.

Capitol Hill

The house at 1017 Grant Avenue is located in the Capitol Hill Subdivision, which was platted by Irving Elberson and J. C. Williams in 1904. Envisioned as Louisville's affluent subdivision, Capitol Hill was located on "the hill" overlooking the town to the southeast and the mountains to the west. The cost of land in the neighborhood reinforced its elite status. Lots in Capitol Hill could be more than twice as expensive as those in the less affluent parts of town. Not surprisingly, then, this subdivision has relatively larger and fancier houses than many other parts of historic Louisville. Capitol Hill contains the most Queen Anne-style houses in Louisville. The neighborhood also contains many Folk Victorians and Classic Cottages, including four of the latter that remain on the 1040 block of Jefferson Avenue. The subdivision's affluence was not opulent, however. Most residents were local low- and mid-level white collar workers. The subdivision also became a locus of public leisure in the winter when youth and adults of all income levels enjoyed sledding on the subdivision's hills.

1017 Grant Avenue is a two-story Folk Victorian style house constructed in approximately 1909. It is larger than the simple, small homes common in the working-class neighborhoods of Louisville. Nonetheless, the house was owned and occupied by coal miners (Harry Wilbarger 1909–1918 and George Cook 1918–1944) until 1944. Baptiste and Mary Fanchini purchased the house in 1947. Baptiste was also a miner before eventually securing employment with Dow Chemical. The Fanchini family owned 1017 Grant Avenue until 1979 when they sold the house to Gary Moschetti (Bacon 2007; Boulder County Clerk and Recorder 2020).

36. Sources of information:

Bacon, Bridget.
2007 [Notes] 1017 Grant Ave. History. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado

Boulder County Assessor's Office
2020 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed April 2020.

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History,
Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No __X__ Date of designation: _____

Designating authority:

Note: The house appears to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the areas of social history for its association with the early twentieth century residential development of the city. The house has been modified to the point that it is no longer a good local example of simple Folk Victorian style architecture.

It should be understood that the thresholds of significance and integrity for NRHP eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

____A. Associated with events that have made a significant contribution to the broad pattern of our history;

____B. Associated with the lives of persons significant in our past;

____C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

____D. Has yielded, or may be likely to yield, information important in history or prehistory.

____ Qualifies under Criteria Considerations A through G (see Manual)

__X__ Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ____ State ____ Local _____

42. Statement of significance: PaleoWest recommends 1017 Grant not individually significant under NRHP/SRHP because, by itself, it does not illustrate an important trend in history at the NRHP/SRHP level. PaleoWest recommends 1017 Grant not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We recommend 1017 Grant not significant under NRHP/SRHP Criterion C because the house is not a quintessential example of a Folk Victorian home. Finally, we recommend 1017 Grant not significant under NRHP/SRHP Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 1017 Grant retains integrity of location, and setting. Modifications to the house, while stylistically similar to the original home, have undermined integrity of design, materials, and workmanship. Integrity of feeling has been weakened by the construction of a large carriage house on the property. There is no integrity of association because the home has no link to a historically important person or event.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

    Eligible ____ Not Eligible _X___ Need Data ____

45. Is there National Register district potential? Yes _X_ No _____

    Discuss: The Capitol Hill subdivision was platted in 1904. As a relatively exclusive part of town in the early 1900s, the area has relatively larger and fancier houses than many other parts of historic Louisville. Specifically, the subdivision contains a higher density of Queen Anne, Folk Victorian, and Classic Cottage styles than other Louisville subdivisions, although it also contained simpler National form houses. This assessment did not formally evaluate a Capitol Hill Historic District, but a potential district is apparent.

    1017 Grant likely does not contribute to a potential Capitol Hill historic district because it has been modified to the point that it no longer reflects it historic form.

    If there is National Register district potential, is this building: Contributing ____ Noncontributing _X

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing

VIII. Recording Information

47. Photograph numbers: 1017 Grant Photograph 1–5

    Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): July 7–9, 2020

50. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats

51. Organization: PaleoWest

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

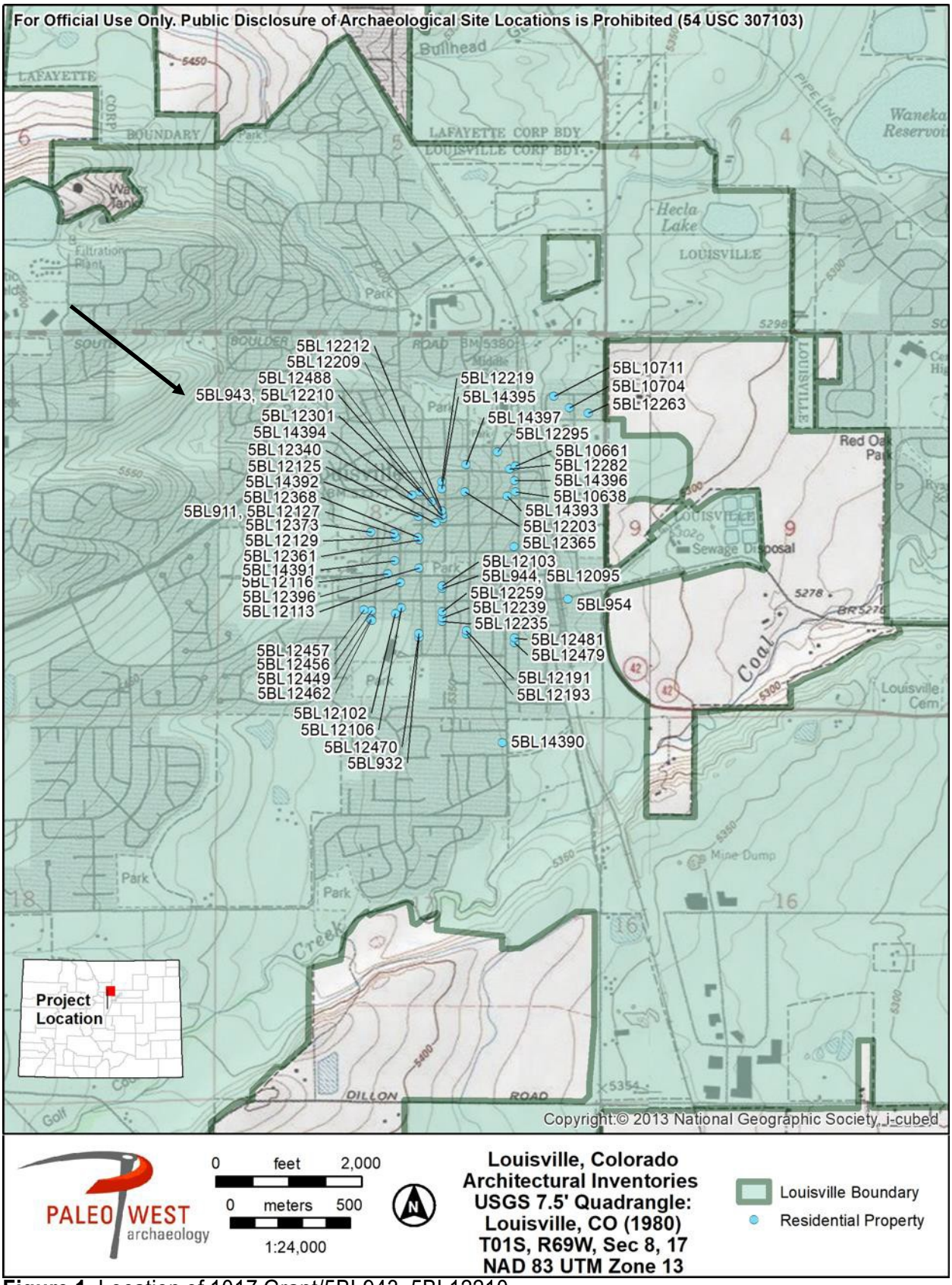


Figure 1. Location of 1017 Grant/5BL943, 5BL12210.

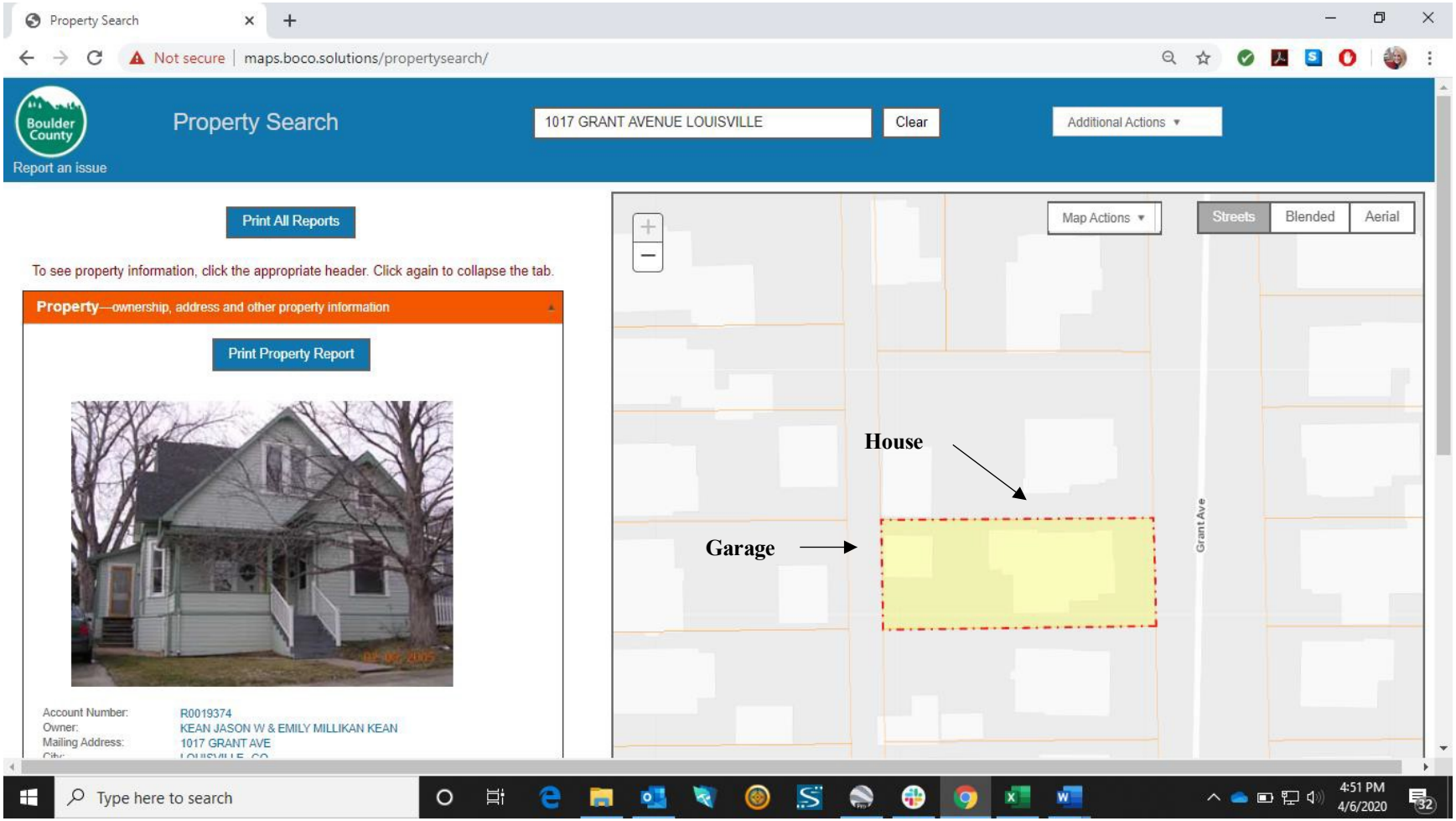


Figure 2. Sketch map of 1017 Grant.



Figure 3. 1017 Grant, facing northwest.



Figure 4. 1017 Grant, facing west.

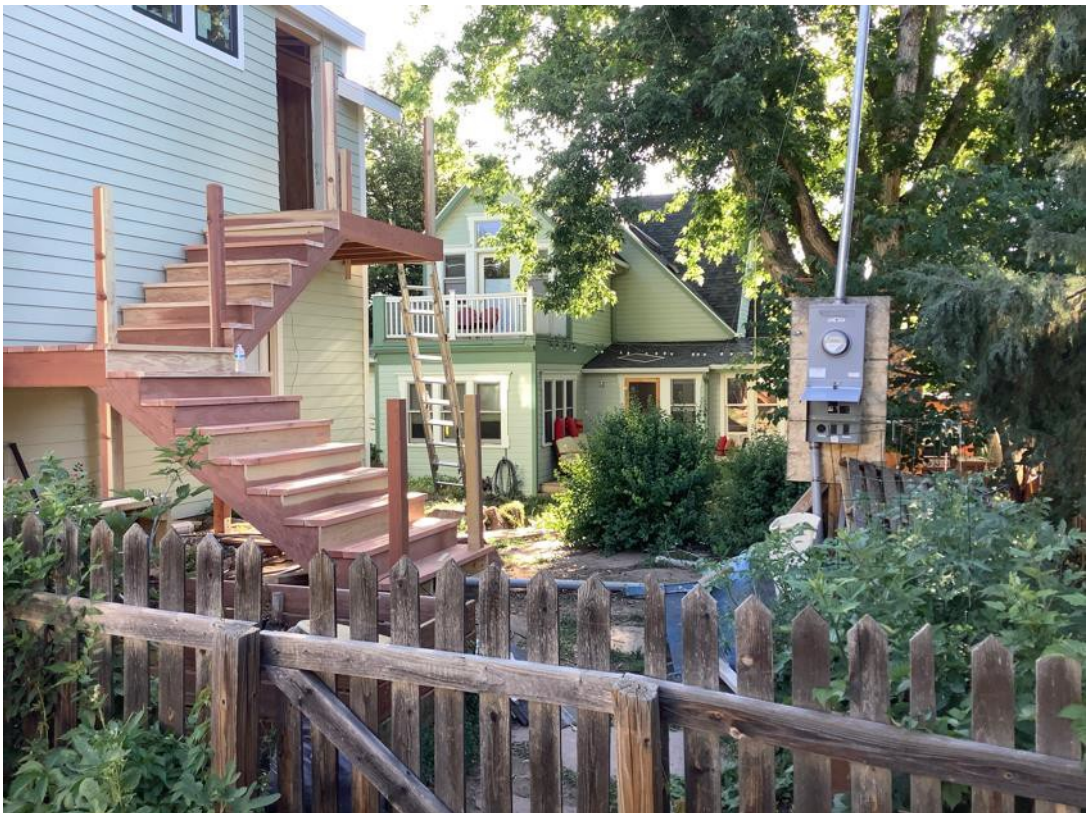


Figure 5. 1017 Grant, facing northeast.



Figure 6. 1017 Grant, facing southeast.



Figure 7. 1017 Grant photo from 1948 Assessor Card, (LHM 2017).

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____Initials _____
_____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL12212
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 1029 Grant Avenue
7. Building address: 1029 Grant Avenue, Louisville, CO 80027
8. Owner name and address: Timothy Richard & Donna P. Feldman, 1029 Grant Avenue, Louisville, CO 80027-1707

II. GEOGRAPHIC INFORMATION

P.M. 6 Township 1S Range 69W

SE ¼ of SW ¼ of SW ¼ of NE ¼ of section 8

10. UTM reference

    Zone 13N; 488393mE 4425573mN

11. USGS quad name: Louisville, Colorado

    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.

12. Lot(s): 7-9 Block: 3

    Addition: Capitol Hill Year of Addition: 1904

13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 7-8-9 BLK 3 CAPITOL HILL

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 35 x Width 29
16. Number of stories: 2
17. Primary external wall material(s): Wood: Horizontal Siding, Shingle
18. Roof configuration: Gabled Roof: Cross Gabled Roof, Shed addition
19. Primary external roof material: Asphalt
20. Special features: Chimney
21. General architectural description: 1029 Grant is a two-story Late (Folk) Victorian style home with horizontal wood siding and a cross gabled roof with asphalt shingles. Mirror shed roof additions on

the second story, which predate 1999, have altered the original roofline. The building's primary façade faces east. A recessed half-length porch occupies the south side of the façade. A single double hung window and an entry door with a transom are located under the porch. There is a large double hung window located in the building's east facade north of the porch. The second story has a single central double hung window in the main gable. Two basement windows are located at the north end of the façade. All windows have crown molding surrounds. The south side of the house has two single windows in the east half of the first story. A historical addition or bay window projects south from the middle of the house's south side. A basement egress window and a single double hung window are in the east-facing side of this projection. The second story modern shed-roofed addition contains two pairs of double hung windows and a set of three smaller windows. The north side of the house has three windows on the first story. They are not symmetrical in spacing or size. The easternmost window is double hung, while the center/second window is much smaller. The western window is a modern casement window. The second story modern shed-roofed addition contains a pair of double hung windows to the east and a pair of small casement windows to the west. Fenestration on the first story of the rear (west side) of the house consists, form north to south, of a pair of entry doors that lead to a small deck, a single entry door, and a pair of windows. The second story has a balcony with a central door. The rest of the elevation is obscured by vegetation. Windows in the original portion of the home appear original.

22. Architectural style/building type: Late Victorian

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: There is a gable-roofed three car garage, clad in horizontal wood siding, located at the rear of the lot. The garage opening faces west toward the alley, with two overhead doors, one large and one slightly smaller. There are no windows on the north and south sides of the building. There is a single centered window in the east side of the building. The garage appears modern.

IV. Architectural History

25. Date of Construction: Estimate: 1905 Actual:

    Source of information:

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Unknown

    Source of information:

29. Construction history (include description and dates of major additions, alterations, or demolitions): Modern mirror shed-roofed additions were constructed on the second story portions of the roof sometime prior to 1999. It appears (but could not be confirmed) that the porch originally had a second entry door with a transom, adjacent to the remaining door but facing south.

30. Original location X Moved ____ Date of move(s):

V. Historical Associations

31. Original use(s): Domestic – Single Dwelling

32. Intermediate use(s): Domestic – Single Dwelling
33. Current use(s): Domestic – Single Dwelling
34. Site type(s): Single Family Home
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Louisville's population increased to 3,200 people in 1909. Around this time, more than 12 trains stopped in Louisville, carrying passengers, coal, and other freight; beginning in 1909, the Denver Interurban Company used Colorado & Southern tracks, operating 16 passenger trains a day between Denver and

Boulder, with stops in Louisville and other Front Range towns. A coal miner's strike began in 1910 and the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. However, Louisville actually fared better than many other small Western towns because its mines remained open during the Great Depression and actually increased in number in the early 1930s. This was due, in part, to the low quality of Louisville's coal, which allowed it to be used only by local residents, businesses, and the railroad. As a result, Louisville's coal industry was relatively independent and not strongly tied to the regional or national economy. However, by the 1940s, the use of coal was in decline, especially locally. The final blow for most local coal mines occurred in 1954, when the Burlington Northern Railroad, which had taken over the line through Louisville, switched from coal power to diesel fuel.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. Just two small new subdivisions were platted in 1948: Acme Terrace First Addition and the Fischer Addition, with two more in 1957 (Bella Vista) and 1959 (Scenic Heights), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

The Denver–Boulder Turnpike, which opened in 1952 and allowed the Broomfield, Lafayette, and Louisville areas to serve as bedroom communities for downtown Denver and Boulder, affected Louisville's local economics and demographics. The road opened for use on Sunday, January 20, 1952, with electric counters located at the Wadsworth underpass in Broomfield estimating that 30,000 cars passed through on the first day. An average of more than 4,000 cars used the turnpike every day.

The turnpike's ability to move people faster between Denver, Boulder, and neighboring bedroom communities supported the construction of new suburban subdivisions, such as Bella Vista and Scenic Heights in Louisville. The same kinds of neighborhoods were ubiquitous across the United States in the 1950s and 1960s. Post-WWII suburbs arose from a combination of three factors. First, few houses were constructed between the Great Depression and WWII, but at the end of WWII, more than six million military personnel returned to civilian life, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

Despite all of this change, Louisville's population held relatively steady from 1950 to 1970, increasing from approximately 1,978 people in 1950 to 2,073 people in 1960 to 2,500 people in 1962, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people by 1990. The population further increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

From the 1990s through the present, most commercial and residential growth in Louisville has occurred around the edges of the city and along McCaslin Boulevard and South Boulder Road. However, in recent years the city's historic preservation tax, various recreational events, and a widespread trend towards buying local have supported increased commercial revitalization within Louisville's historic area, especially along Front and Main Streets. Still, many residents commute to Boulder and Denver for work. The largest employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods.

1029 Grant Avenue

The house at 1029 Grant Avenue is located in the Capitol Hill Subdivision, which was platted by Irving Elberson and J. C. Williams in 1904. Envisioned as Louisville's affluent subdivision, Capitol Hill was located on "the hill" overlooking the town to the southeast and the mountains to the west. The cost of land in the neighborhood reinforced its elite status. Lots in Capitol Hill could be more than twice as expensive as those in the less affluent parts of town. Not surprisingly, then, this subdivision has relatively larger and fancier houses than many other parts of historic Louisville. Capitol Hill contains the most Queen Anne-style houses in Louisville. The neighborhood also contains many Folk Victorians and Classic Cottages, including four of the latter that remain on the 1040 block of Jefferson Avenue. The subdivision's affluence was not opulent, however. Most residents were local low- and mid-level white collar workers. The subdivision also became a locus of public leisure in the winter when youth and adults of all income levels enjoyed sledding on the subdivision's hills.

1029 Grant Avenue is a simple Folk Victorian style house constructed in approximately 1905. It is slightly larger and more ornate than the simple, small homes common in the working-class neighborhoods of Louisville. The original owner was William Morgan. Edwin Webber (or Weber) purchased the home sometime prior to 1918 when he sold it to Richard and Ellen Husband who, in turn, sold the house to a local shoemaker Tony Di Orio and his wife Maria a year later. (Boulder County Clerk and Recorder 2020). Maria died in 1932 and Tony passed away in 1937. The Di Orio family owned the house and rented it to a tenant for a few years until 1941 when they sold it to Martha Eberharter. It appears that she used 1029 Grant as a rental property. She sold the house to William and Allison Morrison in 1945. The Morrisons owned the home until 1957. The house subsequently went through a succession of relatively short-term owners into the 1980s (Boulder County Clerk and Recorder 2020, Bacon, n.d.).

1029 Grant Avenue has been modified with mirror shed-roofed additions.

36. Sources of information:

Bacon, Bridget.
n.d [Notes: 1029 Grant]. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

Boulder County Assessor's Office
2020 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed April 2020.

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett

2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No __X__ Date of designation: _____

Designating authority:

Note: The house appears to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the areas of social history for its association with the early twentieth century history of the city.

It should be understood that the thresholds of significance and integrity for NRHP eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

____A. Associated with events that have made a significant contribution to the broad pattern of our history;

____B. Associated with the lives of persons significant in our past;

____C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

____D. Has yielded, or may be likely to yield, information important in history or prehistory.

____ Qualifies under Criteria Considerations A through G (see Manual)

__X__ Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ____ State ____ Local _____

42. Statement of significance: PaleoWest recommends 5BL12212 not individually significant under NRHP/SRHP Criterion A because, by itself, it does not illustrate an important trend in history at the NRHP/SRHP level. PaleoWest recommends 5BL12212 not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We recommend 5BL12212 not significant under NRHP/SRHP Criterion C because the house is not a quintessential example of a Folk Victorian home. Finally, we recommend 5BL12212 not significant under NRHP/SRHP Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 1029 Grant retains integrity of location and setting. Integrity of design, materials, workmanship, and feeling have been weakened by the construction of mirror shed-roofed additions that dramatically altered the original roofline of the house. There is no integrity of association because the home has no link to a historically important person or event.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ____ Not Eligible __X__ Need Data ____

45. Is there National Register district potential? Yes __X__ No _____

Discuss: The Capitol Hill subdivision was platted in 1904. As a relatively exclusive part of town in the early 1900s, the area has relatively larger and fancier houses than many other parts of historic Louisville. Specifically, the subdivision contains a higher density of Queen Anne, Folk Victorian, and Classic Cottage styles than other Louisville subdivisions, although it also contained simpler National form houses. This assessment did not formally evaluate a Capitol Hill Historic District, but a potential district is apparent.

1029 Grant likely does not contribute to a potential Capitol Hill historic district because it no longer reflects its original form due to modifications.

If there is National Register district potential, is this building: Contributing ____ Noncontributing __X__

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: 1029 Grant Photograph 1–6

Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): July 7–9, 2020

50. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats

51. Organization: PaleoWest

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

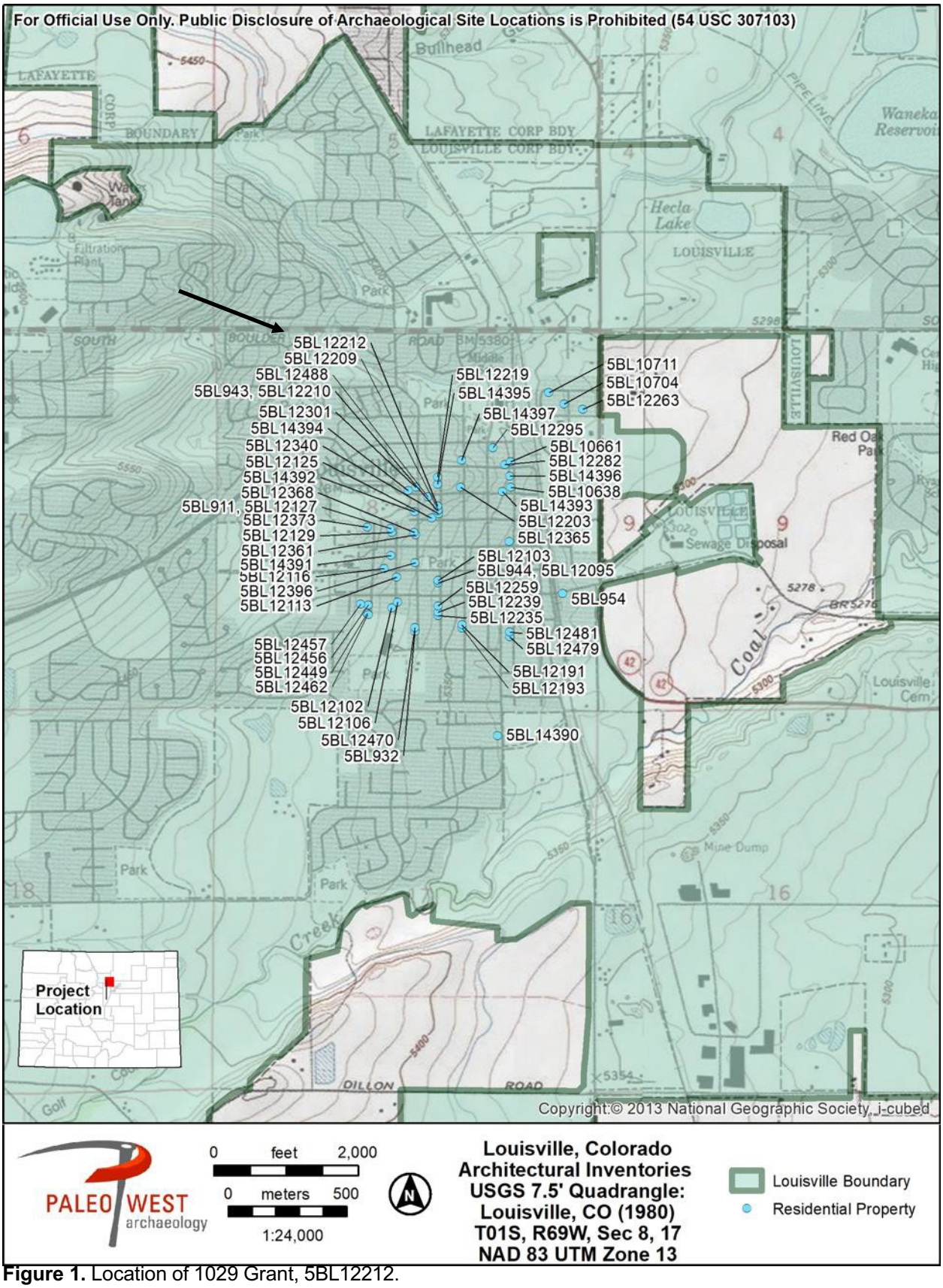


Figure 1. Location of 1029 Grant, 5BL12212.

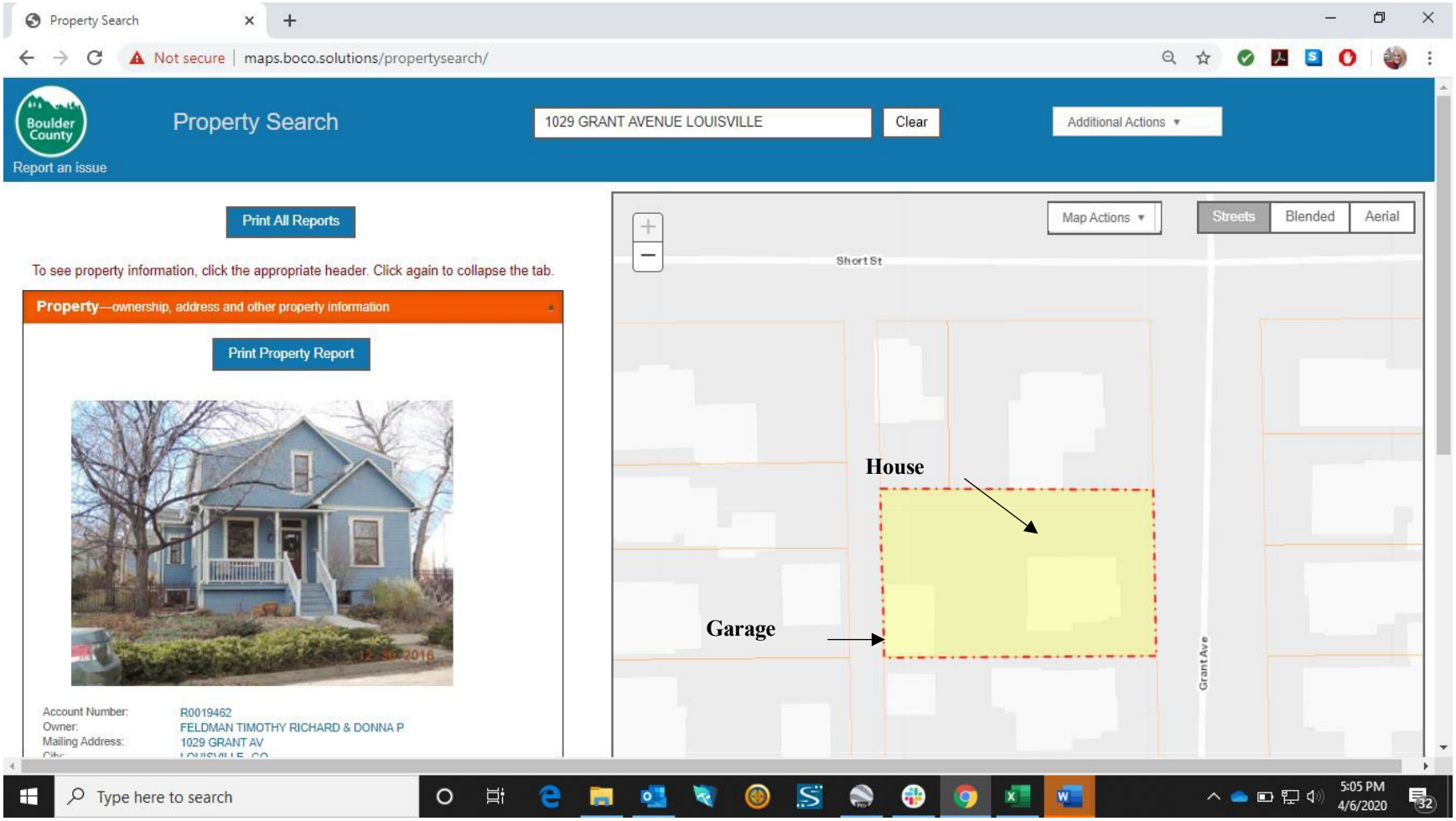


Figure 2. Sketch map of 1029 Grant.

Resource Number: 5BL943, 5BL12212
Temporary Resource Number: N/A



Figure 3. 1029 Grant, facing west.



Figure 4. 1029 Grant, facing southwest.



Figure 5. 1029 Grant, facing northwest.



Figure 6. 1029 Grant, facing east-southeast.



Figure 7. 1029 Grant, garage, facing east-northeast



Figure 8. 1029 Grant photo from 1948 Assessor Card (LHM 2017).

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____Initials _____
_____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL14395
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 1121 Grant Avenue
7. Building address: 1121 Grant Avenue, Louisville, CO 80027
8. Owner name and address: Patrick A. & Bridget Ward, 1121 Grant Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

P.M. 6 Township 1S Range 69W

NE ¼ of SW ¼ of SW ¼ of NE ¼ of section 8

10. UTM reference

    Zone 13N; 488392mE 4425669mN

11. USGS quad name: Louisville, Colorado

    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.

12. Lot(s): 5–6 Block: 6

    Addition: Capitol Hill Year of Addition: 1904

13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 5-6 BLK 6 CAPITOL HILL

III. Architectural Description

14. Building plan (footprint, shape): L-Shaped
15. Dimensions in feet: Length 49 x Width 30
16. Number of stories: 2
17. Primary external wall material(s): Synthetic: Fiber Cement (Hardie) Siding
18. Roof configuration: Gabled Roof – Cross Gabled Roof
19. Primary external roof material: Asphalt
20. Special features: Chimney
21. General architectural description: 1121 Grant is a simple Folk Victorian home clad in vinyl siding. The cross-gabled roof is topped with asphalt shingles. The home's primary façade faces east. A single-story enclosed porch occupies the south half of the façade. Unlike the rest of the house, the

porch has a hipped roof. A large fixed window is located at the south end of the porch's east side. A single entry door is to the north of the window. North of the porch, in the main house's east façade, there is a single, modern rectangular window topped with a round-top window. A rectangular double hung window is located above, under the apex of the roof. The south side of the home has a single, central double hung window in the first and second stories. A small window is located in the south side of the enclosed porch. The north side of the house has two double hung windows in the eastern two-thirds of the elevation. They are different sizes. A small protrusion in the house's north elevation contains an octagonal window just below the roof and facing east. The rear of the building is partly obscured from the public right-of-way. A sliding window with a round-top window is located near the south end of the elevation. This is likely an original portion of the home. To the north there is a two-story addition with a bay window in the first story. An off-center double hung window is visible above the bay window. A south facing, second-story balcony is south of the bay window.

22. Architectural style/building type: Folk Victorian
23. Landscaping or special setting features: None
24. Associated buildings, features, or objects: There is a garage at the rear of the property. This building appears modern, but there was a garage on the lot as early as 1948. The building has a front-gabled roof and is clad in wood siding. The roof is covered in asphalt shingles. A single overhead garage door faces west toward the alley. There is a small double hung window above the door. The south side of the garage has a door and a double hung window. The north and east sides of the building are not visible form the public right-of-way.

IV. Architectural History

25. Date of Construction: Estimate: 1906 Actual:

    Source of information:

Bacon, Bridget
n.d. [Notes: 1121 Grant]. On file at the Louisville Historical Museum, Louisville, Colorado.

26. Architect: Unknown
27. Builder/Contractor: Unknown
28. Original owner: William Allert

    Source of information:

Bacon, Bridget
n.d. [Notes: 1121 Grant]. On file at the Louisville Historical Museum, Louisville, Colorado.

29. Construction history (include description and dates of major additions, alterations, or demolitions): There is no information on the earliest form of the house. However, it is likely that an open porch at the front of the home was enclosed at some point. That modification occurred prior to 1948. A small addition was also constructed on the rear of the home, but the date of construction is not known. The addition appears relatively modern.
30. Original location X Moved ____ Date of move(s):

V. Historical Associations

31. Original use(s): Domestic – Single Dwelling
32. Intermediate use(s): Domestic – Single Dwelling
33. Current use(s): Domestic – Single Dwelling

34. Site type(s): Single Family Home

35. Historical background:

General History of Louisville

This discussion is summarized from Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado (Schwendler and Corbett 2018).

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company, which ran a line that, by 1877, extended through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s, Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site from the federal government. Nawatny filed a town plat, comprising 20 acres and 85 lots, on the land and named the town of Louisville after himself. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, it grew organically as different investors platted different subdivisions, businesspeople opened diverse stores to meet demands, and people from Britain, Europe (e.g., Austria and Germany and, later, Italy, France, and Eastern Europe), and the United States moved to town. As a result, Louisville is characterized by diversity in its architectural, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

By the early 1890s, Louisville was expanding and changing rapidly, as several new residential subdivisions had been platted and Main Street, within the original part of town, morphed from a predominantly residential area to a commercial center. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

Louisville's population increased to 3,200 people in 1909. Around this time, more than 12 trains stopped in Louisville, carrying passengers, coal, and other freight; beginning in 1909, the Denver Interurban Company used Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miner's strike began in 1910 and the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

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From the 1990s through the present, most commercial and residential growth in Louisville has occurred around the edges of the city and along McCaslin Boulevard and South Boulder Road. However, in recent years the city's historic preservation tax, various recreational events, and a widespread trend towards buying local have supported increased commercial revitalization within Louisville's historic area,

especially along Front and Main Streets. Still, many residents commute to Boulder and Denver for work. The largest employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods.

1121 Grant Avenue

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1121 Grant Avenue is a Folk Victorian style house constructed in approximately 1906. The original owner was William Allert. He sold the house to James Bloom in 1919 (Bacon, n.d.). James and Elizabeth Bloom were living in the house by 1920. James was a mine engineer who moved to Louisville from Pennsylvania sometime between 1900 and 1910 (United States Census Bureau 1910, United States Census Bureau 1920). The Bloom family remained at 1121 Grant until 1943, when their daughter Bonita sold the house to a miner named Jerome J. Borra (Boulder County Clerk and Recorder 2020, United States Census Bureau 1940). Borra sold the house the Alden Knapp, a teacher, in 1950. Knapp subsequently sold the house to Roderick Downing, a professor at the University of Colorado, in 1952. Downing never lived in the house. Donald and Barbara Lawley purchased the house in 1958. It appears they had been living in the home since at least 1956 (R L Polk and Company 1956). They remained at 1121 Grant into the 1980s (Boulder County Clerk and Recorder 2020). Donald Lawley was a representative of the United Mine Workers throughout his entire career. He rose to positions of international representative and regional director.

36. Sources of information:

Bacon, Bridget
n.d. [Notes: 1121 Grant]. On file at the Louisville Historical Museum, Louisville, Colorado.

Boulder County Assessor's Office
2020 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed May 2020.

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

R.L. Polk and Company.
1956 Polk's Boulder County Directory 1956. Salt Lake City, UT. R.L. Polk and Company.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

United States Census Bureau
1910 *Thirteenth Census of the United States, 1910* (NARA microfilm publication T624). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

1920 *Thirteenth Census of the United States, 1910* (NARA microfilm publication T625). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

1940 *Sixteenth Census of the United States, 1940*. (NARA microfilm publication T627). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No __X__ Date of designation: _____

Designating authority:

Note: The house appears to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the area of social history for its association with the twentieth century residential development of the city, as the home was owned by miners and mine employees when Louisville was a mining town. Ownership shifted in the post-World War II era to white-collar professionals, reflecting the city's shifting economy.

It should be understood that the thresholds of significance and integrity for NRHP eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

____A. Associated with events that have made a significant contribution to the broad pattern of our history;

____B. Associated with the lives of persons significant in our past;

____C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

____D. Has yielded, or may be likely to yield, information important in history or prehistory.

____ Qualifies under Criteria Considerations A through G (see Manual)

__X__ Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ____ State ____ Local _____

42. Statement of significance: PaleoWest recommends 5BL14395 not individually significant under NRHP/SRHP Criterion A because, by itself, it does not illustrate an important trend in history at the NRHP/SRHP level. PaleoWest recommends 5BL14395 not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We recommend 5BL14395 not significant under NRHP/SRHP Criterion C because the house is not a quintessential example of a Folk Victorian home. Finally, we recommend 5BL14395 not significant under NRHP/SRHP Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43.

44. Assessment of historic physical integrity related to significance: 1121 Grant retains integrity of location, feeling, and setting. Integrity of design, materials, and workmanship have been weakened by the addition of synthetic siding, possible enclosure of the original porch, and construction of an addition on the rear of the home. There is no integrity of association because the home has no link to a historically important person or event.

VII. National Register Eligibility Assessment

45. National Register eligibility field assessment:

    Eligible ____ Not Eligible _X_ Need Data ____

46. Is there National Register district potential? Yes _X_ No ____

    Discuss: The Capitol Hill subdivision was platted in 1904. As a relatively exclusive part of town in the early 1900s, the area has relatively larger and fancier houses than many other parts of historic Louisville. Specifically, the subdivision contains a higher density of Queen Anne, Folk Victorian, and Classic Cottage styles than other Louisville subdivisions, although it also contained simpler National form houses. This assessment did not formally evaluate a Capitol Hill Historic District, but a potential district is apparent.

    1121 Grant may contribute to a potential Capitol Hill historic district because it helps to illustrate the full range of houses present in the subdivision.

    If there is National Register district potential, is this building: Contributing _X_ Noncontributing

47. If the building is in existing National Register district, is it: Contributing ____ Noncontributing

VIII. Recording Information

48. Photograph numbers: 1121 Grant photographs 1–5

    Negatives filed at: PaleoWest Server, Phoenix AZ

49. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

50. Date(s): July 7–9, 2020

51. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats

52. Organization: PaleoWest

53. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

54. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

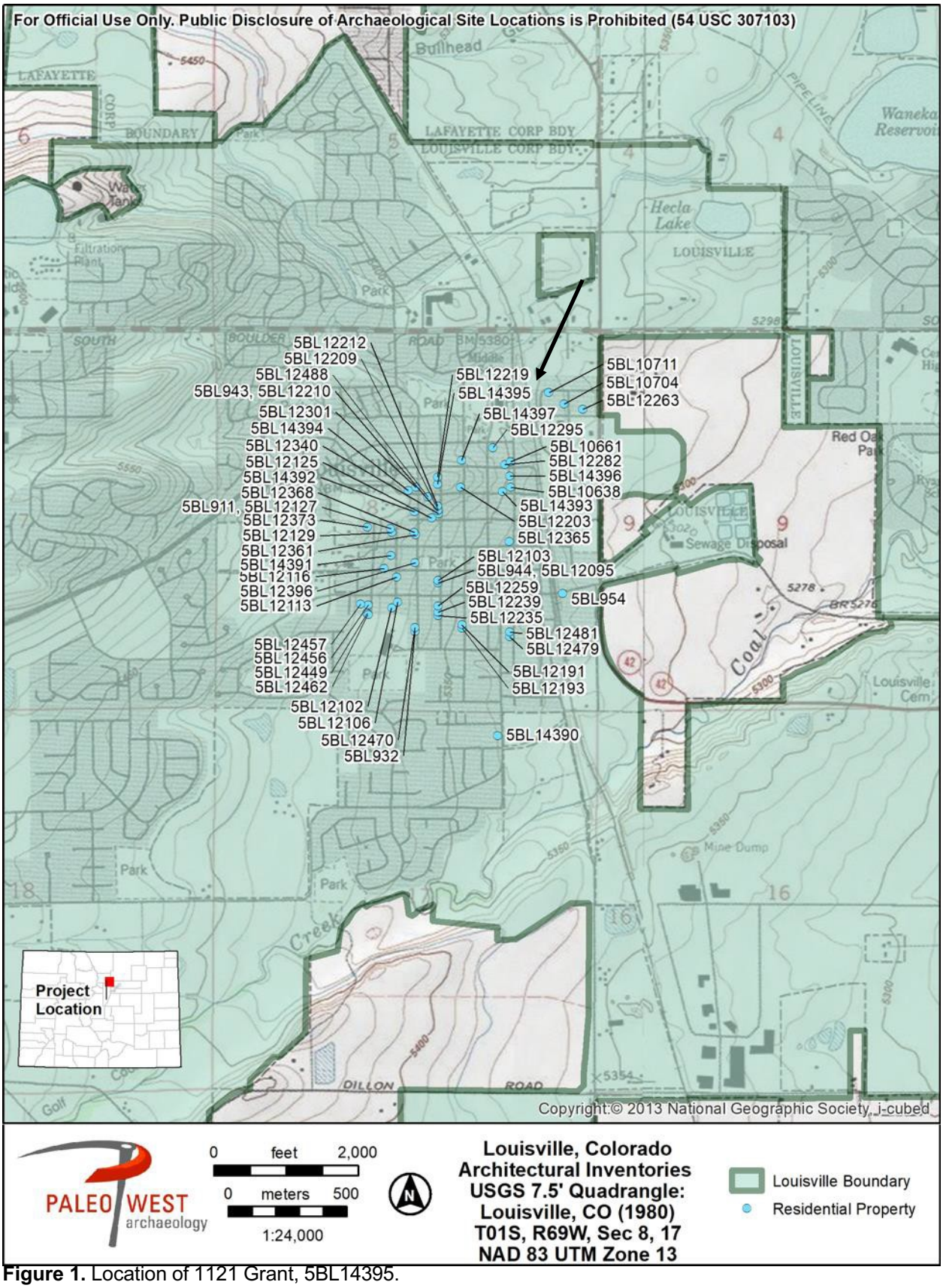


Figure 1. Location of 1121 Grant, 5BL14395.

Resource Number: 5BL14395
Temporary Resource Number: N/A

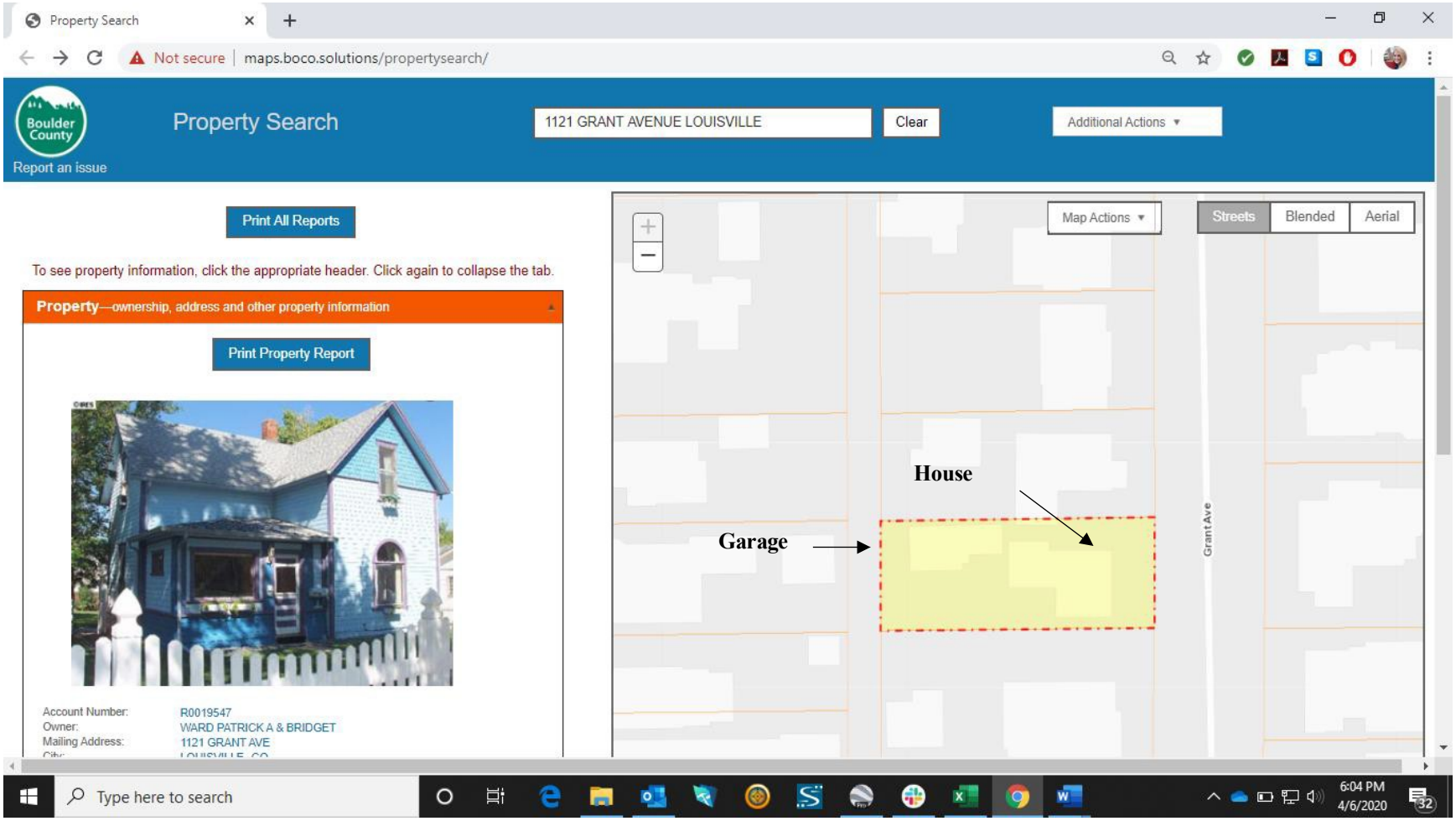


Figure 2. Sketch map of 1121 Grant.

Resource Number: 5BL14395
Temporary Resource Number: N/A



Figure 3. 1121 Grant, facing west.



Figure 4. 1121 Grant, facing southwest.



Figure 5. 1121 Grant, facing northwest.



Figure 6. 1121 Grant, garage, facing east.



Figure 7. 1121 Grant photo from 1948 Assessor Card, (LHM 2017).

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____ Initials _____
_____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL12219
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 1137 Grant Avenue
7. Building address: 1137 Grant Avenue, Louisville, CO 80027
8. Owner name and address: Grant Avenue LLC, 3014 Thunder Lake Circle, Lafayette, CO 80026

II. GEOGRAPHIC INFORMATION

P.M. 6 Township 1S Range 69W

SE ¼ of NW ¼ of SW ¼ of NE ¼ of section 8

10. UTM reference

    Zone 13N; 488394mE 4425700mN

11. USGS quad name: Louisville, Colorado

    Year: 1983 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.

12. Lot(s): 9–11 Block: 6

    Addition: Capitol Hill Year of Addition: 1904

13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 9-10 & S 2 FT LOT 11 BLK 6 CAPITOL HILL

III. Architectural Description

14. Building plan (footprint, shape): U-Shaped
15. Dimensions in feet: Length 33 x Width 43
16. Number of stories: 1
17. Primary external wall material(s): Metal – Aluminum
18. Roof configuration: Gabled Roof – Cross Gabled Roof
19. Primary external roof material: Asphalt
20. Special features: Garage – Attached Garage

21. General architectural description: 1137 Grant is a Minimal Traditional form home clad in what appears to be metal siding (or possibly vinyl). It has a gable and double wing roof with asphalt shingles. The primary façade faces east. An attached garage is located at the south end of the building. A single overhead door provides access to the garage. A long recessed open porch is north of the garage. From south to north, the façade contains a pair of double hung windows, an entry door, and a large fixed picture window. A single fixed/sliding window is north of the porch, in the projecting north portion of the house. The north side of the house has a single sliding window. The south elevation is largely not visible from the public right-of-way, although at least two double hung windows can be seen there. The rear (west) elevation has a pair of double hung windows at its south end. An entry door is located in a stoop to the north. No other fenestration is visible.

22. Architectural style/building type: Post-World War II – Minimal Traditional

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1936 Actual:

    Source of information: Various. See Property history discussion below.

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Bessie Kerr

    Source of information:

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

29. Construction history (include description and dates of major additions, alterations, or demolitions): The home appears to be intact, with the only obvious changes being the application of metal or vinyl siding over what is reported (on the 1953 assessor card) to be asbestos siding, and the replacement of two original double hung windows with the current single fixed/sliding window in the north end of the house.

30. Original location X Moved ____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling

32. Intermediate use(s): Domestic – Single Dwelling

33. Current use(s): Domestic – Single Dwelling

34. Site type(s): Single Family Home

35. Historical background:

General History of Louisville

This discussion is summarized from Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado (Schwendler and Corbett 2018).

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company, which ran a line that, by 1877, extended through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s, Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site from the federal government. Nawatny filed a town plat, comprising 20 acres and 85 lots, on the land and named the town of Louisville after himself. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, it grew organically as different investors platted different subdivisions, businesspeople opened diverse stores to meet demands, and people from Britain, Europe (e.g., Austria and Germany and, later, Italy, France, and Eastern Europe), and the United States moved to town. As a result, Louisville is characterized by diversity in its architectural, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

By the early 1890s, Louisville was expanding and changing rapidly, as several new residential subdivisions had been platted and Main Street, within the original part of town, morphed from a predominantly residential area to a commercial center. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

Louisville's population increased to 3,200 people in 1909. Around this time, more than 12 trains stopped in Louisville, carrying passengers, coal, and other freight; beginning in 1909, the Denver Interurban Company used Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miner's strike began in 1910 and the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. However, Louisville actually fared better than many other small Western towns because its mines remained open during the Great Depression and actually increased in number in the early 1930s. This was due, in part, to the low quality of Louisville's coal, which allowed it to be used only by local residents, businesses, and the railroad. As a result, Louisville's coal industry was relatively independent and not strongly tied to the regional or national economy. However, by the 1940s,

the use of coal was in decline, especially locally. The final blow for most local coal mines occurred in 1954, when the Burlington Northern Railroad, which had taken over the line through Louisville, switched from coal power to diesel fuel.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. Just two small new subdivisions were platted in 1948: Acme Terrace First Addition and the Fischer Addition, with two more in 1957 (Bella Vista) and 1959 (Scenic Heights), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

The Denver–Boulder Turnpike, which opened in 1952 and allowed the Broomfield, Lafayette, and Louisville areas to serve as bedroom communities for downtown Denver and Boulder, affected Louisville's local economics and demographics. The road opened for use on Sunday, January 20, 1952, with electric counters located at the Wadsworth underpass in Broomfield estimating that 30,000 cars passed through on the first day. An average of more than 4,000 cars used the turnpike every day.

The turnpike's ability to move people faster between Denver, Boulder, and neighboring bedroom communities supported the construction of new suburban subdivisions, such as Bella Vista and Scenic Heights in Louisville. The same kinds of neighborhoods were ubiquitous across the United States in the 1950s and 1960s. Post-WWII suburbs arose from a combination of three factors. First, few houses were constructed between the Great Depression and WWII, but at the end of WWII, more than six million military personnel returned to civilian life, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

Despite all of this change, Louisville's population held relatively steady from 1950 to 1970, increasing from approximately 1,978 people in 1950 to 2,073 people in 1960 to 2,500 people in 1962, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people by 1990. The population further increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

From the 1990s through the present, most commercial and residential growth in Louisville has occurred around the edges of the city and along McCaslin Boulevard and South Boulder Road. However, in recent years the city's historic preservation tax, various recreational events, and a widespread trend towards buying local have supported increased commercial revitalization within Louisville's historic area, especially along Front and Main Streets. Still, many residents commute to Boulder and Denver for work. The largest employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods.

1137 Grant Avenue

The house at 1137 Grant Avenue is located in the Capitol Hill Subdivision, which was platted by Irving Elberson and J. C. Williams in 1904. Envisioned as Louisville's affluent subdivision, Capitol Hill was located on "the hill" overlooking the town to the southeast and the mountains to the west. The cost of land in the neighborhood reinforced its elite status. Lots in Capitol Hill could be more than twice as expensive as those in the less affluent parts of town. Not surprisingly, then, this subdivision has relatively larger and fancier houses than many other parts of historic Louisville. Capitol Hill contains the most Queen Anne-style houses in Louisville. The neighborhood also contains many Folk Victorians and Classic Cottages, including four of the latter that remain on the 1040 block of Jefferson Avenue. The subdivision's affluence was not opulent, however. Most residents were local low- and mid-level white collar workers. The subdivision also became a locus of public leisure in the winter when youth and adults of all income levels enjoyed sledding on the subdivision's hills.

1137 Grant Avenue is a Minimal Traditional form house constructed in approximately 1935. The Boulder County Assessor lists a construction date of 1930 for the house. However, the architectural style of the home suggests slightly later construction. The Boulder County Clerk and recorder provides a chain of title for the lot upon which the house is located. David Robinson purchased the lot from J.C. Williams and Irving Elberson in 1907. Robinson, a miner who also owned a parcel in the Caledonia Place Addition, sold the property to Bessie Kerr in 1935 (Boulder County Clerk and Recorder 2020). It appears that the Kerrs completely rebuilt their house from the frame of an older house that was already located on the lot. They also expanded on the existing framing by adding a garage and utility room (LHM 2017).

Local directories indicate that Robinson lived at 632 Grant into the 1920s (R.L. Polk and Company 1918, R.L. Polk and Company 1921, R.L. Polk and Company 1923). The 632 Grant address may correlate with the current 1137 Grant address. Louisville changed local addressing in the late 1930s resulting north-south street addresses changing from even to odd and vice versa. Approximately 500 was also added to added to the address. Robinson is not listed in directories after 1923 and the house that was on the site may have been vacant for several years.

Bessie Kerr was living with her husband at 640 Grant in 1936 (R.L. Polk and Company 1936). Again, this may be the same location as 1137 Grant. The 1940 Census noted that she was a widow and still lived on Grant Avenue (United States Census Bureau 1940). It is possible that she was in the house as early as 1940, or even 1936. The date would correlate well with the rising popularity of Minimal Traditional designs, which became common in the 1930s. Therefore, a reasonable approximate construction date is 1936.

Kerr sold the house to Drew Fonda in 1952. Fonda sold the house to Frank Kuretich in 1955. The Kuretich family owned the house until 1977 (Boulder County Clerk and Recorder 2020).

36. Sources of information:

Boulder County Assessor's Office
2020 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed April 2020.

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

R.L. Polk and Company.

1918 Polk's Boulder County Directory 1918. Salt Lake City, UT. R.L. Polk and Company.

1921 Polk's Boulder County Directory 1921. Salt Lake City, UT. R.L. Polk and Company.

1923 Polk's Boulder County Directory 1923. Salt Lake City, UT. R.L. Polk and Company.

1936 Polk's Boulder County Directory 1936. Salt Lake City, UT. R.L. Polk and Company.

1946 Polk's Boulder County Directory 1946. Salt Lake City, UT. R.L. Polk and Company.

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

The Louisville Times
1942 "Locals and Personals," April 9, 1942.

1942a "Locals and Personals," June 4, 1942

United States Census Bureau
1940 *Sixteenth Census of the United States, 1940*. (NARA microfilm publication T627). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No __X__ Date of designation: _____

Designating authority:

Note: The house does not appear to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code). It does not illustrate a significant component of Louisville's residential history or architecture.

It should be understood that the thresholds of significance and integrity for NRHP eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

____ A. Associated with events that have made a significant contribution to the broad pattern of our history;

____ B. Associated with the lives of persons significant in our past;

____ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

____ D. Has yielded, or may be likely to yield, information important in history or prehistory.

____ Qualifies under Criteria Considerations A through G (see Manual)

__X__ Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ____ State ____ Local _____

42. Statement of significance: PaleoWest recommends 5BL12219 not individually significant under NRHP/SRHP Criterion A because it is not associated with a significant trend or event in history. PaleoWest recommends 5BL12219 not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We recommend 5BL12219 not significant under NRHP/SRHP Criterion C because the house is not architecturally distinctive. Finally, we recommend 5BL12219 not significant under NRHP/SRHP Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 5BL12219 retains integrity of location, setting, design, feeling, and workmanship. The siding and at least one window are not original, which weakens integrity of materials. There is no integrity of association because the home has no link to a historically important person or event.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

    Eligible ____ Not Eligible _X_ Need Data ___

45. Is there National Register district potential? Yes _X_ No ____

    Discuss: The Capitol Hill subdivision was platted in 1904. As a relatively exclusive part of town in the early 1900s, the area has relatively larger and fancier houses than many other parts of historic Louisville. Specifically, the subdivision contains a higher density of Queen Anne, Folk Victorian, and Classic Cottage styles than other Louisville subdivisions, although it also contained simpler National form houses. This assessment did not formally evaluate a Capitol Hill Historic District, but a potential district is apparent.

    1137 Grant would likely not contribute to a potential Capitol Hill historic district because it is socially and architecturally not distinctive.

    If there is National Register district potential, is this building: Contributing ____ Noncontributing _X_

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing

VIII. Recording Information

47. Photograph numbers: 1137 Grant Photograph 1–5

    Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): July 7–9, 2020

50. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats

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52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

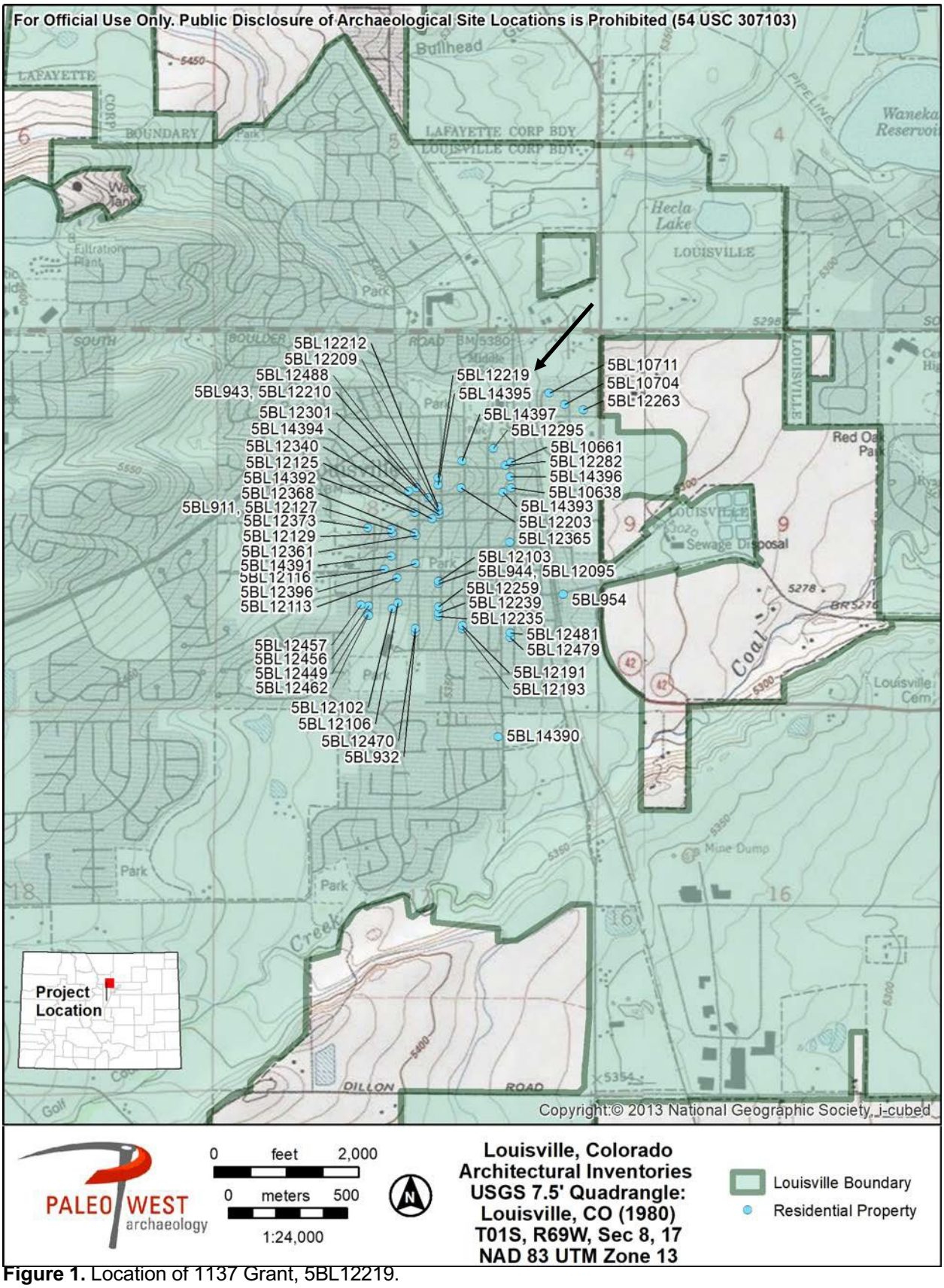


Figure 1. Location of 1137 Grant, 5BL12219.

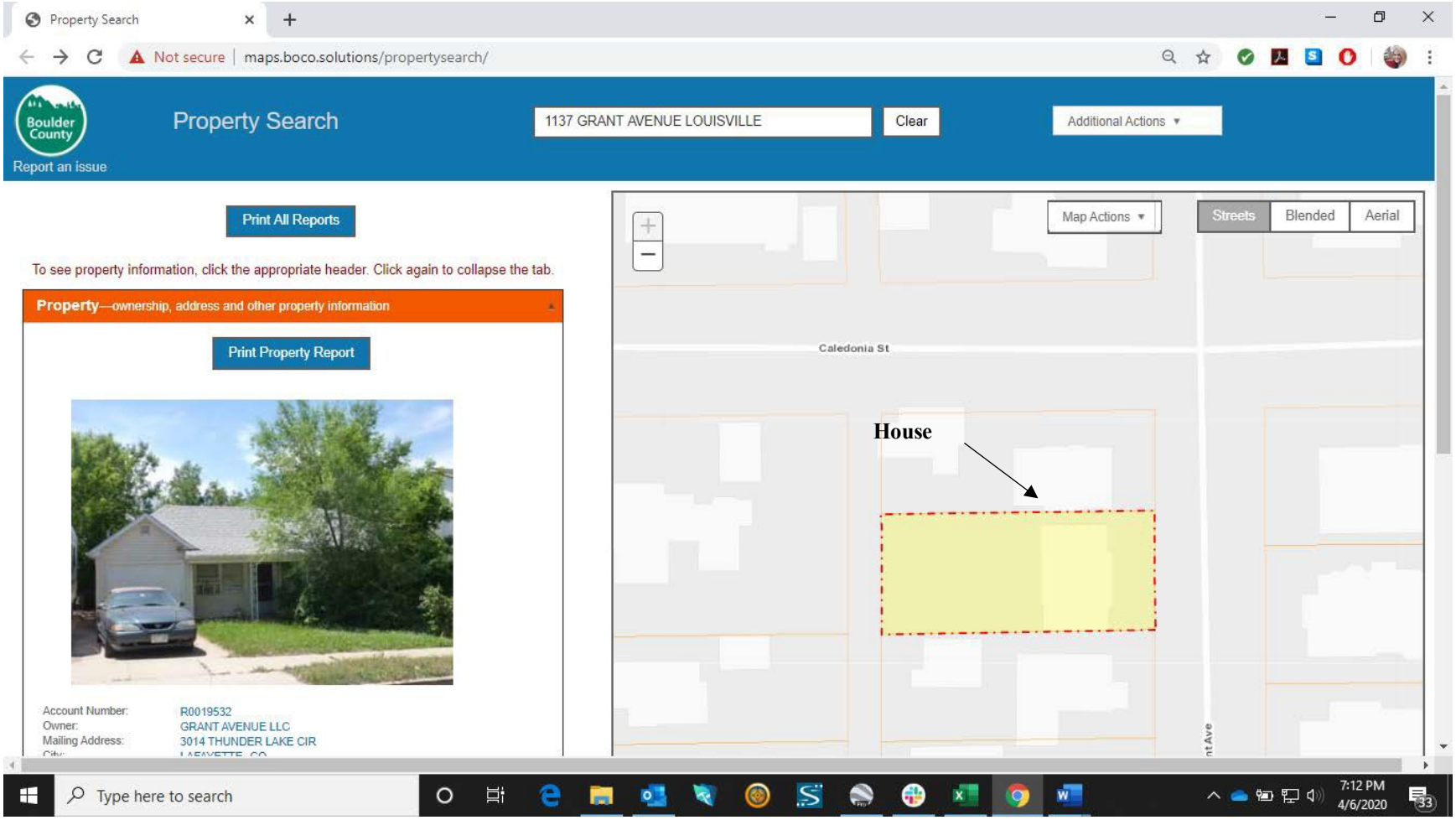


Figure 2. Sketch map of 1137 Grant.

Resource Number: 5BL12219
Temporary Resource Number: N/A



Figure 3. 1137 Grant, facing west.



Figure 4. 1137 Grant, facing southwest.



Figure 5. 1137 Grant, facing east.

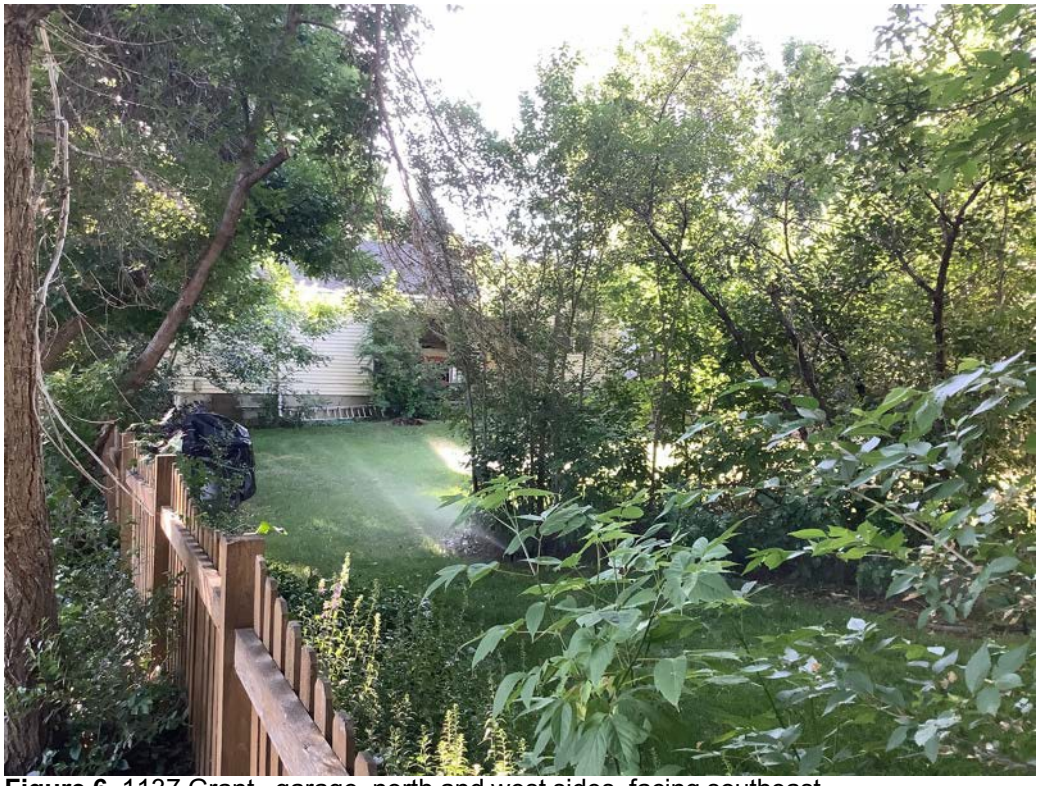


Figure 6. 1137 Grant, garage, north and west sides, facing southeast.



Figure 7. 1137 Grant photo from 1948 Assessor Card (LHM 2017).

Resource Number: 5BL14303
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL14303
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 1000 Jefferson Avenue
6. Current building name: 1000 Jefferson Avenue
7. Building address: 1000 Jefferson Avenue, Louisville, CO 80027
8. Owner name and address: Gary Dean Scarpella, PO Box 25183, Los Angeles, CA 90025

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SW ¼ of SE ¼ of SW ¼ of NE ¼ of section 8
10. UTM reference
    Zone 13N; 488518 mE 4425524 mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15' ___ Attach photo copy of appropriate map section.
12. Lot(s): 1-2 Block: 1
    Addition: Capitol Hill Year of Addition: 1904
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 1-2 BLK 1 CAPITOL HILL

III. Architectural Description

14. Building plan (footprint, shape): Irregular plan
15. Dimensions in feet: Length 46 x Width 30
16. Number of stories: 1
17. Primary external wall material(s): Asbestos
18. Roof configuration: Hipped Roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Chimney, Dormer, Porch

21. General architectural description: The home has wood frame construction with at least a partial basement. The foundation visible on the west side of the house is stacked flagstone but the foundation visible on the south side is concrete block. The primary section of the house has a hipped roof with a flat area at its peak containing a small brick chimney. A smaller hipped-roof section extends to the east, with an even smaller hipped-roof section extending farther east as a rear entryway. Three decorative dormers without windows are present, one each on the south and east sides, and a larger one above the main entry on the southwest corner. An unusual corner entryway faces southwest. It has a small irregularly shaped slab porch, two V-shaped metal pole supports, and a brick façade roughly 3 feet high. The home has double hung, sliding, and fixed picture windows. Most windows and the front door are not original, but likely historic. Two windows on the west side and one on the south side have unique curved awnings supported by small metal arms.

22. Architectural style/building type: Classic Cottage

23. Landscaping or special setting features: A brick-lined concrete walkway runs southwest from door to sidewalk corner. A small gravel parking area is present just off the southeast corner of the house.

24. Associated buildings, features, or objects: A detached garage is present on the east edge of the property. The building is cinder block construction, with a front-gabled roof running north-south, and asphalt composition roofing. Two single-car bays open south toward the street. A gabled enclosed porch with a roofline running east-west extends to the west, creating a cross-gabled roofline. The porch has plywood siding and an external brick chimney emanating from a fireplace on its south side.

IV. Architectural History

25. Date of Construction: Estimate: 1906–1909 Actual:

    Source of information: Assessor Card (Louisville Historical Museum 2017)

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Robert Tallon

    Source of information: Boulder County Clerk and Recorder 2020

29. Construction history (include description and dates of major additions, alterations, or demolitions): Both house segments extending east may not be original but were present in 1948. The following modifications were completed between 1948 and 1977: vertically oriented windows with transoms on west and south sides were replaced; the front door with transom window was replaced; asbestos siding was installed, with original wood lap siding maybe still present underneath; wood posts on front entryway were replaced with V-shaped metal posts; and the garage and garage porch were constructed. The brick chimney on the east segment of the house was demolished after 1977.

30. Original location X Moved ___ Date of move(s):

V. Historical Associations

31. Original use(s): Domestic – Single Dwelling

32. Intermediate use(s):

33. Current use(s): Domestic – Single Dwelling

34. Site type(s): House and garage

35. Historical background:

Resource Number: 5BL14303
Temporary Resource Number: N/A

General History of Louisville

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In the mid-1870s Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site from the federal government. Nawatny filed a town plat, comprising 20 acres and 85 lots, on the land and named the town of Louisville after himself. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, it grew organically as different investors platted different subdivisions, businesspeople opened diverse stores to meet demands, and people from Britain, Europe (e.g., Austria and Germany and, later, Italy, France, and Eastern Europe), and the United States moved to town. As a result, Louisville is characterized by diversity in its architecture, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

By the early 1890s, Louisville was expanding and changing rapidly, as several new residential subdivisions had been platted and Main Street, within the original part of town, morphed from a predominantly residential area to a commercial center. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

Louisville's population increased to 3,200 people in 1909. Around this time, more than 12 trains stopped in Louisville, carrying passengers, coal, and other freight; beginning in 1909, the Denver Interurban Company used Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miners' strike began in 1910 and the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. However, Louisville actually fared better than many other small Western towns because its mines remained open during the Great Depression and actually increased in number in the

early 1930s. This was due, in part, to the low quality of Louisville's coal, which allowed it to be used only by local residents, businesses, and the railroad. As a result, Louisville's coal industry was relatively independent and not strongly tied to the regional or national economy. However, by the 1940s the use of coal was in decline, especially locally. The final blow for most local coal mines occurred in 1954, when the Burlington Northern Railroad, which had taken over the line through Louisville, switched from coal power to diesel fuel.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. Just two small new subdivisions were platted in 1948: Acme Terrace First Addition and the Fischer Addition, with two more in 1957 (Bella Vista) and 1959 (Scenic Heights), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

The Denver–Boulder Turnpike, which opened in 1952 and allowed the Broomfield, Lafayette, and Louisville areas to serve as bedroom communities for downtown Denver and Boulder, affected Louisville's local economics and demographics. The road opened for use on Sunday, January 20, 1952, with electric counters located at the Wadsworth underpass in Broomfield estimating that 30,000 cars passed through on the first day. An average of more than 4,000 cars used the turnpike every day.

The turnpike's ability to move people faster between Denver, Boulder, and neighboring bedroom communities supported the construction of new suburban subdivisions, such as Bella Vista and Scenic Heights in Louisville; the same kinds of neighborhoods were ubiquitous across the United States in the 1950s and 1960s. Post-WWII suburbs arose from a combination of three factors. First, few houses were constructed between the Great Depression and WWII, but at the end of WWII, more than six million military personnel returned to civilian life, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

Despite all of this change, Louisville's population held relatively steady from 1950 to 1970, increasing from approximately 1,978 people in 1950 to 2,073 people in 1960 to 2,500 people in 1962, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people. The population increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

From the 1990s through the present, most commercial and residential growth in Louisville has occurred around the edges of the city and along McCaslin Boulevard and South Boulder Road. However, in recent years the city's historic preservation tax, various recreational events, and a widespread trend towards buying local have supported increased commercial revitalization within Louisville's historic area, especially along Front and Main Streets. Still, many residents commute to Boulder and Denver for work. The largest employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods.

1000 Jefferson Avenue

The house at 1000 Jefferson Avenue is located in the Capital Hill Subdivision which was platted by Irving Elberson and J.C. Williams in 1904. Envisioned as Louisville's affluent subdivision, Capitol Hill was located on "the hill" overlooking the town to the southeast and the mountains to the west. The cost of land in the neighborhood reinforced its elite status. Lots in Capitol Hill could be more than twice as expensive as those in the less affluent parts of town. Not surprisingly, then, this subdivision has relatively larger and fancier houses than many other parts of historic Louisville. Capitol Hill contains the most Queen Anne-style houses in Louisville. The neighborhood also contains many Folk Victorians and Classic Cottages, including four of the latter that remain on the 1000 block of Jefferson Avenue. Still, the subdivision's affluence was not opulent.
Most residents were local low- and mid-level white collar workers. The subdivision also became a locus of public leisure in the winter when youth and adults of all income levels enjoyed sledding on the subdivision's hills.

1000 Jefferson Avenue is a Classic Cottage that, according to Assessor records, was constructed in approximately 1902. However, it was most likely constructed between 1906 and 1909. According to Clerk and Recorder records, in 1906, Irving Elberson and J.C. Williams sold the property to Robert Tallon, who then entered into multiple Deeds of Trust with them or Elberson between 1906 and 1909. In 1911, Robert Tallon sold the property to Ross and Julia E. Johnson/Johnston. In 1938, they sold a share of the property to James and Celia Fenolia. In 1939, the Fenolias sold their share of the property to Marjorie I. Nesbit. She then married Robert Allphin. Robert was a local car dealer and Marjorie was the daughter of a local coal mine operator.
Marjorie's parents lived nearby at 1024 Jefferson Avenue. In 1951, Marjorie Nesbit Allphin sold a share of the property to Charles and Helen Scarpella, whose son (presumably) still owns the house. The house had numerous surficial changes (e.g., windows, siding, and porch columns) between 1948 and 1977 that give it somewhat of a 1950s–1960s appearance but it has seen few or no modifications since that time and it appears to retain most of its overall original form.

36. Sources of information:

Bacon, Bridget
2014 1024 Jefferson Ave. History. Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

Boulder County Assessor's Office
2019 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed November 2019.

Boulder County Office of the Clerk and Recorder
2020 Search for Alfred and Mary Helart and related property owners. Available at: https://recorder.bouldercounty.org/countyweb/disclaimer.do. Accessed January 2, 2020.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No __X__ Date of designation: ____

    Designating authority:

    Note: The house appears to meet the City of Louisville's local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the areas of architecture and social history for its conveyance of an unusual corner-entrance version of the Classic Cottage form and for its association with the early-twentieth century residential development of the city (specifically the Capitol Hill subdivision) when Louisville was predominantly a mining town. Although the house has seen multiple surficial changes (e.g., replacement of windows, door, and application of siding), the siding is most likely reversible and, overall, the house still conveys its distinctive form.

    It should be understood that the thresholds of significance and integrity for National Register of Historic Places eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

    ___ A. Associated with events that have made a significant contribution to the broad pattern of our history;

    ___ B. Associated with the lives of persons significant in our past;

    ___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

    ___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

    ___ Qualifies under Criteria Considerations A through G (see Manual)

    __X__ Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ___ State ___ Local ____

42. Statement of significance: PaleoWest recommends 5BL14303 not eligible for the NRHP and SRHP under Criteria A and B because it is not associated with important events or people in local, state, or national history at the NRHP or SRHP level. We also recommend 5BL14303 not eligible for the NRHP and SRHP under Criterion C because, although it is an unusual example of the Classic Cottage form, it does not represent an innovation or the work of a master at the NRHP or SRHP level. Finally, we recommend 5BL14303 not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: The house retains integrity of location and setting. Surficial modifications have altered integrity of design, materials, workmanship, and feeling to some degree. Because the property is not connected with important events or people, it does not exhibit integrity of association.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

    Eligible ___ Not Eligible __X__ Need Data _

45. Is there National Register district potential? Yes ___ No _X_

Discuss: The house does not appear to be associated with any existing or potential historic districts.

If there is National Register district potential, is this building: Contributing __ Noncontributing ____

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing ____

VIII. RECORDING INFORMATION

47. Photograph numbers: 112–119

Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): November 8, 2019

50. Recorder(s): Chris Baker, Seth White, Rebecca Schwendler

51. Organization: PaleoWest Archaeology

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

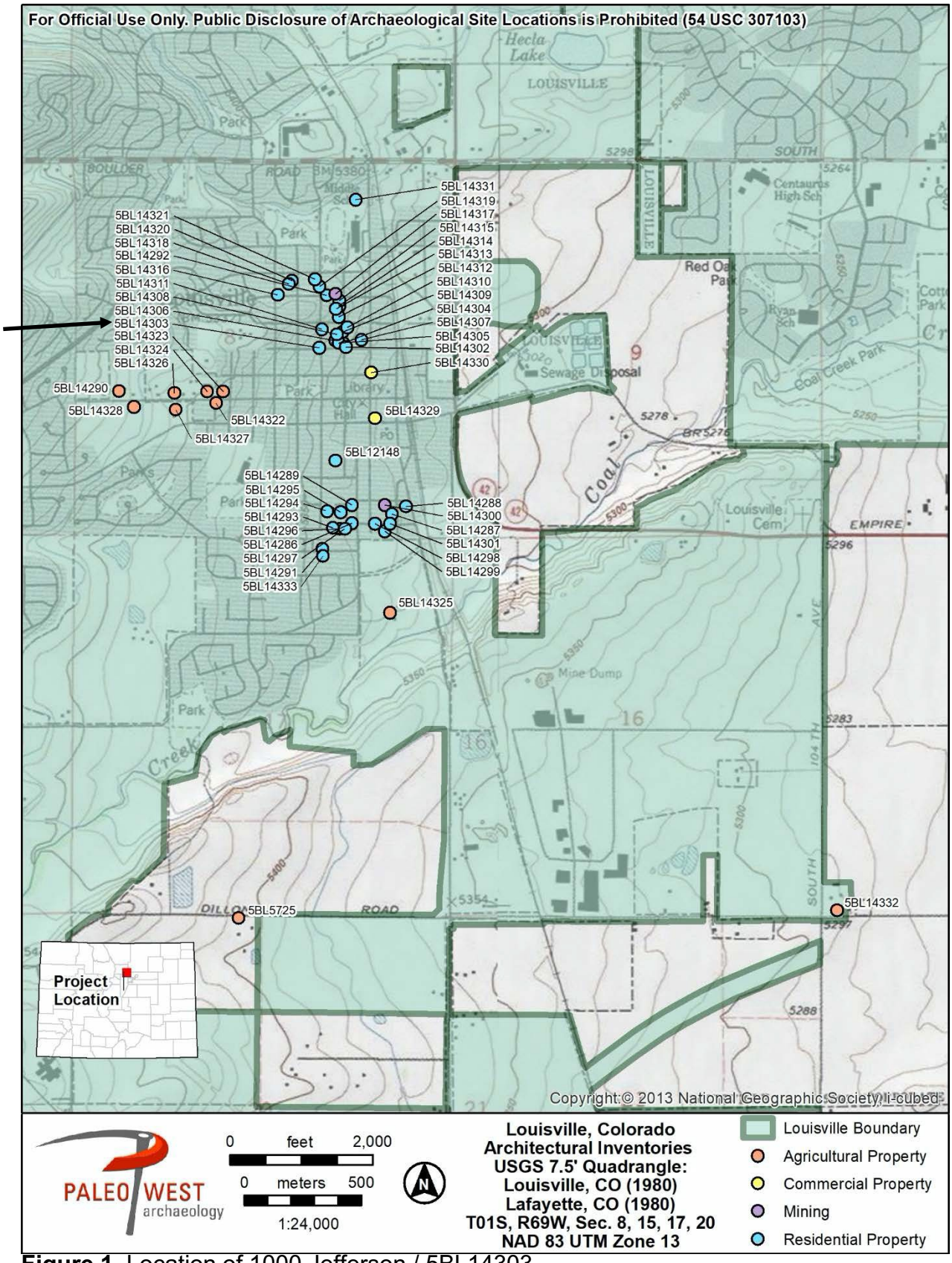


Figure 1. Location of 1000 Jefferson / 5BL14303.

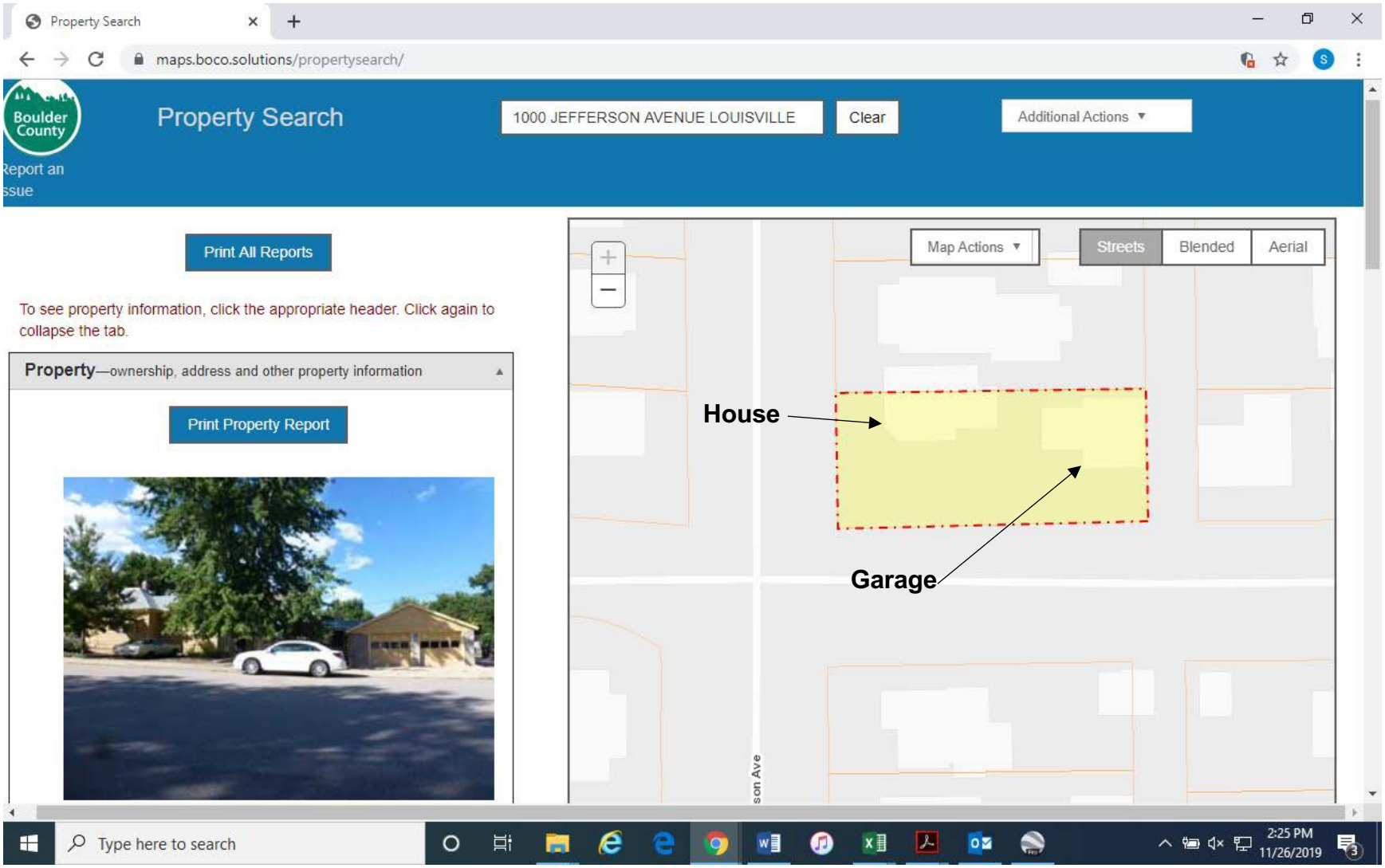


Figure 2. Sketch map of 1000 Jefferson.



Figure 3. 1000 Jefferson house, north and west sides, facing east-southeast.



Figure 4. 1000 Jefferson house, west and south sides, facing northeast.



Figure 5. 1000 Jefferson house, south side, facing north.



Figure 6. 1000 Jefferson house, south and east sides, facing north-northwest.



Figure 7. 1000 Jefferson garage, west and south sides, facing northeast.



Figure 8. 1000 Jefferson garage, south and east sides, facing northwest.



Figure 9. 1000 Jefferson garage and house, north and east sides, facing west.



Figure 10. 1000 Jefferson house, closeup of awnings and entryway, facing north- northeast.



Figure 11. 1000 Jefferson photo from 1948 Assessor card, west and south sides, facing northeast (LHM 2017).



Figure 12. 1000 Jefferson photo from 1977 Assessor Card, west and south sides, facing northeast (LHM 2017).

Resource Number: 5BL14311
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL14311
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 1040 Jefferson Avenue
6. Current building name: 1040 Jefferson Avenue
7. Building address: 1040 Jefferson Avenue, Louisville, CO 80027
8. Owner name and address: Sarah S. Unger & Glenn A. Hamby, 1040 Jefferson Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SW ¼ of SW ¼ of SW ¼ of NE ¼ of section 8
10. UTM reference
    Zone 13N; 488530 mE 4425603 mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.
12. Lot(s): 11-12 Block: 1
    Addition: Capitol Hill Year of Addition: 1904
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 11-12 BLK 1 CAPITOL HILL

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 40 x Width 28
16. Number of stories: 1
17. Primary external wall material(s): Wood – Horizontal siding
18. Roof configuration: Hipped roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Porch, Fence, Dormer

21. General architectural description: The wood frame house has a hipped roof that has slightly flared eaves and a roughly 6 x 10-foot flat area at its peak. The building has a stacked flagstone foundation. Double- hung, sliding, and casement windows are used in various configurations on the house. Wood lapboard siding, which may be original, is present. A small gabled dormer with decorative shingles is present on the west side of the house, above the entryway. An unenclosed porch with hipped roof extends west, covering the entire width of the house. A small shed-roofed entryway extends north from the northeast corner of the house. This addition has a masonry block foundation. A small gabled addition extends east from the middle of the east side as another entryway from the rear yard. The house's front door is located on its west side and has a segmented arch window that may be historic.

22. Architectural style/building type: Classic Cottage

23. Landscaping or special setting features: A large garden is present at the northeast corner of the lot. A metal chain link fence encloses the front yard, while a vertical wood plank fence encloses the rear yard.

24. Associated buildings, features, or objects: Three sheds are present in the rear yard. Shed 1 is a shed-roofed structure (sloping south) located toward the southeast corner of the lot with multi-pane windows and a glass door. It appears to be used as a studio. Shed 2 is a small metal gambrel-roof shed, just southwest of shed 1. Shed 3 is a shed-roofed structure (sloping north) located just west of shed 2. It has multi-pane windows and glass doors and also appears to be used as a studio. Sheds 1 and 2 appear to be modern (with shed 2 being early modern), while shed 3 appears to have historical elements.

IV. Architectural History

25. Date of Construction: Estimate: 1905 Actual:

    Source of information: Assessor Card (Louisville Historical Museum 2017)

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Unknown

29. Construction history (include description and dates of major additions, alterations, or demolitions): The small entryway on the northeast corner is a pre-1950 addition. The gabled roof entryway at the center of the west side is a post-1950 addition. An original brick chimney at the center of the roofline has been demolished. The period of construction of all sheds is difficult to assess, but all appear to be post-1950.

30. Original location X Moved ___ Date of move(s):

V. Historical Associations

31. Original use(s): Domestic – Single Dwelling

32. Intermediate use(s):

33. Current use(s): Domestic – Single Dwelling

34. Site type(s): House and sheds

35. Historical background:

General History of Louisville

This discussion is summarized from Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado (Schwendler and Corbett, 2018).

Resource Number: 5BL14311
Temporary Resource Number: N/A

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company (CCR), a line that, by 1877, ran through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site from the federal government. Nawatny filed a town plat, comprising 20 acres and 85 lots, on the land and named the town of Louisville after himself. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, it grew organically as different investors platted different subdivisions, businesspeople opened diverse stores to meet demands, and people from Britain, Europe (e.g., Austria and Germany and, later, Italy, France, and Eastern Europe), and the United States moved to town. As a result, Louisville is characterized by diversity in its architecture, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

By the early 1890s, Louisville was expanding and changing rapidly, as several new residential subdivisions had been platted and Main Street, within the original part of town, morphed from a predominantly residential area to a commercial center. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

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1040 Jefferson Avenue

The house at 1040 Jefferson Avenue is located in the Capital Hill Subdivision which was platted by Irving Elberson and J. C. Williams in 1904. Envisioned as Louisville's affluent subdivision, Capitol Hill was located on "the hill" overlooking the town to the southeast and the mountains to the west. The cost of land in the neighborhood reinforced its elite status. Lots in Capitol Hill could be more than twice as expensive as those in the less affluent parts of town. Not surprisingly, then, this subdivision has relatively larger and fancier houses than many other parts of historic Louisville. Capitol Hill contains the most Queen Anne-style houses in Louisville. The neighborhood also contains many Folk Victorians and Classic Cottages, including four of the latter that remain on the 1040 block of Jefferson Avenue. The subdivision's affluence was not opulent, however. Most residents were local low- and mid-level white collar workers. The subdivision also became a locus of public leisure in the winter when youth and adults of all income levels enjoyed sledding on the subdivision's hills.

1040 Jefferson Avenue is a Classic Cottage that was constructed in approximately 1905 according to Assessor records. However, PaleoWest could find no transactions associated with the property prior to 1914 when Anthony (also Antonio) Delemma (also spelled Dilema, Dlemma, and Lemma) purchased lots 9,10,11, and 12. Houses were already located on lots 9 and 10, and Lot 12. Anthony and his wife Susie owned the properties until they sold the house on lots 9 and 10 to Fred Nesbitt in 1933. They retained lots 11 and 12. In 1939, they sold the property to their daughter, Mary Damiana, who owned the house until 1958 (Bacon 2014). The house appears relatively unchanged since its original construction.

36. Sources of information:

Bacon, Bridget
2014 Notes on 1040 Jefferson. On file with the Louisville Historical Museum, Louisville, Colorado.

Boulder County Assessor's Office
2019 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed November 2019.

Boulder County Office of the Clerk and Recorder
2019 Search for Alfred and Mary Helart and related property owners. Available at: https://recorder.bouldercounty.org/countyweb/disclaimer.do. Accessed December 30, 2019.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

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2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No __X__ Date of designation: ____

Designating authority:

Note: The house appears to meet the City of Louisville's local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the areas of architecture and social history for its conveyance of the Classic Cottage form and for its association with the early-twentieth century residential development of the city (specifically the Capitol Hill subdivision) when Louisville was predominantly a mining town. It should be understood that the thresholds of significance and integrity for National Register of Historic Places eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

___ A. Associated with events that have made a significant contribution to the broad pattern of our history;

___ B. Associated with the lives of persons significant in our past;

_X__ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

___ Qualifies under Criteria Considerations A through G (see Manual)

___ Does not meet any of the above National Register criteria

39. Area(s) of significance: Community Planning and Development

40. Period of significance: ca. 1905

41. Level of significance: National ___ State ___ Local ___X

42. Statement of significance: PaleoWest recommends 5BL14311 not eligible for the NRHP and SRHP under Criteria A and B because it is not associated with important events or people in local, state, or national history at the NRHP or SRHP level. In contrast, we recommend 5BL14311 eligible for the NRHP and SRHP at the local level under Criterion C because it is a largely intact example of an early-twentieth century Classic Cottage-form house constructed in Louisville's relatively affluent Capitol Hill subdivision. Finally, we recommend 5BL14320 not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: The house retains integrity of location, setting, association, and feeling. Small modifications have minimally altered integrity of design, materials, and workmanship.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible _X___ Not Eligible ___ Need Data _

45. Is there National Register district potential? Yes ___ No _X

Discuss: The home does not appear to be associated with any existing or potential historic districts.

If there is National Register district potential, is this building: Contributing ___ Noncontributing ___

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing ___

VIII. Recording Information

47. Photograph numbers: 102–111
Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): November 8, 2019

50. Recorder(s): Chris Baker, Seth White, Rebecca Schwendler

51. Organization: PaleoWest Archaeology

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

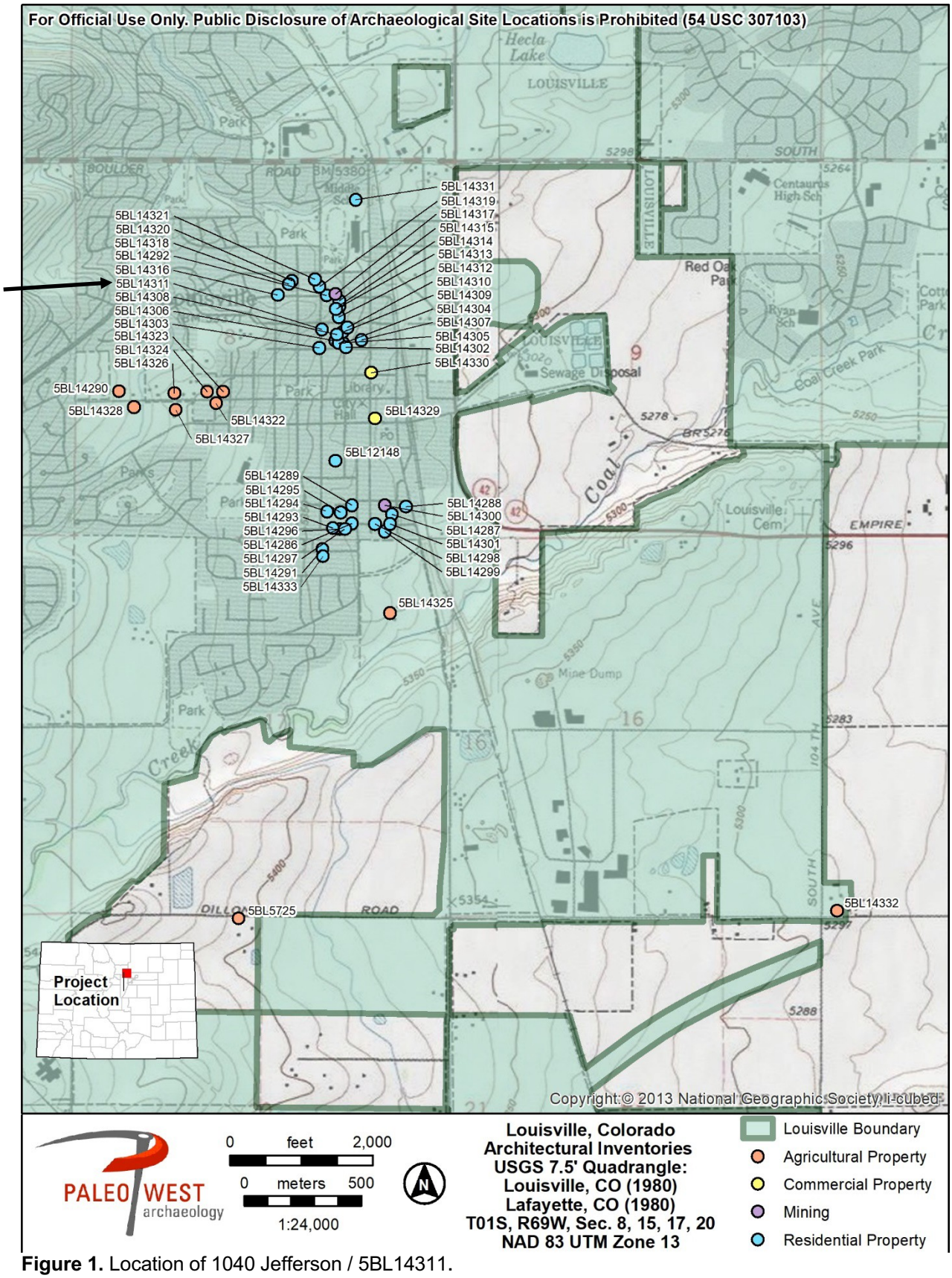


Figure 1. Location of 1040 Jefferson / 5BL14311.

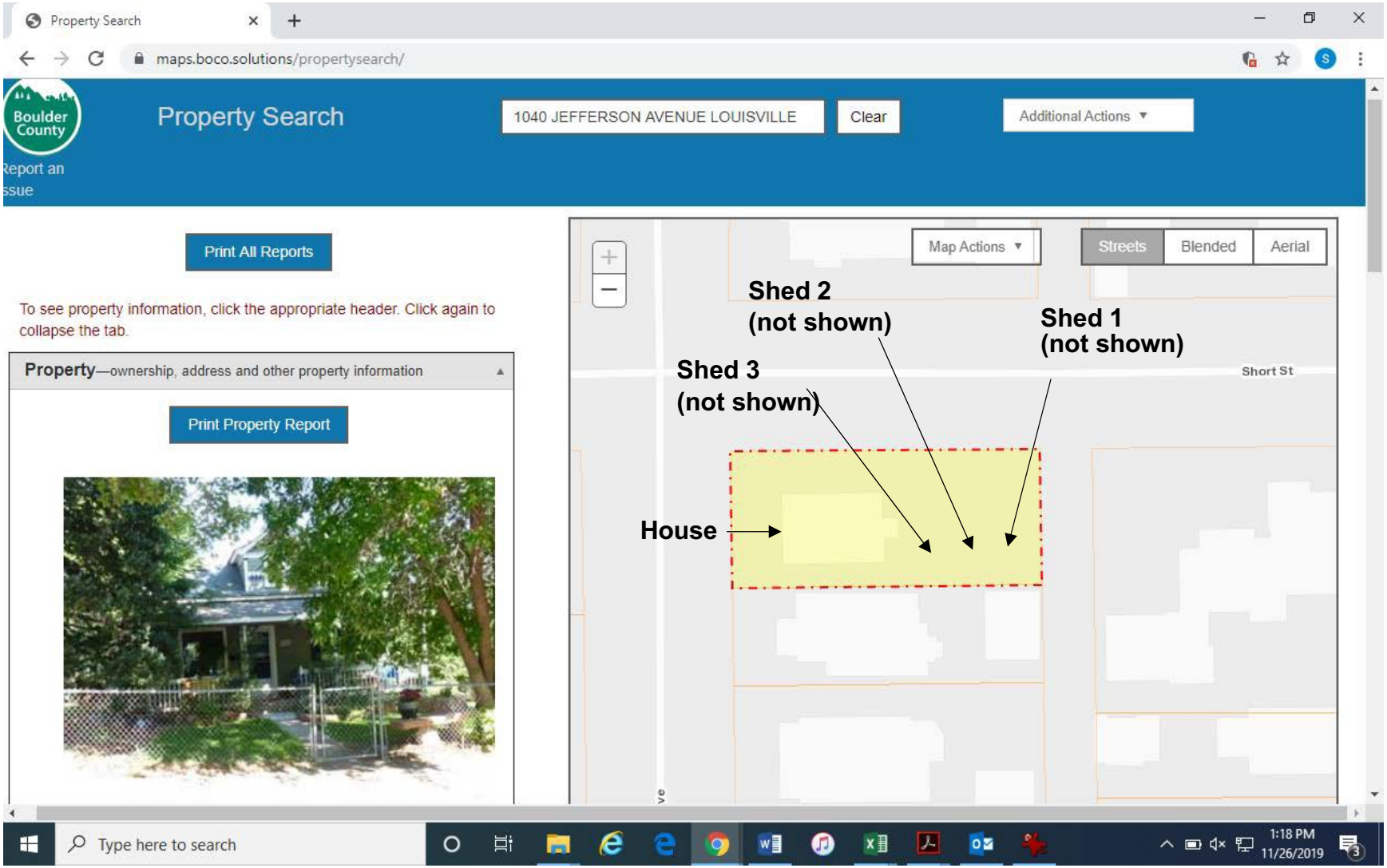


Figure 2. Sketch map of 1040 Jefferson.



Figure 3. 1040 Jefferson house, west and south sides, facing northeast.



Figure 4. 1040 Jefferson house, west side, facing east.



Figure 5. 1040 Jefferson house, north and west sides, facing southeast.



Figure 6. 1040 Jefferson house, east side, facing west.



Figure 7. 1040 Jefferson shed 1 and house, north and east sides, facing west- southwest.



Figure 8. 1040 Jefferson shed 1, north side, facing south.



Figure 9. 1040 Jefferson shed 2, north side, facing east-southeast.



Figure 10. 1040 Jefferson shed 3, east and north sides, facing south-southwest.



Figure 11. 1040 Jefferson photo from 1948 Assessor Card, west side, facing east (LHM 2017).

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____Initials _____
_____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL12203
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Ball House
6. Current building name: 1117 Jefferson Avenue
7. Building address: 1117 Jefferson Avenue, Louisville, CO 80027
8. Owner name and address: Robert F. Dressler & Rosann Messere

II. GEOGRAPHIC INFORMATION

P.M. 6 Township 1S Range 69W

__NW__ ¼ of __SE__ ¼ of __SW__ ¼ of __NE__ ¼ of section 8

10. UTM reference

    Zone 13N; 488485mE 4425658mN

11. USGS quad name: Louisville, Colorado

    Year: 1983 Map scale: 7.5'__X__ 15'____ Attach photo copy of appropriate map section.

12. Lot(s): 3–5 Block: 7

    Addition: Capitol Hill Year of Addition: 1904

13. Boundary Description and Justification: Boulder County Assessor Legal Description: S 8 FT OF LOT 5 & LOT 4 & 16 1/2 FT LOT 3 BLK 7 CAPITOL HILL

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length __54__ x Width __30__
16. Number of stories: 2
17. Primary external wall material(s): Wood - Shingle
18. Roof configuration: Gabled Roof – Cross Gabled Roof
19. Primary external roof material: Asphalt
20. Special features: Fence (stone wall)

21. General architectural description: 1117 Jefferson is an architecturally ornate home with some wood siding on the façade but primarily cedar shake siding on the façade's second story and on the other three elevations. The house has a cross-gabled roof covered with asphalt shingles. The primary façade faces east. An open porch supported by square columns with architecturally ornate cornices occupies the south half of the façade. An entry door and single window are located under the porch. A single double hung window with a stained-glass border in its upper sash is centered in the second floor's primary gable end above the porch. There is a bay window with three windows located north of the porch. The north side of the house has two double hung windows in the first story, one larger and one smaller. Two pairs of double hung windows, a small square window, and at least one more double hung window are located in second story dormers in an addition constructed in the early 2000s. The south side of the house is partially obscured from the public right-of-way. A bay window is visible about midway down the south elevation. There are windows in another second-story dormer, which is also part of the addition constructed in the early 2000s. The rear (west elevation) of the building is an architecturally complex modern addition. The west elevation is somewhat obscured from the public right-of-way and only partly visible. A pair of double doors is located at the center of the elevation on the second story. A newer addition holds a single modern entry door on the first story. Windows of various sizes punctuate the additions.

22. Architectural style/building type: Late Victorian – Queen Anne

23. Landscaping or special setting features: There is a low picket fence at the front of the house. The picket fence is not original, but it sits on a low stone wall that dates to the 1940s or earlier. The current wall may be a replacement, but it matches the materials and design of the earlier wall, as seen in the 1948 assessor card photograph.

24. Associated buildings, features, or objects: A large garage/carriage house, which was constructed in the early 2000s, is located behind the home. The building is clad in cedar shakes and has a front-gabled roof with a shed-roofed dormer. An overhead garage door faces the alley to the west. A pair of double hung windows is above the garage door. The south side of the garage has two windows in the second-story dormer. There is a door at the east end of the south side of the building. The east elevation of the garage is not visible from the public right-of-way.

IV. Architectural History

25. Date of Construction: Estimate: 1909 Actual:

    Source of information:

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Harrison and Nettie Ball

    Source of information:

Bacon, Bridget.
n.d. 1117 Jefferson. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

29. Construction history (include description and dates of major additions, alterations, or demolitions): A dormer was added to the south side of the house and two dormers were added to the north side in the early 2000s. A garage/carriage house was also constructed at the rear of the lot at that time.

The retaining wall at the front of the property was covered in stucco at some point. The homeowners removed the stucco and repointed the wall in 2011, returning it to its original form.

30. Original location __X__ Moved ____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling
32. Intermediate use(s): Domestic – Single Dwelling
33. Current use(s): Domestic – Single Dwelling
34. Site type(s): Single Family Home
35. Historical background:

General History of Louisville

This discussion is summarized from Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado (Schwendler and Corbett 2018).

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company, which ran a line that, by 1877, extended through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s, Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site from the federal government. Nawatny filed a town plat, comprising 20 acres and 85 lots, on the land and named the town of Louisville after himself. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, it grew organically as different investors platted different subdivisions, businesspeople opened diverse stores to meet demands, and people from Britain, Europe (e.g., Austria and Germany and, later, Italy, France, and Eastern Europe), and the United States moved to town. As a result, Louisville is characterized by diversity in its architectural, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

By the early 1890s, Louisville was expanding and changing rapidly, as several new residential subdivisions had been platted and Main Street, within the original part of town, morphed from a predominantly residential area to a commercial center. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

Louisville's population increased to 3,200 people in 1909. Around this time, more than 12 trains stopped in Louisville, carrying passengers, coal, and other freight; beginning in 1909, the Denver Interurban Company used Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miner's strike began in 1910 and the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. However, Louisville actually fared better than many other small Western towns because its mines remained open during the Great Depression and actually increased in number in the early 1930s. This was due, in part, to the low quality of Louisville's coal, which allowed it to be used only by local residents, businesses, and the railroad. As a result, Louisville's coal industry was relatively independent and not strongly tied to the regional or national economy. However, by the 1940s, the use of coal was in decline, especially locally. The final blow for most local coal mines occurred in 1954, when the Burlington Northern Railroad, which had taken over the line through Louisville, switched from coal power to diesel fuel.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. Just two small new subdivisions were platted in 1948: Acme Terrace First Addition and the Fischer Addition, with two more in 1957 (Bella Vista) and 1959 (Scenic Heights), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

The Denver–Boulder Turnpike, which opened in 1952 and allowed the Broomfield, Lafayette, and Louisville areas to serve as bedroom communities for downtown Denver and Boulder, affected Louisville's local economics and demographics. The road opened for use on Sunday, January 20, 1952, with electric counters located at the Wadsworth underpass in Broomfield estimating that 30,000 cars passed through on the first day. An average of more than 4,000 cars used the turnpike every day.

The turnpike's ability to move people faster between Denver, Boulder, and neighboring bedroom communities supported the construction of new suburban subdivisions, such as Bella Vista and Scenic Heights in Louisville. The same kinds of neighborhoods were ubiquitous across the United States in the 1950s and 1960s. Post-WWII suburbs arose from a combination of three factors. First, few houses were constructed between the Great Depression and WWII, but at the end of WWII, more than six million military personnel returned to civilian life, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

Despite all of this change, Louisville's population held relatively steady from 1950 to 1970, increasing from approximately 1,978 people in 1950 to 2,073 people in 1960 to 2,500 people in 1962, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people by 1990. The population further increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

From the 1990s through the present, most commercial and residential growth in Louisville has occurred around the edges of the city and along McCaslin Boulevard and South Boulder Road. However, in recent years the city's historic preservation tax, various recreational events, and a widespread trend towards buying local have supported increased commercial revitalization within Louisville's historic area, especially along Front and Main Streets. Still, many residents commute to Boulder and Denver for work. The largest employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods.

1117 Jefferson Avenue

The house at 1117 Jefferson Avenue is located in the Capitol Hill Subdivision, which was platted by Irving Elberson and J. C. Williams in 1904. Envisioned as Louisville's affluent subdivision, Capitol Hill was located on "the hill" overlooking the town to the southeast and the mountains to the west. The cost of land in the neighborhood reinforced its elite status. Lots in Capitol Hill could be more than twice as expensive as those in the less affluent parts of town. Not surprisingly, then, this subdivision has relatively larger and fancier houses than many other parts of historic Louisville. Capitol Hill contains the most Queen Anne-style houses in Louisville. The neighborhood also contains many Folk Victorians and Classic Cottages, including four of the latter that remain on the 1040 block of Jefferson Avenue. The subdivision's affluence was not opulent, however. Most residents were local low- and mid-level white collar workers. The subdivision also became a locus of public leisure in the winter when youth and adults of all income levels enjoyed sledding on the subdivision's hills.

1117 Jefferson Avenue is a two-story Queen Anne style house constructed in approximately 1909. The lot upon which 1117 Jefferson stands was purchased by Harrison and Nettie Ball. Harrison Ball was a local store manager. The house, which is more architecturally detailed and larger than many of the homes constructed during the same period in Louisville, reflected the middle-class status of the Balls. Frank Carveth, an owner of the local Carveth Brothers & Dalby store, purchased 1117 Jefferson from the Balls in 1918. He died in an interurban accident in 1920, but his family remained in the house until 1932. Peter and Anna Bammer bought the house in 1932. Peter was a miner and Anna raised canaries that were purportedly used by the miners to detect carbon monoxide leaks (Bacon n.d., 2006). Anna, widowed in 1943, sold the house to John Mathis, a bricklayer, in 1952 (Louisville Times, November 1, 1963). There is indirect evidence that Mathis remodeled the house upon purchase (Bacon n.d.). Mathis sold the house to John and Sara Wing in 1966, who sold the house to Celia Bertoia in 1978 (Bacon n.d.). John Wing worked for the Western Cutlery Company in Boulder and Longmont, Colorado.

36. Sources of information:

Bacon, Bridget.
n.d. 1117 Jefferson. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

2006 [Notes: Anna Bammer]. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

Boulder County Assessor's Office
2020 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed May 2020.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Louisville Times
1963 "Mr. and Mrs. John Mathis Parents of Second Girl," *Louisville Times* (Louisville, Boulder County), November 1, 1963.

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes __X__ No ____ Date of designation: 2010

Designating authority: Chapter 15.36 of the Louisville Municipal Code

Note

38. Applicable National Register Criteria:

____A. Associated with events that have made a significant contribution to the broad pattern of our history;

____B. Associated with the lives of persons significant in our past;

____C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

____D. Has yielded, or may be likely to yield, information important in history or prehistory.

____ Qualifies under Criteria Considerations A through G (see Manual)

__X__ Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ____ State ____ Local _____

42. Statement of significance: PaleoWest recommends 5BL12203 not individually significant under NRHP/SRHP Criterion A because, by itself, it does not illustrate a significant trend in history at the NRHP/SRHP level. PaleoWest recommends 5BL12203 not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL12203 not significant under NRHP/SRHP Criterion C because, while the house is a good example of local Queen Anne architecture, modifications have altered the original design and scale of the home. Finally, we recommend 5BL12203 not significant under NRHP/SRHP Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 1117 Jefferson retains integrity of location, setting, materials, and workmanship. Integrity of feeling has been weakened by the construction of the large garage/carriage house on the property. Integrity of design was undermined in the early 2000s with the second-story and rear additions to the house. Because the house is not associated with an important event or person at the NRHP level, it does not exhibit integrity of association.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

    Eligible ____ Not Eligible __X__ Need Data ____

45. Is there National Register district potential? Yes __X__ No _____

    Discuss: The Capitol Hill subdivision was platted in 1904. As a relatively exclusive part of town in the early 1900s, the area has relatively larger and fancier houses than many other parts of historic Louisville. Specifically, the subdivision contains a higher density of Queen Anne, Folk Victorian, and Classic Cottage styles than other Louisville subdivisions, although it also contained simpler National form houses. This assessment did not formally evaluate a Capitol Hill Historic District, but a potential district is apparent.

    1117 Jefferson would likely contribute to a potential Capitol Hill historic district because it is a good example of a Queen Anne house that illustrates the typically larger and fancier homes present in this subdivision.

If there is National Register district potential, is this building: Contributing __X__ Noncontributing

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing

VIII. Recording Information

47. Photograph numbers: 1117 Jefferson Photograph 1–10

    Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): July 7–9, 2020

50. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats

51. Organization: PaleoWest

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Resource Number: 5BL12203
Temporary Resource Number: N/A

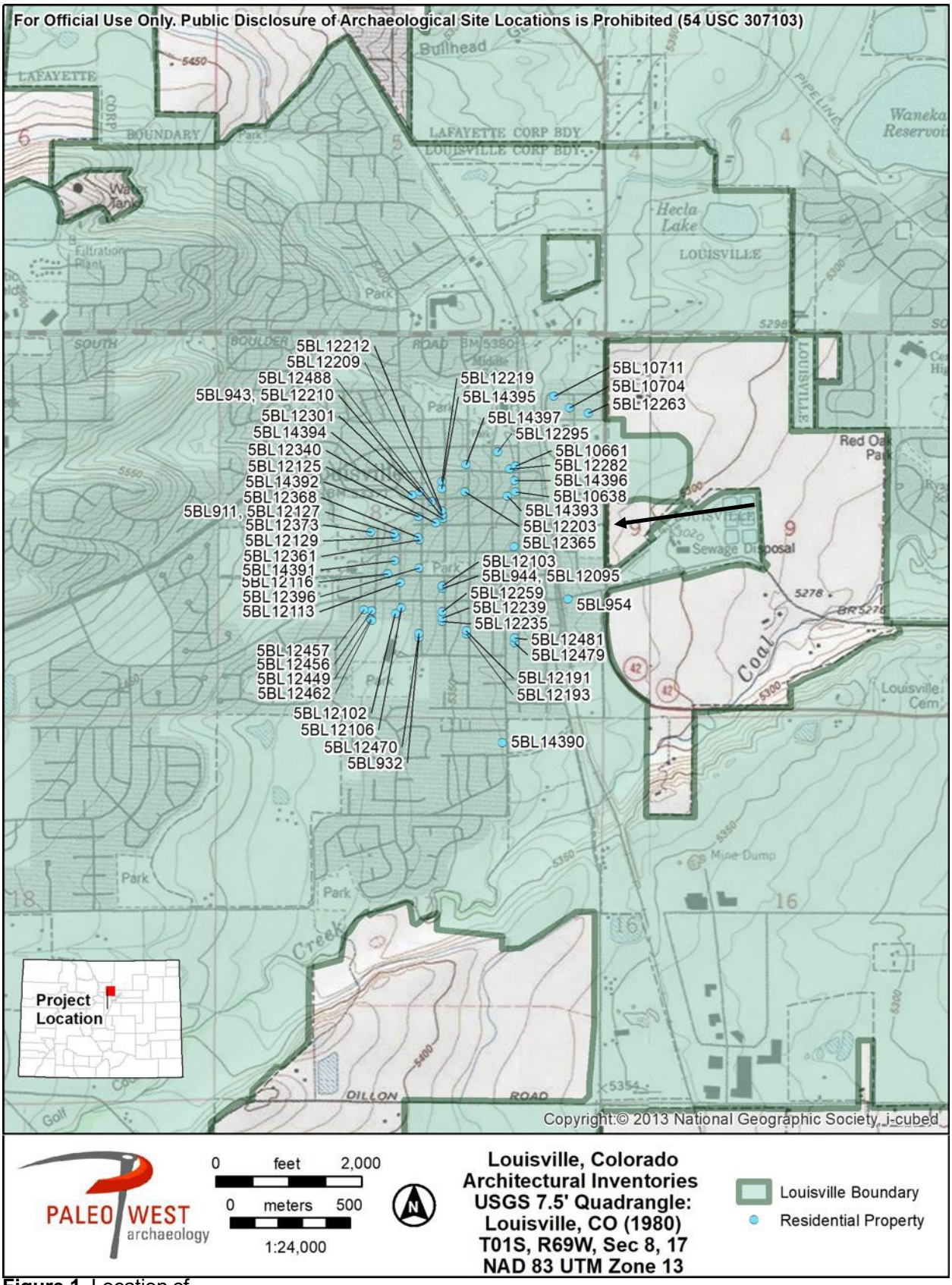


Figure 1. Location of.

Resource Number: 5BL12203
Temporary Resource Number: N/A

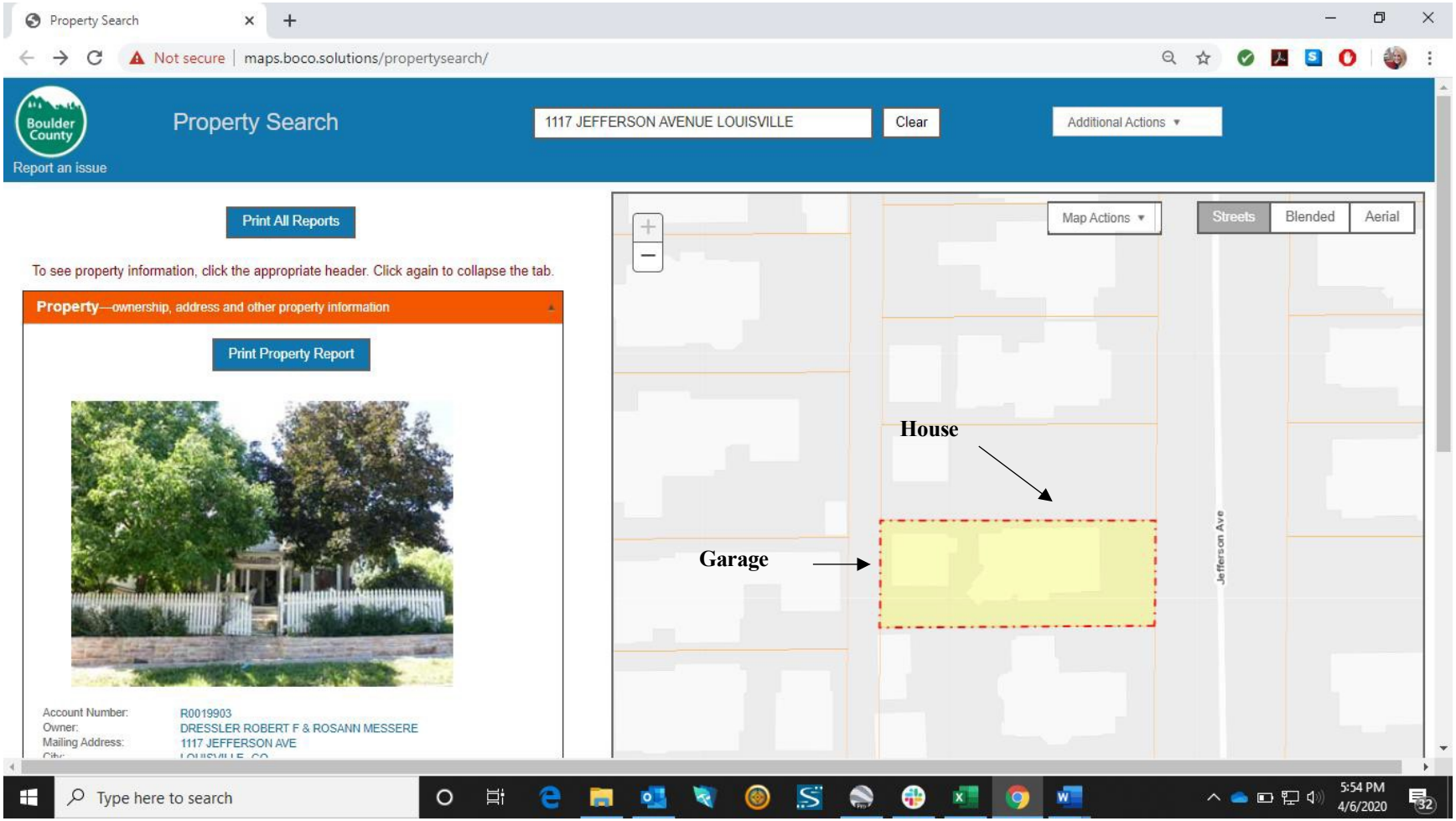


Figure 2. Sketch map of 1117 Jefferson.



Figure 3. 1117 Jefferson, facing southwest.



Figure 4. 1117 Jefferson, facing east-northeast.

Resource Number: 5BL12203
Temporary Resource Number: N/A



Figure 5. 1117 Jefferson, facing northeast.



Figure 6. 1117 Jefferson, outbuilding, facing northeast.



Figure 7. 1117 Jefferson_A1 photo from 1948 Assessor Card (LHM 2017).



Figure 8. 1117 Jefferson_B1 photo from 1977 Assessor Card (LHM 2017).



Figure 9. 1117 Jefferson in 1932 (LHM 2017).

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____Initials _____
_____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL14392
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 1017 Lincoln Avenue
7. Building address: 1017 Lincoln Avenue, Louisville, CO 80027
8. Owner name and address: David R. & Elizabeth E. Olson, 1017 Lincoln Avenue, Louisville, CO 80027-1719

II. GEOGRAPHIC INFORMATION

P.M. 6 Township 1S Range 69W

SW ¼ of SW ¼ of SW ¼ of NE ¼ of section 8

10. UTM reference

    Zone 13N; 488292mE 4425556mN

11. USGS quad name: Louisville, Colorado

    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.

12. Lot(s): 4–6 Block: 4

    Addition: Capitol Hill Year of Addition: 1904

13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 4-5-6 BLK 4 CAPITOL HILL

III. Architectural Description

14. Building plan (footprint, shape): L-Shaped
15. Dimensions in feet: Length 60 x Width 50
16. Number of stories: 1
17. Primary external wall material(s): Wood: Horizontal Siding
18. Roof configuration: Gable
19. Primary external roof material: Asphalt
20. Special features: Chimney
21. General architectural description: 1017 Lincoln is an L-shaped siding clad home with a gable roof. The primary facade faces east and forms the top of the “L”. The home’s entrance is located under

an open porch in the northern end of the façade. An entry door is located just south of center under the porch. A set of three casement windows are to the north. The southern portion of the façade has a small east facing double hung window at the right angle of the "L" and a set of three east facing casement windows to the south. The south elevation has a set of three south facing windows near its east end. A pair of casement windows, an entry door under a stoop, and a pair of two casement windows are located along the western portion of the elevation. The entrance is not original. The north side of the house has a set of three casement windows, a pair of double hung windows and a pair of smaller windows spaced symmetrically across the elevation from east to west. Most of the rear of the house is a 1958 addition. There is a bay window in the southern portion of the elevation and a deck with an entry door and window at the north end. The windows are modern replacements.

22. Architectural style/building type: National

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: There is an east facing garage near the rear of the property. It is approached via a long driveway from Lincoln Avenue. Two single garage doors provide access to the building, which is clad in horizontal siding. The garage has a hipped roof with a sloped shed section to the south. A shed is at the rear of the lot and is very similar to the garage in form, just smaller. The garage and shed were constructed between the late 1950s and late 1970s.

IV. Architectural History

25. Date of Construction: Estimate: 1908 Actual:

Source of information:

Drumm, Henry A
1909 Drumm's Wall Map of the Town of Louisville Situate in Boulder County Colorado, 1909. On File with the Louisville Historical Museum. Available at https://photos.google.com/share/AF1QipNMLEqdf4tx9Mi2XZA1srZdFED8V0rFbGX3xdnevbRcw7UrxgUSZtFCsAbXf0CxWQ/photo/AF1QipOPSVLIKHB6Mx77j4WJPMOsgMfcX8yGx6YYbgsH?key=b3VadzBKVHN0cXE0RUQ3VWxlUXloWlktV1pFWjVR

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Unknown

Source of information:

29. Construction history (include description and dates of major additions, alterations, or demolitions): An addition was constructed on the rear of the home in 1958. An entrance was added to the south side of the home at an unknown date. Also, the siding does not appear original.

30. Original location X Moved ____ Date of move(s):

V. Historical Associations

31. Original use(s): Domestic – Single Dwelling

32. Intermediate use(s): Domestic – Single Dwelling

33. Current use(s): Domestic – Single Dwelling

34. Site type(s): Single Family Home

35. Historical background:

General History of Louisville

This discussion is summarized from Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado (Schwendler and Corbett, 2018).

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The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. Just two small new subdivisions were platted in 1948: Acme Terrace First Addition and the Fischer Addition, with two more in 1957 (Bella Vista) and 1959 (Scenic Heights), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

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1017 Lincoln Avenue

The house at 1017 Lincoln Avenue is located in the Capital Hill Subdivision which was platted by Irving Elberson and J. C. Williams in 1904. Envisioned as Louisville's affluent subdivision, Capitol Hill was located on "the hill" overlooking the town to the southeast and the mountains to the west. The cost of land in the neighborhood reinforced its elite status. Lots in Capitol Hill could be more than twice as expensive as those in the less affluent parts of town. Not surprisingly, then, this subdivision has relatively larger and fancier houses than many other parts of historic Louisville. Capitol Hill contains the most Queen Anne- style houses in Louisville. The neighborhood also contains many Folk Victorians and Classic Cottages, including four of the latter that remain on the 1040 block of Jefferson Avenue. The subdivision's affluence was not opulent, however. Most residents were local low- and mid-level white collar workers. The subdivision also became a locus of public leisure in the winter when youth and adults of all income levels enjoyed sledding on the subdivision's hills.

1017 Lincoln Avenue was a simple National style house constructed in approximately 1908. The original owner of the house was likely F. W. McPherson who sold the home to Jeanette Paige in 1909. She lived in the house with her husband, Samuel until their divorce in 1918. Samuel, a blacksmith, sold the house to Alice Ludwick who owned the property briefly before selling it to Charles and Rose Liley in 1922. The Lileys owned the house, which they may have used as a rental property, until 1943 when they sold it to William S. Milano and his mother Angelina. The Milanos owned the home until 1945 when they sold it to John and Stella Coet. (LMH 2017, Boulder County Clerk and Recorder 2020) The Milanos lived in on Harper street in Louisville in 1930 and had lived Denver since at least 1938 (United States Census 1940, R.L. Polk and Company, 1938) It is not clear if they ever lived in 1017 Lincoln. Stella was William's sister and Angela's daughter. John Coet worked at Rocky Flats. The Coets remained in 1017 Lincoln until 1989 when John sold the house to David and Elizabeth Olsen (Boulder County Clerk and Recorder 2020).

1017 Lincoln Avenue was modified in 1958 when the Coets constructed a large addition on the rear of the home increasing its square footage from approximately 760 feet to nearly 1020 square feet (LMH 2017).

36. Sources of information:

Boulder County Assessor's Office
2019 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed May 2020.

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

Drumm, Henry A
1909 Drumm's Wall Map of the Town of Louisville Situate in Boulder County Colorado, 1909. On File with the Louisville Historical Museum. Available at https://photos.google.com/share/AF1QipNMLEqdf4tx9Mi2XZA1srZdFED8V0rFbGX3xdnevbRcw7UrxgUSZtFCsAbXf0CxWQ/photo/AF1QipOPSVLIKHB6Mx77j4WJPMOsgMfcX8yGx6YYbgsH?key=b3VadzBKVHN0cXE0RUQ3VWxlUXloWlktV1pFWjVR

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

R.L. Polk and Company.
1938 Polk's Boulder County Directory 1940. Salt Lake City, UT. R.L. Polk and Company

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

1940 *Sixteenth Census of the United States, 1940*. (NARA microfilm publication T627). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No __X__ Date of designation: _____

    Designating authority:

    Note: The house appears to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the areas of social history and architecture for its association with the early twentieth century residential development of the city. It also illustrates the modest National style homes that characterized many of the simple working class homes and was common in Louisville.

    It should be understood that the thresholds of significance and integrity for NRHP eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

    ____A. Associated with events that have made a significant contribution to the broad pattern of our history;

    ____B. Associated with the lives of persons significant in our past;

    ____C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

    ____D. Has yielded, or may be likely to yield, information important in history or prehistory.

    ____ Qualifies under Criteria Considerations A through G (see Manual)

    __X__ Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ____ State ____ Local _____

42. Statement of significance: PaleoWest recommends 5BL14392 not individually significant under NRHP/SRHP Criterion A because, by itself, it does not illustrate a significant trend in history at the NRHP/SRHP level. PaleoWest recommends 5BL14392 not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We recommend 5BL14392 not significant under NRHP/SRHP Criterion C because the house is not a quintessential example of a National style home. Finally, we recommend 5BL14392 not significant under NRHP/SRHP Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 1017 Lincoln retains integrity of location, setting, feeling, and workmanship. Integrity of design and materials has been weakened by the construction of an addition on the rear of the house and the addition of an entrance on the south elevation. Also, the siding does not appear original. There is no integrity of association because the home has no link to a historically important person or event.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

    Eligible ____ Not Eligible __X__ Need Data ____

45. Is there National Register district potential? Yes _X_ No ____

Discuss: The Capitol Hill subdivision was platted in 1904. As a relatively exclusive part of town in the early 1900s, the area has relatively larger and fancier houses than many other parts of historic Louisville. Specifically, the subdivision contains a higher density of Queen Anne, Folk Victorian, and Classic Cottage styles than other Louisville subdivisions, although it also contained simpler National form houses. This assessment did not formally evaluate a Capitol Hill Historic District, but a potential district is apparent.

1017 Lincoln may contribute to a potential Capitol Hill historic district because it illustrates the full range of house types present in this historical subdivision.

If there is National Register district potential, is this building: Contributing _X_ Noncontributing

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: 1017 Lincoln Photograph 1–8

Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): July 7–9, 2020

50. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats

51. Organization: PaleoWest

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Resource Number: 5BL14392
Temporary Resource Number: N/A

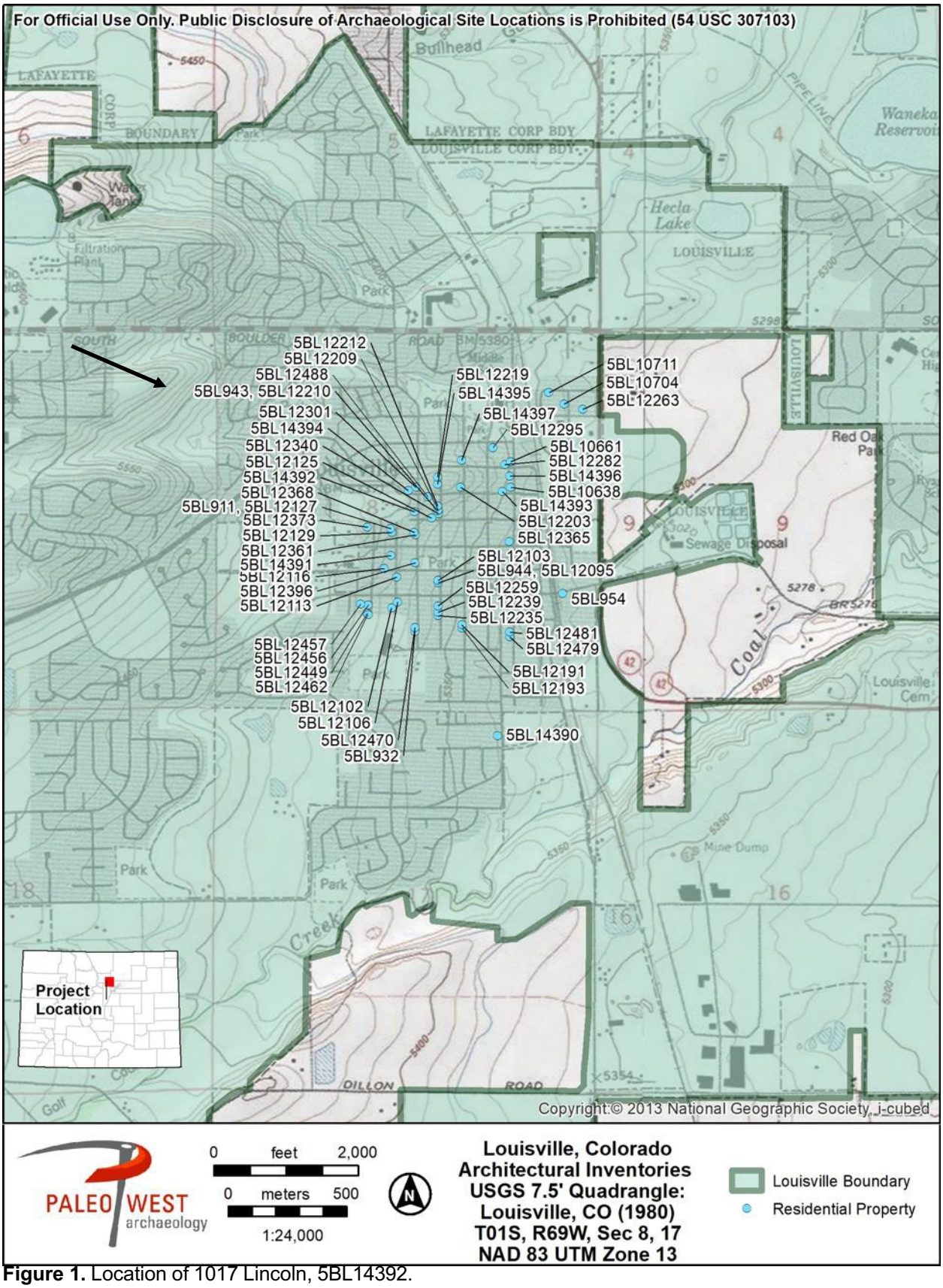


Figure 1. Location of 1017 Lincoln, 5BL14392.

Resource Number: 5BL14392
Temporary Resource Number: N/A

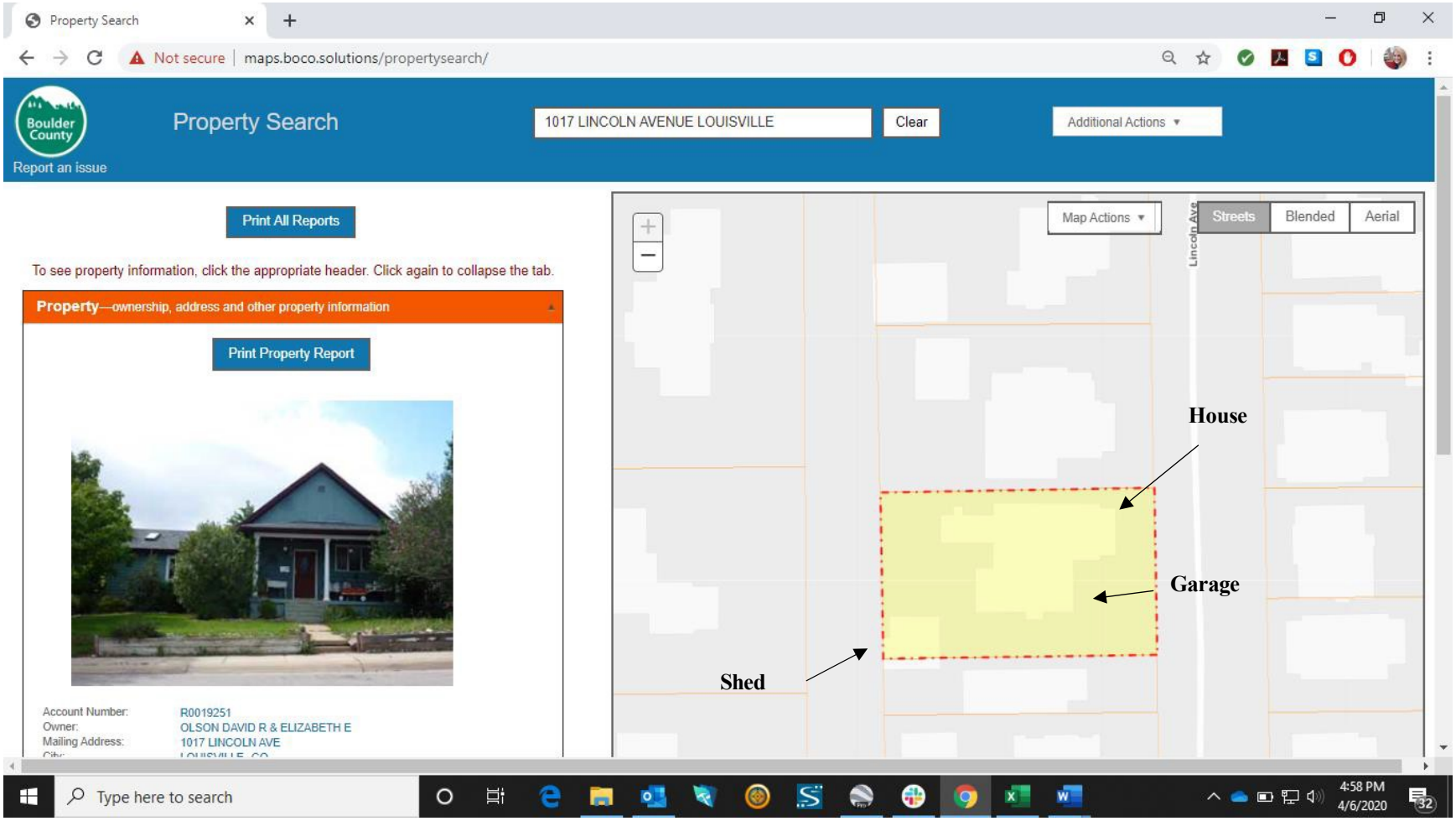


Figure 2. Sketch map of 1017 Lincoln.

Resource Number: 5BL14392
Temporary Resource Number: N/A



Figure 3. 1017 Lincoln, facing southwest.



Figure 4. 1017 Lincoln, facing northwest.

Resource Number: 5BL14392
Temporary Resource Number: N/A



Figure 5. 1017 Lincoln, facing east-northeast.



Figure 6. 1017 Lincoln, facing west-southwest.

Resource Number: 5BL14392
Temporary Resource Number: N/A



Figure 7. 1017 Lincoln, garage, facing west.



Figure 8. 1017 Lincoln, shed, facing southeast



Figure 9. 1017 Lincoln photo from 1948 Assessor Card, (LHM 2017).



Figure 10. 1017 Lincoln photo from 1977 Assessor Card, (LHM 2017).

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL14394
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 1101 Lincoln Avenue
7. Building address: 1101 Lincoln Avenue, Louisville, CO 80027
8. Owner name and address: Robert P. & Melanie Julian Muckle, 1101 Lincoln Avenue, Louisville, CO 80027-1721

II. GEOGRAPHIC INFORMATION

P.M. 6 Township 1S Range 69W
NW ¼ of SW ¼ of SW ¼ of NE ¼ of section 8

10. UTM reference
Zone 13N; 488295mE 4425645mN

11. USGS quad name: Louisville, Colorado
Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.

12. Lot(s): 1–3 Block: 5
Addition: Capitol Hill Year of Addition: 1904

13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 1-3 BLK 5 CAPITOL HILL AND VACATED ALLEY TO WEST

III. Architectural Description

14. Building plan (footprint, shape): Rectangular

15. Dimensions in feet: Length 44 x Width 30

16. Number of stories: 2

17. Primary external wall material(s): Wood: Horizontal siding

18. Roof configuration: Jerkinhead

19. Primary external roof material: Asphalt

20. Special features: Chimney

21. General architectural description: 1101 Lincoln is a 2-story bungalow with wood siding. It has a jerkinhead roof with asphalt shingles. The home has been modified with the construction of a wing to the north and the addition of a second story to the entire home. The primary façade faces east. A one-story full-length enclosed porch dominates the original portion elevation. The porch was enclosed after 2017. Entry to the porch is from the north. A central entry door is located under the porch. It is flanked, on each side by a double hung window. The addition to the north has a basement level entrance under a low porch and a set of three small leaded windows on the first story. The second story of the addiction has a set of three double hung windows over the entry porch and a pair of double hung windows in the north addition. The north elevation has a single window at the west end of the façade and a set of five stepped windows climbing west from near the east end of the original elevation. The windows are a mix of casement and double hung. An addition occupies the rest of the elevation and creates a five-sided wall on the first story. There is a balcony above. Various sized windows punctuate the addition. The south side of the house has a single window and a pair of windows. There is a west facing window near the east end. A door is to the west. The second story has a central set of three double hung windows. The west elevation was only partially visible from the public right-of-way. It contains a series of small windows along the southern half of the façade. There are two sets of double hung windows in the second story.

22. Architectural style/building type: Bungalow

23. Landscaping or special setting features: None.

24. Associated buildings, features, or objects: There is a single outbuilding at the rear of the lot. It was originally a small rectangular structure but has been modified with the addition of a garage. The original portion, which has a chimney, may have been an earlier home. The building is clad in horizontal wood siding. The older portion has a gable roof and the garage has a hipped roof. The only visible side of the building is the south façade. The original structure has a single window and the garage has two-large outward opening doors. The addition is probably historic.

IV. Architectural History

25. Date of Construction: Estimate: _1908___ Actual:

Source of information:

Louisville Historical Museum (LHM)

2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Lawrence McHugh

Source of information:

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2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

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29. Construction history (include description and dates of major additions, alterations, or demolitions): 1101 Lincoln Avenue has been significantly modified. Homeowners have popped the top of the house converting it from a single story home to a two story house. They have also constructed an addition to the north. The modifications are not historic.

30. Original location __X__ Moved ____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling
32. Intermediate use(s): Domestic – Single Dwelling
33. Current use(s): Domestic – Single Dwelling
34. Site type(s): Single Family Home
35. Historical background

General History of Louisville

This discussion is summarized from Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado (Schwendler and Corbett, 2018).

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company (CCR), a line that, by 1877, ran through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

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1101 Lincoln Avenue is a bungalow style house constructed in approximately 1908. Typical of the houses in the Capitol Hill neighborhood, it was larger and more ornate than the simpler, smaller homes common in the working-class neighborhoods of Louisville. Lawrence McHugh purchased the lot upon which the house sits from J.C. Williams in 1905. McHugh was a miner. He sold the house to Ludwig and Martha Eberharter in 1914 (Boulder County Clerk and Recorder 2020). The Eberharters, who lived on La Farge Avenue, owned a significant amount of property in Louisville. It is likely that they used 1101 Lincoln as a rental property. They sold the house and other property to Mary Gutfelder in 1919 (Muckle 2006). The Gutfelders lived in 1101 Lincoln into the 1980s (Boulder County Clerk and Recorder 2020).

36. Sources of information:

Boulder County Assessor's Office
2020 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed May 2020.

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

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Muckle, Melanie Julian
2006 "Researching Your Building's History in Louisville." *Louisville Historian.* Spring 2006 (Issue # 70).

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No _X_ Date of designation: _____
Designating authority:
Note: The house does not appear to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code). While modifications to the house have attempted to mimic the original style, the scale of modifications is too great to qualify it as a local landmark.

It should be understood that the thresholds of significance and integrity for National Register of Historic Places eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

____A. Associated with events that have made a significant contribution to the broad pattern of our history;

____B. Associated with the lives of persons significant in our past;

____C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

____D. Has yielded, or may be likely to yield, information important in history or prehistory.

____ Qualifies under Criteria Considerations A through G (see Manual)

_X_ Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ____ State ____ Local _____

42. Statement of significance: PaleoWest recommends 5BL14394 not individually significant under NRHP/SRHP Criterion A but it may contribute to a historic district that would be eligible under Criterion A. PaleoWest recommends 5BL14394 not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We recommend 5BL14394 not significant under NRHP/SRHP Criterion C because the house is not a quintessential example of a Bungalow style home. Finally, we recommend 5BL14394 not significant under NRHP/SRHP Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 5BL14394 has been significantly modified in recent years. While it retains integrity of location and setting, it does not retain integrity of design, materials, feeling or workmanship. There is no integrity of association because the home has no link to a historically important person or event.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:
Eligible ____ Not Eligible _X_ Need Data ____

45. Is there National Register district potential? Yes _X_ No _____

Discuss: 1101 Lincoln is located in the Capitol Hill neighborhood, a subdivision platted in1904. Capitol Hill, a more exclusive part of town in the early 1900s, has relatively larger and fancier houses than many other parts of historic Louisville. The neighborhood contains a higher density of Queen Anne-style, Folk Victorians, and Classic Cottages, than other Louisville subdivisions. The house, which was constructed in the first decade of the 1900s likely does not contribute to historic district encompassing homes constructed in the neighborhood because the scale of changes to the original home are too great.

This assessment did not formally evaluate a Capitol Hill Historic District, but a potential district is apparent.

If there is National Register district potential, is this building: Contributing __Noncontributing X

46. If the building is in existing National Register district, is it: Contributing __Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: 1101 Lincoln Photograph 1-7
Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): July 7–9, 2020

50. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats

51. Organization: PaleoWest

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

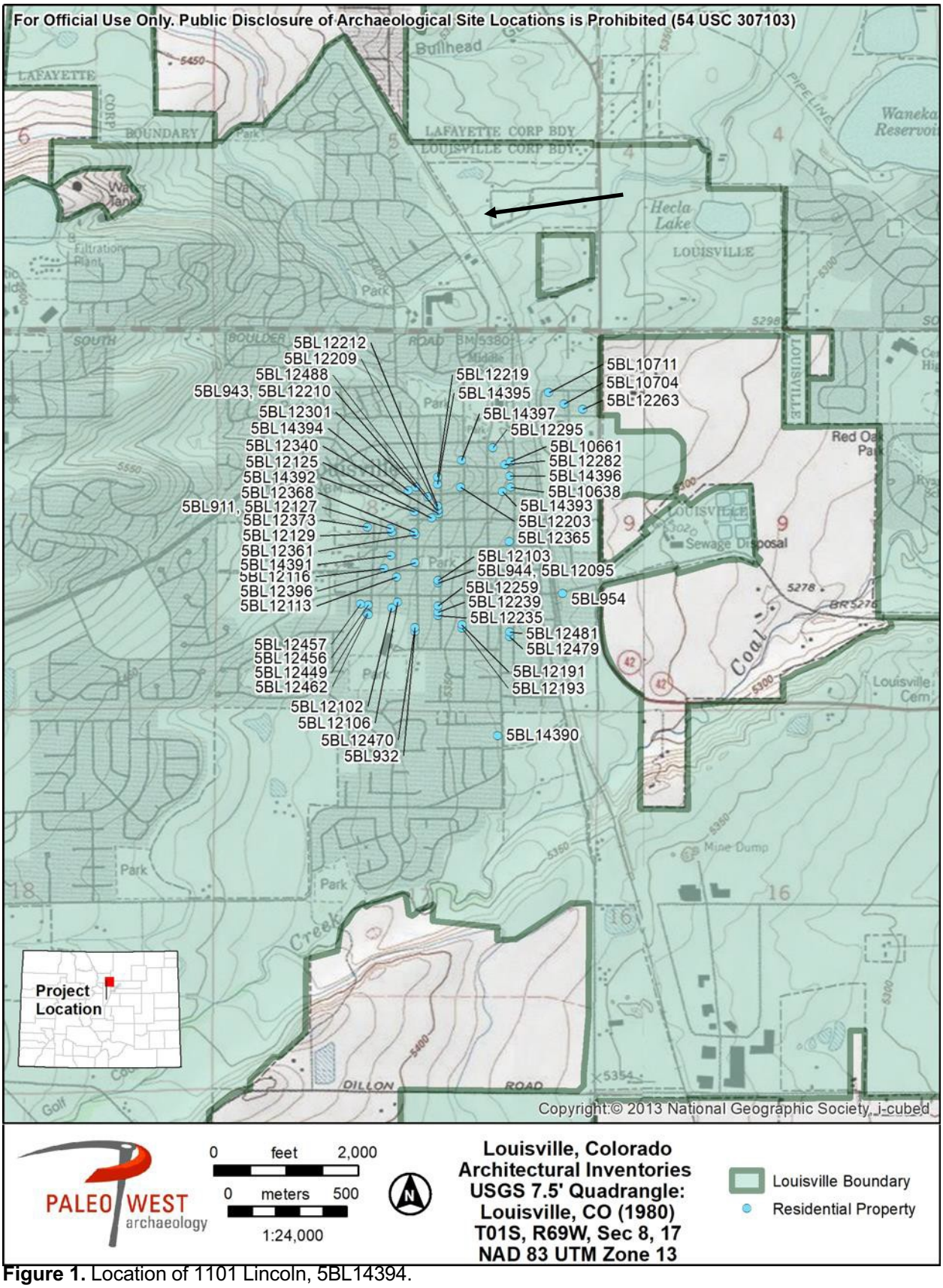


Figure 1. Location of 1101 Lincoln, 5BL14394.

Resource Number: 5BL14394
Temporary Resource Number: N/A

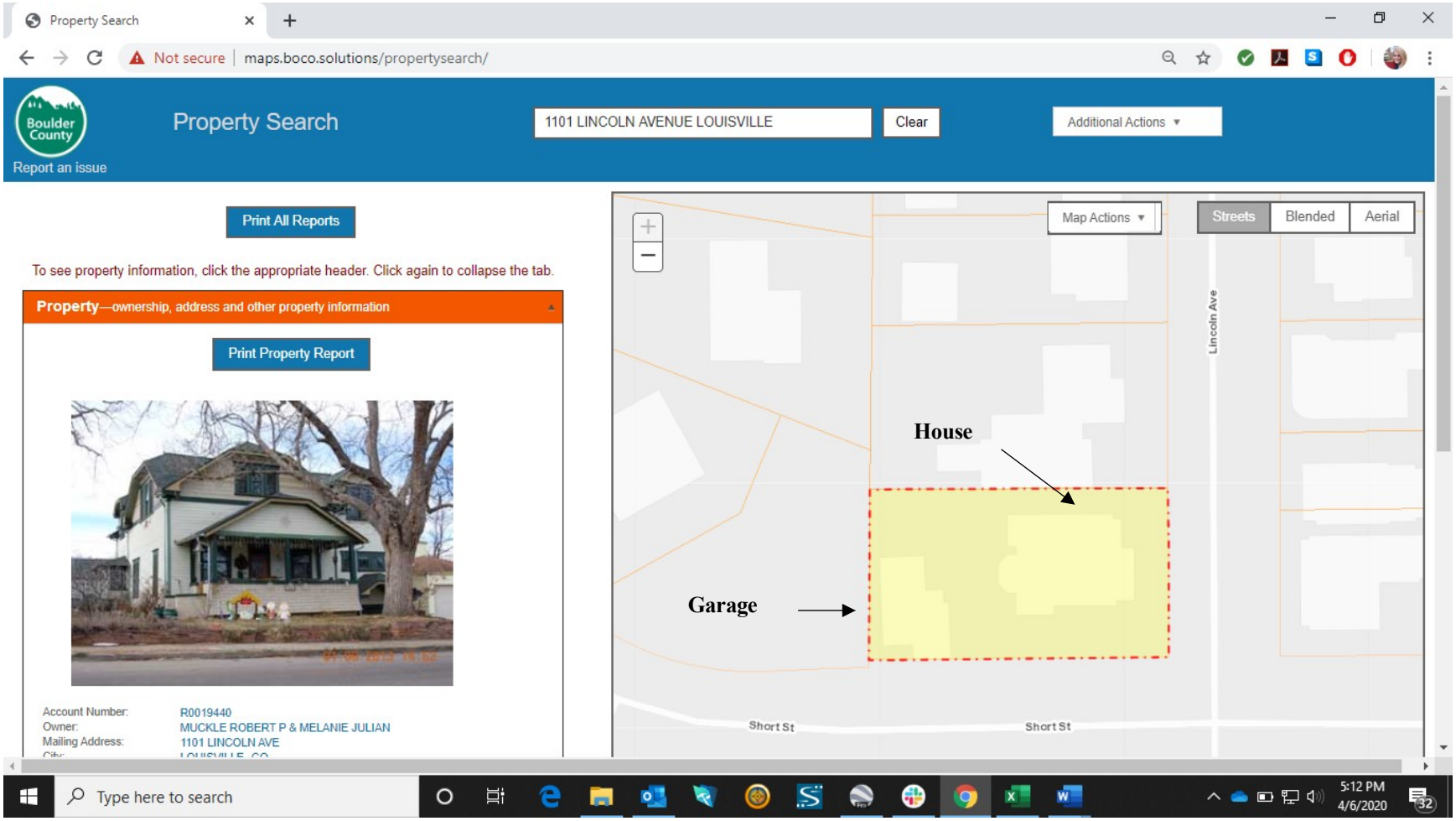


Figure 2. Sketch map of 1101 Lincoln.



Figure 3. 1101 Lincoln, facing northwest.



Figure 4. 1101 Lincoln, east and north sides, facing southwest.



Figure 5. 1101 Lincoln, house, and garage, west sides, facing east.



Figure 6. 1101 Lincoln, facing northeast.



Figure 7. 1101 Lincoln, garage, facing north.



Figure 8. 1101 Lincoln, photo from 1948 Assessor Card, (LHM 2017).

Resource Number: 5BL12301
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____Initials _____
_____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL12301
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 1108 Lincoln Avenue,
7. Building address: 1108 Lincoln Avenue, Louisville, CO 80027
8. Owner name and address: Donna K. Young, 4289 Graham Court, Boulder, CO 80305-5557

II. GEOGRAPHIC INFORMATION

P.M. 6 Township 1S Range 69W

NW ¼ of SW ¼ of SW ¼ of NE ¼ of section 8

10. UTM reference

    Zone 13N; 488335mE 4425652mN

11. USGS quad name: Louisville, Colorado

    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.

12. Lot(s): 21–22 Block: 6

    Addition: Capitol Hill Year of Addition: 1904

13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOT 21 & N 1/2 LOT 22 BLK 6 CAPITOL HILL

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 56 x Width 26
16. Number of stories: 1
17. Primary external wall material(s): Synthetics: Vinyl
18. Roof configuration: Gabled Roof: Side Gabled Roof
19. Primary external roof material: Asphalt
20. Special features: Chimney

21. General architectural description: 1108 Lincoln is a small home clad in vinyl siding. Its side gabled roof is covered in asphalt shingles. The primary façade faces west. A small porch, located at the southwest corner of the home, covers the entrance – a south-facing door. A single west-facing double hung window is located south of the door. There are two double hung windows along the remainder (northern portion) of the west elevation. The south side of the house has two pairs of double hung windows. The north elevation has a single double hung window, a small bathroom window, and a pair of double hung windows. The windows are replacements. Vegetation blocks views of the rear of the building from the public right-of-way.

22. Architectural style/building type: No Style

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: A garage is located at the rear of the lot. The building is clad in siding and shake. It has a gable roof. The building faces east. A modern garage door provided vehicle access. Other building elevations were not visible from the public right-of-way.

IV. Architectural History

25. Date of Construction: Estimate:1900 (rebuilt and reconfigured in ca.1956) Actual:

Source of information:

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at: http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Fred Beranek

Source of information:

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

29. Construction history (include description and dates of major additions, alterations, or demolitions): There are unverified accounts that the house is composed of two miner's cabins that were moved to the site. Additions were constructed on the rear of the house in 1958 and 1962. The original miner's cabins may have been constructed in approximately 1900.

30. Original location ___ Moved X Date of move(s): Circa. 1956

Note: Local oral histories note that the house is composed of either one or two miner's cabins that were moved to the site from a mine in Superior.

V. Historical Associations

31. Original use(s): Domestic – Single Dwelling

32. Intermediate use(s): Domestic – Single Dwelling

33. Current use(s): Domestic – Single Dwelling

34. Site type(s): Single Family Home

35. Historical background:

General History of Louisville

This discussion is summarized from Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado (Schwendler and Corbett 2018).

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company, which ran a line that, by 1877, extended through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s, Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site from the federal government. Nawatny filed a town plat, comprising 20 acres and 85 lots, on the land and named the town of Louisville after himself. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, it grew organically as different investors platted different subdivisions, businesspeople opened diverse stores to meet demands, and people from Britain, Europe (e.g., Austria and Germany and, later, Italy, France, and Eastern Europe), and the United States moved to town. As a result, Louisville is characterized by diversity in its architectural, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

By the early 1890s, Louisville was expanding and changing rapidly, as several new residential subdivisions had been platted and Main Street, within the original part of town, morphed from a predominantly residential area to a commercial center. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

Louisville's population increased to 3,200 people in 1909. Around this time, more than 12 trains stopped in Louisville, carrying passengers, coal, and other freight; beginning in 1909, the Denver Interurban Company used Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miner's strike began in 1910 and

the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. However, Louisville actually fared better than many other small Western towns because its mines remained open during the Great Depression and actually increased in number in the early 1930s. This was due, in part, to the low quality of Louisville's coal, which allowed it to be used only by local residents, businesses, and the railroad. As a result, Louisville's coal industry was relatively independent and not strongly tied to the regional or national economy. However, by the 1940s, the use of coal was in decline, especially locally. The final blow for most local coal mines occurred in 1954, when the Burlington Northern Railroad, which had taken over the line through Louisville, switched from coal power to diesel fuel.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. Just two small new subdivisions were platted in 1948: Acme Terrace First Addition and the Fischer Addition, with two more in 1957 (Bella Vista) and 1959 (Scenic Heights), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

The Denver–Boulder Turnpike, which opened in 1952 and allowed the Broomfield, Lafayette, and Louisville areas to serve as bedroom communities for downtown Denver and Boulder, affected Louisville's local economics and demographics. The road opened for use on Sunday, January 20, 1952, with electric counters located at the Wadsworth underpass in Broomfield estimating that 30,000 cars passed through on the first day. An average of more than 4,000 cars used the turnpike every day.

The turnpike's ability to move people faster between Denver, Boulder, and neighboring bedroom communities supported the construction of new suburban subdivisions, such as Bella Vista and Scenic Heights in Louisville. The same kinds of neighborhoods were ubiquitous across the United States in the 1950s and 1960s. Post-WWII suburbs arose from a combination of three factors. First, few houses were constructed between the Great Depression and WWII, but at the end of WWII, more than six million military personnel returned to civilian life, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

Despite all of this change, Louisville's population held relatively steady from 1950 to 1970, increasing from approximately 1,978 people in 1950 to 2,073 people in 1960 to 2,500 people in 1962, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people by 1990. The population further increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

From the 1990s through the present, most commercial and residential growth in Louisville has occurred around the edges of the city and along McCaslin Boulevard and South Boulder Road. However, in recent years the city's historic preservation tax, various recreational events, and a widespread trend towards buying local have supported increased commercial revitalization within Louisville's historic area, especially along Front and Main Streets. Still, many residents commute to Boulder and Denver for work. The largest employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods.

1108 Lincoln Avenue

The house at 1108 Lincoln Avenue is located in the Capitol Hill Subdivision, which was platted by Irving Elberson and J. C. Williams in 1904. Envisioned as Louisville's affluent subdivision, Capitol Hill was located on "the hill" overlooking the town to the southeast and the mountains to the west. The cost of land in the neighborhood reinforced its elite status. Lots in Capitol Hill could be more than twice as expensive as those in the less affluent parts of town. Not surprisingly, then, this subdivision has relatively larger and fancier houses than many other parts of historic Louisville. Capitol Hill contains the most Queen Anne-style houses in Louisville. The neighborhood also contains many Folk Victorians and Classic Cottages, including four of the latter that remain on the 1040 block of Jefferson Avenue. The subdivision's affluence was not opulent, however. Most residents were local low- and mid-level white collar workers. The subdivision also became a locus of public leisure in the winter when youth and adults of all income levels enjoyed sledding on the subdivision's hills.

1108 Lincoln Avenue is a small, simple house on what had been the side yard of 1100 Lincoln. The Boulder County assessor's office lists the construction date as 1900 (Boulder County Assessor 2020). However, this is likely incorrect unless this is a reference to the construction date of a house that was relocated. The parcel upon which 1108 Lincoln stands was included along with 1100 Lincoln in in the parcels platted by Elberson and Williams in 1904. J. C. Williams transferred the parcel for 1100 Lincoln to D. R. Williams in 1906. Williams, a miner who may have been related to J. C. Williams, did not live on the parcel (United States Census Bureau 1910). He, in turn, sold it to John Riordan in 1911. John and his wife, Ida, owned the parcel until 1930. Louisville directories show that the Riordans lived at 1100 Lincoln during their ownership. Liberato Colomba purchased 1100 Lincoln from the Riordans in 1930. After his death in 1934, his wife, Colomba Martella, remarried and continued to live at 1100 Lincoln, which she owned until her death in 1974. In 1946, she sold the side yard to 1100 Lincoln, which is the parcel upon which 1108 Lincoln stands, to Fred and Rose Beranek. They constructed a house on the parcel prior to 1948, but that house is no longer standing. Local oral histories note that the current house on the lot is composed of either one or two miner's cabins that were moved to the site from a mine in Superior. This may account for Boulder County's 1900 construction date as an estimate of the construction of the original mine housing. The coal mines closed in Superior in the mid 1950s (Bacon n.d.). Boulder County Assessor's cards indicate that the house that was on the lot prior to 1955 was "rebuilt and refigured" in the summer of 1955. The new construction, which does not resemble the house that was on the lot in 1948, may have incorporated the miner's cabin(s) and elements of the older home. Construction was slow. The assessor noted in late 1956 that the home was still not finished (LHM 2017). The Beraneks owned the house until 2008 (Boulder County Clerk and Recorder 2020).

36. Sources of information:

Bacon, Bridget.
n.d. [Notes: 1108 Lincoln]. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

Boulder County Assessor's Office
2020 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed April 2020.

Boulder County Clerk and Recorder
2020 Property Deed Search, Available at https://www.bouldercounty.org/records/recording/search-public-records/. Accessed April 2020.

Louisville Historical Museum (LHM)
2017 Boulder County Assessor Cards. Available at:

http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

United States Census Bureau
1910 Thirteenth Census of the United States, 1910 (NARA microfilm publication T624). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

VI. SIGNIFICANCE

37. Local landmark designation: Yes _____ No __X__ Date of designation: _____

Designating authority:

Note: The house does not appear to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code). It does not illustrate a significant component of Louisville's history or architecture.

It should be understood that the thresholds of significance and integrity for NRHP eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

____A. Associated with events that have made a significant contribution to the broad pattern of our history;

____B. Associated with the lives of persons significant in our past;

____C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

____D. Has yielded, or may be likely to yield, information important in history or prehistory.

____ Qualifies under Criteria Considerations A through G (see Manual)

__X__ Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ____ State _____ Local _____

42. Statement of significance: PaleoWest recommends 5BL12301 not individually significant under NRHP/SRHP Criterion A because it is not associated with a significant trend or event in history. PaleoWest recommends 5BL12301 not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We recommend 5BL12301 not significant under NRHP/SRHP Criterion C because the house is not architecturally distinctive. Finally, we recommend 5BL12301 not significant under NRHP/SRHP Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 5BL12301 retains integrity of location, setting, design, feeling, and workmanship. The siding is likely not original, which weakens integrity of materials. There is no integrity of association because the home has no link to a historically important person or event.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

    Eligible ____ Not Eligible _X_ Need Data ____

45. Is there National Register district potential? Yes _X_ No ____

    Discuss: 1108 Lincoln is located in the Capitol Hill neighborhood, a subdivision platted in 1904. Capitol Hill, a more exclusive part of town in the early 1900s, has relatively larger and fancier houses than many other parts of historic Louisville. The neighborhood contains a higher density of Queen Anne-style, Folk Victorians, and Classic Cottages, than other Louisville subdivisions. The house, which was constructed in the late 1950s likely does not contribute to a historic district encompassing homes constructed in the neighborhood.

    This assessment did not formally evaluate a Capitol Hill Historic District, but a potential district is apparent.

    If there is National Register district potential, is this building: Contributing ____ Noncontributing _X_

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: 1108 Lincoln Photograph 1–5

    Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): July 7–9, 2020

50. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats

51. Organization: PaleoWest

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Resource Number: 5BL12301
Temporary Resource Number: N/A

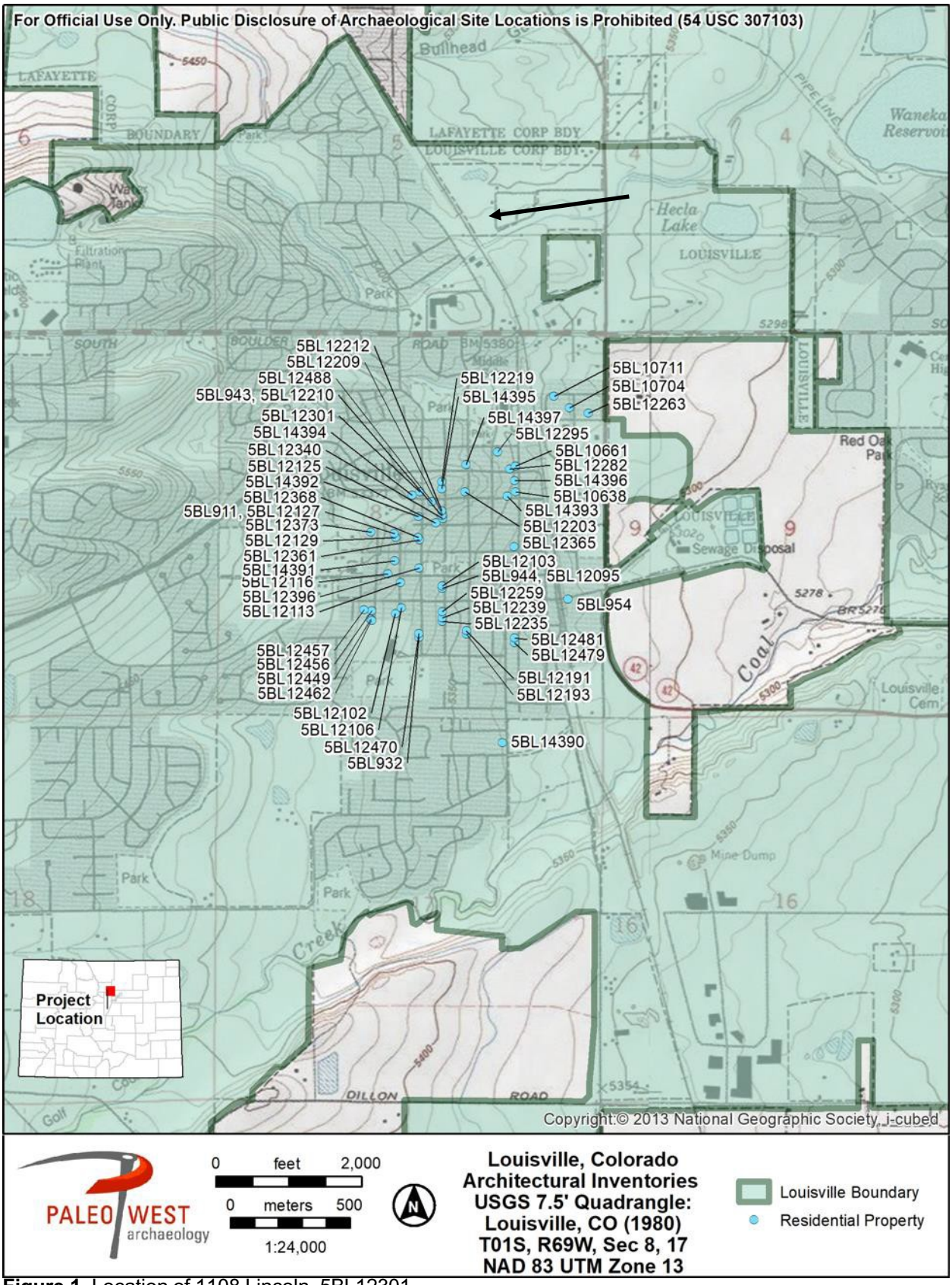


Figure 1. Location of 1108 Lincoln, 5BL12301.

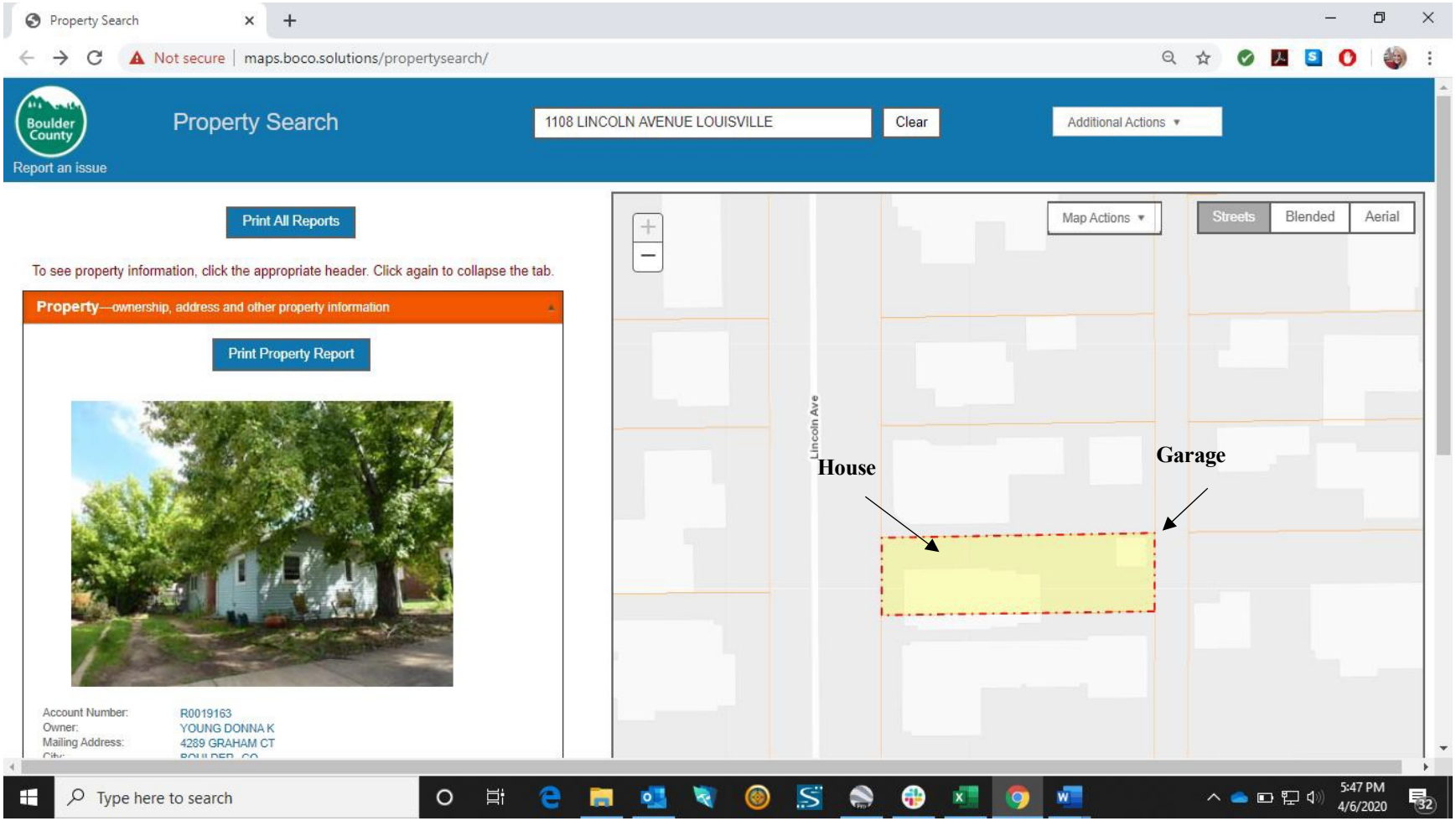


Figure 2. Sketch map of 1108 Lincoln.

Resource Number: 5BL12301
Temporary Resource Number: N/A



Figure 3. 1108 Lincoln, facing east.



Figure 4. 1108 Lincoln, facing northeast.

Resource Number: 5BL12301
Temporary Resource Number: N/A



Figure 5. 1108 Lincoln, facing southeast.



Figure 6.1108 Lincoln, facing west.



Figure 7. 1108 Lincoln, garage, facing west



Figure 8. 1108 Lincoln photo from Boulder County Assessor Card, ca. 1957 (LHM 2017).



Figure 9. 1108 Lincoln photo from Boulder County Assessor Card, ca. 1948 (LHM, 2017)