

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL7988**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Louisville**
5. Historic building name: **Perna House**
6. Current building name: **Westerberg/ Holleman House**
7. Building address: **815 LaFarge Avenue**
8. Owner name: **Douglas Westerberg & Sheryl Holleman**
Owner address: **815 LaFarge Avenue**
Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1S** Range **69W**
SE of **NE** of **NW** of **SE** of section **8**
10. UTM reference
Zone **13**
Easting: **488640**
Northing: **4425140**
11. USGS quad name: **Louisville, Colorado**
Year: **1965 (Revised 1994) 7.5'**
12. Lot(s): **4** Block: **5**
Addition: **Jefferson Place** Year of Addition **1880**
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):
Rectangular Plan
15. Dimensions in feet: **992 square feet**
16. Number of stories: **one**
17. Primary external wall material
Wood / Weatherboard
18. Roof configuration (enter one):
Gabled Roof / Front Gabled Roof
19. Primary external roof material (enter one):
Asphalt Roof
20. Special features (enter all that apply):
Porch
Fence

22. Architectural style / building type:

Other Style
(Wood Frame Front
Gabled Dwelling)



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21. General Architectural Description

This 1½-story wood-frame residence rests on a low concrete foundation, and has painted white horizontal weatherboard exterior walls, with 1" by 4" corner boards. The moderately-pitched gable roof is covered with black asphalt shingles, and has boxed eaves. There are no chimneys, however, a non-original bubble skylight is located on the south facing roof slope. Windows are entirely 1/1 double-hung sash with painted blue wood frames and painted white wood surrounds. The building's facade, located on the east elevation, is symmetrical, and features a wood porch, covered by a hipped porch roof supported by painted white turned columns. A fanlight is located in the upper gable end, above the porch roof. A painted blue wood-paneled front door leads from the porch into the house. A large hipped-roof addition to the west (rear) elevation is relatively recent (circa mid-1990s).

A **Garage**, located near the alley to the west of the house, was constructed in the late 1980s. This is a wood-frame building, with a concrete slab foundation and floor, painted white horizontal weatherboard walls, and a moderately-pitched front gable roof, with black asphalt shingles and closed eaves. A single-light fixed-pane window is located at the east end of the south elevation. A roll-away wood-paneled garage door opens onto the asphalt alley on the west elevation. A single wood-paneled door is located on the south elevation. A large redwood deck has been built onto the garage's east elevation, extending toward the house in the backyard.

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

Boulder County Assessor records indicate that this house was built in 1905. Sanborn insurance maps document that the original part of the house was constructed prior to 1893. The original house is depicted as a small rectangular structure on the 1893 and 1900 Sanborn maps for Louisville. The 1908 Sanborn map shows that additions had been built onto the east and west elevations. Much more recent additions to the west (rear) elevation date to the late 1980s and 1990s. The garage was built in the late 1980s.

23. Landscape or setting special features:

This property is located on the west side of LaFarge Avenue, west of downtown, in Louisville's oldest residential neighborhood.

24. Associated buildings, features, or objects
Garage

IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate **ca. 1885**

Actual

Source of information:

Sanborn map, 1893; dates of nearby residences

26. Architect:

n/a

Source of information:

n/a

27. Builder/ Contractor:

unknown

Source of information:

n/a

28. Original owner:

unknown

Source of information:

n/a30. 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): **Single Dwelling**
34. Site type(s): **Residence**

35. Historical Background

The Jefferson Place Addition (LaFarge and Jefferson Avenues between Elm and South Streets) was platted in 1880, and residential development in this area began not long afterward. The original portion of this house was probably constructed in the mid-1880s. Little is known about the house's early residents. From the late 1940s (and perhaps earlier) into the mid-1950s, this house was owned by Guy and Rosa Perna. In the 1951 Boulder County Directory, Henry Zarini, who lived across the street, is listed as having an insurance office at 813 LaFarge Avenue, perhaps in this building. Following the Pernas, John Madonna owned the property for a brief time, then in the late 1950s and early 1960s, Daniel H. Craig lived and owned here. The property was evidently a rental during much of the period from the late 1960s into the late 1980s. Some of the residents during these years include Arlva [sp.?] Robinson (1970), June Lawson (1975), Greg Young (1980), and Jeff Markham (1986). From circa 1988 to 1998, the property was owned and occupied by the Bachelor family. They sold it to the current owners, Douglas Westerberg and Sheryl Holleman in April 1998. Doug and Sheryl, who are both artists, maintain this as their residence. Doug also works as a carpenter, and Sheryl is the manager of an art store.

36. Sources of Information

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

Holleman, Sheryl. Oral interview with Carl McWilliams, March 27, 2000.

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.

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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;

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 Development

40. Period of Significance: ca. 1885 - 1950

41. Level of Significance:

National:

State:

Local: **xx**

42. Statement of Significance

This house is historically significant, relative to National Register Criterion A, for its association with early residential development in Louisville. It is also architecturally significant under National Register Criterion C, as a good example of a front gabled wood frame dwelling, dating from before the turn of the twentieth century. Because much of its early history has not been thoroughly documented, and because there has been some loss of integrity, the house is probably not individually eligible for inclusion in the National Register of Historic Places. The house could be eligible, however, as a contributing property within a potential National Register historic district, comprised of properties within the Jefferson Place Addition.

43. Assessment of historic physical integrity related to significance:

This house's historical integrity has been compromised to a moderate degree by two modern additions to the west (rear) elevation, and by a skylight on the south facing roof slope. The modern garage, built near the rear of the lot in the 1980s, detracts somewhat from the integrity of setting.

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: **Platted in 1880 as the Jefferson Place Addition, the neighborhood, along Lafarge and Jefferson Avenues, is Louisville's oldest residential neighborhood. Historic houses in this area, 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-3**

Frame(s): **23-27**

Negatives filed at: **City of Louisville, Administration**

749 Main Street

Louisville, Colorado 80027

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

49. Date: **March 27, 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**

Walnut Street

Alley

833

825

821

817

815

809

805

801

LaFarge Avenue



Approximate Scale



40 Feet

Spruce Street

. . . SKETCH MAP . . .

815 LaFarge Avenue, Louisville, Colorado



. . . LOCATION MAP . . .

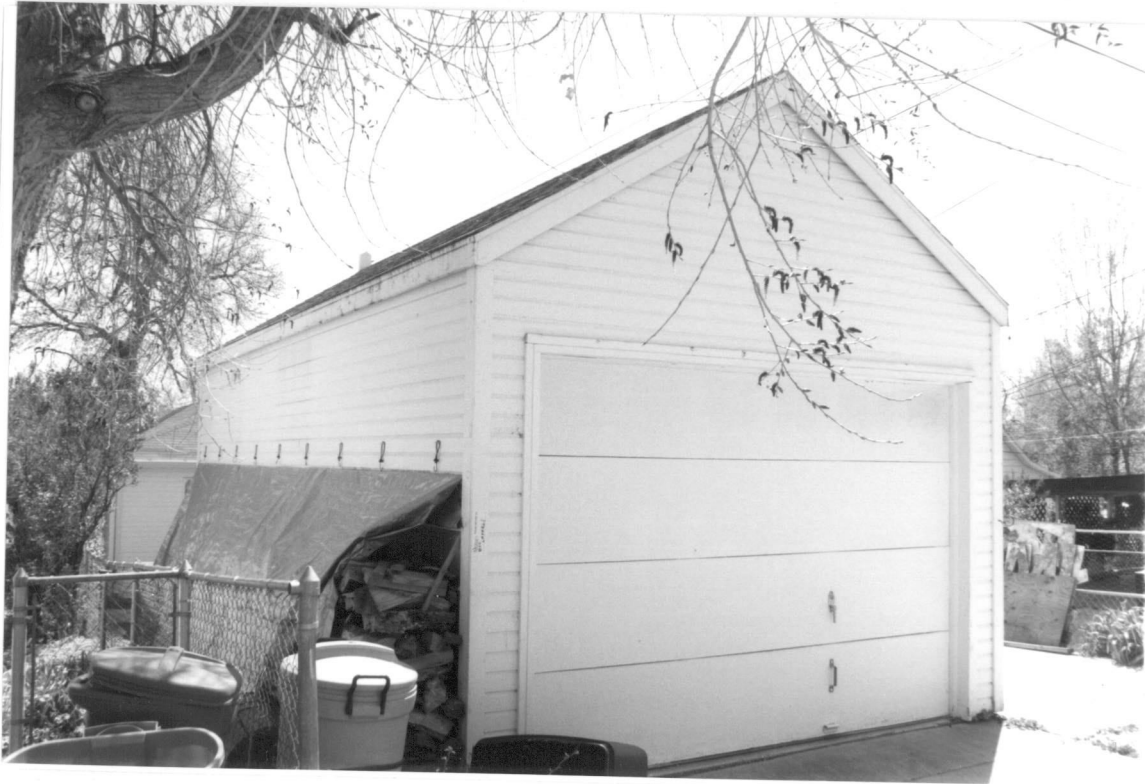
815 LaFarge Avenue, Louisville, Colorado



STYLE NO. 48-69

812 Lafayette Avenue

1938 - ORLANDO, FL 32800 - (407) 884-3100



5BL7988
House
25 April 2000
Negative located at:

City of Louisville
749 Main Street, Louisville, CO 80027