

Resource Number: 5BL8024
Temporary Resource Number: 157508425006

COLORADO CULTURAL RESOURCE SURVEY
Cultural Resource Re-evaluation Form

OAHP1405
Rev. 9/98

1. Resource Number: 5BL8024 2. Temp. Resource Number: 157508425006
2A. Address: 809 Pine Street, Louisville, CO 80027
Previous addresses prior to 1939: 333 Pine, 329 Pine Louisville addresses were changed in 1939. Between 1939 and 1943, there were some inconsistencies in addressing. By 1943, the addressing was consistent and the system remains the same today.

3. Attachments
(check as many as apply)
☒ Photographs
☒ Site sketch map
☒ U.S.G.S. map photocopy
☐ Other _____
☐ Other _____

4. Official determination
(OAHP USE ONLY)
☐ Determined Eligible
☐ Determined Not Eligible
☐ Need Data
☐ Nominated
☐ Listed
☐ Contributing to N.R. District
☐ Not Contributing to N.R. Dist

5. Resource Name:
Historic Name: Eberl/Sirokman House
Current Name: Dimond House

6. Purpose of this current site visit
(check as many as apply)
☐ Site is within a current project area
☒ Resurvey
☒ Update of previous site form(s)
☐ Surface collection
☐ Testing to determine eligibility
☐ Excavation
☐ Other _____



Describe This property is within the Jefferson Place Subdivision in Louisville, which is being evaluated for historic district potential in 2010 – 2011. This resurvey is part of the historic district evaluation process.

7. Previous Recordings: Architectural Inventory Form 2000, as part of "Old Town" Louisville Historical Building Survey by Carl McWilliams of Cultural Resource Historians.
8. **Changes or Additions to Previous Descriptions:** The lower part of the front façade has a tan faux stone veneer wainscot. There is a shed-roofed addition at the north end of the east side. There is also an addition on the north side with a combination of shed and hip roofs. The garage described in the 2000 inventory no longer exists. There is a storage shed at the north end of the property, with a gable roof covered with tan asphalt shingles, green composition panel walls, two aluminum windows and a pair of oversized swinging doors facing south.

Construction History:

The house was probably constructed around 1890, as stated in the 2000 inventory. Louisville building permit files contain a 1976 permit, but the work is not described. In the 1948 Boulder County Assessor's photo, the building had horizontal wood siding, decorative shingles on the front gable, an elaborately carved gable trim piece on the front gable, symmetrical wood double-hung windows on the front facade, square wood porch roof posts, and no stone wainscot. All of these elements were changed before 2000; it is possible that they were removed as part of the undefined 1976 construction episode. An earlier, undated photograph in the Louisville Historical Museum appears to date from the 1920s, at which time the porch roof seems to have a spindlework

frieze that was gone by 1948. In 1959, the addition to the north end of the building was constructed, containing a bathroom.

Landscape or special setting description: Jefferson Place Subdivision is a historic residential neighborhood adjacent to downtown Louisville. The subdivision is laid out on a standard urban grid of narrow, deep lots with rear alleys. Houses are built to a fairly consistent setback line along the streets with small front lawns, deep rear yards and mature landscaping. Small, carefully maintained single-family residences predominate. Most of the houses are wood framed, one or one and one-half stories in height, featuring white or light-colored horizontal wood or steel siding, gabled or hipped asphalt shingled roofs and front porches. While many of the houses have been modified over the years, most of the historic character-defining features have been preserved. Although 809 Pine has lost much of its integrity due to design modifications and material replacements, it still retains its basic size enough to blend in with the neighborhood.

809 Pine is located on a deep and narrow mid-block lot. The house is set very close to the sidewalk on Pine, its small, landscaped front yard separated from the sidewalk with sandstone blocks. There is a concrete driveway east of the house. The back and side yards are enclosed with low chain link fencing. The back yard is grassy.

The north side of the property is one of several locations in Jefferson Place where a very narrow, ten-foot wide east-west alley existed in the original plat. These narrow alleys were vacated in the 1980s and ownership was deeded to the adjacent owners. The vacated alleys are still visible and mostly used for private off-street parking.

9. Changes in Condition: None.
10. Changes to Location or Size Information: None.
11. Changes in Ownership: Current owner John Dimond lives in the house.

12. Other Changes, Additions, or Observations:

Further research has yielded new information about the history of 809 Pine.

The history of 809 Pine is closely intertwined with that of 817 Pine (5BL7359). In fact, the properties had the same owner, the Eberl family, from 1912 to 1924. This was followed by a period of the properties being owned by different members of the same family, the Sirokman family, from 1924 until 1950. 809 Pine was owned by the Sirokman family for thirty-three years, until 1957. Both properties are strongly connected with Louisville's diverse ethnic heritage. The Eberls were Austrian, while the Sirokmans were one of Louisville's Slovak families.

Boulder County property records indicate that the earliest owners of the property at 809 Pine, after Jefferson Place developer Charles Welch, were "Lewis Eberhart" (who may have been Louis Eberharter), then Clarence I. Andrews, in 1890-91. In 1891, Andrews conveyed it to Kate Campbell. She died in 1895 at the age of 41.

The 2000 survey of this property gave the date of construction for 809 Pine as circa 1890, despite the fact that Boulder County gives 1920 as the year of construction. 1890 is likely to be correct, as the house is shown in the correct location on the 1893, 1900, and 1908 Sanborn maps. It also appears on the 1909 Drumm's Wall Map of Louisville.

In 1901, the estate of Kate Campbell was administered, and the person who came to own the property was Minerva Nevatt, who, it is believed, based on the available records, later became Minerva Brass. There are suggestions in the property records of Minerva Nevatt perhaps having been related to Kate Campbell, but this could not be confirmed. The 1900 census shows Minerva Nevatt as living in the vicinity of 809 Pine, and she could well have been living in that specific house. Listed on the same page of the 1900 census records as is Minerva are the Eberl family, who lived at 817 Pine, Nicholas Thomas, who lived at 733 Pine (5BL853), and Arthur and Ann Carveth, who lived at 700 Pine (5BL11312). The census records show that Minerva Nevatt was 43 years old and a widow, and she had a son, Albert Edward, age 16. It is believed that Minerva was the widow of Henry Nevatt, who was a blacksmith in Louisville who died in 1899.

A 1906 affidavit filed with the County appears to have changed Minerva Nevatt's name to Minerva N. Brass. Louisville Cemetery records show that Minerva died in 1907, and property records show that her heir was Herman Brass, who was approximately her age and a baker. It is believed that they had married.

Resource Number: 5BL8024

Temporary Resource Number: 157508425006

Following the death of Minerva Nevatt Brass, Herman Brass in 1912 conveyed the property at 809 Pine to Joseph Eberl, who was already the owner and resident of 817 Pine since around 1895. In this way, the properties began to have identical ownership. During the period of 1912 to 1924, it appears that the Eberl family rented out the house at 809 Pine. In 1916, Ernest Cook, an electrician, was residing at 329 Pine, which would be today's 809 Pine. In 1918, the residents of 329 are shown to be Ory and Minnie Fishback; he was a conductor for C & S Railway.

809 Pine was typically referred to as 329 Pine in the older directories, except that in the 1930s, it was referred to as 333 Pine before the addresses changed and it became known as 809 Pine.

Joseph and Johanna Eberl were both from Austria, Joseph having been born in about 1857 and Johanna in about 1853. They arrived in the United States in 1880. The 1885 Colorado state census shows them living in Boulder County, although it is unclear whether they were yet in Louisville. They appear in the 1892 residential directory for Louisville. The 1900 census shows them listed on the same page as others in the vicinity, as noted above, and it is strongly believed that they were living at 817 Pine. The 1904 directory has them at "Lafarge & Pine," which loosely describes the location of 809 Pine. The 1910 census specifically indicates that they were living on Pine, and their names appear near the names of John and Emma Barker, who lived at 801 Pine (5BL8023).

Joseph Eberl worked as a coal miner and served as a town trustee beginning in 1896. The Eberls had children Frank, Anna, Joseph, Gertrude, and Harold. Joseph died in 1917 and Johanna died in 1924.

In 1924, following the death of Johanna, the Eberls' daughter, Gertrude Hill, conveyed the properties at both 809 and 817 Pine to George Sirokman Jr. and Mildred Green Sirokman. On the same day, George Jr. and Mildred transferred ownership of 817 Pine to George's sister and her husband, Rose and James Gilmour, while maintaining ownership of 809 Pine.

George Sirokman Jr. was born in Louisville in 1896. He served in World War I and became the first commander of the American Legion Post in Louisville. He worked as a mine foreman and died in 1973. Mildred Green Sirokman was born in 1904, grew up in Superior, and died in 1995. The 1930 census records show George Jr. and Mildred as living in this exact location with their children, Elizabeth and William. George Sirokman Jr. worked as a "lamptender" in a coal mine. Property records show that six years after purchasing the property, George Jr. and Mildred in 1930 conveyed 809 Pine to George's parents, George and Mary Sirokman.

George Sirokman was born in 1861 and Mary in 1865. George Sr. came to Colorado from Zaluzice, Slovakia in 1883 at the age of 18 and initially worked as a coal miner in Erie. According to a Sirokman family history, he sent for Mary Protc, a girl from his village, and they married in Globeville in 1891. They came to Louisville by 1892. The family is mentioned in a booklet, "History of Czechs and Slovaks in the State of Colorado 1876-1976" by Andrew Kutes, with Louisville prominently featured in the booklet as a community that attracted a number of Slovak families. In fact, according to the booklet, Slovak immigrants in Louisville organized a Slovak benefit society in 1896.

George Sr.'s brother, John Sirokman, and sister, Mary Sirokman Petrun, also emigrated to Louisville from Slovakia and settled there. Other Sirokmans, who were likely related to George, came to Louisville as well. George and Mary's children were Mary Sirokman Kasenga, Ann Sirokman Kityk, George Sirokman Jr., Rose Sirokman Gilmour Michel, Veronica Sirokman Faber, and Michael Sirokman. According to the family history, George Sr. worked in coal mines in Louisville, and he and Mary also raised fruit and vegetables on a ten acre farm at the southwest corner of Highway 42 and South Boulder Road. Upon their retirement, they moved to 809 Pine, where their son George Jr. had been living, and where their daughter, Rose, already lived next door at 817 Pine.

George Sirokman Sr. died in 1943. Mary continued to live at 809 Pine, sharing ownership with her daughter, Mary Sirokman Kasenga, who lived with her own family at 920 Lincoln Ave. (5BL8521) in Louisville. In 1957, they sold 809 Pine to Albert and Rita Escobedo. Mary Sirokman died in 1961. Rita Escobedo sold 809 Pine in 2008 following fifty-one years of ownership by the Escobedo family.

Members of the Sirokman family donated numerous family items to the Louisville Historical Museum. The items include artifacts relating to George Jr.'s World War I service and also include many household items and mining items that belonged to George and Mary. A small coal stove that was donated was described as having been used in a shed behind their house, probably for heating water to wash clothes and for the men in the family to use to wash up after work in the mines.

Sources of Information

Boulder County "Real Estate Appraisal Card – Urban Master," on file at the Carnegie Branch Library for Local History in Boulder, Colorado.

Boulder County Clerk & Recorder's Office and Assessor's Office public records, accessed through <http://recorder.bouldercounty.org>.

Directories of Louisville residents and businesses on file at the Louisville Historical Museum.

Census records and other records accessed through www.ancestry.com.

Drumm's Wall Map of Louisville, Colorado, 1909

Sanborn Insurance Maps for Louisville, Colorado, 1893, 1900, and 1908

Louisville, Colorado building permit files

Louisville, Colorado cemetery records, accessed at <http://files.usgwarchives.org/co/boulder/cemeteries/louisville.txt>

Green Mountain Cemetery Index to Interment Books, 1904-1925, Boulder Genealogical Society, 2006.

Kutes, Andrew. "History of Czechs and Slovaks in the State of Colorado 1876-1976" (undated booklet without publication information).

Archival materials on file at the Louisville Historical Museum, including an undated history of the George and Mary Sirokman family that was provided by the family, with information on their descendants.

13. National Register Eligibility Assessment:

Eligible _____ Not eligible X Need data _____

Explain: The property lacks sufficient integrity to be individually eligible to the National Register. While it retains integrity of location, setting and association, its extensive modifications result in a lack of integrity of design, materials, workmanship and feeling.

13A. Colorado State Register and Louisville Local Landmark: Not eligible. The property lacks sufficient integrity to be eligible to either the State Register or to be eligible as a local landmark.

13B. Historic District Potential: This building is outside the boundaries of a State Register historic district, local historic district, and a potential National Register historic district. Due to loss of integrity, the southeast portion of the Jefferson Place Subdivision, in which this building is located, is not included within the boundaries.

Discuss: This building is being recorded as part of a 2010-2011 intensive-level historical and architectural survey of Jefferson Place, Louisville's first residential subdivision, platted in 1880. The purpose of the survey is to determine if there is potential for National Register, State Register or local historic districts. Most of the Jefferson Place subdivision, but not this portion, is eligible as a State Register historic district under Criterion A, Ethnic Heritage, European, for its association with European immigrants who first lived here and whose descendants continued to live here for over fifty years. The period of significance for the State Register historic district is 1881 – 1980. Jefferson Place is potentially eligible as a National Register historic district under Criterion A, Ethnic Heritage, European. However it needs data to determine dates of some modifications, and to more definitely establish the significant impacts of various European ethnic groups on the local culture of Louisville. The period of significance of a National Register district is 1881 – 1963. Jefferson Place is eligible as a local Louisville historic district under local Criterion B, Social, as it exemplifies the cultural and social heritage of the community.

14. Management Recommendations: The property does not meet criteria for the National and State Register listings nor as a Louisville Local Landmark.

15. Photograph Types and Numbers: 5BL8024_809Pine_01 through 5BL8024_809Pine_05

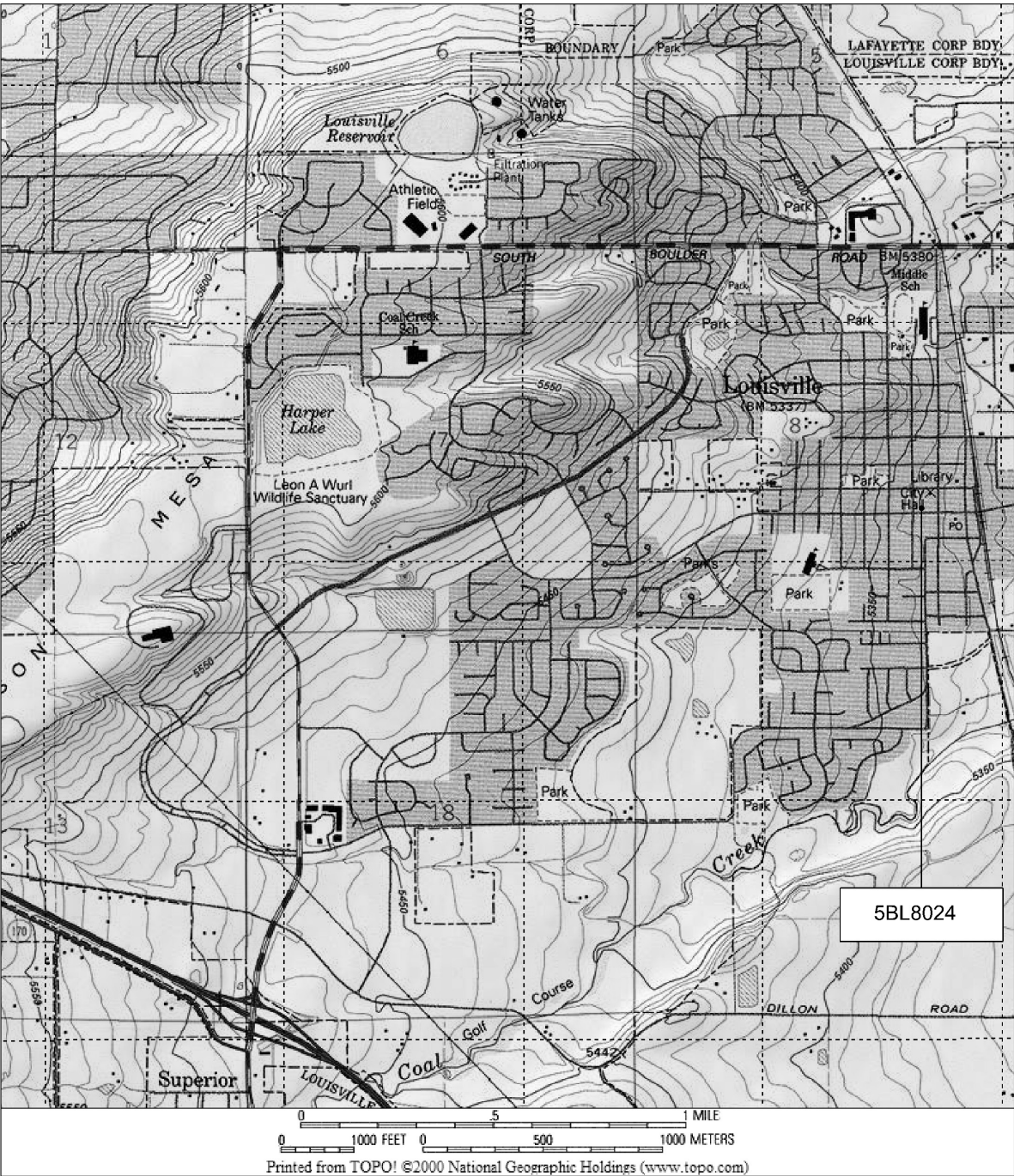
16. Artifact and Field Documentation Storage Location: Electronic files of forms with embedded photos and maps at Colorado Historical Society. Electronic files of forms, and electronic files of photographs at City of Louisville, Colorado, Planning Department.

Resource Number: 5BL8024

Temporary Resource Number: 157508425006

-
17. Report Title: Historical and Architectural Survey of Jefferson Place Subdivision, Louisville, Colorado
18. Recorder(s): Kathy and Leonard Lingo, and Bridget Bacon, City of Louisville 19. Date(s): 2013
20. Recorder Affiliation: Avenue L Architects, 3457 Ringsby Court Suite 317, Denver CO 80216 (303) 290-9930

Colorado Historical Society, Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203
303-866-3395



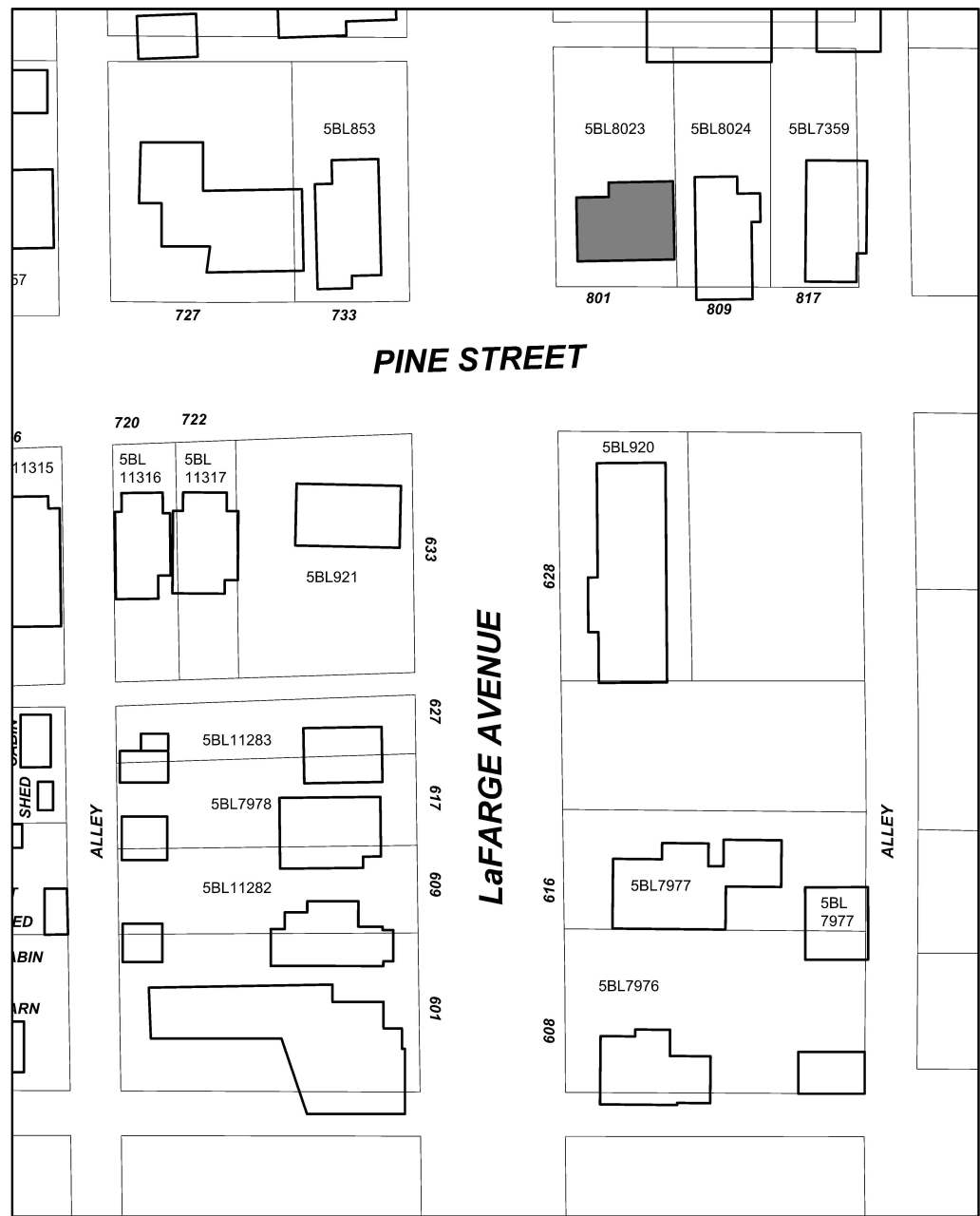
809 Pine Street, Louisville, Colorado

SOURCE: Extract of Louisville, Colorado
USGS map, 1994.



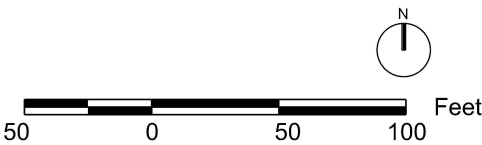
Resource Number: 5BL8023

Architectural Inventory Form
Site Location Map



801 Pine Street, Louisville, Colorado

SOURCE: City of Louisville, Colorado
GIS Files.



Resource Number: 5BL8024
Temporary Resource Number: 157508425006



5BL8024_809 Pine_01 South



5BL8024_809 Pine_02 West

Resource Number: 5BL8024
Temporary Resource Number: 157508425006



5BL8024_809 Pine_03 East

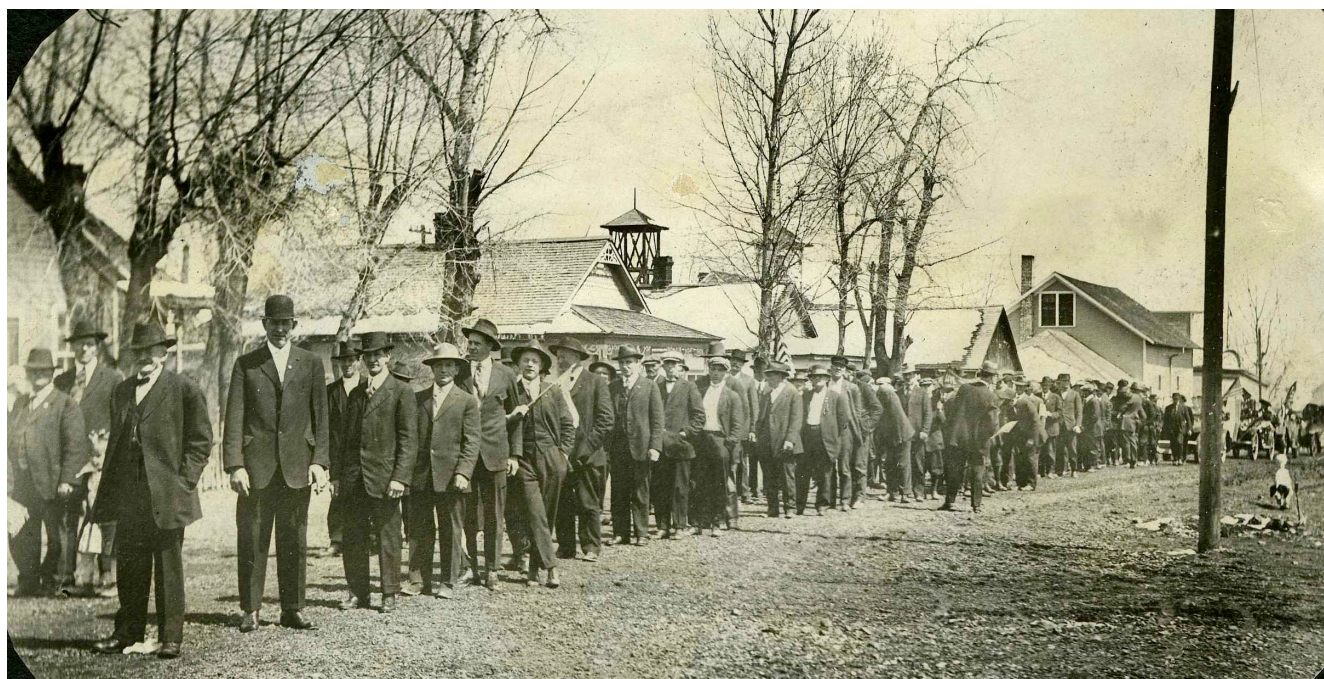


5BL8024_809 Pine_04 North

Resource Number: 5BL8024
Temporary Resource Number: 157508425006



5BL8024_809 Pine_05 Shed



Looking east on Pine Street. 809 Pine is in the middle of the picture.
Undated photo in Louisville Historical Museum archives.

Resource Number: 5BL8024

Temporary Resource Number: 157508425006



1948 Boulder County Assessor card photo