

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(Page 1 of 5)

I. IDENTIFICATION

1. Resource number: **SBL8039**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Louisville**
5. Historic building name: **Niehoff/ Austin House**
6. Current building name: **City of Louisville Parks & Rec. Office**
7. Building address: **717 Main Street**
8. Owner name: **City of Louisville**
Owner address: **749 Main Street**
Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1S** Range **69W**
NW¼ of **SW**¼ of **NE**¼ of **SE**¼ of section 8
10. UTM reference
Zone **13**
Easting: **488750**
Northing: **4425040**
11. USGS quad name: **Louisville, Colorado**
Year: **1965 (Revised 1994) 7.5'**
12. Lot(s): **17, 18** Block: **5**
Addition: **Original Town of Louisville** Year of Addition **1878**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- ____ Determined Eligible - National Register
- ____ Determined Not Eligible - National Register
- ____ Determined Eligible - State Register
- ____ Determined Not Eligible - State Register
- ____ Needs Data
- ____ Contributes to eligible National Register District
- ____ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
L-Shaped Plan
15. Dimensions in feet: **1297 square feet**
16. Number of stories: **one**
17. Primary external wall material
Asbestos
18. Roof configuration (enter one):
Gabled Roof / Cross Gabled Roof
19. Primary external roof material (enter one):
Asphalt Roof
20. Special features (enter all that apply):

22. Architectural style / building type:

Other Style
(Wood Frame Cross-Gabled Dwelling)



21. General Architectural Description

The Niehoff/ Austin House is a wood-frame building which is located on the west side of Main Street in downtown Louisville. Traditionally used as a residence, the building has been converted to use as the City of Louisville's Parks and Recreation office. The building has a low concrete foundation (possibly over stone), and its exterior walls are clad with pale yellow undulated asbestos shingle siding. The intersecting gables roof has red asphalt shingles, and boxed eaves. There are no chimneys. A stained natural brown solid wood door, with one diamond-shaped window, and with an aluminum storm door, opens onto a wood porch which covers the south half of the facade (east elevation). Wood frame knee walls, and squared post piers, support a shed porch roof. A rear entrance is located on the west elevation, where a painted brown wood-paneled door, with an aluminum storm door, opens onto a concrete sidewalk. Windows on the facade include two 4/1 double-hung sash (ribbon style), which flank the front entry, and a single-light fixed-pane window, flanked by a single 1/1 double-hung sash window. Windows on the secondary elevations include 1/1 double-hung sash, 1x1 horizontal sliders, 1/1 double-hung sash, and 2/2 double-hung sash. These windows have painted brown or yellow wood frames and surrounds, and several are not historic.

29. Construction History (include description and dates of major additions, alterations, or demolitions:

Built in the 1870s, this house is Louisville's oldest known remaining residence. According to Carolyn Conarroe, author of *The Louisville Story*, the house was constructed by George Giles, an early builder and one of Louisville's first residents. Boulder County Assessor records list 1872 as the date of construction. A plaque on the building's facade indicates that the house was built in 1878. The 1878 date is probably accurate, as the house was reportedly built for the Niehoff family which came to Louisville in 1877. The building does appear on Louisville's first available Sanborn map, printed in 1893. Boulder County Assessor records indicate that additions to the building's west (rear) elevation predate the 1960s.

23. Landscape or setting special features:

This property is located on the west side of Main Street, near the south end of downtown Louisville. Louisville's city administration building is to the north. The Phillips 66 building is to the south. An asphalt parking lot behind the building extends to the alley to the west.

24. Associated buildings, features, or objects
n/a**IV. ARCHITECTURAL HISTORY****25. Date of Construction:**

Estimate

Actual 1878

Source of information:

Plaque on facade**26. Architect:**

n/a

Source of information:

n/a

27. Builder/ Contractor:**George Giles**

Source of information:

**Conarroe, Carolyn. The Louisville Story,
Louisville: Louisville Times Inc., 1978.****28. Original owner:****Charles and Amelia Niehoff**

Source of information:

**Conarroe, Carolyn. The Louisville Story,
Louisville: Louisville Times Inc., 1978.****30. Original location: yes**

Moved no

Date of move(s) n/a

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**
32. Intermediate use(s): **Single Dwelling**
33. Current use(s): **Government / Government Office**
34. Site type(s): **Residence / Office**

35. Historical Background

This house was built for the Charles and Amelia Niehoff family in the 1870s, and subsequently remained with their family for more than a century. A native of Berlin, Germany, Charles Niehoff immigrated to America and arrived in Colorado in 1876. Charles and his wife Amelia lived briefly in Denver, where he worked as an engineer at the Zang Brewery. In 1877, Charles was hired by Charles Clark Welch to work as an engineer in drilling the Welch Mine. The Niehoffs moved into this house in Louisville the following year. After helping drill the Welch Mine, Charles worked as the engineer at the Centennial Mine at Superior.

The Niehoffs had a daughter, Jessie, born in 1868. On November 23, 1889 Jessie was married to William Austin. A native of Missouri, William worked as a coal miner in the late 1800s, and was involved in drilling the Acme Mine at Louisville. In time, this house became the residence of William and Jessie (Niehoff) Austin. In later years, William became a Louisville merchant and served several terms as mayor. He passed away in 1935. Jessie continued to live here until her death in the early 1960s. William and Jessie had two children: a son, Roy N. Austin, and a daughter Mae (Austin) Goodhue. Mae was a teacher, while Roy enjoyed a successful career as a business and civic leader. He was a cashier at the First State Bank of Louisville, and was the Louisville City Treasurer, as well as the Boulder County Clerk and Recorder.

The property finally passed out of the Niehoff / Austin family's hands in the 1980s. In 1990, the Louisville Chamber of Commerce was located here. For the past several years, the Louisville Parks and Recreation Office has been located in the building.

36. Sources of Information

(Boulder County) "Real Estate Appraisal Card - Urban Master", on file at the Boulder Carnegie Library.

Conarroe, Carolyn. *The Louisville Story*, Louisville: Louisville Times Inc., 1978.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated August 1893, November 1900, and August 1908.

Architectural Inventory Form

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VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

Date of Designation: n/a

38. Applicable National Register Criteria

xx A. Associated with events that have made a significant contribution to the broad patterns of our history;**xx** B. Associated with the lives of persons significant in our past;**xx** 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;

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; Community Planning and Development40. Period of Significance: **1878 - 1950**

41. Level of Significance:

National:

State:

Local: **xx****42. Statement of Significance**

As Louisville's oldest known remaining residence, this building is historically significant, relative to National Register Criterion A, for its association with the city's earliest development period, beginning in the 1870s. The building is also significant, under National Register Criterion B, for its associations with Charles Niehoff, William Austin, and Roy Austin (and their families), all of whom made particularly significant contributions to Louisville's socioeconomic development. Finally, the house is architecturally significant, under National Register Criterion C, as Louisville's oldest remaining example of a wood-frame cross gabled dwelling.

43. Assessment of historic physical integrity related to significance:

This building's historic integrity has been compromised by additions to the rear (west) elevation, by the application of asbestos shingle siding, and by the alteration of some window openings. This loss of integrity, though, is surpassed by the building's singular historic significance. The property is still able to convey a sense of its historic past, and it is individually eligible for listing in the National Register of Historic Places under Criteria A, B, and C.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible: xx

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: xx

No:

Discuss: **Historic buildings along Main Street in downtown Louisville, which have retained a sufficient degree of historical integrity, could comprise a National Register historic district.**

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

Contributing: xx

Noncontributing:

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

Contributing: n/a

Noncontributing: n/a

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **CM-11**

Frame(s): **7-10**

Negatives filed at: **City of Louisville, Administration
749 Main Street
Louisville, Colorado 80027**

48. Report title: **"Old Town" Louisville Historical Building Survey**

49. Date: **April 11, 2000**

50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

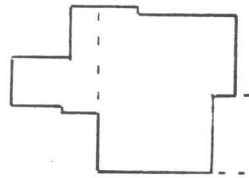
52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**

Spruce Street



Alley



717

Main Street

Approximate

Scale

40 Feet

701

Pine Street

• • • SKETCH MAP • • •

717 Main Street, Louisville, Colorado





STYLE NO. 48-25

33 890 - (403) 888-3100



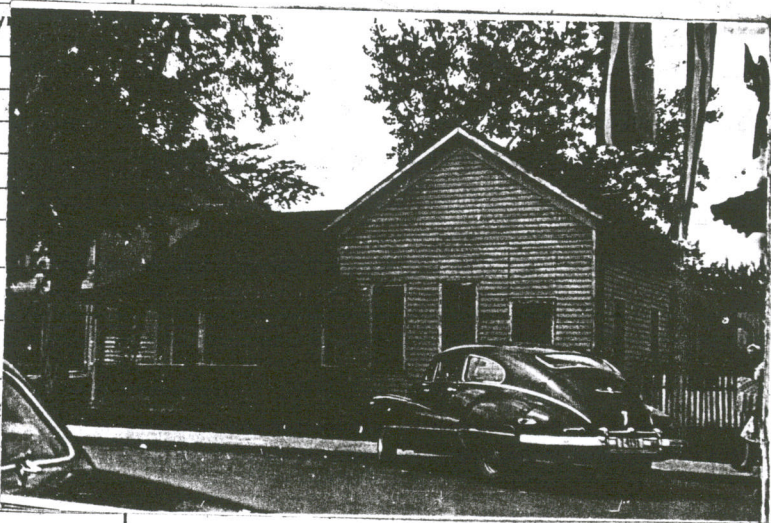
5BL8039 717 Main Street, Louisville
House / City of Louisville Parks and Recreation Building
27 April 2000
Negative located at: City of Louisville
 749 Main Street, Louisville, CO 80027
Photographed by Carl McWilliams
Roll CM-11 Frame 8
View to NW

REAL ESTATE APPRAISAL CARD--URBAN MASTER INDEX

LEGAL DESCRIPTION 17thN¹/₂ of 18 SUB-DIVISION OR ADDITION 8 SECTION 15 TWP 69

LOTS 5 BLOCK 5 ORIGINAL TOWN 8

HOUSE NO. 717 STREET 17th CITY LOUISVILLE



OWNER'S NAME AND ADDRESS: JESSIE E. AUSTIN, LOUISVILLE

CHANGES IN OWNERSHIP:

NAME	ADDRESS	DATE	VOLUME	PAGE	TYPE INSTRUMENT	REM.

TAXING DISTRICTS: CITY SCHOOL FIRE SANITARY OTHER

LOT OR ACREAGE DESCRIPTION

ZONING	STREET OR ROAD	IMPROVEMENTS	TOPOGRAPHY
RESIDENTIAL ☐	PAVED ☐	SIDEWALK ☒	LEVEL ☒
APARTMENT ☐	HARD SURFACE ☐	CURB ☒	HIGH ☐
COMMERCIAL ☐	OILED ☒	DRIVEWAY ☐	STEEP ☐
LIGHT INDUSTRIAL ☐	GRAVEL OR STONE ☐	CITY WATER ☒	SOIL ☒
HEAVY INDUSTRIAL ☐	UNIMPROVED ☐	WELL ☐ SPRING ☐	LOW ☐
	CONDITION: ☐	SEWER ☒	SLOPING ☐
	GOOD ☒	ELECTRICITY ☒	HILLY ☐
REGULAR LOT ☐	AVERAGE ☐	GAS ☐	ROCK ☐
IRREGULAR LOT SIZE ☐	POOR ☐	PAVED ALLEY ☐	
☒ ☒			

LAND VALUE CALCULATION

SIZE OR ACRES	UNIT VALUE	DEPTH, CORNER, OTHER		FRONT FOOT OR ACRE VALUE	TOTAL VALUE
		TABLE	FACTOR		
					\$

NET ADDITION % AMOUNT TOTAL \$

NET DEDUCTIONS % AMOUNT ADD OR DEDUCT

TOTAL LAND VALUE

SPECIAL LAND NOTES:

710 the home
estimated 9/11/48

BASIS OF ADDITIONS OR DEDUCTIONS:

SUMMARY

DESCRIPTION	DATE	AMOUNT
BUILDING PERMIT		\$
ORIGINAL COST (IMPROVEMENTS)		
ADDITIONS AND BETTERMENTS		
OWNER'S ESTIMATE OF VALUE		
PRIVATE APPRAISAL		
INSURANCE		
MORTGAGE		
MONTHLY RENTAL		
ADVERTISED FOR SALE		

ANNUAL ASSESSMENT

YEAR	% CHANGE	REASON	LAND	IMPROVEMENTS	TOTAL
1956			\$ 900	\$ 2150	\$ 3050
19					
19					
19					
19					
19					
19					
19					
19					

SUMMARY OF LAND AND BUILDING VALUES

LAND	FULL APPRAISED VALUE
BUILDINGS AND IMPROVEMENTS (THIS CARD)	
CARD NO. <u> </u>	
CARD NO. <u> </u>	
TOTAL BUILDINGS AND IMPROVEMENTS	

CLASSIFICATION No. 1A MAIN BUILDING DESCRIPTION

TYPE AND USE

FAMILY DWELLING ☒ **ROOFING**

-FAMILY DWELLING ☐ PREPARED ROLL ☐

QW HOUSE ☐ BUILT-UP ASPHALT ☐

PARTMENT BUILDING ☐ SHINGLE: ☒ WOOD ☒ ASPHALT ☒

UNITS AND ROOMS

KIND OF UNITS 209 NUMBER OF UNITS 1 ROOMS 8

FOUNDATION

OSTS OR PIERS ☐

ALLS Cem

EXTERIOR WALLS

OOD FRAME ☒

EATHING ☒ NO SHEATH-ING ☒

OLID MASONRY ☐

SULATION: 20% % AREA

DING: ☐

OODBOARD ☒

ARD AND BATTEN ☐

IINGLE: WOOD ☐

PHALT ☐ ASBESTOS ☒

UCCO ☐

ICK VENEER: ☐ COM. ☐ FACE ☐

ONE VENEER: ☐ NATIVE ☐ CUT ☐

ICK SOLID: ☐ COM. ☐ FACE ☐

ONCRETE BLOCK ☐

FLOORS

SUBFLOOR 1ST ☐ 2D UP ☐

NO SUBFLOOR 1ST ☐ 2D UP ☐

CONSTRUCTION: 2x8x11

WOOD JOISTS ☒

CONCRETE ON GRADE ☐

FINISH FLOORING:

HARDWOOD ☐ SOFTWOOD ☒

TILE: SQ. FT. 11' x 14'

INTERIOR FINISH

WALLBOARD OR EQUAL ☐

PLASTERED ☒

WOOD PANELING: ☐

KIND: 11' x 14'

Sq. Ft. 154

ROOF

PE: ☐ AT ☒ PITCHED ☒ LOW ☐

DIUM ☒ STEEP ☐

AMING: SIMPLE ☒

ERAGE ☒ DIFFICULT ☐

LIGHTING

ELEC. ☒ GAS ☐ NONE ☐

DATE OF CONSTRUCTION

DATE 5/1 AGE 10 SOURCE 101

MAJOR ALTERATIONS OR ADDITIONS

DATE 50 AGE 2 DESCRIPTION Recond PER CENT 30

CLASS NO.	SIZE WIDTH X DEPTH	AREA	WALLS	FLOOR	ROOF	2D FLOOR FIN. UNF.	HEATING	LIGHTING	PLUMBING	REPRODUCTION COST	AGE	DEPRECIATION	NET VALUE
<u>Garage</u>	<u>28x19</u>		<u>Brick</u>	<u>Conc</u>	<u>Roll</u>			☒		<u>300</u>			<u>200</u>
<u>30 studs</u>	<u>21x12</u>		<u>Brick</u>	<u>Conc</u>	<u>Roll</u>								

BLDG. No.

ATTIC

FINISHED STAIRS ☐

PERCENT OF GROUND AREA: 11' x 14'

FINISHED 11' % UNFIN. 14' %

PORCHES

NUMBER: OPEN ☐ CLOSED ☐

UNFINISHED ☐ FINISHED ☐

TERRACES

KIND ☐

HEATING

STOVE ☐

WARM AIR: PIPELESS ☐

PIPED ☐

FORCED CIRCULATION ☐

HOT WATER OR VAPOR ☐

STEAM ☐

GAS STEAM RADIATORS ☐

GAS FLOOR FURNACES NO. ☐

AIR CONDITIONING ☐

AUTOMATIC BURNER OR STOKER ☒

OIL ☐ GAS ☐ COAL ☒

PLUMBING

NONE ☐ WATER ONLY ☒

BATHROOMS 1 TILED ☐

NUMBER OF FIXTURES: 1

WASHSTANDS 1 TUBS 1

WATERCLOSETS 1 SHWRS. 1

SHOWER STALLS ☐

AUTOMATIC WATER HEATER ☐

KITCHEN ☐ LAUNDRY ☐

SINK ☐ TUBS ☐

OTHER ITEMS

NATURAL FIREPLACES ☐

GAS FIREPLACES ☐

OUTSIDE CHIMNEYS ☐

STATE OF REPAIRS

EXCELLENT ☐ GOOD ☒

FAIR ☐ POOR ☐

GROUND PLAN SKETCH

(INDICATE NUMBER STORIES)

DEPRECIATION AND OBSOLESCENCE

A. AGE (NORMAL DEPRECIATION) 60 %

B. PHYSICAL CONDITION 20 %

C. MODERNIZATION (MINUS) 20 %

D. TOTAL DEPRECIATION 60 %

E. NET CONDITION (100-D) 40 %

SPECIAL OBSOLESCENCE

F. LOCATION (AREA NO. 1) 0 %

G. OTHER 0 %

H. TOTAL SPECIAL OBSOLESCENCE 0 %

J. FINAL NET CONDITION (100-H) XE 40 %

AREA--MAIN BUILDING

11' x 11'	121
7' x 29'	189
7' x 38'	266
17' x 36'	612
4' x 17'	68
X	
X	
X	
TOTAL	1256

REPRODUCTION COST AND FINAL VALUE

MAIN BUILDING

ITEM NO.	AREA OR QUANTITY	UNIT COST	TOTAL
BASE			
24.2A1	1256	1.64	2059

ADDITIONS (PLUS)

5-a	910	.54	491
9-1.2	1256	.21	263
10-8+1			320

DEDUCTIONS (MINUS)

3-d	1256	1.028	35
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BASE REPRODUCTION COST \$ 3098

FINAL NET CONDITION 60 %

FINAL VALUE--MAIN BUILDING \$ 1850

SUMMARY OF BUILDING VALUE

MAIN BUILDING \$ 1850

GARAGE 300

MINOR BUILDINGS

OTHER IMPROVEMENTS 35/10