

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(Page 1 of 5)

I. IDENTIFICATION

1. Resource number: **5BL7989**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Louisville**
5. Historic building name: **Coet House**
6. Current building name: **Hancock House**
7. Building address: **817 LaFarge Avenue**
8. Owner name: **Timothy K. Hancock**
Owner address: **500 Grant 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: **4425150**
11. USGS quad name: **Louisville, Colorado**
Year: **1965 (Revised 1994) 7.5'**
12. Lot(s): **5** 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.**

22. Architectural style / building type:

Other Style
(Wood Frame Front
Gabled Dwelling)

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: **608 square feet**
16. Number of stories: **1½**
17. Primary external wall material
Synthetics / Vinyl
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



21. General Architectural Description

This house is situated on a narrow lot, with a small front yard enclosed by a white picket fence, and a larger backyard, with mature landscaping, enclosed by a chain link fence. The building is supported by a low concrete foundation, and its exterior walls are clad with white horizontal vinyl siding. The roof is a moderately-pitched front gable, with grey asphalt shingles and boxed eaves. There are no chimneys. Windows patterns, many of which have been altered from the original, include 1/1 double-hung sash (with painted white wood frames and painted blue wood surrounds), single-light fixed-panes, single-light casements, and fixed-pane windows flanked by single-light casements. A small half-circle window is located in the upper gable end on the east elevation (facade). A concrete porch, covered by a shed roof, extends along the full length of the facade. The porch roof is supported by painted blue and white turned columns, with decorative brackets. A painted blue wood-paneled door, with an aluminum storm door, leads from the porch into the house, at the south end of the facade. Two wood doors open onto a concrete porch which is recessed under a second story addition, on the west elevation.

A 1½-story, wood-frame **Garage** is located on the alley to the west of the house. The garage features a concrete slab foundation and floor, painted white horizontal masonite walls, and a low-pitched gable roof. The roof is covered with grey asphalt shingles and has boxed eaves. A white metal roll-away garage door opens onto the alley on the west elevation. A single solid wood door is located on the south elevation. A 1x1 horizontal sliding window is located on the east elevation, and a small octagon window is located in the upper gable end, also on the east elevation.

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

Boulder County Assessor records list 1908 as this house's date of construction. Sanborn insurance maps for Louisville, published in 1893, 1900, and 1908, reveal that the first dwelling here was a very small building constructed sometime before 1893. This building, depicted on the 1893 and 1900 Sanborn maps was so small that it could not have been more than a one or two room residence. The 1908 Sanborn maps shows a considerably larger dwelling on the lot. The current house, thus, probably dates to 1905, although the earlier dwelling may have been incorporated into the 1905 construction. The garage is a relatively modern structure, probably dating to the 1980s.

23. Landscape or setting special features:

This house 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 (original)**Actual **1905 (addition)**

Source of information:

Boulder County Assessor records; Sanborn maps**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/a**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): **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, and it was substantially rebuilt or added onto in 1905. Little is known about the house's early residents. Efforts to uncover information about early residents of the property were generally unsuccessful, because Boulder County Directories do not list addresses for Louisville residents until the late 1910s. Street addresses in Louisville changed several times, further hampering research through county and city directories.

In the 1940s and 1950s, the property was owned by members of the Coet family. A long-time Louisville coal mining family, the Coets had relatives living nearby at 809 LaFarge Avenue, and elsewhere in town, including at 909 Front Street. Members of the Coet family who lived in this house included George and Martha Coet, as well as George (Jr.) and Rose Coet. George and Martha had previously lived at 1036 Jefferson Avenue. In 1940 George was employed as a loader at the Centennial Mine. County and city directories suggest that George Coet Sr. passed away in the late 1950s. Martha, his widow, continued to live and own here into the early 1970s. In the late 1970s, Marian W. Vanderbilt lived here. The property's current owner is Timothy K. Hancock. He has owned it since 1990, and maintains it as a rental. He lives a few blocks away on Grant Avenue.

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

(Page 4 of 5)

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. Applicable National Register Criteria

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;

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).

xx Does not meet any of the above National Register criteria.

39. Area(s) of Significance:

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. Because much of its early history has not been thoroughly documented, and because there has been a substantial loss of integrity, the house should be considered ineligible for individual listing in the National Register of Historic Places, and as a non-contributing property within a potential historic district.

43. Assessment of historic physical integrity related to significance:

This house's historical integrity has been compromised by a second-story addition, by the alteration of several window openings, and by the application of vinyl siding. The modern garage, built near the rear of the lot, detracts somewhat from the integrity of setting.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: xx

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:

Noncontributing: xx

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): **28-32**

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

. . .



. . . LOCATION MAP . . .

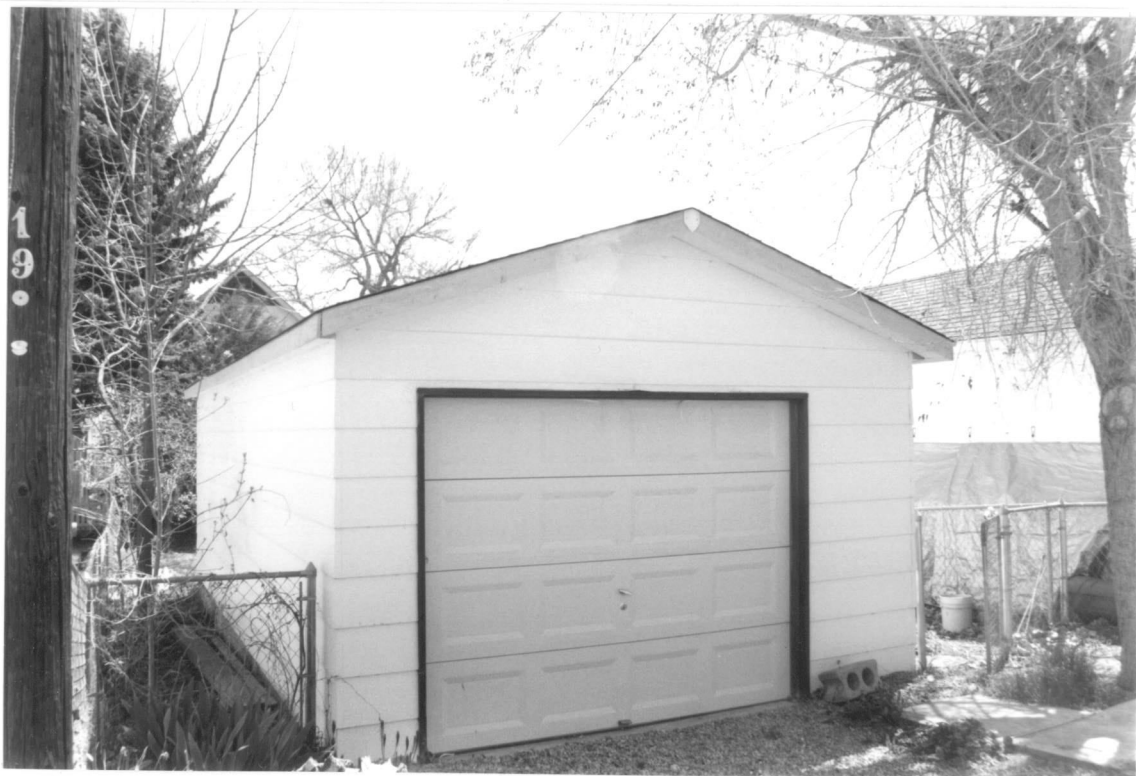
817 LaFarge Avenue, Louisville, Colorado



STYLE NO. 48-69

817 Lafayette Avenue

ORLANDO, FL 32809 - (407) 884-2100



817 LaFarge Avenue, Louisville

5BL7989
House
25 April 2000