

Resource Number: 5BL8026
Temporary Resource Number: 157508425001

COLORADO CULTURAL RESOURCE SURVEY
Cultural Resource Re-evaluation Form

OAHP1405
Rev. 9/98

1. Resource Number: 5BL8026 2. Temp. Resource Number: 157508425001
2A. Address: 810 Spruce Street, Louisville, Colorado 80027
Previous address prior to 1939: Louisville addresses were changed in 1939.

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: Gardner House

Current Name: Bennet 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 2000 inventory form mentions a partial unfinished basement, but no evidence of that was seen in 2011. There is a flat-roofed addition on the southwest corner of the house. This addition is clad with tan asbestos siding, and has a white-painted bead board wood door opening to the north. At the southwest corner of the lot, there are two corrugated metal storage sheds with shed roofs.

Construction History:

Although the Boulder County Assessor records and the 2000 Inventory both give a date of construction as ca. 1910, this is not correct. This lot is vacant in an aerial photograph from the 1930s. It appears in an aerial photograph from 1949. It was assessed by Boulder County in 1950, although almost all of the other properties in Jefferson Place were assessed in 1948. A good assumption is that the building was not here in 1948, and first appeared in this location in ca. 1949. Two different oral histories suggest that the building was moved onto this site from another location.

There were no building permits on file for this building. The 1950 Assessor card identifies the exterior finish material as wood siding. By 2000, it had been changed to stucco, but the date of this change is unknown. Window openings do not appear to be substantially altered between 1950 and 2000, with the exception of at

least one window that has been reduced in size and changed from single-hung to a slider. The asbestos-clad wing at the northeast corner of the house was a garage in 1950, but was converted to living space prior to 2000.

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.

810 Spruce is an unusual example of a stucco exterior finish in Jefferson Place. Stucco is not the original finish on the building.

The building is set very close to the public alley on the east and to the public sidewalk on the north. A grassy yard west of the house is partially enclosed by a tall chain link fence to the south and by a chicken wire fence to the west. Along the east alley, the property has a graveled area for private on-site parking, and a covered patio with a lattice privacy screen built up against the house.

9. Changes in Condition: None.
10. Changes to Location or Size Information: None.
11. Changes in Ownership: Same family but new address: Louise Bonelli Bennett, 3302 Hollowtree Dr., Oceanside, CA 92054
12. Other Changes, Additions, or Observations:
Further research has yielded more information about the ownership and use of the building.

This house has been owned by members of the same family for sixty years, since 1951. Also, it has been stated by two people, including the husband of the current owner, that this was a historic house that was moved to the current site from elsewhere. The practice of relocating the small, wooden buildings typical of the Louisville area was certainly not an uncommon occurrence, historically. In particular, people are known to have moved mine camp houses when coal mines closed. However, many types of small buildings, not only mine camp houses, were moved from place to place in this area.

Under the assumption that this house was relocated, an attempt was made to ascertain its original location, but that information could not be found.

The 1893 Sanborn map shows a dwelling in this location that was gone by the time of the 1900 and 1908 Sanborn maps. An aerial photo believed to date from the 1930s (Louisville Historical Museum catalog #99-09-01) shows that there was no building on this site at the time of the photo. An aerial photo dated 1949 (LHM catalog #2009.017) does show the current building on this site. This would suggest that the house, if moved there, was moved between the 1930s and 1949.

The County Assessor card for 810 Spruce, which is mislabeled on the card as 804 Spruce, does include a photo of the current house. The card is dated 1950, which is unusual because most of the Jefferson Place assessor cards were prepared in 1948. This may suggest that this house was not on this lot in 1948.

Boulder County gives the date of construction for this house as 1910. This could be true if the house was indeed relocated. If it is a relocated house, there is not any way to verify this date since the original location is not known at this time.

Louisville addresses were changed in 1937. However no other address was identified as having been used for this house. This is consistent with the assumption that it was not on this lot before 1937.

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The parcel on which this house sits may have been owned by Louis Gutfelder along with the properties at 800/804 Spruce (5BL925) and 728 La Farge (5BL919) as one parcel. This was difficult to determine with certainty because in the online property records from the Boulder County Recorder's Office, the legal description for 810 Spruce is identical to that of 800/804 Spruce (which describes both properties as being "part" of Lots 11 & 12, Block 2, Jefferson Place).

The earliest ownership and usage of this specific site could not be located. However, the Town of Louisville at some point came to own this property, as is shown by the fact that the Town conveyed it to George R. Henning in 1946. Henning owned and operated Henning Mortuary at 844 Main Street (5BL8043) from 1923 to 1960, was mayor from 1926 to 1930, and is widely acknowledged as having made many positive contributions to the welfare and development of Louisville.

Henning sold the property in 1951 to John Kenneth ("Kenneth") Gardner (1903-1972) and Julia Smith Gardner (1905-1961). This would begin a period of ownership by the same family that continues to this day. Kenneth Gardner worked as a carpenter and was originally from South Dakota, although he was in Louisville by the time of the 1930 census. Julia was born in Louisville as the daughter of Louisville pioneers George and Grace Smith, who came from England.

The Louisville directories from the 1940s and early 1950s show that Kenneth and Julia Gardner resided at 700 Spruce (5BL11318), which is also located in the Jefferson Place subdivision. It has also been confirmed from property records that the Gardners owned 700 Spruce from 1943 to 1955. As Kenneth and Julia Gardner are not listed in Louisville directories from later in the 1950s and 1960s, it is not clear whether they lived at 810 Spruce at any time while they owned it.

The Smith family of Louisville had a significant presence in the vicinity of Spruce in the Jefferson Place subdivision. In addition to Julia Smith Gardner being an owner of 810 Spruce, and owning and residing at 700 Spruce, her brother Ed Smith lived at 801 La Farge (5BL852) and had a store, Ed Smith's, at 805 La Farge (5BL7984). The 1946 directory for Louisville shows that Julia Gardner worked at Ed Smith's store. Also, their cousin, Margaret Smith, was part of the Harris family that owned and resided at 801 Spruce (5BL8026).

Darrell and Loraine Bryan are listed in directories for both 1958 and 1959 as living at 810 Spruce. Darrell Bryan is listed as working as a coal miner, although the last coal mine in the area closed in 1955. Lorraine Bryan, whose maiden name was Scrans, was (like Julia Gardner) related to the Harris family that lived at 801 Spruce.

After Julia Gardner died in 1961, Kenneth Gardner remarried to Violet Bednar Bonelli in 1962. Violet Bednar was born in 1913 and grew up in Superior, Colorado as the daughter of Joseph Bednar. In 1932, Violet married Ernest Bonelli, who was born and raised in Superior and worked at the Industrial Mine in Superior. Ernest died in 1962.

Following the death of her second husband, Kenneth Gardner, in 1972, Violet Gardner inherited 810 Spruce. According to the 2000 survey report written about this property, Violet Gardner resided at 810 Spruce beginning in the late 1960s. She is also shown as living at 810 Spruce in a 2003 Cole Directory for Longmont, Boulder, and Vicinity that was consulted. Violet passed away in 2006 at the age of 92. Another resident of the house was Violet's son, Anthony Bonelli, who passed away in 2010. In the period since her death, the owner has been Louise Bonelli Bennett of California, who is the daughter of Violet Gardner and the stepdaughter of Kenneth Gardner.

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

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

Louisville Times Centennial Edition, August 17, 1978.

Archival materials on file at the Louisville Historical Museum.

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Conarroe, Carolyn, *The Louisville Story*, Louisville Times, Inc., 2000.
Superior Community Involvement Program, *Superior: A Folk History*, Louisville Times, Inc., 1983.
Interview with conducted by Museum Coordinator Bridget Bacon: July 13, 2010, interview with Ben Bennett, husband of owner Louise Bonelli Bennett.

13. National Register Eligibility Assessment:

Eligible _____ Not eligible X Need data _____

Explain: The building lacks sufficient integrity and significance to be individually eligible to the National Register. It does date from the period of significance of a potential Jefferson Place historic district. It is noteworthy that the property has been in the same family since 1951, but the significance is not sufficient to warrant a National Register nomination.

The building has integrity of design, workmanship and feeling. Integrity of design is somewhat compromised by some minor window modifications and by exterior siding replacement, but its basic form is intact. The building lacks integrity of materials due to replacement of wood siding with stucco. It has integrity of location. Although it was moved onto the site in ca. 1949, it has been in its current location for over fifty years. It lacks integrity of setting due to the construction of the large City of Louisville building immediately to the east. It has integrity of association, having been owned by the same family for nearly the entire time it has existed in this location.

13A. Colorado State Register and Louisville Local Landmark: Not Eligible X

13B. Historic District Potential: Jefferson Place is eligible as a State Register and local historic district. There is potential for a National Register historic district. This property is non-contributing due to compromised integrity.

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. Jefferson Place 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.

European immigrant families flocked to Colorado coal mining communities, including Louisville, in the late nineteenth and early twentieth centuries in search of economic opportunities they could not find in their own countries. Louisville's Welch Coal Mine, along with other mines in the area, recruited skilled workers from western Europe. In the early years before 1900, most of the miners who lived in Jefferson Place came from English-speaking countries.

Immigrants from England brought a strong tradition and expertise in coal mining. The English are widely credited with developing the techniques of coal mining that were used locally, and they taught these techniques to other miners. The British mining culture was instilled in the early Colorado coal mines. English immigrants also brought expertise in other necessary skills such as blacksmithing and chain forging.

Later Jefferson Place residents arrived from Italy, France, Austria, Germany, Hungary, Slovakia, and Slovenia, among other places. The Italians eventually became the largest single ethnic group in Jefferson Place and in Louisville as a whole. About one-third of the houses in Jefferson Place were owned and occupied by Italian immigrants. Italian immigrants left their mark on Louisville in the food and beverage industries. To the present day, downtown Louisville is known throughout the Front Range for its tradition of Italian restaurants. The impacts of the heritage and customs of the other European ethnic groups could be significant, but are not well documented and need further investigation.

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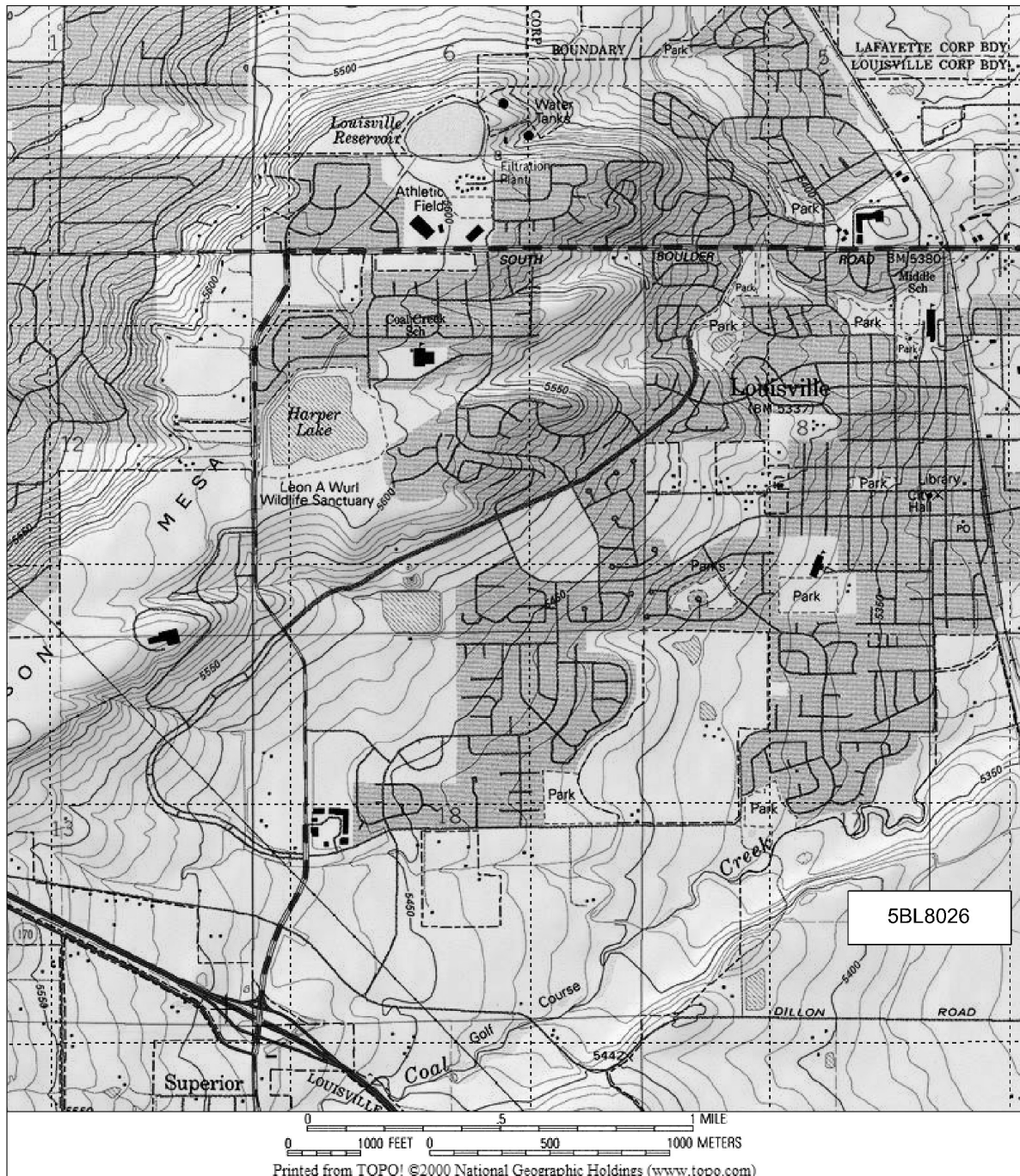
14. Management Recommendations: The property does not qualify for individual nomination to the National and State Registers nor is it eligible for nomination as a Louisville Local Landmark.
15. Photograph Types and Numbers: 5BL8026_810Spruce_01 through 5BL8026_810Spruce_04
16. Artifact and Field Documentation 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.
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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

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Architectural Inventory Form
USGS Location Map



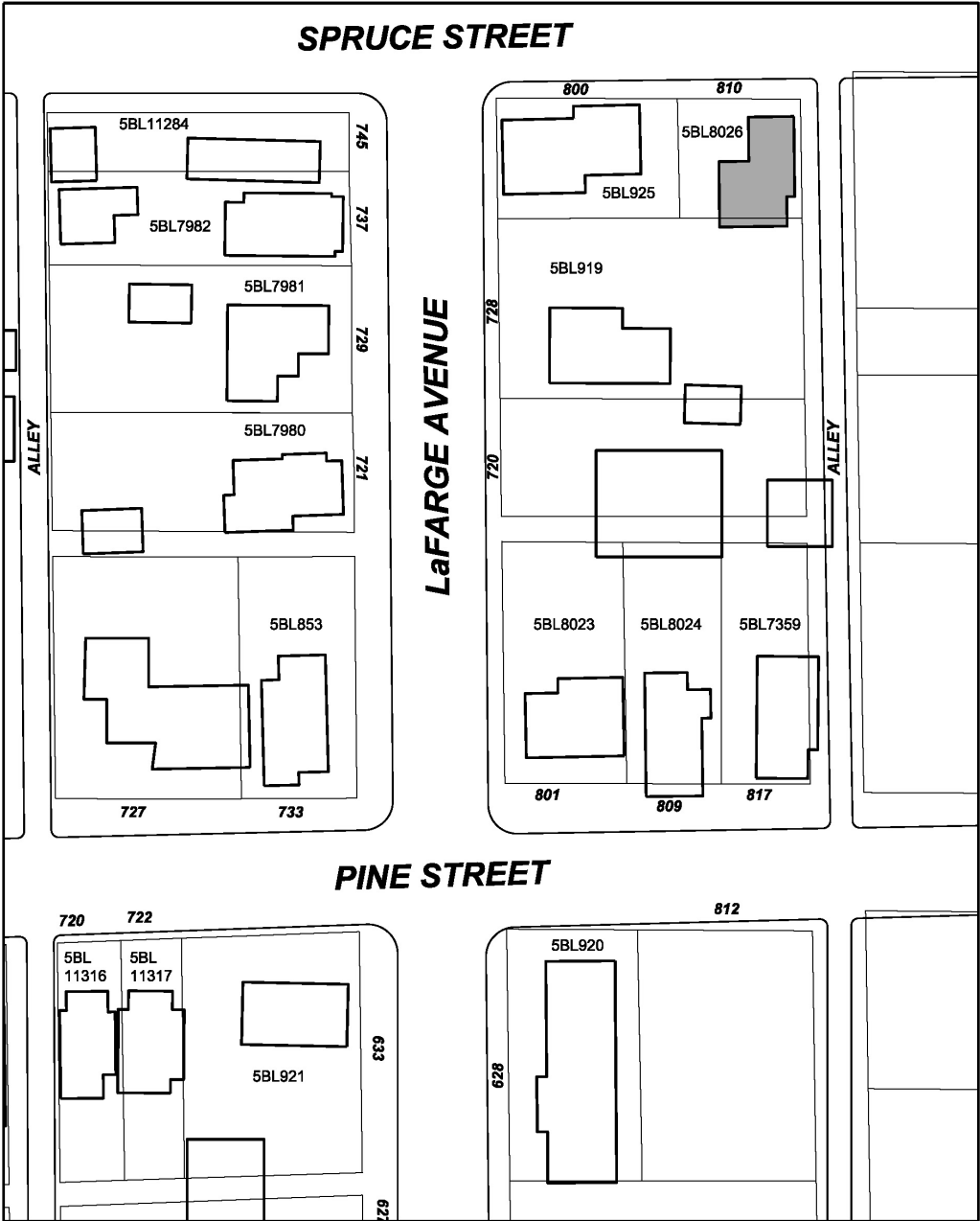
810 Spruce Street, Louisville, Colorado

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



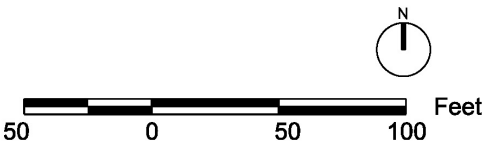
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Architectural Inventory Form
Site Location Map



810 Spruce Street, Louisville, Colorado

SOURCE: City of Louisville, Colorado
GIS Files.



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5BL8026_810Spruce_01 northwest



5BL8026_810Spruce_02 north

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5BL8026_810Spruce_03 northeast



5BL8026_810Spruce_04 east

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1950 Boulder County Assessor card photo