

Stories in Places:  
Putting Louisville's Residential Development in Context

Boulder County, Colorado



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**STORIES IN PLACES:  
PUTTING LOUISVILLE'S RESIDENTIAL DEVELOPMENT IN CONTEXT  
BOULDER COUNTY, COLORADO**



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## EXECUTIVE SUMMARY

PaleoWest Archaeology (PaleoWest) prepared this historic context to help the City of Louisville, Colorado (City) understand its residential development from the time of Louisville's founding in 1878 to the present day. The preparation of three historic contexts—a Residential Context, Commercial Context, and Agriculture, Mining, and Railroad Context—is one of many goals of Louisville's 2015 city-wide Preservation Master Plan.

Although Louisville contains historic and modern multi-family housing, this Residential Context focuses on single-family residences. By connecting personal stories with observed patterns in residential architecture, the context aims to foster the Louisville community's understanding of and support for historic preservation of older residential buildings.

### What is an Historic Context?

An historic context is a narrative for understanding a place's history and identity. It is a tapestry of personal stories, architectural descriptions, economic analyses, and collective visions of a community's past, present, and future. An historic context promotes accurate, personal recounting of history and provides information that supports City decision-making.

### The Goals of an Historic Context Are To:

- 1) Summarize historical trends in settlement and architecture;
- 2) Identify architectural forms and styles that represent different time periods, geographic areas, industries, and ethnic groups;
- 3) Identify gaps in information about architectural forms, styles, and distributions;
- 4) Prioritize future documentation of buildings;
- 5) Identify the architectural elements and qualities that make some buildings significant; and
- 6) Understand the kinds of modifications that are and are not compatible with significant historic buildings



### The Historic Context Process

To initiate this historic context, PaleoWest and the City hosted a public input session on March 3, 2017. That evening, we gathered information about what some Louisville residents feel is important for their community identity. We heard that members of the community are enjoying the present (e.g., events, shops) and looking forward to the future (e.g., Downtown East Louisville), while feeling a strong connection to the past

(e.g., backyard gardens, family histories, and favorite old houses). It seems that the clearest path to preserving significant historic buildings in Louisville is continuing to strengthen the community's personal connections with them. PaleoWest gathered additional information for the historic context from a variety of sources, including the Louisville Historical Museum (LHM)

and its quarterly publication (*The Louisville Historian*), previously completed architectural surveys and historical reports, property assessor cards, and our own visits to Louisville.

## Content

This context intersperses family stories with building descriptions and histories of Louisville's historical and modern subdivisions. It then describes Louisville's diverse architectural forms and styles. Next, the context investigates architectural patterning within and across subdivisions and cites some interesting connections among specific houses. It also briefly addresses outbuildings and relocated houses.



Photo Credit: LHM

## Recommendations

The historic context provides recommendations for future research, building documentation, and landmarking. These would further deepen our understanding of Louisville's historical housing stock and community. PaleoWest recommends that the City do the following:

- 1) Document additional examples of Bungalows;
- 2) Document additional buildings in the Barclay Place, Murphy Place, Nicola DiGiacomo, and Kimberly Addition historical subdivisions;
- 3) Conduct landmarking outreach for the best examples of specific architectural forms and styles;
- 4) Conduct landmarking outreach for some small historic districts; and
- 5) Conduct further research about:
  - a. the distributions of ethnicities across historical subdivisions
  - b. buildings and architectural elements from mail-order catalogues
  - c. family compounds

## Summary

In some ways, Louisville's residential development mirrored that of many small cities across the United States. Yet, in many other ways, Louisville's residential development was unique. While Louisville was a coal-mining town, it was not a company town; its immigrants of diverse ethnicities generally constructed their own houses according to their needs, resources, and personal tastes. Some of Louisville's historical subdivisions exhibit trends towards larger, fancier houses or, alternatively, towards smaller, plainer houses. However, most subdivisions exhibit a combination of these, suggesting that Louisville was a relatively integrated city, despite its ethnically and socio-economically diverse inhabitants. Louisville grew rapidly between 1880 and the 1920—based largely on its coal mining economy. After a long hiatus, Louisville started to grow again in the 1950s, supported by modern industries and an automobile-centric lifestyle. In recent years, Louisville's historic downtown has become re-energized, bringing the city's focus back to its roots. This is a great opportunity to integrate Louisville's past, present, and future.

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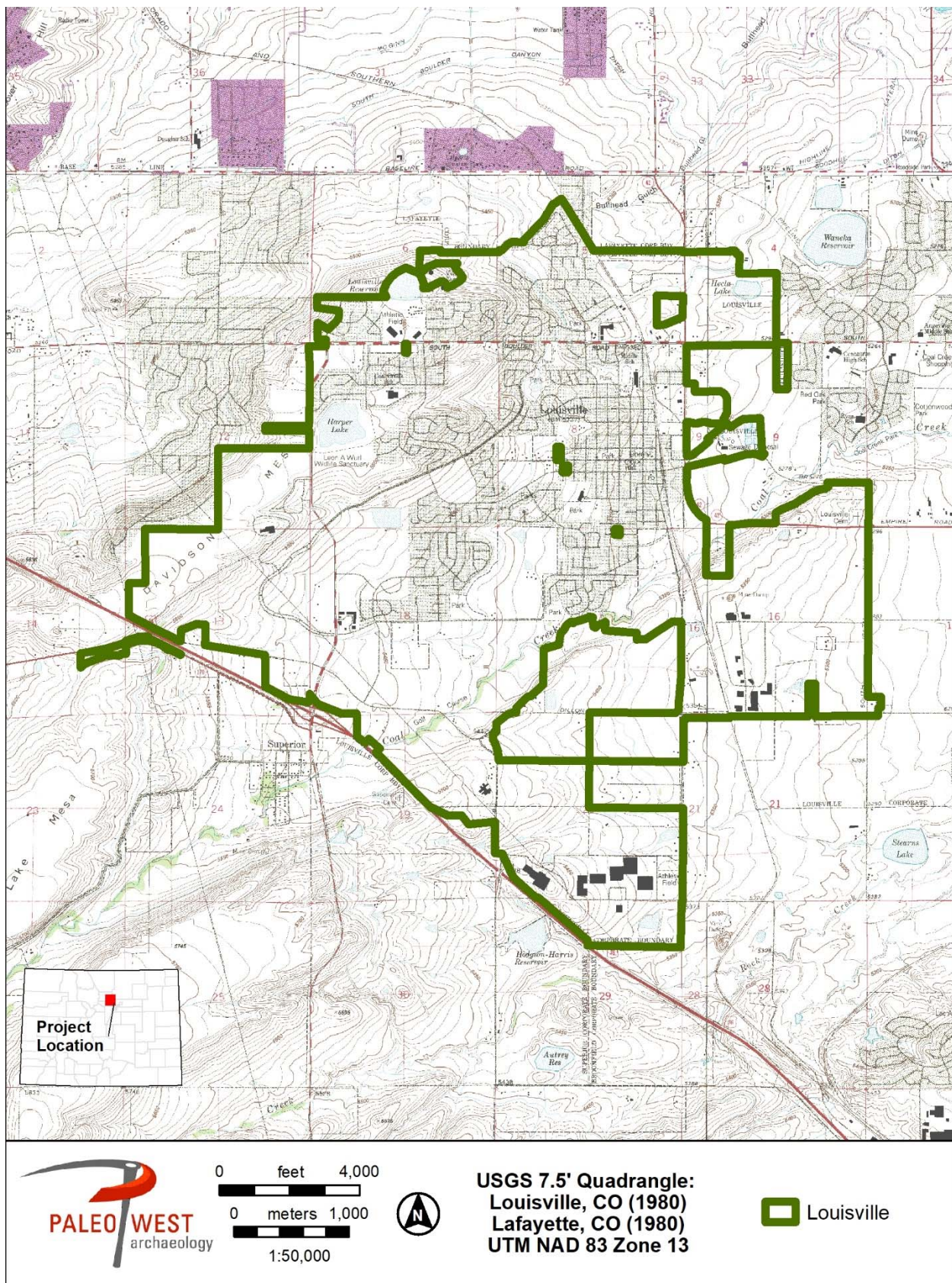
## **SECTION 1: INTRODUCTION AND BACKGROUND**



## INTRODUCTION

This historic context documents Louisville, Colorado's historical and modern residential development from 1878 to 2017, focusing on single-family houses. While this context touches on residential development across the city of Louisville (Figure 1), it places the most emphasis on Louisville's downtown historical subdivisions that pre-date 1955. PaleoWest Archaeology (PaleoWest) wrote this historic context for the City of Louisville (City) to help the City implement its city-wide Preservation Master Plan (Plan). The Plan recommends the preparation of historic contexts as a means to strengthen historic preservation practice in Louisville, and "to support responsible decision-making and facilitate interpretation" (City of Louisville 2015:22). As the plan states, "Historic contexts explore important themes to share stories of the past and promote understanding of Louisville's built environment" (City of Louisville 2015:26) and "Historic contexts tell the stories of specific people and places at a certain time, linking those themes back to actual historic buildings and sites" (City of Louisville 2015:A-3). An historic context helps to connect personal experience with the built environment. It also investigates family histories and connects them to overarching patterns in community development. Finally, an historic context promotes accurate, personal recounting of history and provides information that supports City decision-making.

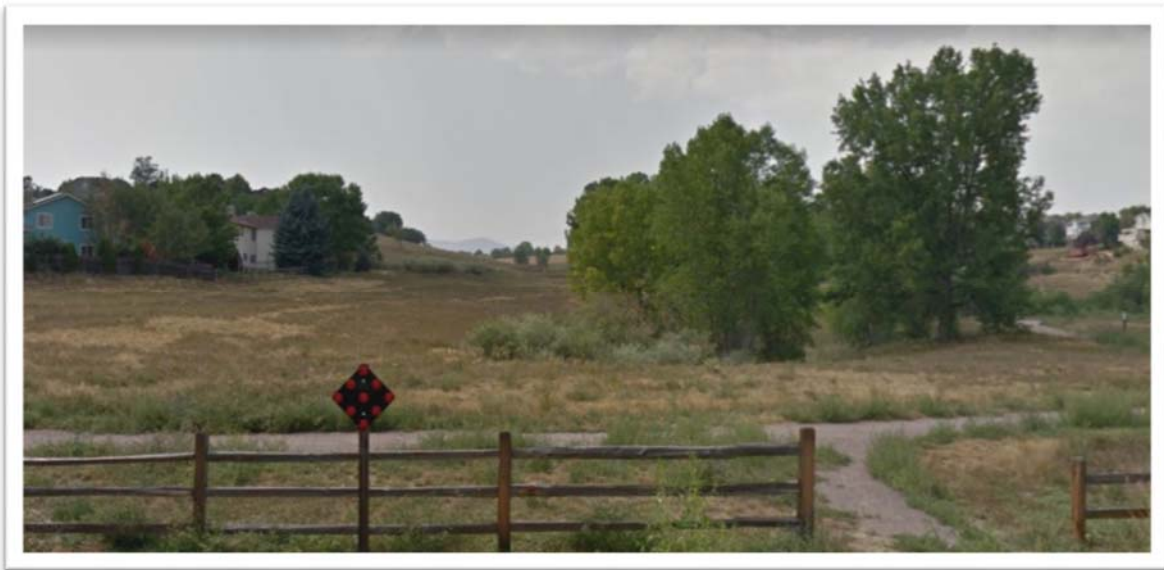
PaleoWest structured our research and writing in keeping with the Plan's description of the roles of an historic context: explains what is most important to community identity; emphasizes stories and human experience; complements historical and architectural surveys; and serves as a precursor to landmarking and the identification of historic districts (City of Louisville 2015:B-1). As such, this document first describes the project impetus and its goals and parameters. The document then outlines the methods PaleoWest used to gather information, including community input. Next the document summarizes Louisville's history, with an emphasis on the events and trends (e.g., industry and immigration) that helped shape Louisville's residential development. Following that, the document describes and illustrates the general architectural styles PaleoWest observed in Louisville across approximately 500 houses and provides a list of the defining characteristics of each. After that, the document quantifies the numbers of each style that have already been documented and identifies priorities for future documentation. Next, the document defines the physical characteristics that must be maintained in order for properties of specific architectural styles to be landmarkable. It also discusses the kinds of modifications that could be historically compatible for specific residential architectural styles. Finally, the document provides a list of properties and potential districts recommended for landmarking outreach.



**Figure 1.** Boundary of Louisville.

## ENVIRONMENTAL SETTING

The city of Louisville lies at an average elevation of 5,335 feet. This is within the Colorado Piedmont portion of the Great Plains physiographic province, just east of the hogbacks/foothills transition zone between the piedmont and the Southern Rocky Mountains physiographic province (Colorado Geological Survey 2011). Louisville is generally underlain by sandy loams and sandy clay loams, which are derived from ancient wind-reworked alluvial (waterborne) and eolian (windborne) sediments (Natural Resources Conservation Service 2017). Natural vegetative communities for the Piedmont are mixed-grass to tall grass prairie and include big and little bluestem, mountain muhly, green needlegrass, western wheatgrass, sand dropseed, blue grama grass, and needle-and-thread grass (Colorado State University Colorado Natural Heritage Program 2005).



## SECTION 2: METHODS



## METHODS

### MEETINGS WITH CITY REPRESENTATIVES

PaleoWest began work on this historic context by meeting with City of Louisville Planning Department staff member, Lauren Trice, and Louisville Historical Museum (Museum or LHM) director, Bridget Bacon, on October 27, 2016. Dr. Schwendler also conducted a walking tour of Louisville's historic downtown and residential areas with Ms. Trice and met with her to discuss the project on several subsequent occasions. Dr. Schwendler presented a summary of the proposed historic contexts project to the Louisville Historic Preservation Commission (HPC) on November 21, 2016.

### PUBLIC OPEN HOUSE

On March 3, 2017, PaleoWest helped City staff host an interactive open house at City Hall to inform the public about the historic contexts project and to solicit stories and information about Louisville's residential, commercial, and industrial development (Figure 2). We provided numerous, diverse key words (e.g., "History," "Recent," "Future," "1970s," "2010s") and asked members of the public to write down stories and thoughts that came to mind as a result. We also asked the public to fill in open-ended statements (e.g., "I think the \_\_\_\_\_ house/building/place is important because:") and to write down their favorite building (Figure 3).



**Figure 2.** March 3, 2017 open house.



## RESEARCH

Over a period of months, PaleoWest read as much information as possible about Louisville's history. Sources included past issues of the Museum's quarterly publication, *The Louisville Historian*, previously completed architectural surveys and reports, the City's website, other online information, public input gathered while the City was developing its Preservation Master Plan, historical photographs, public education presentations, assessor cards, Sanborn Fire Insurance maps, historical newspapers, and personal stories. PaleoWest obtained geographic information system (GIS) shapefiles of Louisville's Old Town Overlay District and subdivision boundaries from the City. In addition, PaleoWest requested a file search of the Office of Archaeology and Historic Preservation's (OAHP's) COMPASS database to obtain information about previously recorded historical resources in Louisville.

## FIELDWORK

After gaining a preliminary understanding of Louisville's history and previously recorded, primarily single-family, residences, Dr. Schwendler made multiple tours of Louisville, viewing from public rights-of-way the exterior of every previously recorded residence, and unrecorded residences that appeared to retain at least some of their historical characteristics. She was accompanied on two occasions by architectural historian, Dr. Kathleen Corbett. One tour focused on nineteenth- and early twentieth-century residences, while the other was devoted to late twentieth- and twenty-first-century houses. During tours of Louisville, Dr. Schwendler created a tally of as many historical house forms and styles as possible. She and Dr. Corbett used information previously gathered by other recorders as a starting point. They compared recommendations of architectural style to their own observations and made more specific notes about apparent architectural forms and styles in cases where no specific information was already offered. These were not full architectural inventories; Dr. Schwendler and Dr. Corbett used observations from public rights-of-way to identify the original form of the house and/or the degree to which the house had been remodeled. Subsequently, Dr. Schwendler consulted assessor cards and historic photographs to clarify the architectural history of houses that appeared to have seen major modifications. She classified a house's form or style based on historical plan view drawings and photographs when those differed markedly from current conditions. Several houses have been transformed from one form or style into another and the tally records their historical, not modern, appearance. In addition to walking past hundreds of houses in person and taking photographs of a small subset of them, Dr. Schwendler used Google Maps to create a record of all houses in the tally. In some cases, she used this method to obtain photographs of houses that have recently been destroyed. To obtain construction dates, Dr. Schwendler consulted online Boulder County Assessor Office records (Boulder County Assessor's Office 2017a) and previous architectural inventories and a dataset maintained by the City. Assessor Office construction dates are sometimes inaccurate by a few or many years, but the scope of this historic context was such that PaleoWest generally did not investigate construction dates further.

## **ANALYSIS**

The overarching goals of PaleoWest’s analysis were to understand the diversity and geographic patterning in Louisville’s residential architecture, to determine if those patterns were related to time, socio-economic status, ethnicity, and/or other factors, and to identify properties that may be high priorities for future recording and/or landmarking. To help understand patterning, Dr. Schwendler created Excel spreadsheets organized by architectural form and style, as well as a master list of properties that includes subdivision information (Table A.1, Appendix A). PaleoWest’s GIS staff used the master spreadsheet to create a figure that shows the distribution of different forms and styles within historical subdivision boundaries, presented below in the “Residential Patterning” section. Because different subdivisions are dramatically different in size, Dr. Schwendler compared the percentages of different architectural forms and styles across subdivisions, rather than raw numbers, and qualitatively factored in the amount of later historical and modern infill that has changed the original patterning of subdivisions. She then qualitatively compared the history of different subdivisions with the architectural forms and styles present within them to look for patterning according to chronological, socioeconomic, ethnic, and cultural factors.

PaleoWest used field observations to identify properties to recommend for future recording and landmarking. We noted the percentages of different kinds of architectural forms and styles present in each historical subdivision, and identified properties within those subdivisions that appear to retain good physical integrity. The highest priority for future recording are properties with good physical integrity whose architectural style or form is not well-represented within a particular subdivision. The next highest priority are properties with good physical integrity, regardless of how well represented their architectural style or form is within a particular subdivision. The highest priority for landmarking are properties of unusual or less well-represented architectural style or form that have good physical integrity. Specific properties are discussed below in the “Landmarking Outreach” section.

### SECTION 3: HISTORICAL BACKGROUND



## **HISTORICAL BACKGROUND**

### ***REGIONAL HISTORY PRIOR TO LOUISVILLE'S FOUNDING (1860–1878)***

The year 1860 is used as a somewhat arbitrary beginning of the Historic period in Colorado; in that year, Euro-Americans (Anglos) firmly established their control over most lands in the eastern part of the state. They relegated the Native American tribes of the Cheyenne and Arapaho to a reservation that was much smaller than their traditional hunting grounds, which had been loosely defined by the Platte River on the north and the Arkansas River on the south and included much of present-day eastern Colorado, southeastern Wyoming, southwestern Nebraska, and western Kansas (Fowler 2001). This tightening of Anglo control over Native Americans was precipitated by numerous events and the dramatically increasing numbers of Anglos who were moving into the West. Following the California Gold Rush, a steady stream of miners, beginning in 1849, traveled through portions of Colorado's Front Range along overland routes, such as Trapper's Trail and the Cherokee Trail, to reach mining sites. Then, in 1858, gold was discovered at the confluence of the Platte River and Cherry Creek in Denver. This discovery brought significantly larger numbers of Anglo settlers to the Front Range, with miners moving onto lands reserved for tribes and demanding that the federal government dissolve Indian claims (Clark 1999). In reaction, the Northern Arapahoe began to withdraw into Wyoming and Montana, allying themselves with the Sioux and Northern Cheyenne tribes, and the Southern Arapaho withdrew down the Arkansas River (Fowler 2001). At the same time, the federal government and settlers exerted still more control over land and resources.

During a meeting with the federal government in 1860, the southern Cheyenne and Arapaho agreed to give up their previously defined lands, except for a triangular-shaped area located between the Arkansas River and Sand Creek, located approximately 200 miles (322 km) southeast of Louisville. Each tribal member was to receive 40 acres of land within this new reservation. The government also promised a \$30,000 subsidy to tribes for 15 years and the building of a grist mill, saw mill, and schools (Ubbelohde et al. 1995). However, not all tribal members were in agreement and not all remained on assigned reservation lands. Then, in 1861, the Colorado Territory was established. Tensions between Native Americans and Anglos continued to increase after the establishment of the Colorado Territory, resulting in the killing of the Anglo Hungate family of four in 1864, approximately 25 miles (40 km) southeast of Denver. The Arapaho and Cheyenne leaders went to Fort Lyon, less than 200 miles (322 km) south-southeast of Louisville, to make peace, and many families camped on their Sand Creek Reservation during the late fall. Then, on November 29, 1864, Colonel John Chivington, a Methodist clergyman, launched a surprise attack on more than 500 Arapaho and Cheyenne living at Sand Creek. Chivington's troops killed at least 100 people, primarily women, children, and the elderly. After subsequent revenge and counter attacks, the government crafted the Medicine Lodge Creek Treaty in October 1867, whereby the southern Cheyenne and Arapaho agreed to move to Indian Territory in present-day Oklahoma. More Anglo-Native American skirmishes occurred over the next two years, with the final military engagement between Native Americans and federal troops occurring at Summit Springs in northeastern Colorado. After that time, Colorado's Front Range was permanently opened for rapid Anglo exploitation and settlement (Ubbelohde et al. 1995).

Denver and Golden, Colorado were founded at the end of the 1850s as a result of the nearby discovery of gold. First, Golden and then Denver, beginning in 1867, served as seats of government for the newly created Colorado Territory. Boulder became the county seat of Boulder County that same year. Coal mining was the most prevalent mining industry in Boulder County, with small-scale mining in this Northern Coalfield underway by 1860. The earliest coal mines in the county were located largely near the future settlements of Marshall and Erie, where coal seams angled up to or near the ground surface. This allowed for shallow mining that required relatively little investment of capital. Large-scale coal mining required railroads to transport coal to markets, and the railroads themselves ran on coal. As a result, the two industries became intertwined. A spur of the Union Pacific Railroad leading to Erie was completed in January 1871, making the general area more attractive for development (Lindquist 2010). Prior to the development of coal mining, most of Boulder County was used for agriculture. Mining speculators and investors would often purchase land from farmers who had obtained land patents if the speculators believed the lands might be underlain by good coal deposits (Bacon 2016a).

### ***LOUISVILLE'S EARLY DEVELOPMENT (1878–1918)***

Three men laid the groundwork for Louisville's founding by Louis Nawatny in 1878: William A.H. Loveland (1826–1894), Charles C. Welch (1830–1908), and William A. Davidson (1817–1892). All three had participated in the California Gold Rush of 1848–1855 and subsequently settled in Golden (Lindquist 2010). Loveland was the co-founder and then president of the Colorado and Clear Creek Railroad Company in 1865. In 1866, the railroad changed its name to the Colorado Central & Pacific Railroad, then reorganized and became the Colorado Central Railroad Company (CCR) in 1868 (Baldwin 2007). In 1872, the CCR completed a line from Golden to Denver. By the time the widespread financial crisis and economic depression in Europe and the United States (known as the Panic of 1873) hit, the CCR had graded and laid rails for another line slated to run from Golden through Boulder, Longmont, and beyond the east border of Boulder County to Julesburg. That line was completed a few years later and, by 1877, it included a stop called "Coal Creek" near present-day Pine Street in downtown Louisville. In 1879, after the town of Louisville was created, Louisville was listed as a stop on the CCR schedule. The railroad line through Louisville became the Union Pacific in 1880, and then the Colorado & Southern Railway (C&S) in 1898 (Avenue L Architects 2013:4-15).

Welch had gained mining experience in California and Australia before coming to Colorado in March 1860. For six years, he operated multiple mining and sawmill enterprises in Boulder, Clear Creek, and Gilpin counties. He settled in Golden in 1867 and began a 25-year-long business relationship with Loveland related to, among other industries, mining, railroads, and real estate development. He was also a partner in the CCR. The Union Pacific owned the majority of shares in the CCR, but Loveland led the minority stakeholders. After Loveland and others negotiated with the Union Pacific, the railroad agreed to fund the construction of a new line from Longmont to Cheyenne, where it connected with the transcontinental railroad. Welch was in charge of that construction, which he completed by November 1, 1877 (Lindquist 2010).

Davidson was an entrepreneur who, with his partner, Samuel Breath, established Boulder's first grocery and mining supply store in a log cabin that they built on the northeast corner of 11th and

Pearl Streets. Davidson then discovered the Niwot coal mine and, subsequently, formed the Davidson Coal and Iron Company (DCIC), which owned more than 7,000 acres of land next to his own 600-acre farm in east Boulder. In 1872, Davidson constructed a ditch (Davidson Ditch) that took water off South Boulder Creek and ran for 11 miles across what is now Davidson Mesa to what is now northern Louisville. The ditch played a vital role in developing coal mining and agriculture in Boulder County (Black 2017).

Louis Nawatny, a German immigrant, was born in 1835. He was a mid-level manager for the UP when the first transcontinental railroad was constructed between 1863 and 1869 (Avenue L Architects 2013:4-2). Nawatny arrived in Boulder County by at least the mid-1870s and became a respected citizen and construction and labor manager. Welch became interested in opening a new coal mine in Boulder County and was drawn to Nawatny for his experience, reputation, and lack of association with DCIC. On July 25, 1877, Nawatny leased the exclusive right to mine coal on 160 acres of land owned by David Kerr, northeast of the present-day intersection of SH 42 and 96th Street, for 15 years. In return, Nawatny gave Kerr a royalty of five cents per ton of coal. The next day, Nawatny assigned the lease to Welch for one dollar and, on August 26, 1877, Welch entered into a land contract to purchase 240 acres north of Kerr's farm for \$4,800, or \$20 per acre. This was an inflated rate for the time. After Welch had both the lease and the adjacent 240 acres, he filed both transactions with the Boulder County Clerk. Nawatny then constructed a two-story house on what was then U.S. government land, just west of the railroad tracks that ran past Kerr's property, on the present-day southwest corner of Front and Pine Streets in Louisville. On February 11, 1878, Welch replaced Nawatny and Kerr's 15-year lease with one between Welch and Kerr for 75 years. Welch initially appointed Nawatny superintendent of the new mine (called the Welch Mine) but soon hired a replacement manager who had more coal mining experience. Welch shifted Nawatny to developing the town of Louisville (Lindquist 2010).

In 1878, Welch provided financial support for Nawatny to purchase land from the federal government. Nawatny filed a town plat, comprising 20 acres and 85 lots, on the land and named the town of Louisville after himself (Lindquist 2010:11). By May of that year, approximately 75 people lived within the plat. Nawatny, or a representative, applied for a local post office on May 7, 1878, listing Nawatny's wife, Kate, as postmaster (Avenue L Architects 2013:4-2; Lindquist 2010:12).

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States; most of the others were immigrants from western Europe (Avenue L Architects 2013:4-8). The Town of Louisville was incorporated on May 26, 1882, and citizens elected John H. Simpson, who sold dry goods, boots, shoes, groceries, hardware, produce, and building materials, as the first mayor (Lindquist 2010). George Giles was one of the town's earliest residents; as a carpenter, he built many of the town's early houses (Avenue L Architects 2013:4-17). Louisville was not founded by a coal mining or other company; rather, it grew organically as different investors platted different subdivisions, businesspeople opened diverse stores to meet demands, and people from Britain, Europe (e.g., Austria and Germany and, later, Italy, France, and Eastern Europe), and the United States moved

to town. As a result, Louisville is characterized by diversity in its architecture, socioeconomic, and cultural history (Barlow et al. 2013:7, 15; Lewis 2011:4; Bacon 2007a:6; Mehls et al. 1985a).

By the early 1890s, Louisville was expanding and changing rapidly, as several new residential subdivisions had been platted and Main Street, within the original part of town, morphed from a predominantly residential area to a commercial center (Bacon 2008a:7). In 1895, the town reservoir was constructed and the volunteer fire department was established (Whissen 1982:15). In 1896, approximately 1,500 people lived in Louisville. The town's economy was centered on coal mining and farming, with smaller businesses and services supporting those two industries. The 1896 Boulder County Directory advertised: "LOUISVILLE is a progressive and prosperous city...In a word, Louisville is a bright, social and flourishing little city" (Hamm 1896). In 1899, the town hall was constructed, and electricity became available (Whissen 1982:15). Not long afterwards, in 1903, the first telephones were installed (Barlow et al. 2013:18). The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously (City of Louisville 2014).

Louisville's population increased to 3,200 people in 1909. Around this time, more than 12 trains stopped in Louisville, carrying passengers, coal, and other freight; beginning in 1909, the Denver Interurban Company used C&S tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns (Avenue L Architects 2013:4-15; McWilliams 2000). The sub-bituminous coal yielded by Louisville's mines was poor quality and disintegrated rapidly once exposed to the atmosphere, so coal mining was conducted largely during the cold months of the year to heat houses and other buildings (Figure 4). During warm months, when less coal was needed, many coal miners farmed and performed other odd jobs (Avenue L Architects 2013:4-8; Bacon 2011a:1; City of Louisville 2014). The coal miners' Long Strike of 1910–1914, as well as Prohibition (1916–1933) and other factors, caused a dramatic and multi-decade decrease in the town's population to approximately 1,706 in 1910; the population did not return to its pre-1910 level until the late 1970s (Barlow et al. 2013:26; Whissen 1982).



**Figure 4.** Short Street, view west from Main Street, early 1900s (photo credit: LHM).

It seems likely that these weak economic conditions did not support extensive new residential growth (Bacon 2016a). After the Long Strike, many of the formerly individually owned coal mines were consolidated under new ownership by the Rocky Mountain Fuel Company. As a result, many small worker houses from mine camps were abandoned, and the company sold them at auction and people moved some of them onto town lots (Lewis 2011:2).

### **WAR YEARS (1918–1945)**

Many of Louisville's young men left the town to participate in World War I (WWI) and World War II (WWII). These events, in conjunction with the local economic downturn, followed by the Great Depression (1929–1939), led to slow growth in the town's population during the war years. Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950 (Barlow et al. 2013:7, 26). However, Louisville actually fared better than many other small Western towns because its mines remained open during the Great Depression and actually increased in number in the early 1930s. This was due, in part, to the low quality of Louisville's coal, which allowed it to be used only by local residents, businesses, and the railroad. As a result, Louisville's coal industry was relatively independent and not strongly tied to the regional or national economy (Bacon 2011a:1).

Louisville's population growth during the war years was facilitated by an influx of coal miners from more hard-hit areas, including Missouri, Illinois, Kentucky, and Tennessee (Bacon 2011a:2, 2015b:3). Still, times were hard and only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939 (City of Louisville 2017a). Furthermore, beginning during WWI, the United States, as a whole, began to diversify its fuels use and expand the industries of natural gas and oil and,

somewhat later, hydroelectric power. Also during the early twentieth century, Colorado saw a downturn in the mining of gold, silver, lead, and other metals; these industries had relied heavily on coal to create power for milling, smelting, ore reduction, and railroad transportation of raw and finished products (Avenue L Architects 2013:4–11). By the end of WWII, Louisville's coal industry was in marked decline. The final blow for most local coal mines occurred in 1954, when the Burlington Northern Railroad, which had taken over the line through Louisville, switched from coal power to diesel fuel (McWilliams and McWilliams 2000:4). Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville (e.g., Monarch Mine, Industrial Mine) when the mines closed (Bacon 2011b). However, in general, Louisville's housing industry was very slow during this period. (Figure 5 shows an aerial view of Louisville in 1948.)



**Figure 5.** Louisville, ca. 1948, view to the southwest (photo credit: LHM).

## ***POST-WORLD WAR II (1945–PRESENT)***

WWII profoundly affected the American culture and economy; across the United States and in Louisville, the early post-WWII years saw a boom in population growth, house construction, automobile use, and new industry. Development of post-WWII housing was tied to an emphasis on the automobile and the availability of mass-production technology developed during the war. In 1944, the federal government passed the Federal Highway Act, which demonstrated the government's preference for funding highways and roads over mass transit (Corbett et al. 2009:22; Hayden 2003:165–166). The post-WWII reliance on cars was also facilitated by the Interstate Highway System, created by President Dwight D. Eisenhower's 1956 Interstate Highway Act. The act provided substantial federal funds for the development of a 41,000-mile

national interstate system. The general economic prosperity of the WWII years enabled many more people to purchase cars and, the cars, in turn, had a marked impact on people's lifeways and the design of towns and neighborhoods.

Prior to WWII, most businesses were located on towns' main streets or in their downtown business districts near railroad lines. With the post-WWII rise of automobiles, entire new shopping malls and commercial areas were constructed on the edges of or outside towns. This drew people away from historic downtowns and to the fringes, creating suburbs. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, parks, large planned subdivisions, and new forms of houses that had attached garages (Barlow et al. 2013:25). Towns became decentralized but spread along highways, as commercial developers took advantage of cheaper land adjacent to roads with large volumes of traffic (Ames and McClelland 2002). In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970 (Barlow et al. 2013:31). Just two small new subdivisions were platted in 1948: Acme Terrace First Addition and the Fischer Addition, with two more in 1957 (Bella Vista) and 1959 (Scenic Heights), three more in 1960 (Industrial Area), 1963 (Paragon Heights), and one in 1969 (Cottonwood Manor) (City of Louisville 2017a).

The gradually increasing growth in Louisville's post-WWII housing was supported by an earlier, but similarly functioning, regional road: the Denver–Boulder Turnpike, which opened in 1952 and allowed the Broomfield, Lafayette, and Louisville areas to serve as bedroom communities for downtown Denver and Boulder (Bacon 2011c:5). Prior to that time, the route from Boulder to Denver ran east on Arapahoe Road (State Highway [SH] 7) to Nine-Mile Corner at present-day U.S. Route (US) 287, where it abruptly turned south, followed a zigzag course through Lafayette and Broomfield, then made another 90-degree turn at Cozy Corner, and then ran down Mushroom Hill onto North Federal Boulevard. The road was dangerous and very heavily traveled, which resulted in a large number of accidents (Bearwald 1967:12). Shortly after the end of WWII, when American troops returned from the war and a large labor force was again available, Governor Ralph Carr proposed the construction of a direct road between Boulder and Denver. His proposed means for paying for the road was to collect a toll from drivers until bonds to fund the construction were paid off. Although diverse factions questioned the road's necessity, cost, and route, construction of the Denver–Boulder Turnpike (US 36) began on October 16, 1950 (Bearwald 1967:15; Corbett et al. 2009:19; Pettem 2001:155). The road opened for use on Sunday, January 20, 1952, with electric counters located at the Wadsworth underpass in Broomfield estimating that 30,000 cars passed through on the first day. An average of more than 4,000 cars used the turnpike every day (Bearwald 1967:17; *Boulder Daily Camera* January 21, 1952), and the \$6.3 million of revenue bonds that were scheduled for retirement in 1980 were paid off in September 1967 (Bearwald 1967:12; Corbett et al. 2009:20).

Around the same time, Louisville was making marked changes to its own infrastructure. In 1951, Louisville constructed a town sewage system. This resulted in the discontinuation of use of outhouses and, undoubtedly in some cases, their removal and/or use for storage and other activities after the privy pits were filled and sealed (Avenue L Architects 2013:4-20). As

described in a *Rocky Mountain News* article from February 10, 1952, Louisville was also starting to become a bedroom community for Boulder and Denver. Situated between US 287, US 36, and the Boulder–Longmont Highway (SH 119), Louisville came to be known as the Golden Triangle (Whissen 1982:11, 20). The Atomic Energy Commission’s Rocky Flats nuclear weapons production facility opened that same year (City of Louisville 2014; Bacon 2011c:5). In 1953, Louisville obtained natural gas and, in 1955, dial telephones (Avenue L Architects 2013:4-20). That same year, the city’s last coal mine, the New Crown, closed (Conarroe 2001). By 1960, Louisville had paved most of its roads (Bacon 2008b:4). By the early 1960s, large-scale employers in the area included Beech Aircraft Corporation (1955), Ball Brothers Research Corporation (1957), Neodata (1963), and International Business Machines (1965), as well as the National Bureau of Standards (1950) and the National Center for Atmospheric Research (1962) in Boulder (McWilliams and McWilliams 2000:4). Figure 6 provides an aerial view of Louisville in 1958.



**Figure 6.** Louisville in 1958, view to the southwest (photo credit: LHM).

In the United States as a whole, before the end of WWII, two-thirds of houses were constructed by their owners or by small-scale contractors who built just four or five houses per year. In contrast, after WWII, two-thirds of houses were built by large-scale developers (Hayden 2003:132). Most commonly, developers left sewage infrastructure and trash removal to the local government or the new homeowner. This resulted in the construction of up to thousands of similar- or identical-looking houses built in a very short period of time, albeit with little planning (Corbett et al. 2009:22). Louisville’s residential development reflected this national trend on a small scale.

The Denver–Boulder Turnpike’s ability to move people faster between Denver, Boulder, and neighboring bedroom communities supported the construction of new suburban subdivisions, such as Bella Vista and Scenic Heights in Louisville; the same kinds of neighborhoods were ubiquitous across the United States in the 1950s and 1960s. Post-WWII suburbs arose from a combination of three factors. First, few houses were constructed between the Great Depression and WWII, but at the end of WWII, more than six million military personnel returned to civilian life (Wright 1981:242), with a concomitant increase in marriage and birth rates and a need for a large amount of housing (Jackson 1985:232). Second, Federal Housing Administration (FHA) policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building, using production technologies that developed during WWII (Nicolaidis and Wiese 2006:257–258); this enabled developers to build at an unprecedented scale and rate (Corbett et al. 2009:22).

Across the country, the FHA offered low-interest, long-term loans to homebuyers, and the Veterans Administration’s GI Bill of Rights allowed veterans to obtain loans with no down payment. In return, the FHA maintained strict standards for house designs; the agency did not allow overtly modernist designs or flat roofs because they were deemed too risky to insure. Instead, the FHA preferred Colonial Revival, Ranch, and what is now known as Minimal Traditional designs. Furthermore, the FHA refused to insure houses in areas that were not race restricted. African-American, Caucasian, and other homebuyers who wished to live in older, non-segregated neighborhoods had to obtain other funding sources. These practices were in place until the mid-1960s and played a critical role in the deterioration of working class communities and neighborhoods in urban areas (Corbett et al. 2009:22–23; Hayden 2003:124–125; Wright 1981:247). These practices had less impact in smaller, less racially diverse towns—such as Louisville—than in larger cities.

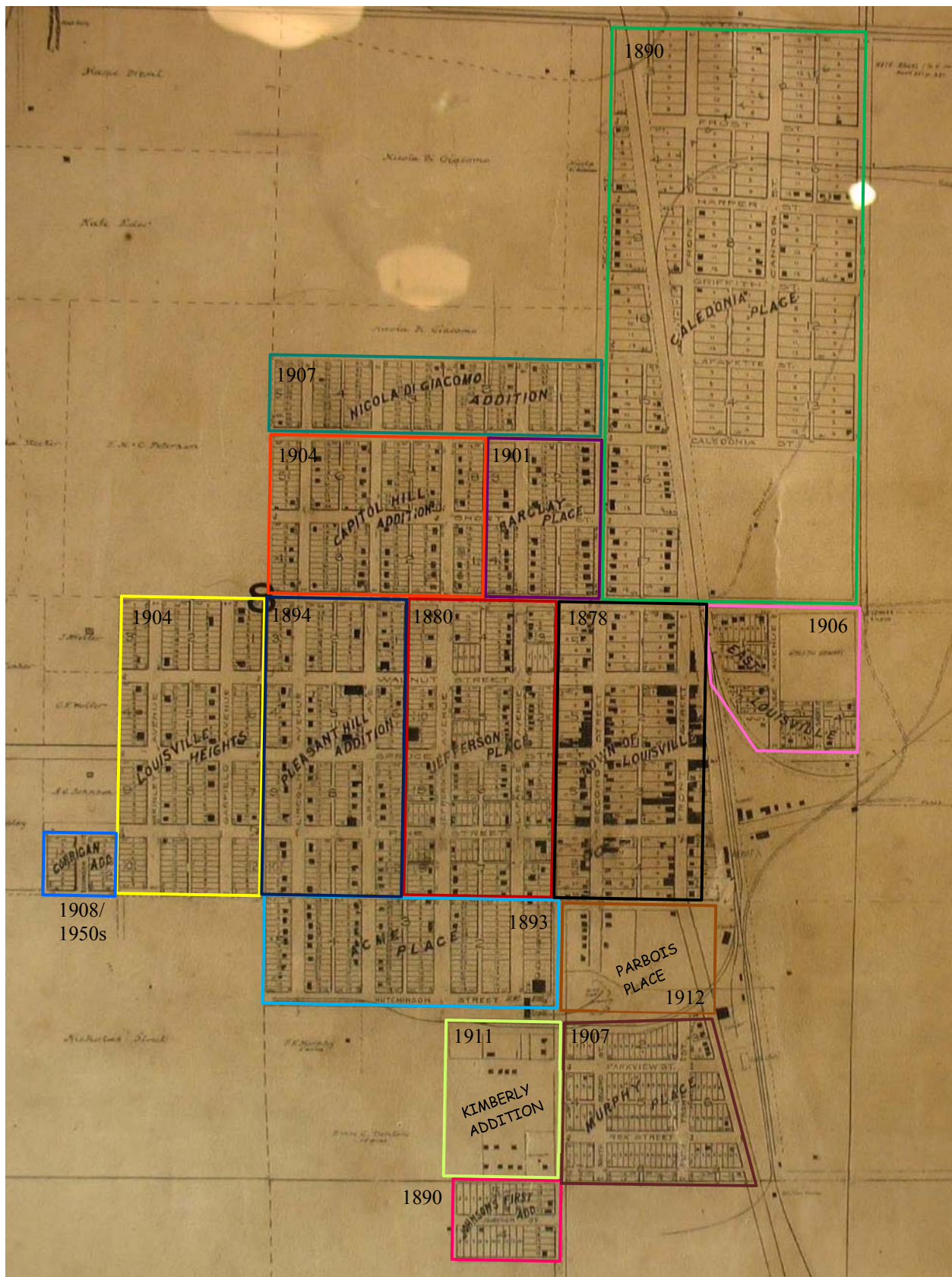
Despite all of this change, Louisville’s population held relatively steady from 1950 to 1970, increasing from approximately 1,978 people in 1950 to 2,073 people in 1960 to 2,500 people in 1962 (making Louisville a City of Second Class), and then decreasing to 2,409 people in 1970 (Barlow et al. 2013:26). In 1969, a data storage company, Storage Technology (later Storage Tek), opened in Louisville and employed a large number of residents until 2004 (Avenue L Architects 2013:4-26). A dramatic increase in Louisville’s growth occurred between 1970 and 1980, by which time the city’s population had reached 5,593 people (Barlow et al. 2013:26); 22 new subdivisions were filed between 1973 and 1979 (City of Louisville 2017a). That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people (Barlow et al. 2013:26). Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s (City of Louisville 2017a). Rocky Flats closed in 1992 (Avenue L Architects 2013:4-26), and Louisville’s growth slowed somewhat between 1990 and 2000, with an increase to a population of 18,937 (Barlow et al. 2013:26). In 2001, Louisville became a home rule city (Avenue L Architects 2013:4-26). By 2010, the city’s population had decreased slightly to 18,376 (Barlow et al. 2013:26). Between 2000 and early 2016, 46 new subdivisions and filings were platted (City of Louisville 2017a).

From the 1990s through the present, most commercial and residential growth in Louisville has occurred around the edges of the city and along McCaslin Boulevard and South Boulder Road. However, in recent years the city’s historic preservation tax, various recreational events, and a

widespread trend towards buying local have supported increased commercial revitalization within Louisville's historic area, especially along Front and Main Streets. Still, many residents commute to Boulder and Denver for work. The largest employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods (Aaron DeJong, Louisville Economic Development Director, personal communication, September 5, 2017).

## ***HISTORICAL SUBDIVISIONS***

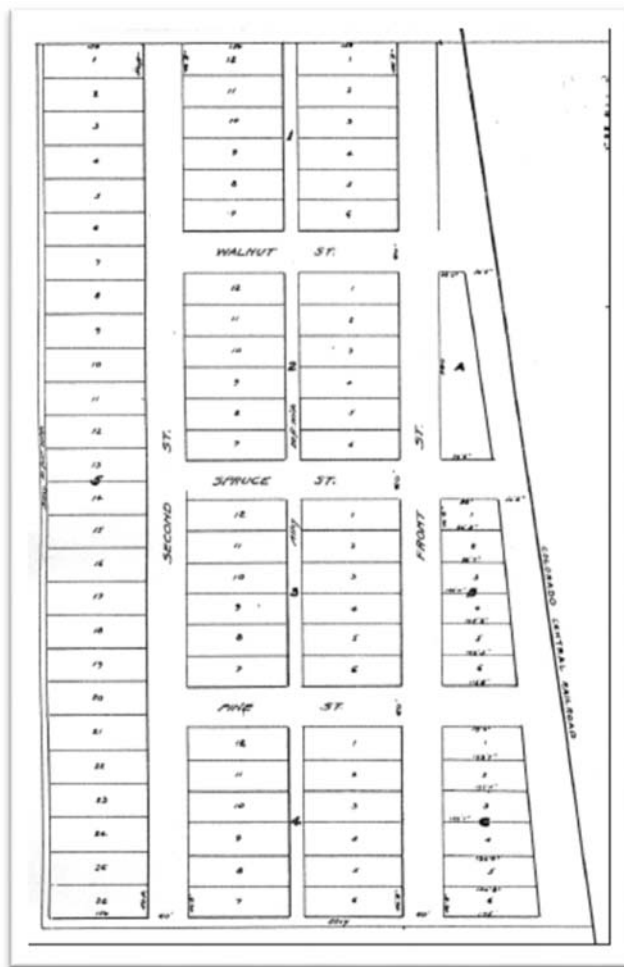
PaleoWest's analysis of residential development in Louisville is organized largely around historical subdivisions because they provide spatial and, to some degree, chronological context. In a subsequent section called "Ethnic Groups," we discuss the more esoteric and fluid concept of neighborhoods, which focus on people rather than legal boundaries (Bacon 2016a). The core of Louisville grew steadily between 1878 and about 1918. During that time, a diverse range of people platted 15 major subdivisions that expanded out from the original town (Figure 7). The architectural terms used in this section (e.g., National, Queen Anne) are explained more fully in the "Residential Architectural Forms and Styles" section below.



**Figure 7.** Louisville subdivisions established between 1878 and 1912 (Photo credit: LHM).

## Original Town of Louisville

On Feb. 18, 1878, Louis Nawatny purchased a 40-acre parcel of land for \$100, then executed multiple back-and-forth transactions with Charles Welch, who retained the land's subsurface mineral rights (Lindquist 2010:12). Just over three months later, on May 20, 1878, Welch sold 11 lots to Rebecca Jeannette Darrow for \$500, and then married her eight days later. Welch gave Darrow an excellent deal; the average price for her lots was \$45 each, while the lots Welch subsequently sold to other people averaged \$100 each. Several months later, on October 24, 1878, Nawatny officially filed the town plat with the Boulder County Clerk (Figure 8). Nawatny sold 18.5 of the 85 platted lots to Welch, his wife, or one of their relatives (Lindquist 2010:12). The town plat included the present-day 600 to 900 blocks of Front Street and Second Street (renamed Main Street in the 1920s), and the cross-streets of Walnut, Spruce, and Pine (Bacon 2007b:3). This area was bounded by the CCR tracks on the east, present-day South Street on the north, the alley west of present-day Main Street on the west, and present-day Elm Street on the south (Avenue L Architects 2013:4-2). Second/Main Street was originally residential and Front Street, located closer to the railroad tracks, was commercial. Over time, as the town grew and needed additional services, Second/Main Street became increasingly commercial (Bacon 2016).



**Figure 8.** Nawatny's original 1878 town plat (Bacon 2007b:3).

In 1879, Nawatny earned \$4,392 by selling 44 lots and half lots in 36 transactions. He earned an additional \$3,600 between January 1 and August 20, 1880, by selling an additional 27 properties in 22 transactions. While some deeds were filed within two months of the transaction, others were not filed for up to two years, perhaps because it took that long for some people to pay off the full cost of their new properties. After making his money founding Louisville, Nawatny rapidly moved on; he and his wife purchased a new residence in Denver in April 1880 (Lindquist 2010:13).

Over time, many of the original town's residential buildings were replaced by commercial buildings as Main Street became a business district. Of the residences that remain within the original town plat, the oldest appears to be the former Austin-Niehoff House at 717 Main Street, now used as the office of the Louisville Parks and Recreation Department. German immigrants and coal miner, Amelia and Charles Niehoff, were some of the first people to purchase a lot from Louis Nawatny, in 1879. Their house began as a one-room dugout for them and their four children around 1879. Around 1880, they constructed a simple, two-room, National-type frame house above the dugout (Figure 9). They also purchased an adjacent lot in 1885. Between 1880 and 1914, the family constructed numerous additions, with a final one added in 1951 (Humphries Poli Architects 2014). Many other examples of similarly simple National-type houses remain within the original town.



**Figure 9.** Austin-Niehoff House, ca. 1895 to 1900 (photo credit: LHM).

In 1895, portions of Louisville within and east of the original town began to sink up to six feet due to mine subsidence. Several buildings were damaged substantially, including the Niehoff House. While those constructed of wood could be repaired, a large brick building that was damaged during the subsidence ultimately had to be demolished. As a result, from that time on, most late nineteenth-century and early twentieth-century buildings in Louisville were constructed of wood, not brick (Humphries Poli Architects 2014:2.2).

The original town also contains some Bungalows from the late 1800s and after. An example is the building at 836 Main Street, which was constructed around 1890 for the Missoni family, and possibly remodeled around 1900, and now contains Bittersweet Café (Figures 10–11).



**Figure 10.** 836 Main Street (right), ca. 1925 (photo credit: LHM).



**Figure 11.** 836 Main Street today.

In addition, the original town contained some notable buildings besides residences and businesses. For example, Louisville's first one-room schoolhouse was located north of town, near the present-day intersection of Short and Front Streets. That was soon replaced by a one-room frame building located within town, at the intersection of Spruce and Main Streets (Avenue L Architects 2013:4-20). Another building, the C&S Depot, became important within the boundaries of the original town a couple decades after the town's founding. In 1910, the C&S Railroad Company and the Denver Interurban Railroad Company constructed the depot on the west side of the railroad tracks and south of Pine Street (Figure 12). After the depot closed in 1962, the Louisville Lions Club purchased it and moved it to 628 La Farge Avenue, where it now serves as the Louisville Preschool (Barlow et al. 2013:29) (Figure 13).



**Figure 12.** C&S Depot in original location, ca.1910 to 1914 (photo credit: LHM).



**Figure 13.** 628 La Farge Avenue today.

## Jefferson Place 1880

The Jefferson Place subdivision was the first residential area created outside, and immediately west of, the original town. Charles Welch, the founder of the Welch Mine and financial backer of Louis Nawatny, platted the subdivision to create a residential area for mine workers and people in supporting lines of business. On February 1, 1879, Welch purchased 40 acres west of the original town from Edward Autrey for \$1,600, or \$40 per acre. However, he did not file a plat until October 12, 1880, after most of Louis Nawatny's original town lots had been sold, perhaps to reduce competition with his business partner (Avenue L Architects 2013:4-3; Bacon 2016a). The eastern 20 acres of Welch's new property became 170 lots in Jefferson Place (Lindquist 2010). This subdivision extends along La Farge and Jefferson Avenues, with Pine, Spruce, and Walnut as cross-streets. It appears that Welch named his subdivision for the county in upstate New York from which he came. He named one of the streets for the town of La Farge, New York, located near his hometown in Jefferson County. La Farge was also the name of a prominent local family in Jefferson County (Bacon 2016a).

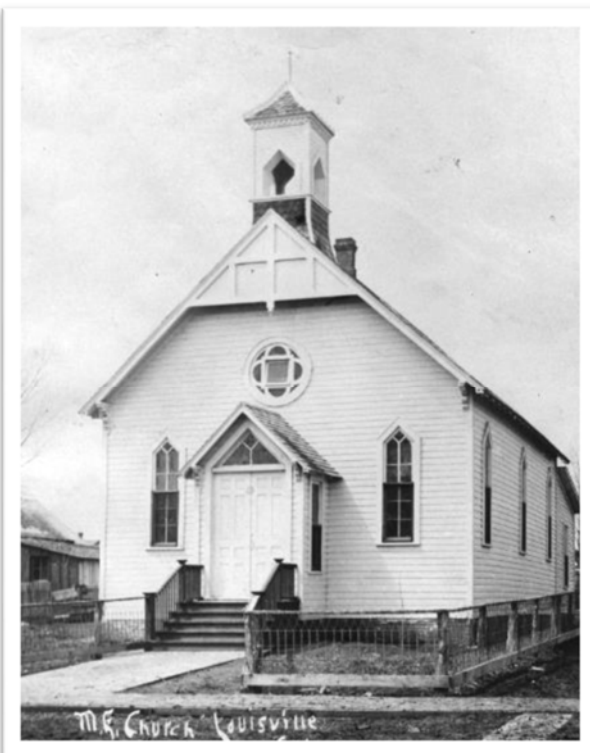
Between 1885 and 1888, Welch sold just six lots in Jefferson Place, probably because of recent coal miner strikes and the resulting economic downturn and uncertainty; local coal production had plummeted by 60 percent and many people moved away. Welch then tasked Harper Orahood, a Union Pacific attorney in Denver who had served as a cavalry captain during the Sand Creek Massacre and had been involved in building the Colorado Central Railroad, with selling many of his other Jefferson Place lots (Avenue L Architects 2013:4-17).

The 600, 700, 800, and 900 blocks of La Farge contain a majority of the oldest houses in Louisville (Bacon 2008b:2). It appears that the oldest extant building in Jefferson Place (at 809 La Farge Avenue) was built in 1882. Most subsequent construction occurred between 1890 and 1905, with much less activity between 1905 and WWII. A small flurry of infill occurred after WWI, between 1948 and 1959. Since that time, a handful of modern infill houses have also been added (City of Louisville 2017a).

Some nonresidential buildings of note located within the Jefferson Place subdivision were Louisville's first Catholic Church, a Methodist Church, a two-story frame grade school, the brick grade school that is now the Center for the Arts, and multiple grocery stores. The Catholic Church was located at 833 La Farge Avenue and was used from 1884 to 1942 (Figure 14). It was torn down in 1946 and replaced by an Apostolic Church in 1947, which has since been converted into a residence (Bacon 2008b:3). The Methodist Church was constructed at 741 Jefferson Avenue in the 1890s (Figure 15). It has been remodeled but remains standing (Figure 16). The town's increasing population led to the construction, in 1880, of a two-story frame school at the intersection of Spruce Street and Jefferson Avenue. The school was used from 1881 into the 1960s (Bacon 2014a:5). It was located where the bocce courts run in what is now the southeast corner of Memory Square Park; the building was razed in the 1960s (Avenue L Architects 2013:4-20). One of the neighborhood grocery stores was located at 805 La Farge Avenue. First called the Eberharter grocery store, it later became Ed Smith's grocery store. At the latter time, it was one of at least three grocery stores on La Farge Avenue. The Eberharter family, and later the Smith family, lived next door to their stores, at 801 La Farge Avenue (Bacon 2008b:2) (Figure 17). The two buildings have changed markedly since then (Figure 18). Forte's grocery store was located at 804 Walnut Street (Bacon 2011d:7).



**Figure 14.** Original Catholic Church at 833 La Farge Avenue, now gone (photo credit: LHM).



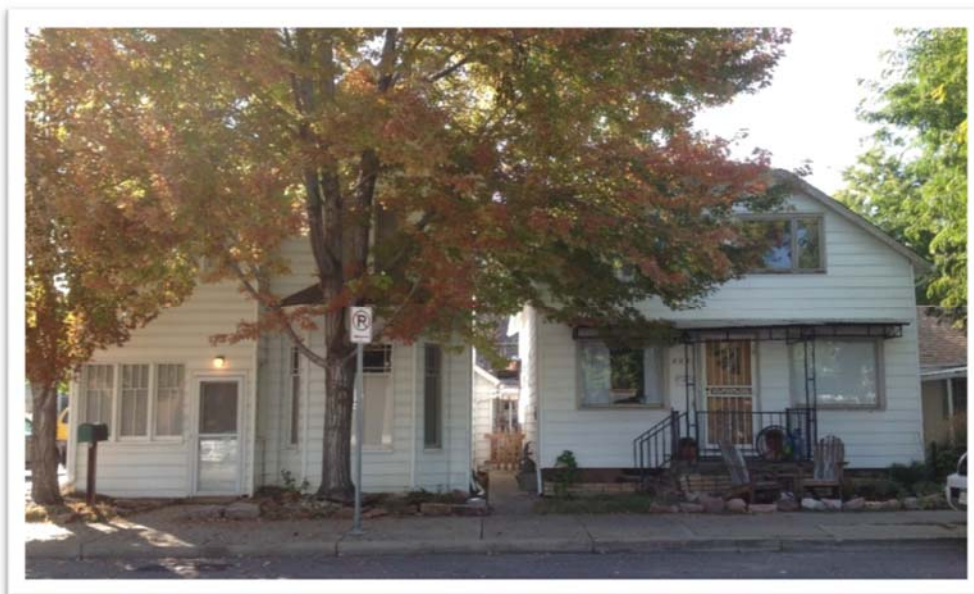
**Figure 15.** Methodist Church at 741 Jefferson Avenue (photo credit: LHM).



**Figure 16.** 741 Jefferson Avenue today.



**Figure 17.** 801 (left) and 805 La Farge Avenue, early 1900s (photo credit: LHM).



**Figure 18.** 801 and 805 La Farge Avenue today.

Many Italian immigrants and their descendants lived in Jefferson Place, especially on La Farge Avenue near Louisville's first Catholic Church. Certain blocks of La Farge Avenue were inhabited by and associated with certain Italian families. For example, the 800 block was associated with the Zarini family, and the 900 block with the Porta family. Mrs. Porta, who lived at 928 La Farge Avenue, was a midwife. Mother Cabrini, an Italian-American Catholic sister who was the first naturalized citizen to be recognized as a saint, may have stayed there with the Porta family when she visited Louisville in the early 1900s (Bacon 2016a). Constructed in 1885, 928 La Farge Avenue is an example of a Folk Victorian house with a Gabled-L footprint that has a large, modern addition on the back (Figures 19–20).



**Figure 19.** Assessor card photograph of 928 La Farge Avenue in 1948 (LHM 2017).



**Figure 20.** 928 La Farge Avenue today.

Another important person who lived in the Jefferson Place subdivision, at 925 Jefferson Avenue, was Virginia Hamilton, a school teacher at the Louisville grade school in the early 1900s. Constructed in 1881, this is an example of a hipped-roof folk Victorian house with an unusual corner entrance onto its wrap-around porch (Figure 21). The house at 633 La Farge Avenue is another, simpler example of a Folk Victorian house that looks much fancier today than it did historically (Figures 22–23). Louisville carpenter Herman Fischer constructed it for Joseph and Agatha Stecker in the late 1800s and it has remained in the same family since then (Bacon 2008b:2). The inter-related Stecker, Kerr, and Brennan families lived in a three-house family compound at the southwest corner of Pine Street and La Farge Avenue that included 633 La Farge Avenue and 720 and 722 Pine Street (Avenue L Architects 2013:1-2). The latter two houses are discussed in more detail below.



**Figure 21.** 925 Jefferson Avenue today.



**Figure 22.** Historical photo of 633 La Farge, unknown date (photo credit: LHM).



**Figure 23.** 633 La Farge today.

Nicholas and Mary Thomas lived in a small Queen Anne-style Victorian house, constructed in 1890, at 733 Pine Street (Figures 24–25). Santino “Sandy” and Mary Biella lived at 825 La Farge Avenue, which was constructed in 1885 in a much simpler National style with a side-gabled roof. The Biellas operated the Rex Theatre at 817 Main Street from the 1920s to 1940s (Bacon 2008b:2). John “Ring” and Elizabeth Winkler Dionigi constructed a simple National house with a side-gabled roof at 721 La Farge Avenue around 1890 for their extended family. In later years, Mr. Dionigi served simultaneously as city clerk, deputy town marshal, water commissioner, and street and alley commissioner (Bacon 2008b:2). As discussed in more detail below, the extended Zarini family owned several houses on the 800 block of La Farge Avenue. For example, Joseph Zarini, Sr. purchased 824 La Farge Avenue, which was originally one story but has been enlarged and changed considerably (Figures 26–27) in September 1890. He was the second Italian to purchase a property in Louisville. The first Italian was Eufrasia DiGiacomo Massaro, who purchased the lot where her daughter and son-in-law later ran Forte’s grocery store, specializing in Italian groceries (Bacon 2013a:4). At that time, residents of La Farge Avenue obtained drinking water from a ditch that ran along the street (Bacon 2008b:2).



**Figure 24.** 733 Pine Street, early 1900s (photo credit: LHM).



**Figure 25.** 733 Pine Street today.



**Figure 26.** Assessor card photograph of 824 La Farge Avenue in 1948 (LHM 2017).



**Figure 27.** 824 La Farge Avenue today.

### **Caledonia Place 1890**

The trio of James Cannon, Henry Brooks, and Howard Morris platted the Caledonia Place subdivision in 1890, also to create housing for coal mine workers and the businesses that supported them. Caledonia Place was located near the Hecla, Rex #1, and Rex #2 mines, primarily east of the railroad tracks to present-day Courtesy Road, with a small area west of the tracks but east of Main Street, and from South Street on the south to South Boulder Road on the north. Much of the Caledonia Place subdivision no longer looks as it did historically; large portions have been redeveloped in modern times, and Frost Street was apparently never developed historically (Bacon 2007c:3).

Part of Caledonia Place, and particularly the area around Harper Street, came to be known as Little Italy (Bacon 2016a). The 1909 Drumm's Wall Map of Louisville shows a circle for Little Italy that includes Front, Cannon, and East (now Highway 42) Streets between the north side of Harper Street and the south side of Griffith Street (Bacon 2007c:3) (Figure 28). Families and descendants report that this was a close-knit community. Although the first inhabitants included many Italians, in later years Slovak and then Hispanic families moved into the subdivision. Houses in Caledonia Place were constructed steadily between 1890 and 1910, then there was a 10-year break until two more were constructed in 1920. After another long hiatus, at least 16 more infill houses were constructed during and after WWII, through 1961. A few more were added in the 1970s, 1980s, and first two decades of the 2000s (City of Louisville 2017a).

Caledonia Place contained many small, simple National houses. Examples are the front-gabled house at 1425 Cannon Street that was constructed around 1900 (Figures 29–30); a front-gabled house at 1436 Cannon Street that was constructed in 1908, subsequently received a small, front-gabled addition, and has now been demolished (Figures 31–32); and a small, pyramidal-roofed house at 1124 Main that was constructed around 1896 and probably had its Bungalow-style porch added later (Figure 33) (Bacon 2016a).



**Figure 28.** Excerpt of the 1909 Drumm's Wall Map of Louisville (photo credit: LHM).



**Figure 29.** Assessor card photograph of 1425 Cannon Street in 1948 (LHM 2017).



**Figure 30.** 1425 Cannon Street today.



**Figure 31.** Assessor card photograph of 1436 Cannon Street in 1948 (LHM 2017).



**Figure 32.** 1436 Cannon Street prior to recent demolition.



**Figure 33.** 1124 Main Street today.

### Johnson's First Addition 1890

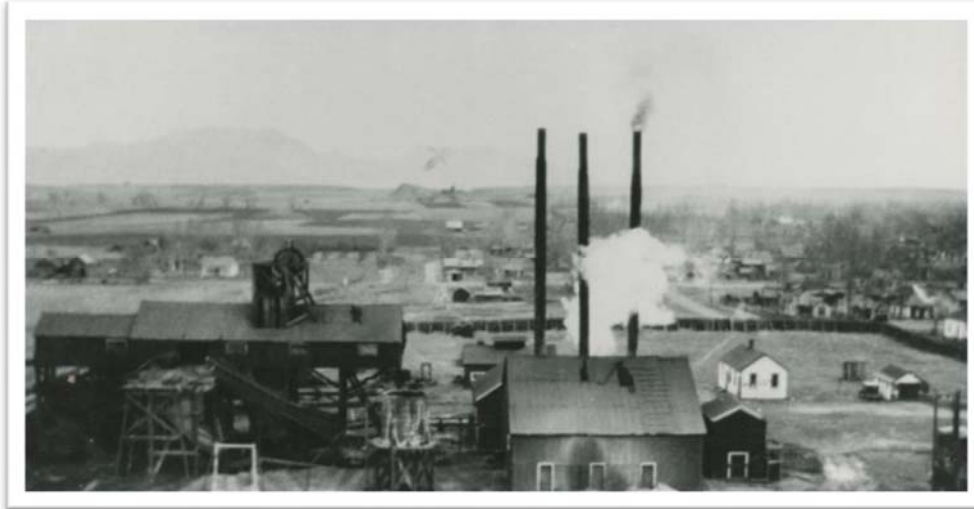
Mahlon V. "Ajax" Johnson platted another subdivision, Johnson's First Addition, for miners in 1890. Mr. Mahlon was called Ajax because he operated the Ajax Mine, located southwest of the original town in what is now the green space between East and West Lois Drive. Most of the early houses found within Johnson's First Addition were small and architecturally simple; coal miners generally could not afford to build or purchase large or ostentatious homes. An example of a simple, front-gabled, National house in this subdivision was the Thirlaway/Cunning house that was constructed at 729 Johnson Street around 1896 (Figure 34) (Bacon 2016a); neither it nor any other late nineteenth- or early twentieth-century houses are extant, and just one house appears to remain from the 1930s. Houses that stand in Johnson's First Addition today primarily represent infill from the 1950s and 1980s (City of Louisville 2017a).



**Figure 34.** Assessor card photograph of 729 Johnson Street in 1948 (LHM 2017).

### Acme Place 1893

John Connell platted the Acme Place subdivision in 1893 to create additional housing for coal miners. The Acme Mine railroad spur, which took coal from the Acme Mine to the main railroad line to the east, defined the south edge of the subdivision, with much of the Acme Mine itself located north of that (Figure 35). Most houses were constructed in the western portion of the subdivision because the eastern portion already contained buildings related to the Acme Mine. Many Eastern European immigrants moved into Acme Place (Bacon 2016a).



**Figure 35.** Acme Place beyond Acme Mine buildings, view to west, pre-1901 (photo credit: LHM).

Some of the houses that are now present in Acme Place were moved there decades after the subdivision was created. For example, the hipped-roof cottage located at 509 La Farge Avenue was constructed in Superior in the early 1900s and brought to its current location in 1943. The National house at 508 La Farge Avenue was also constructed in Superior and moved to its current location, after 1943. Once in Louisville, these houses became the residences of the mothers of William and Alice LeComte Morrison (Bacon 2008b:1). Today, Acme Place retains several houses constructed between about 1898 and 1910, and even more that range from the 1930s through 1970, with some modern infill from the first two decades of the 2000s (City of Louisville 2017a).

### **Pleasant Hill Addition 1894**

Orrin Welch, who was the older half-brother of Charles Welch, platted the Pleasant Hill Addition in 1894, with Charles Welch acting as his attorney-in-fact. Orrin Welch never lived near Louisville, but this business transaction may have been a gift from Charles to Orrin to help improve Orrin's financial situation (Bacon 2016a). Pleasant Hill Addition runs along Grant and Lincoln Avenues, with Pine, Spruce, and Walnut as cross-streets. Although the subdivision was platted in the late nineteenth century, most of its houses were not constructed until the 1900s. This subdivision contains numerous Folk Victorian houses, such as those at 600 Lincoln Avenue (constructed in 1904) and 624 Lincoln Avenue (constructed in 1900) (Figure 36), and a few of historical Louisville's largest and/or fanciest houses, including the Queen Anne-style houses at 741 Lincoln Avenue (constructed in 1905) (Figure 37) and 500 Spruce Street (constructed in 1904), and the Classic Cottage at 601 Lincoln Avenue (Figure 38) (constructed around 1900).



**Figure 36.** 624 Lincoln Avenue today.



**Figure 37.** 741 Lincoln Avenue today.



**Figure 38.** 601 Lincoln Avenue today.

The Pleasant Hill Addition also contains some of historical Louisville's smallest houses, many of which were inhabited by Eastern European families. For example, John and Katherine Harney's tiny side-gabled National house, constructed around 1905, was only 120 square feet (Figure 39) (Bacon 2016a). It was located at (perhaps in the backyard) or near present-day 620 Grant Avenue, although it does not appear to be the same as the house that stands there today; the house that currently stands at 620 Grant Avenue is a modest 960-square-foot gable front-and-wing form house (Bridget Bacon personal communication, September 5, 2017) (Figure 40). At the time this context was finalized, the owner of 620 Grant Avenue had just applied to landmark the property. The Historic Preservation Commission approved the landmarking on March 19, 2018 and City Council review was scheduled for April 17, 2018.

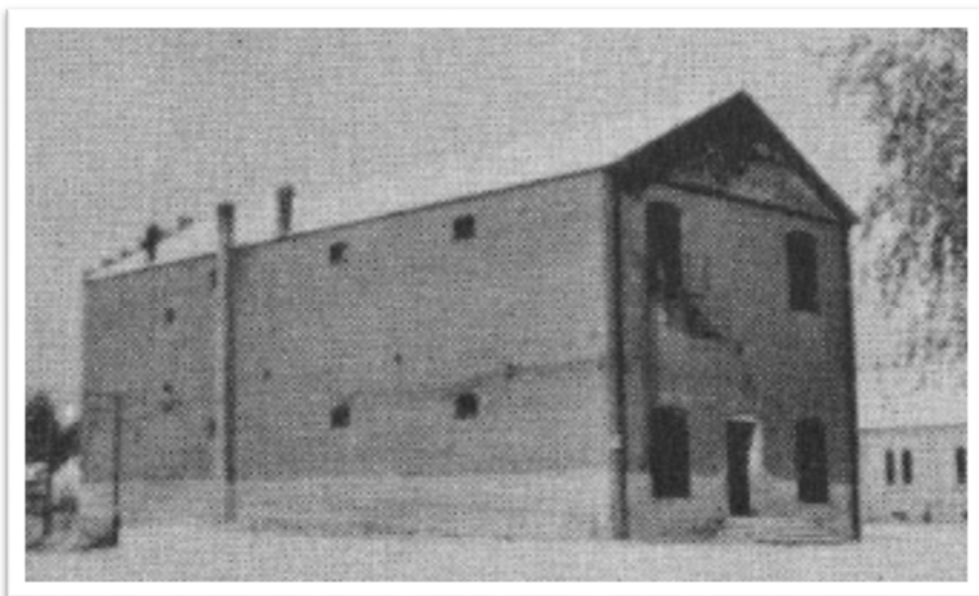


**Figure 39.** Historical photograph of a possible secondary building at 620 Grant Avenue in 1948 (LHM 2017).



**Figure 40.** 620 Grant Avenue today.

Some notable non-residential entities located within Pleasant Hill Addition included Red Men's Hall, a former hospital building, a two-room brick school for first and second graders, and the First Baptist Church. The Order of the Red Men was a fraternal order whose members included Italians and other immigrants who wanted to invoke strong patriotism symbolized by the idea of indigenous Native Americans. The Order founded the hall in the early 1900s (Figure 41). The hall was a large brick building located just south of the Saint Louis Catholic Church, on Walnut just north of where the Louisville Swimming Pool in Memory Square is now located. It served as the location of Louisville Bachelor Club and Bachelor Maids Club dances (Moynihan 2012). The hall is featured in a WWII film that shows veterans at home in Louisville in front of the building. Subsequently the church purchased the building, and demolished it in 1953 to make room for a church building (Bacon 2016a).



**Figure 41.** Historic photograph of Red Men's Hall (photo credit: LHM).

The former hospital building, which is now located at 721 Grant Avenue, was originally located at 801 Main Street, where the State Mercantile building now stands. It first served as a post office in the late 1800s, with Dr. Wolfer as postmaster, but it was moved to 721 Grant Avenue in the early 1900s. There, it initially served as a union-oriented coal miners hospital. However, when the miners began the 1910–1914 strike, there was no need for a union miners' hospital, so the building was turned into a residence (Figure 42) (Bacon 2016a).



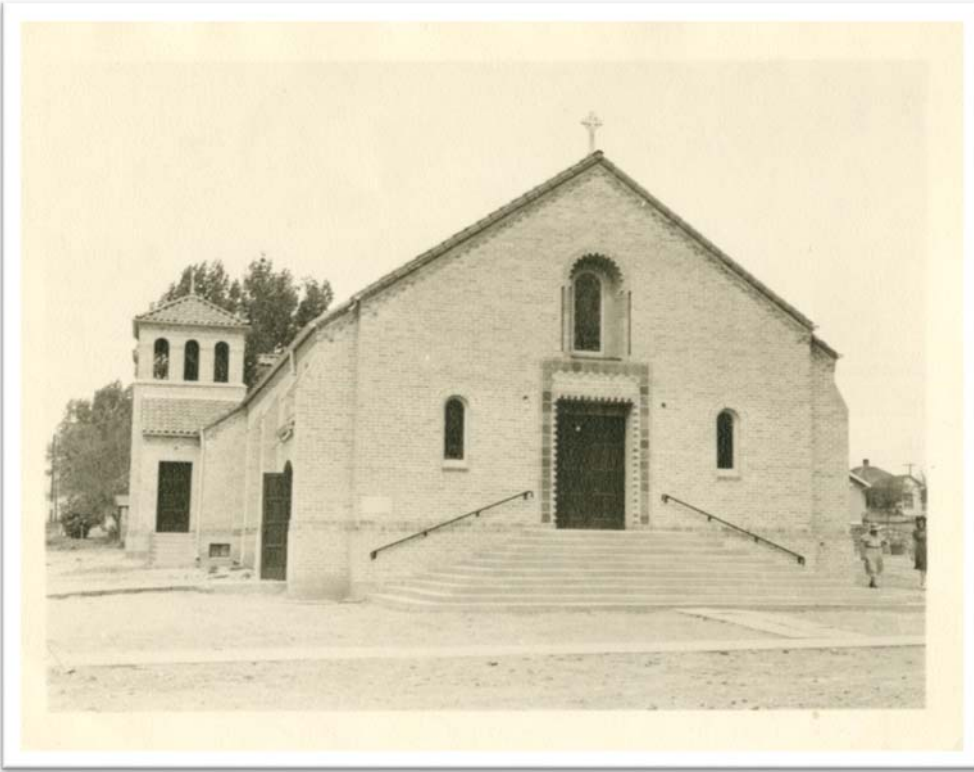
**Figure 42.** Historic photograph of 721 Grant Avenue, ca. 1909 (photo credit: Carnegie Branch Library for Local History).

Louisville's First Baptist Church was constructed at 701 Grant Avenue in 1901. After the church congregation moved to a new building on South Boulder Road, the original church was turned into a residence (Bacon 2015a:10) (Figure 43).



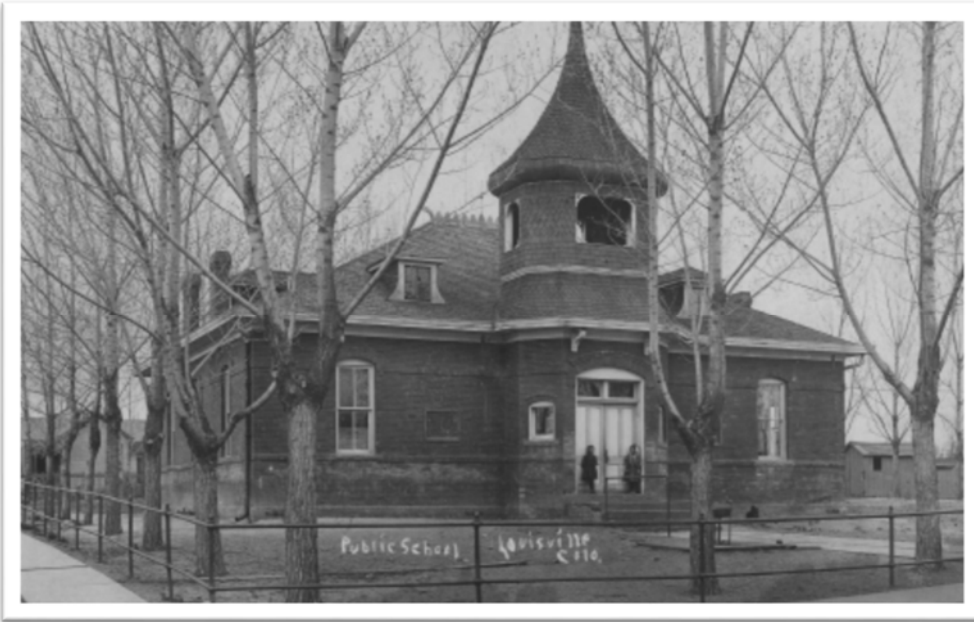
**Figure 43.** Former First Baptist Church at 701 Grant Avenue today.

At the beginning of the 1940s, a new church was constructed for the St. Louis Catholic Church congregation. While the original church was located in Jefferson Place, the new one stands at 901 Grant Avenue in the Pleasant Hill Addition (Figure 44). The congregation raised money to help pay for the new church's construction by holding annual chicken dinners (Bacon 2011a:4).



**Figure 44.** St. Louis Catholic Church at 901 Grant Avenue (photo credit: LHM).

In 1894, Owen Smith constructed the “Little Red Brick Schoolhouse” at present-day 801 Grant Avenue as a two-room school for first and second graders (Avenue L Architects 2013:4-21; Bacon 2010a:2). The building (Figure 45) served as a temporary Red Cross hospital during the flu pandemic of 1918. By the 1920s, the building was used for manually training older students and, during the 1940s, it became the Chinook Public Library. The building was a center for recreation in the 1950s to 1970s. In 1979 to 1980, the City renovated the building, and it became the Senior Center. In 1990, it became the Center for the Arts (Bacon 2010a:2–4) (Figure 46).



**Figure 45.** Grade school at 801 Grant Avenue, early 1900s (photo credit: LHM).



**Figure 46.** 801 Grant Avenue today.

## Barclay Place 1901

Colorado Mortgage and Investment Company platted the Barclay Place subdivision in 1901. Alexander Gourlay was one of the developers of the subdivision (Bacon 2015b). This subdivision ran along La Farge Avenue and the west side of Main Street, with South Street on the south and Caledonia Street on the north. This was at the northwest edge of Louisville's commercial and administrative area. The Museum, located in the former Jacoe Store at 1001 Main Street, stands within Barclay Place. A two-story commercial building formerly stood just north of the Jacoe Store (Figures 47–48) but was torn down around 1950 (Bacon 2016a).



**Figure 47.** Jacoe Store (left) and former commercial building (right), early 1900s (photo credit: LHM).



**Figure 48.** Jacoe Store (Museum) at 1001 Main Street today.

Most of Barclay Place's extant houses were constructed between 1900 and 1912, with one or two examples each from the 1920s, 1930s, and 1950s. Barclay Place contains a mixture of small National and Bungalow houses, as well as houses of rare forms or materials. The Giorzelli House at 1000 La Farge Avenue, which was constructed around 1908 and has been in the same family for more than 100 years, is an example of a small gable front-and-wing form National house (Figure 49). The houses at 1145 and 1133 Main Street, constructed in 1903 and 1908, respectively, are examples of different styles of Bungalows. The rare houses are an apparent I-House with rear additions, two brick houses, and one stone house. The house at 1021 Main Street, constructed in 1908, appears to be the only I-House in Louisville; it has decorative Folk Victorian features, such as turned porch columns and carved brackets. The stately Queen Anne house at 1045 La Farge Avenue (Figure 50), constructed in 1904, is one of very few early nineteenth-century houses made of brick. It was the home of Eusebio "Joe" Di Francia and his family, who sold it to Robert and Mary Dionigi Jacoe. Another smaller, but still rare, old brick residence is the Classic Cottage-style Jannucci House at 1116 La Farge Avenue, constructed around 1908. The family reportedly made spaghetti to sell using a large machine in the cellar that was powered by a horse that walked in a circle in the back yard (Bacon 2008b:3). Another unusual house is a ca. 1908 Bungalow constructed of stone masonry at 1125 La Farge Avenue. While its 1950 assessor card shows it with a flat roof, today it has a front gabled roof (Figures 51–52).



**Figure 49.** 1000 La Farge Avenue today.



**Figure 50.** 1045 La Farge Avenue today.



**Figure 51.** 1116 La Farge Avenue today.



**Figure 52.** 1125 La Farge in 1950 (left) (LHM 2017) and today (right).

In the early morning of January 20, 1936 there was an explosion at the Monarch Mine that killed two residents of Barclay Place and another six men doing night maintenance: Tom Stevens, who lived at the Biella house at 1016 La Farge Avenue, and Steve Davis who lived at 1021 La Farge Avenue (Bacon 2008b). While 1016 has been replaced by a modern house, 1021 still stands.

## Louisville Heights 1904

The Colorado Mortgage and Investment Company platted the Louisville Heights subdivision at the west edge of the town in 1904. Subsequently, Dr. Charles F. Wolfer, Nellie Affolter (the wife and heir of John Affolter, who had been Wolfer's business partner), John Barnd, and James Miller obtained a number of lots (Bacon 2010b). The area east of downtown Louisville began to sink in the late 1880s due to subsidence of the underlying coal mines, and portions of the original town subsided dramatically in 1895 (Humphries Poli Architects 2014:2-2). Higher portions of town, including the Pleasant Hill Addition, Louisville Heights, and the Capitol Hill Addition (see below) became particularly desirable because they were far less prone to subsidence and were farther from the railroad and noisy commercial part of town. Furthermore, the town planted ornamental trees and shrubs in these areas after the Louisville Reservoir, and its waterworks were completed in 1895 (Whissen 1982:18). These northwestern subdivisions also contained streets with more highfalutin names, including Lincoln, Garfield, and McKinley, named for United States Presidents (Bacon 2007b:3).

Extant houses in Louisville Heights were constructed steadily from 1900 through 1983; accordingly, this subdivision appears to consistently represent the largest number of decades in Louisville, with diverse house forms to match. Numerous National houses and one two-story Folk Victorian house at 823 Garfield Avenue (Figures 53–54) represent the late nineteenth century. Bungalows, such as the Craftsman-style one at 740 Garfield Avenue (Figure 55) were constructed in the early twentieth century. The subdivision also contains a unique house: the only stone Classic Cottage, located at 701 Garfield Avenue (Figure 56). This was the Romeo House until 1920; subsequently, it has been owned by the Binks, Maxwell, and Mohr families (Bacon 2016a).



**Figure 53.** Assessor card photograph of 823 Garfield Avenue in 1948 (LHM 2017).



**Figure 54.** 823 Garfield Avenue today.



**Figure 55.** 740 Garfield Avenue today.



**Figure 56.** 701 Garfield Avenue today.

A notable, formerly non-residential entity located within Louisville Heights was the Louisville High School building, used from 1920 to 1939 (Figure 57), located at the southeast corner of Garfield Avenue and Walnut Street. Edward Affolter and George Longmore donated the land for the school (Bacon 2015c:1). Many teachers who taught at the school boarded in homes nearby (Bacon 2011d:3). Paul Fischer purchased the building in 1940, after it was no longer used as a school. He removed the third floor and the building's middle, thereby creating two separate buildings, which he constructed into apartments that are still rented out today as 404 through 416 Walnut Street (Bacon 2015c:3) (Figure 58).



**Figure 57.** Former Louisville High School at Garfield and Walnut in the 1920s (photo credit: LHM).



**Figure 58.** Former Louisville High School now remodeled into two apartment buildings.

### Capitol Hill 1904

Irving Elbertson and J. C. Williams platted the Capitol Hill subdivision in 1904. Most of Capitol Hill's extant houses were constructed between 1900 and 1912, with less than half that number constructed between 1925 and 1948 and one in 1960. Located on "the hill" overlooking the town to the southeast and the mountains to the west, this subdivision was attractive to people of high economic standing, such as mine foremen. While lots in the southern part of town and near the railroad tracks sold for \$40 to \$60 in 1909, lots in more affluent subdivisions sold for \$100 and more (Whissen 1982:16–18). Not surprisingly then, this subdivision has relatively larger and fancier houses than many other parts of historic Louisville. Capitol Hill contains the most Queen Anne-style houses, followed by the adjacent Pleasant Hill Addition subdivision. One example in Capitol Hill is a one-and-one-half-story house located at 1101 Jefferson Avenue (Figures 59–60). Capitol Hill also contains many Folk Victorians and Classic Cottages, including four of the latter that remain on the 1000 block of Jefferson Avenue (Figures 61–62). Despite the subdivision's more affluent residents, youth and adults of all income levels enjoyed sledding on the subdivision's hills in the winter. According to an unidentified resident of Lafayette, the Harney farm was located just west of the subdivision, and neighborhood boys also hunted pheasant on the farm.



**Figure 59.** Assessor card photograph of 1101 Jefferson Avenue in 1948 (LHM 2017).



**Figure 60.** 1101 Jefferson Avenue today.



**Figure 61.** Image showing a portion of a postcard of the 1000 block of Jefferson Avenue, ca. 1909 (photo credit: LHM).



**Figure 62.** Cottages on the 1000 block of Jefferson Avenue today.

## East Louisville 1906

William and George Lee platted the East Louisville subdivision in 1906, west and south of Miners Field (Figures 63–64). This was a much poorer area than Capitol Hill, but it is located adjacent to Louisville’s beloved ballfield. East Louisville’s houses were constructed steadily from 1900 through 1945, with another few representing the 1950s through 1970s. In the 1920s, there was a threat of Miners Field being sold. People donated money to help the City purchase the ballfield, with the stipulation that it must be used in perpetuity for recreation (Bacon 2016a). Many of the houses in East Louisville, and especially those constructed in the 1930s and 1940s, are exceptionally small. For example, the front-gabled Minimal Traditional Morgan Residence at 1131 Spruce Street (Figures 65–66) was originally 277 square feet without its garage. Since that time, the garage, a bathroom, and additional living space have been added. Two tiny, rustic, front-gabled miners’ cottages that formerly stood at 801 and 908 Lee Street (Figure 67) were constructed around 1935–1940. They have become known as “Mrs. Downer’s cabins,” but their owner, Marjorie Downer, never married so the name “Miss Downer’s cabins” would be more accurate (Bridget Bacon personal communication, September 5, 2017). At the time this context was finalized, the cabins were being stored temporarily at the City Services building. The City plans to move the cabins to an as-yet undetermined permanent location in 2019. Just north of those cabins stood two more identical ones that were converted into a duplex and now have the addresses of 813 through 817 Lee Street (see Figure 67) (Lauren Trice personal communication, September 7, 2017). This area of Louisville was reportedly called Little Bulgaria by some of its inhabitants (Jean Morgan personal communication, December 1, 2016).



**Figure 63.** Miners Field, ca. 1914 (photo credit: LHM).



**Figure 64.** Miners Field today.



**Figure 65.** Assessor card photograph of 1131 Spruce Street in 1948 (LHM 2017).



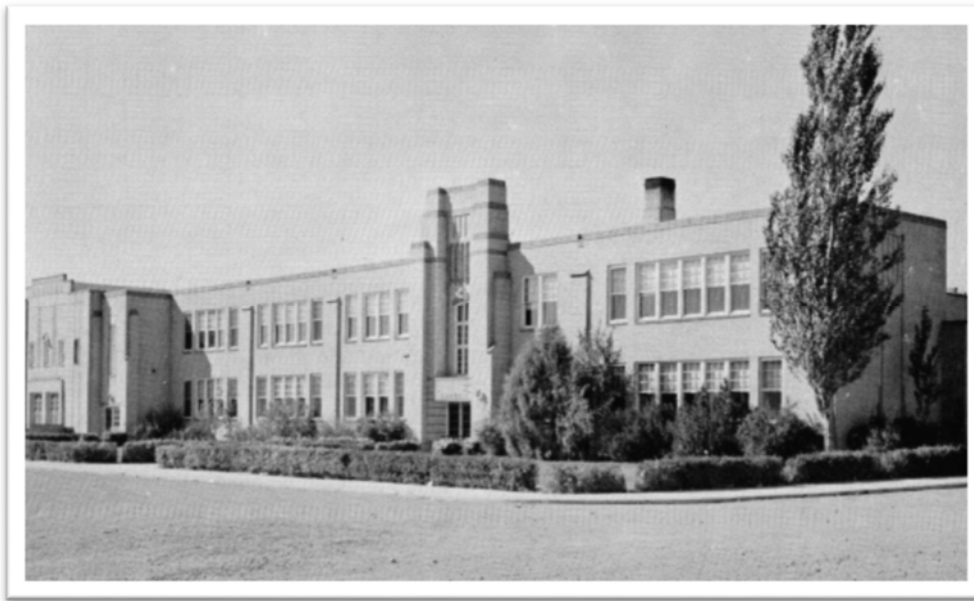
**Figure 66.** 1131 Spruce Street today.



**Figure 67.** Miss Downer's cabins and a duplex formed from two others on Lee Street today.

### Nicola DiGiacomo Addition 1907

Italian immigrant, Nicola DiGiacomo, platted the Nicola DiGiacomo Addition in 1907, along the north edge of town where he owned a farm. The subdivision represents the 1200 block that extends from Main Street on the east, to Lincoln Avenue on the west, between Caledonia Street on the south and East Lafayette Street on the north. The former Louisville High School (Figure 68) was constructed on his farm, just north of his subdivision, by the Works Progress Administration in 1939. In 2007, all but the gymnasium of the high school was demolished to make way for the present-day Louisville Middle School, which was constructed that same year (Lauren Trice personal communication, September 5, 2017).



**Figure 68.** Historical photograph of the former Louisville High School, ca. 1940s (photo credit: LHM).

Extant houses within the subdivision were constructed primarily between 1900 and 1910 and then, fairly steadily, between 1927 and 1979; a few others represent 1990s infill. The Nicola DiGiacomo Addition contains several examples of front-gabled National houses, including the one located at 1209 La Farge Avenue (Figure 69). This was the Di Francia House, which was constructed in a mining camp in Erie around 1908 and moved to Louisville in the 1930s (Bacon 2008c:9). The subdivision also features many examples of Bungalow and Minimal Traditional houses. One example of the former, constructed around 1908, is located at 1201 Lincoln Avenue. Its architectural details are much simpler in a 1948 assessor card photograph than today (Figures 70–71). Another example is the D’Agostino House located at 1245 Grant Avenue. It was constructed around 1927, and a large chicken coop formerly stood behind it (Figure 72) (Bacon 2016a).



**Figure 69.** 1209 La Farge Avenue today.



**Figure 70.** Assessor card photograph of 1201 Lincoln Avenue in 1948 (LHM 2017).



**Figure 71.** 1201 Lincoln Avenue today.



**Figure 72.** Chicken coop, formerly located behind 1245 Grant Avenue (LHM 2017).

## Murphy Place 1907

The Louisville Realty and Securities Company, owned by Peter Murphy, platted the Murphy Place subdivision at the south edge of town, just southeast of the Acme Mine, in 1907. Murphy Place is bounded by Front Street on the east and Main Street on the west, with Rex and Parkview as cross-streets. Although Murphy was Irish, this neighborhood became known as Frenchtown for its French-speaking inhabitants from France and Belgium. Most of the French families who settled in Louisville came from communities such as Vieux-Condé and Saint-Pol-sur-Ternoise in the coal mining area of Nord-Pas-de-Calais in northern France. Some of the families worked in coal mines in Illinois or Kansas before they came to Louisville (Bacon 2016b:2). Approximately 100 French surnames are known from Louisville (Bacon 2016b:3). Frenchtown included Murphy Place and portions of farms that were owned by French natives and their descendants and spread out from the south edge of town (Bacon 2007c:3). Until 1933, the neighborhood was separated from Louisville's commercial area by the large Acme Mine dump (Bacon 2011d:5) (Figure 73). The Warembourg wheat or corn field stretched south of Murphy Place, where Community Park is now located. The Warembourg House (later the Newman-McElroy House), which has been added onto over the decades since its initial construction around 1912, still stands at 901 Rex Street (Figure 74). Murphy Place and the Acme Mine and dump are visible in the distance.



**Figure 73.** View north-northwest from Murphy's Hill, south of Coal Creek toward the Acme Mine (left background) and Acme Mine dump (right background), ca. 1918 (photo credit: LHM).



**Figure 74.** 901 Rex Street today.

In 1909, lots in Murphy Place sold for \$40 to \$60, which was about half of the price of lots in the west and northwest parts of Louisville (Whissen 1982:18). Extant houses in Murphy Place were constructed between 1908 and 1914 and then fairly steadily from 1920 through 1953. Some infill dates to the 1960s, 1970s, and the first two decades of the 2000s. Murphy Place contains a large number of simple National houses, many of which have had additions built onto them. Two examples are found at 928 Rex Street (Figures 75–76) and 829 Rex Street (Figures 77–78). The house at 829 Rex Street was the home of Rene Jacques, who was born in France in 1901 and came to the United States with his parents when he was young. His brother, Peter, was a coal miner who died in 1919 after he was kicked by one of the mine mules. In 1927, Rene and five other miners were killed during the Columbine Mine Massacre, when hundreds of striking miners assembled at the Columbine Mine near Lafayette. A newspaper reported that 1,500 people attended Rene’s funeral; he is the only one of the Columbine Mine Massacre victims to be buried in the Louisville Cemetery, as the others are buried in the Lafayette Cemetery. Rene’s father, Frank, died two years afterwards, but his mother, Anna, continued to live by herself at 829 Rex for many more years (Bacon 2016b:2).



**Figure 75.** Assessor card photograph of 928 Rex Street in 1948 (LHM 2017).



**Figure 76.** 928 Rex Street today.



**Figure 77.** Assessor card photograph of 829 Rex Street in 1948 (LHM 2017).



**Figure 78.** 829 Rex Street today.

Two other examples of modest, National houses in Murphy Place are located at 1000 Parkview Street and 1000 Rex Street. The first house was constructed around 1910 and was home to

Stephanie “Fannie” Warembourg. She was born in northern France in 1875 and immigrated to the United States with her mother and siblings in 1906. Although she was married at the time, with the last name of Demouliez, the whereabouts of her first husband are unknown. In 1907, she married Oscar Briche, also from France; shortly thereafter, they moved to 1000 Parkview (Figure 79). After Oscar died in 1924, Fannie married Nick Todoroff, a Bulgarian coal miner nine years her junior. They lived together at 1000 Parkview until her death in 1958 (Bacon 2016b:2).



**Figure 79.** 1000 Parkview Street today.

The house at 1000 Rex Street (Figure 80) was constructed around 1911 and was the home of Alfred Dhieux. His parents, Henri Dhieux and Julia Gosselin Dhieux, immigrated from France to the United States in the late 1800s and early 1900s, respectively. Alfred was a member of the Louisville High School class of 1943 but left school early to join the Marines during WWII. He was wounded and awarded the Purple Heart. After he returned to combat, he was killed in the Battle of Peleliu in 1944 and was buried in the Louisville Cemetery (Bacon 2016b:3).



**Figure 80.** 1000 Rex Street today.

### **Kimberly Addition/Kimbertown 1911**

Members of the Kimber/Wardle family from England platted the Kimberly Addition (also known as Kimbertown) near the southwest corner of the town in 1911. Like Murphy Place, Kimbertown was separated from Louisville's commercial area by the large Acme Mine dump until 1933 (Bacon 2011d:5). The patriarch of the family, George Kimber, owned land and constructed houses for his family members on it. After he died, his wife, children, and stepchildren platted the area as a formal subdivision. Many of the people who lived in the Kimberly Addition, including members of the Kimber/Wardle, Dixon, and Barker families, originated from Coffee Pot Row in Trimdon Colliery, County Durham in England (Bacon 2012a). This was a coal mining village in northeastern England that experienced great tragedy in 1882 when 74 people were killed in a mine explosion there (Durhamrecordsonline.com 2017). The subdivision originally comprised approximately 20 houses located on Mead Street, West Street, and the west side of Roosevelt Avenue (Bacon 2012a). Extant historical houses in the subdivision were constructed between about 1900 and 1912 and around 1928 and the 1950s. Some modern infill houses are also present.

The Kimberly Addition contains primarily National and Pyramidal/Hipped roof houses, as well as one house that could be termed Folk Victorian. It is located at 225 Roosevelt Avenue (Figures 81–82) and was constructed by 1908.



**Figure 81.** Historical photograph of 225 Roosevelt Avenue in 1908 (photo credit: LHM).



**Figure 82.** 225 Roosevelt Avenue today.

### Parbois Place ca. 1912

Desire Parbois platted Parbois Place around 1912, just northeast of the Acme Mine and west of the Louisville Grain Elevator (Figure 83). Desire was one of Louisville's very first French-born residents, who arrived in Louisville by 1893 after being born in Henin-Lietard in the mining area of Pas-de-Calais in northern France in 1861. Desire married Josephine Duval around 1884, and they immigrated to the United States around 1888 with their young son, Maurice. They subsequently had four daughters: Millie, Jennie, Elsie, and Vivienne. In addition to working as a coal miner and farmer, Desire bought and sold property numerous times around Louisville. After he purchased the Parbois Tract, he sold residential lots to local French and Italian families in the early 1900s (Bacon 2016c:1). Extant houses in Parbois Place were constructed largely between about 1908 and 1911, with a few more between the 1920s and 1940s.



**Figure 83.** View of the southern portion of Parbois Place, looking north up Main Street from the top of the Acme Mine dump (photo credit: LHM).

Parbois Place formerly contained many simple, front-gabled and side-gabled National houses. Desire Parbois' daughter, Millie Parbois Jenkins, and her husband, William Jenkins, lived in a front-gabled house at 553 County Road (Figure 84), across from the Louisville Grain Elevator; the house has since been destroyed. An extant example of a side-gabled National house, whose front porch was probably added after the house was built, stands at 541 Main Street (Figure 85).



**Figure 84.** Assessor card photograph of 553 County Road in 1948 (LHM 2017).



**Figure 85.** 541 Main Street today.

Parbois Place also contains several extant examples of Pyramidal/Hipped-roof cottages. While most of those types of cottages in Louisville have wood siding, some Parbois Place examples feature other materials. A stucco example is found at 537 Main Street (Figure 86). Two other examples, which have had brick facades added to their original wood exteriors, are located at 545 Main Street (Figure 87) and 556 Main Street (Figure 88). Many New Traditional houses

stand along Parbois Lane, which was created as part of the development of the 2009-platted version of Parbois Place (Bacon 2016c:2).



**Figure 86.** 537 Main Street today.



**Figure 87.** 545 Main Street today.



**Figure 88.** 556 Main Street today.

### **Fischer Addition 1948**

In 1948, Alvin Fischer platted the Fischer Addition subdivision out of lands north of the Nicola DiGiacomo Addition that Nicola had continued to farm. The subdivision includes the 1300 blocks of Jefferson, Grant, and Lincoln Avenues and involved the extension of Lincoln Street heading north and Lafayette Street heading west. In 1938, this part of the DiGiacomo farm passed to Rosa DiGiacomo Santi, a daughter-in-law of Nicola and Lucia DiGiacomo. In 1946, Rosa Santi conveyed the land to Alvin Fischer, whose family had done construction in Louisville for decades (Bacon 2013b). For example, in 1940, Alvin's father, Paul, had purchased the former Louisville High School and converted it into two apartment buildings (Bacon, personal communication, July 14, 2017). Alvin Fischer platted the subdivision to help meet the demands of young people who had grown up in Louisville and needed housing but did not want to leave the city (Bacon 2013b). The Fischer subdivision was the first actual subdivision to be platted in Louisville since about 1912 (Bacon 2015d), although the Corrigan Addition, which had been platted in 1908, was not developed until the 1950s (see below) (Bacon 2014b). PaleoWest did not systematically investigate the houses in the Fischer Addition, but they appear to be a mix of primarily modest-sized Minimal Traditional (Figure 89) and Ranch homes, plus some later infill of Bi-Level and New Traditional. This subdivision also contains a Neo-Mansard-style apartment building, at the northwest corner of Lafayette Street and Lincoln Avenue. An earlier National house at 1300 Lincoln Avenue (Figures 90–91), constructed in 1908, was moved to the subdivision from Boulder in 1959–1960 (Bacon 2013b).



**Figure 89.** Assessor card photograph of 1303 Grant Avenue in 1948 (LHM 2017), now gone.



**Figure 90.** Assessor card photograph of 1300 Lincoln Avenue in 1960 (LHM 2017).



**Figure 91.** 1300 Lincoln Avenue today.

### **Corrigan Addition 1908/1950s**

Mary Corrigan platted the Corrigan Addition in 1908 but the subdivision was not developed until the 1950s. Corrigan sold the property to Charles Smith, who sold it to W. Edgar Griffith. Raymond and Erlean Berg owned many of the Corrigan Addition lots by 1945. Raymond Berg was a former Louisville coal miner who began working for Public Service in the 1950s. In 1951, Raymond and Erlean Berg sold some of the Corrigan Addition lots to Laura Mae Steinbaugh. She sold one of the parcels (629 Johnson Avenue) to Ann Bammer in 1952 (Bacon 2014b). As illustrated by the house at 629 Johnson Avenue (Figures 92–93), all eight houses in the Corrigan Addition are Ranches, although their architectural details vary somewhat; at least five houses appear to comprise gabled-front ends and a reset center, while the others are side-gabled, gabled-front, or gabled-L. At least one of the houses (e.g., 637 Johnson Avenue) has received marked changes in its exterior surface, with decorative stone and vertical wood paneling added (Figure 94). Otherwise the houses are covered largely with siding, some of which may be original.



**Figure 92.** Assessor card photograph of 629 Johnson Avenue, ca. 1952 (LHM 2017).



**Figure 93.** 629 Johnson Avenue today.



**Figure 94.** 637 Johnson Avenue today.

## **Bella Vista 1957**

The mid-twentieth-century subdivision of Bella Vista was platted on the south side of Louisville in 1957 and developed in the early 1960s. The land was previously owned by Klubert and Helen Warembourg, Romie and Nelle Green, and Boulder Laundry, Inc. Prior to those owners, the Rocky Mountain Fuel Company, which had owned coal mine properties in the area, probably controlled the land. Like the Fischer Addition, Bella Vista helped to provide additional housing for people in Louisville who had grown up there and did not wish to leave and for the large number of people who had begun working for various employers in the area. Many WWII veterans participated in the construction of the houses. The four partners involved in the development of Bella Vista—Herbert and Glenn Steinbaugh of Steinbaugh’s Lumber Company on Front Street, Joe Madonna, and his brother-in-law, James McDaniel—named the subdivision’s streets for their wives (Bacon 2015d). Those names are Rose, Lois, Barbara, and Aline (Bacon 2007b:4). The four partners formed the S & M Corporation to sell lots, while Steinbaugh’s Lumber Company supplied lumber and materials, and Joe Madonna constructed at least some of the houses. The vast majority of houses in Bella Vista are brick Ranches, with a small number of Split-Levels (e.g., 603 Lois Street). An example of a Ranch is 107 Rose Street, which was constructed in 1962 (Figures 95–96).



**Figure 95.** Assessor card photograph of 107 Rose Street in 1962 or 1963 (LHM 2017).



**Figure 96.** 107 Rose Street today.

### **Scenic Heights 1959**

Carmen “Carmie” Scarpella, in partnership first with Joe Colacci and then with Charles Hindman, platted the Scenic Heights subdivision on the north side of Louisville, south of South Boulder Road near what is now Louisville Middle School, in 1959 (Bacon 2015d, 2016a). Land for the subdivision came from James and Mary DiGiacomo, who had acquired it from James’ father, Nicola DiGiacomo, who had begun farming it around 1900. The Goodhue Ditch, first dug by Abner C. Goodhue in 1873, defines the southern boundary of the subdivision (Black 2017). The irrigation ditch was an important source of water for farming this northern part of Louisville in the late nineteenth and early twentieth centuries. As described above, portions of Nicola’s farm also became the Nicola DiGiacomo subdivision, the grounds of the present-day Louisville Middle School, and the Fischer Addition. Like Bella Vista, Scenic Heights helped to provide additional housing for a new generation of Louisville residents and for Rocky Flats employees and was developed in the early 1960s. Scarpella and Hindman constructed many of the houses in the subdivision, although other contractors built some, too (Bacon 2015d). Scenic Heights also contains primarily brick Ranches, with a few Split-Levels. An example of the former is 1604 Circle Drive, which was constructed in 1963 (Figures 97–98).



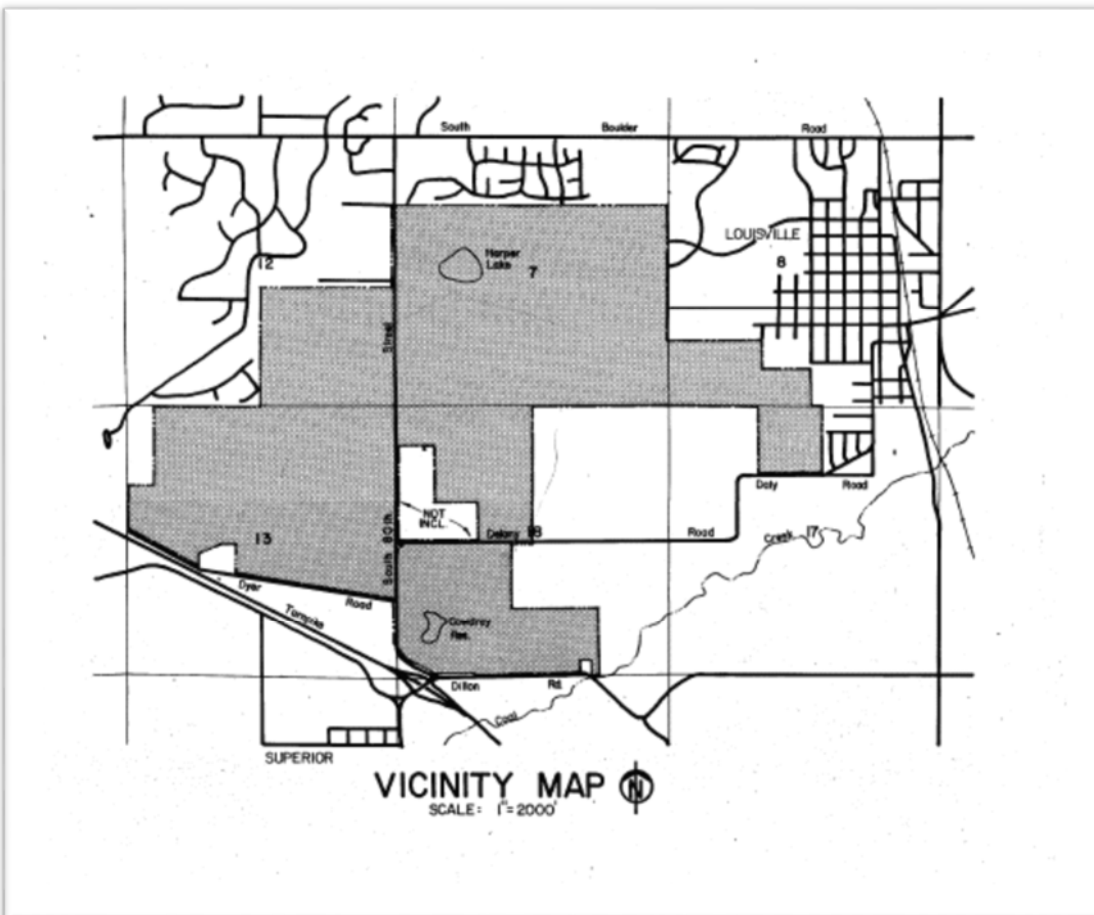
**Figure 97.** Assessor card photograph of 1604 Circle Drive in 1963 (LHM 2017).



**Figure 98.** 1604 Circle Drive today.

## MODERN SUBDIVISIONS AND DEVELOPMENT

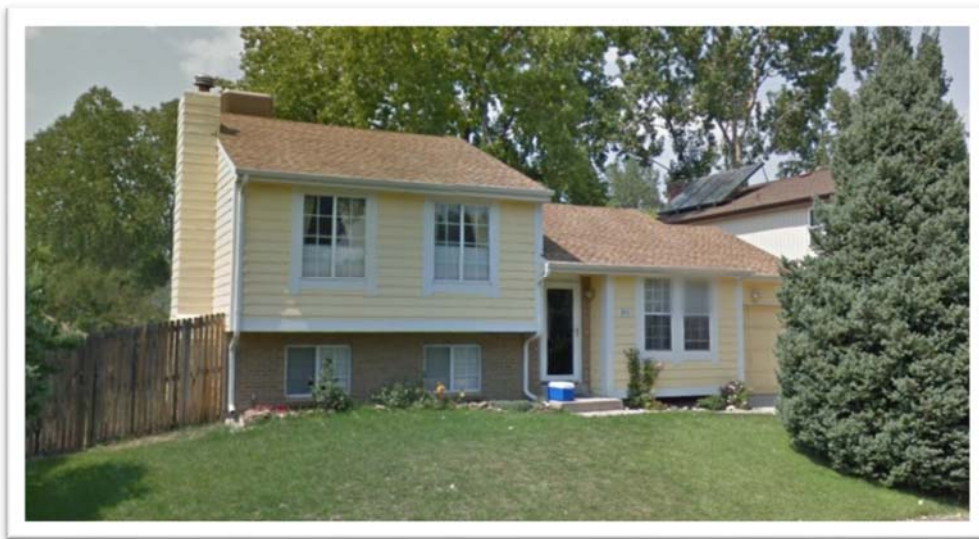
In the late 1960s and later, developer-driven subdivisions continued to offer residents of Boulder County and the metro area a wide range of single-family housing options. Fueled by growth in industries such as aerospace, outdoor recreation, technology, and light manufacturing, Louisville offered an easy commute to some of the largest employers in the region and good schools. Furthermore, unlike many other suburban communities, Louisville was centered around an historic downtown that provided residents with local flavor and a “Main Street” feeling without residents having to retreat to the more tourist-focused mountain towns. In 1979, Louisville annexed Centennial Valley, a 1,407-acre area west and southwest of the existing city (Figure 99). This provided a substantially larger area for growing Louisville’s commercial endeavors, as well as some residential developments and open spaces. Today, major retailers in Centennial Valley include Home Depot, Lowe’s, Albertson’s, Kohl’s, a movie theater, Carrabba’s Italian Grill, Starbuck’s, Chipotle Mexican Grill, and numerous other restaurants and services (The Louisville Revitalization Commission 2016).



**Figure 99.** Centennial Valley annexation (John Haines Land Consulting 1979).

Subdivisions platted and constructed in Louisville in the 1970s and 1980s by such entities as Pulte Homes Corporation, which developed Hillsborough North (1976), and Wood Brothers Homes, which developed the Parkwood subdivision (1973–1980), were not large compared to the more massive developments in other parts of Boulder County. For example, Parkwood was one of Louisville’s largest 1970s subdivisions with approximately 300 homes but was markedly smaller than the more than the 2,800 houses constructed in Rock Creek Ranch in Superior in 1987 (Boulder County Assessor’s Office 2017b).

Houses constructed in the late 1960s, 1970s, and 1980s represent a wider range of architectural forms than their post-WWII predecessors, which were largely single-story Ranch-form homes. Split-Level and Bi-Level houses were popular, as they took up no more room on a lot than Ranch houses, but offered more space. Louisville’s Parkwood 2 subdivision contains examples of both forms (Figures 100–101). Average home sizes grew through the 1970s and 1980s, expanding from an average of 1,700 square feet in 1970 to approximately 2,000 square feet in 1989 (American Enterprise Institute 2016). An example in Louisville was Homart Development Company’s Cherrywood subdivision, platted in 1986, whose houses averaged 2,000 square feet (Boulder County Assessor’s Office 2017b).



**Figure 100.** Split-Level house at 1435 Monroe Place constructed in 1977.



**Figure 101.** Bi-Level house at 271 Harper Street constructed in 1977.

In the 1990s, house sizes continued to expand. The Pine Street Park subdivision, platted by McStain Enterprises, Inc. in 1991, featured 2,000- to 2,500-square-foot, two- to three-story houses constructed in 1992 and 1993 (Figure 102). The houses in Homart's Centennial Heights subdivision, constructed during those same years, were of a similar size. By the end of the 1990s, newly built houses were averaging between 2,500 and 3,000 square feet and often had three-car garages. These can be seen in Louisville's small Johnson Meadows subdivision, with houses constructed between 1996 and 1998 (Boulder County Assessor's Office 2017b) (Figure 103).



**Figure 102.** 703 Pine Needle Lane in the Pine Street Park subdivision.



**Figure 103.** 603 Johnson Street in the Johnson Meadows subdivision.

Although house size was expanding in the 1990s, house styles in Louisville and surrounding cities were undergoing a return to more traditional designs; most fall within style categories that Virginia McAlester, in her book *A Field Guide to American Houses*, has termed Millennium Mansion and New Traditional (McAlester 2017:707–750). Examples of these houses can be seen in Louisville’s Tamarisk Court (Figure 104) and McKinley Park (Figure 105) subdivisions.



**Figure 104.** Millennium Mansion house at 651 Tamarisk Court constructed in 1991.



**Figure 105.** New Traditional house at 255 McKinley Park Lane constructed in 1997.

Recent 2000s development in Louisville largely continues to follow the trends of expanding square footage and traditional style. One example is the Summit View development, constructed in 2015, whose houses average approximately 3,000 square feet and stylistically fit into the New Traditional category (Boulder County Assessor's Office 2017b) (Figure 106). Other houses constructed around that same time fit better within McAlester's 21st-Century Modern category. An example is present as modern infill in the historic Jefferson Place subdivision (Figure 107).

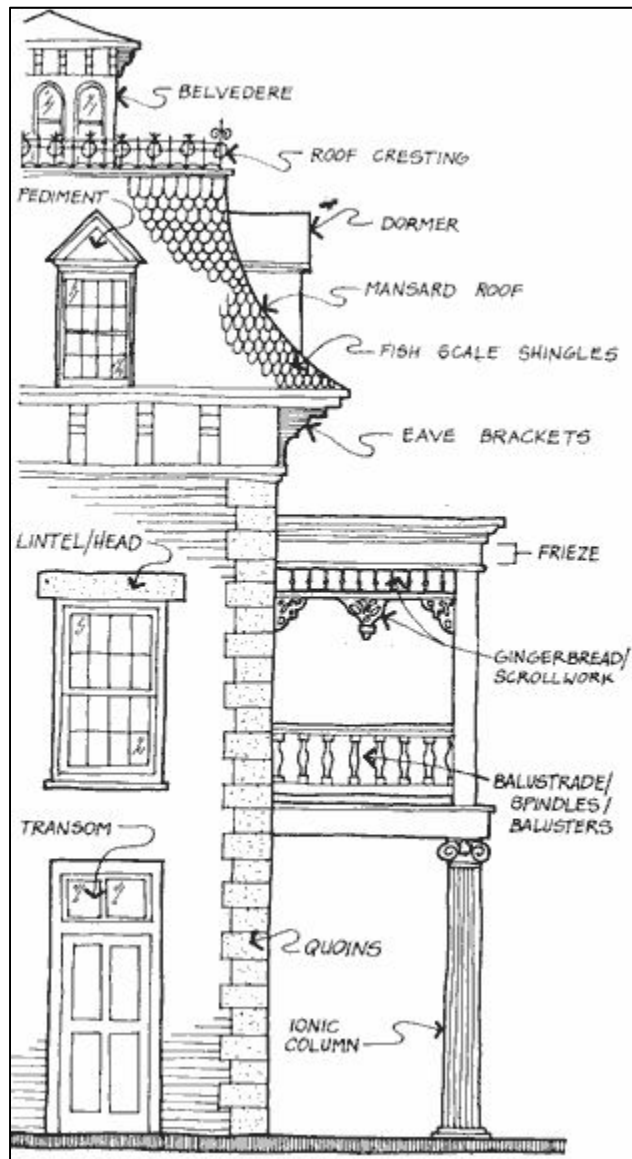


**Figure 106.** 1172 Summit View Drive in the Summit View subdivision.



**Figure 107.** 21st-Century Modern house at 600 Jefferson Avenue constructed in 2015.

## SECTION 4: RESIDENTIAL ARCHITECTURAL FORMS AND STYLES



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## RESIDENTIAL ARCHITECTURAL FORMS AND STYLES IN LOUISVILLE

Key periods of historical residential development in Louisville were from the 1880s to 1918 and the 1970s to present, with much less development from the 1930s to 1960s. The decline in coal mining in Louisville in the 1930s and 1940s correlates with the construction of only a small number of houses during those decades. This reflected a nationwide trend as the United States experienced a severe drop in housing construction during the Great Depression. Although various architectural forms and styles tend to correlate with particular time periods, Louisville's housing stock demonstrates that personal taste, availability of building materials, and other local factors sometimes led to the construction of houses with specific styles or stylistic elements after the end of their traditional period; this was especially true for houses with Victorian stylistic embellishments.

Most previous researchers working in Louisville (e.g., Avenue L Architects; Barlow et al. 2013; McWilliams and McWilliams 2000) have used a plethora of detailed terms for different house forms and styles, in accordance with terminology used by professional architectural historians. While also using professional terms, PaleoWest's goal was to define relatively broader architectural forms and styles that are specific enough to be illustrative of architectural, economic, and other differences but also relatively easily explainable to Louisville's community. We hope that a greater understanding of overall patterns in historical residential architecture will help to foster long-term public understanding and voluntary buy-in to historic preservation in Louisville. Therefore, as described briefly below, we lump some form and style variants together into more general categories.

### FORM AND STYLE IN RESIDENTIAL ARCHITECTURE

The terms “form” and “style,” as applied to architecture, are used throughout this document. To understand how these terms function in the context of historic architecture, it is worthwhile to examine them. Two publications commonly used by those who professionally document historic architecture in Colorado, the OAHF's *Field Guide to Architecture and Engineering* (2008) and Virginia McAlester's *A Field Guide to American Houses* (2017), both describe residential architecture in terms of form and style, sometimes using different terms for the same elements.

**Architectural Form** generally describes the configuration of a building. Elements such as the plan, massing, shape, and scale combine to form a distinguishable whole that can often be categorized as a type. Form is often an element of an architectural style but, in most cases, different styles can be applied to the same form. For instance, the Bungalow is identifiable as a generally one-story, rectangular-plan building with a low, front-gabled roof and a projecting front porch; however, the form is often expressed in the Craftsman, Spanish, or Tudor styles.

**Architectural Style** is the combination of visual patterns and elements that can be applied to a building and connect it to recognizable movements, periods, or groups. Historically, most architectural styles used for housing in the United States derive from Classical, Renaissance, Medieval, or Modern architectural traditions (MacAlester 2015:5). Architectural historian Dell

Upton notes that these visual vocabularies are ways that owners or architects of buildings announce their alignment with social or aesthetic groups (Upton 1998:258).

Clear architectural style is most prevalent where people or builders employed professional architects to construct houses, or used pattern book plans. People who lived in small towns and rural areas generally constructed their houses themselves or employed local craftsmen to do so, building houses that generally fall into the folk housing category. In the late nineteenth century, several lumberyards and sawmills operated in Boulder, and Louisville had a lumberyard at the northwest corner of Front and Pine Streets. The Ernest-Grill Lumber Company also constructed homes and sold housing plans. Some miners were already experienced with building timber support systems for mine shafts, and they used the same skills to build the frameworks of their houses (Barlow et al. 2013:16).

Some folk houses were constructed simply and do not convey a specific style, while others do. To appear more fashionable and/or to personalize their houses, people often added stylistic elements (e.g., turned wood columns, decorative shingles, exposed rafters) to folk houses. The vast majority of houses in Louisville are folk houses, with or without specific stylistic references. Historically, Louisville was a small city with humble origins in the mining industry, so few of its occupants were wealthy enough to hire architects to employ the latest, grand styles in building. Instead, most houses constructed in Louisville before the 1950s were built by their occupants, or by small-scale developers who constructed a handful of houses at a time. While the occupants and small-scale developers incorporated elements of fashionable styles (e.g., Queen Anne Victorian, Craftsman), the houses themselves generally exhibited relatively simple forms (e.g., side-gabled, gabled-front, gable-front-and-wing, pyramidal/hipped). Folk houses constructed on a small scale may feature specific stylistic elements, but they all use a common set of forms. McAlester calls these “National folk houses” (McAlester 2017:135–147). Railroad transportation of large quantities of lumber and other building materials such as was possible in Louisville, which was founded adjacent to an existing railroad, allowed individual builders to obtain materials relatively cheaply and easily (McAlester 2017:105).

Beginning around 1906, people could also order building elements such as windows, doors, and even whole house kits (i.e., pattern book houses) from catalogues and have them delivered by train. Sears, Roebuck & Company (Sears) was one of the primary companies involved, although not the only one. Mail order houses and parts made small-scale house construction prior to about 1950 relatively quick and easy and, as seen in Louisville, resulted in a great diversity of house forms and styles, albeit with some underlying commonalities. Kit houses, also called mill-cut houses, pre-cut houses, ready-cut houses, mail order homes, and catalog homes, were marketed by mail order catalog from 1906 to 1982 (Hunter 2013), with their greatest popularity from 1910 through the 1920s. Sears sold kit homes out of its *Catalog of American Homes* between 1908 and 1940 (Lewis 2005:2).

Buyers had two general options: to purchase just the plans for the home or to purchase most of the supplies necessary for building it. For the latter, buyers could purchase either pre-cut or non-pre-cut supplies, with the latter being less expensive. However, Sears encouraged buyers to order their lumber from local lumber mills if that would save them money (Sears 2012). Most commonly, the materials for the houses were provided as pre-cut framing boards, with the buyer

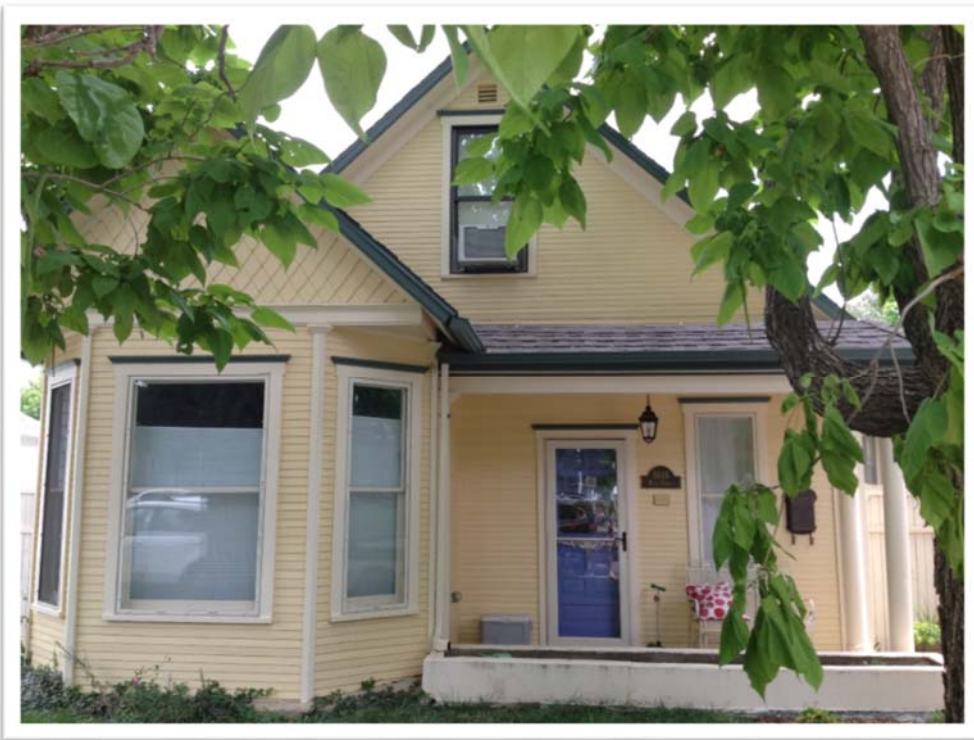
receiving all materials (lumber, roofing, doors and windows, flooring, trim boards, hardware, nails, paint, and varnish) from one source. Electric, plumbing, and heating fixtures were available at extra cost. The home buyer had to provide the foundation and construction labor. The buyer paid freight charges, with the materials being delivered by railroad. Sears marketed more than 450 different home models between 1908 and 1939.

One way to identify a kit house is to find stamped or handwritten numbers on the house's framing boards; these numbers facilitated construction. Sears numbered their boards with dark-colored ink stamps, usually near the ends of boards. Although kit houses were pre-fabricated, they were made of high quality material. Because manufacturers purchased lumber and hardware in bulk, then cut structural elements to a consistent and exact size according to standard designs, they claimed that the buyer would save up to 30 percent compared to the cost of standard building methods, which necessitated much higher carpenters' and contractors' wages. The houses also did not need to be identical; manufacturers encouraged buyers to personalize their homes by moving windows and doors, adding porches and other details, selecting exterior finish and colors, and even reversing the footprint and interior plan. Some companies, including Sears, accepted plans submitted by customers and manufactured custom kit homes from them (Antique Home Style 2015).

Coal miners and other relatively low-income workers often lived in small, inexpensive houses, and kit houses offered the lowest-cost option. Even a two-story house from Sears could be purchased for \$1,000, and delivered in one or two railroad boxcars (Lewis 2005:1). Most kit houses probably were assembled by contractors, but buyers with carpentry skills could also complete the construction themselves (Hunter 2013). Sears catalogs from the early 1900s contain drawings and descriptions of products that appear very similar to windows, doors, stained glass, and even some houses in Louisville during that period (Lewis 2005:2; Mehls et al. 1985a). For example, the Tomeo House and Jordinelli House, both now part of the LHM complex at 1001 Main Street, contain front doors with carving and frosted glass that are typical of those that could be ordered from catalogs (Lewis 2005:2). An example of a kit house is the Clark House, a Craftsman-style bungalow located at 633 Garfield Avenue and reportedly constructed in 1924 (Figure 108). One of former owner, Bill Clark's, neighbors remembered him saying that he purchased the house from Sears for \$800 (Lewis 2005:1). The Petrelli-DelPizzo House at 1016 Main Street may also be a kit house (Lewis 2005:2) (Figure 109).



**Figure 108.** 633 Garfield Avenue today.



**Figure 109.** 1016 Main Street today.

Beginning in the 1950s, trends in house construction changed; mass-production technologies developed largely during WWII facilitated the design and construction of whole neighborhoods of dozens or hundreds of houses that exhibited the same, or a limited variety of, forms (i.e., Ranch) that did not reference previous styles. In contrast, a new wave of house types commonly constructed from the 1970s to 1990s (Bi-Level and Split-Level) exhibited styles that referenced traditional styles (i.e., Colonial Revival); however, like their 1950s to 1960s predecessors, they were mass-produced and exhibited relatively little variation. Houses constructed from the 1990s to the present typically exhibit more diversity in form and stylistic reference than earlier post-1950 houses; many feature a combination of stylistic elements from multiple high styles (e.g., Queen Anne, Prairie, Craftsman, Colonial Revival, Classical Revival).

The sections below summarize the diverse house forms and styles that are commonly seen in Louisville. We largely employ terms and typologies used by architectural historian, Virginia McAlester, in her exhaustive work, *A Field Guide to American Houses* (McAlester 2017), although we provide some explanation for their relation to OAHP terms when appropriate. Folk forms that clearly employ decorative elements and/or architectural features of specific styles are called by those names (e.g., Folk Victorian). All of the aforementioned housing trends are visible in the rich landscape of Louisville. The subsequent section outlines PaleoWest's observations about the temporal, spatial, and cultural patterning in house forms and styles in Louisville.

## **NINETEENTH-CENTURY FORMS AND STYLES (1870–1900)**

Victorian house styles are perhaps the most well-known of those seen in Colorado’s Front Range mining towns and cities, including Louisville. Although a few examples of true Victorian styles are present in Louisville, a much larger number of houses exhibit Victorian stylistic elements.

### **Queen Anne Style (1880–1910)**

The Queen Anne style was named and popularized by Richard Norman Shaw and a group of nineteenth-century English architects. This Victorian style was derived from Medieval precedents, with steeply pitched roofs and textured wall surfaces (McAlester 2017:14). Queen Anne-style Victorian houses generally exhibit irregularly shaped, steeply pitched roofs, at least some patterning in wall materials, bay windows, and large porches (McAlester 2017:345). The relatively small number of Queen Anne-style houses present in Louisville tend to have less architectural detail and ornamentation than those seen in larger cities; this difference may stem from less wealthy people in Louisville needing less ornamentation to demonstrate their rank than those who competed for status in larger cities. For the purposes of this historic context, PaleoWest includes the late nineteenth-century Shingle style (McAlester 2017:372–384) in the Queen Anne (1117 Jefferson Avenue) or Folk Victorian (1041 Lincoln Avenue) category, depending on the specific house’s underlying complexity of form.

Defining stylistic characteristics seen on Queen Anne-style houses in Louisville include the following (adapted from Colorado Historical Society 2008):

- Steeply pitched or conical roofs
- Multiple gables, usually with shingle detailing
- Scalloped and shaped shingles on gables
- Bargeboard (ornamental board fixed to gable ends)
- Asymmetrical massing
- Dormers
- Large porches
- Turned spindles on porches and balconies
- Corner towers
- Bay windows

Figures 110–111 show an example of a Queen Anne-style house in Louisville, at 1045 La Farge Avenue. This is one of the very few original brick houses present in the historical town.



**Figure 110.** 1045 La Farge Avenue today, front view.



**Figure 111.** 1045 La Farge Avenue today, side view.

## **National Folk Houses (1870–1930)**

National folk house forms were associated with railroads and worker housing in general (McAlester 2017:134–147). They were popular from the 1870s to 1930s and are the dominant residential type in Louisville from that time. Housing forms and styles were strongly influenced by the presence of railroads, in that railroads facilitated the transport of construction materials. Balloon frame construction used standardized lumber sizes and wire nails that could be ordered and then shipped in large quantities to towns located adjacent to rail lines, including Louisville. Although the OAHP guide does not include National folk houses specifically, McAlester devotes a short chapter to various National folk house forms (McAlester 2017:135–147). The most basic and common forms are gable-front, gable-front-and-wing, and side-gabled. National houses are generally simple, although builders and owners sometimes applied Victorian, Greek Revival, Craftsman, or other stylistic elements for decoration. Folk Victorian houses, which are National folk houses that have Victorian stylistic elements added to them, are common in Louisville. Therefore, this historic context includes them as a distinct category of National folk houses. The gabled roofs of standard National houses are usually relatively lower-pitched in comparison with those of Folk Victorian houses, with which they could potentially be confused. McAlester also includes Pyramidal/Hipped and I-House forms in her list of National folk house forms. Given their distinctiveness, this historic context also addresses those two forms separately.

The National family of folk houses includes several variations that are present in Louisville:

- Gable-front form
- Gable-front-and-wing form (also “Gable Ell” or “L-gable”)
- Side-gabled, massed-plan form
- Folk Victorian
- Pyramidal/Hipped form
- I-House form

### ***Gable-Front Form (1870s–1930)***

Some gable-front National folk houses feature Greek Revival elements, such as relatively steeply pitched roofs that echo the pedimented façade of typical Greek temples. Two-story and one-and-one-half-story forms in Louisville often feature Victorian elements, such as turned wood spindles on porches and patterned shingles in the gable. One-story forms can appear as shotgun houses having single rooms running from front to back, with a door at each end. One example of a shotgun house stands at 815 La Farge Avenue (Figure 114). Other National folk houses drew inspiration from the Craftsman style and exhibit little or no ornamentation; they are usually one story, with low-pitched roofs (McAlester 2017:138).



**Figure 112.** 815 La Farge Avenue today.

### ***Gable-Front-and-Wing Form (1870–1930s)***

Gable-front-and-wing forms comprise a gable-front portion with a side-gabled wing added at a right angle to the gable-front portion, as seen at 561 Jefferson Avenue (Figure 115). Very often a shed-roofed porch is present within the L created by the two wings (McAlester 2017:138). Gable wings were sometimes added to houses of simpler form as families wanted additional space. Louisville contains one-story, one-and-one-half-story, and two-story forms of gable-front-and-wing National folk houses.



**Figure 113.** 561 Jefferson Avenue today.

### ***Side-Gabled, Massed-Plan Form (1870s–1930)***

The side-gabled, massed-plan form of National folk houses differs from the I-House form (see below) in that the side-gabled, massed-plan form is more than one room deep. These houses had more interior room and flexibility than I-Houses and generally replaced them in popularity. Massed-plan, side-gabled houses in Louisville, such as the one at 801 Spruce Street (Figure 119), are largely one story. While earlier side-gabled houses generally have porches, those constructed in the 1930s and later generally do not, as they may have imitated the then-popular Cape Cod form of the Colonial Revival-style (McAlester 2017:144).



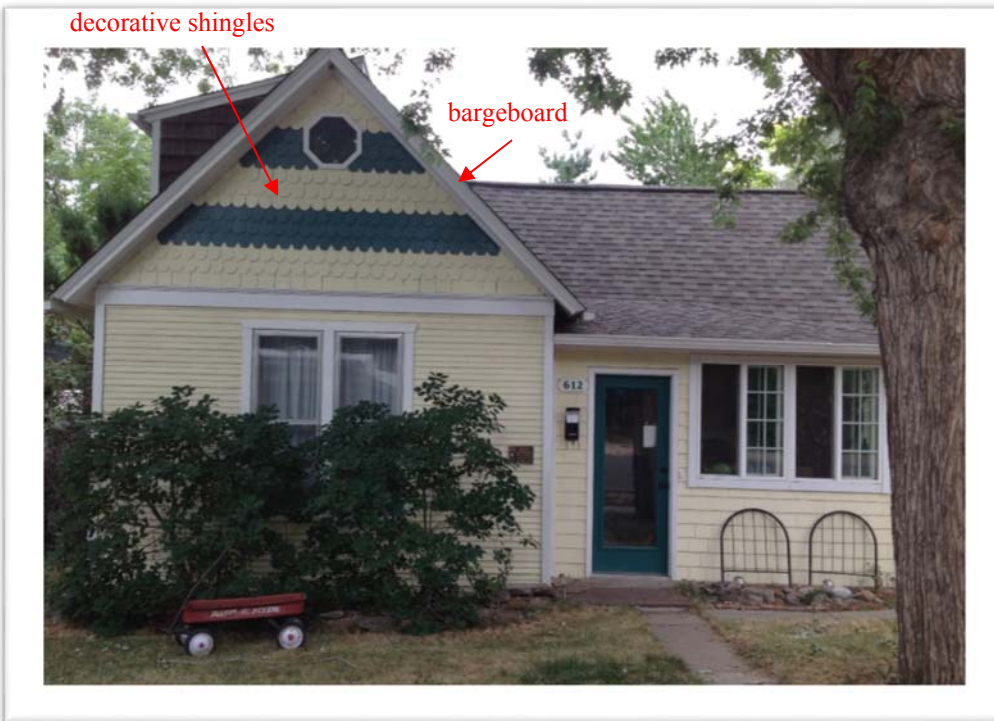
**Figure 114.** 801 Spruce Street today.

### ***Folk Victorian Style (1870–1910)***

Folk Victorian style was the use of Victorian decorative elements (e.g., porch spindles, decorative shingles) on simple folk house forms; the results were much less elaborately decorated houses than those of the true Queen Anne style. The Folk Victorian style was particularly popular between 1890 and 1910, partly because, at that time, home builders could order machine-cut decorative elements that could be applied easily to houses (Barlow et al. 2013:54). McAlester includes the Folk Victorian style in her chapter on National folk houses (e.g., McAlester 2017:137; 397–405). These houses often have bargeboard on their gables and turned post porch supports. Louisville contains a large number of these houses. This style is evident as gable-front National folk houses that feature relatively steeply pitched Greek Revival type roofs that echo the pedimented façade of typical Greek temples. Louisville contains two-story, one-and-one-half-story, and one-story forms that feature Victorian elements, such as turned wood spindles on porches and patterned shingles in gables, such as are still seen on the houses at 612 Grant Avenue (Figure 112) and 1109 La Farge Avenue (Figure 113). For the purposes of this historic context, PaleoWest includes the early twentieth-century Edwardian style (1901–1910) in the Folk Victorian category (e.g., 700 and 1101 Lincoln Avenue, 1037 Main Street, 301 Spruce Street) because, in Louisville, the overall house forms are similar.

Defining stylistic characteristics seen on Folk Victorian-style houses in Louisville include the following (adapted from Colorado Historical Society 2008):

- Decorative shingles on gable ends
- Bargeboard (ornamental board fixed to gable ends)
- Turned porch spindles, decorative brackets
- Transom windows
- Stained and/or leaded glass



**Figure 115.** 612 Grant Avenue today.



**Figure 116.** 1109 La Farge Avenue today. Image from Google Maps.

### ***Pyramidal/Hipped Form (1870–1930)***

Small, relatively square, massed-plan folk houses were commonly built with pyramidal (equilateral hipped) roofs; these required more complex roof framing but needed fewer long-spanning rafters than gabled roofs so they were less expensive to build. Pyramidal roofs appeared on modest folk houses earlier in the post-railroad era than did the side-gabled form. Slightly later two-story forms are called Foursquares (McAlester 2017:146). Hipped roofs are pyramidal roofs that have been stretched out to cover rectangular, rather than square, houses. As a result, hipped roofs feature a flat section at the top of the roof, rather than a point. Louisville contains numerous one-story examples of Pyramidal/Hipped houses, such as those at 509 La Farge Avenue (Figure 116) and 1125 Harper Street (Figure 117), respectively, but just two examples of two-story Foursquare residences, as described below. Pyramidal/Hipped houses were common in coal mine camps because of their small size and ease of construction. As described in the Moving Houses section below, at least some examples of Pyramidal/Hipped houses in Louisville were constructed in mine camps during the late nineteenth century or early twentieth century and subsequently moved into town when some of the camps closed down. As such, this humble house form is important as a representation of coal mine company housing and of the use and reuse of buildings by miners and other people of lower incomes (Lewis 2011:2).



**Figure 117.** 509 La Farge Avenue today.



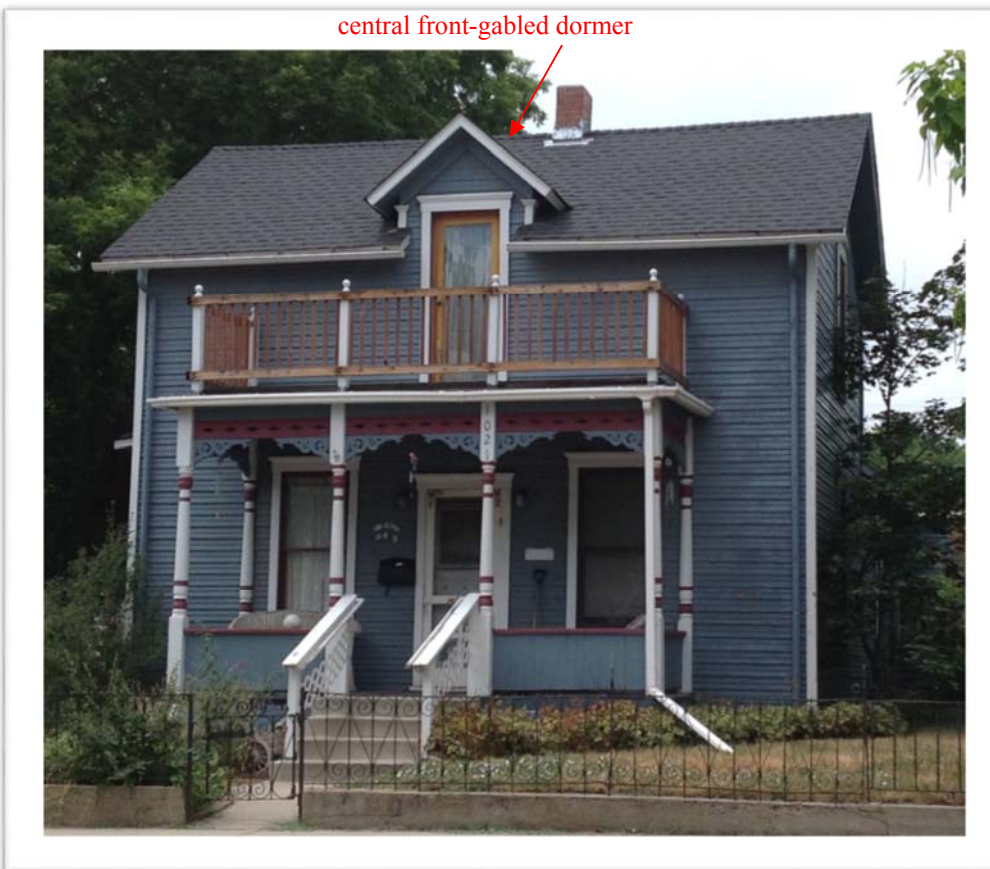
**Figure 118.** 1125 Harper Street today.

### ***I-House Form (1875–1910)***

The term “I-House” became popular in the 1930s after cultural historian, Fred Kniffen, noted that this form was very common in states beginning with the letter “I” (Iowa, Indiana, and Illinois) (Oklahoma Historical Society 2009). I-Houses were first constructed in Iowa in 1840, but the form was brought to Colorado some decades later. The distinctive I-House form is side-gabled, as it is one room deep and two rooms wide, with the latter separated by a central passage. In Colorado, these houses often feature Victorian-style porches or elaborate central chimneys to make them more visually appealing, as seen at 1021 Main Street (Figure 118). Most I-Houses are two stories, although one-and-one-half-story versions also exist. I-Houses are most commonly found in rural locations and are made of wood, which was easily transportable via railroad. Few intact examples of I-Houses are known in Colorado. Many exhibit rear one-story additions.

Defining characteristics seen on the I-House in Louisville include the following (Colorado Historical Society 2008):

- One room deep and two rooms wide
- Side-gabled roof, sometimes with a central front-gabled dormer
- Little or no ornamentation



**Figure 119.** 1021 Main Street today.

## ***EARLY TWENTIETH-CENTURY FORMS AND STYLES (1900–1950)***

While some traditionally based forms (e.g., Dutch Colonial Revival) were common in the early twentieth century, the Modern movement introduced new forms that broke with Old World traditions. The Modern movement developed in two stages between 1900 and 1940. The first stage, the Arts and Crafts (or Early Modern) movement, generated two new styles in reaction to and contrasting with the elaborate detailing of the Old World-derived Victorian styling: Prairie style, guided by Frank Lloyd Wright in Chicago between 1900 and 1920, and Craftsman style, which developed in southern California between 1905 and 1930. Louisville contains many examples of the one-story and one-and-one-half-story Bungalow form, to which the Craftsman style was applied. The Craftsman-style highlights exposed structural elements, such as wood rafter ends and wood or stone porch piers, and purposely breaks from formal, earlier European traditional styles (McAlester 2017:10).

The second stage of the Modern movement occurred between 1920 and 1940 and emphasized architectural elements of the Machine Age. The resulting styles included Modernistic (1920–1940) and International (1925–1940) and emphasized standardization, flat roofs and smooth wall surfaces. A third phase, Banker's Modern, arose after 1935 in response to the FHA's lending preferences. This term refers to Minimal Traditional, Ranch, and Split-Level houses, which the FHA and mortgage lenders favored because of their architectural simplicity and relatively standard construction. PaleoWest observed no Modernistic or International examples of historical residential architecture in Louisville, but the city contains a large number of Banker's Modern houses. These dominated the single-family residential market until the 1970s, when new architectural styles developed that again referenced Classical and Medieval traditions (McAlester 2017:10–12).

Although these two stages of early twentieth-century architectural development can be identified, the period between 1900 and 1915, in particular, also saw experimentation with combinations of elements from different styles (e.g., Colonial Revival, Victorian, Craftsman), both within neighborhoods and on single houses. Furthermore, most houses exhibit small or large additions, which may obscure their original forms. Historically, people added rooms or even second floors as their families expanded or as they became more successful financially and wished to emphasize their greater economic standing. In recent decades, as people have become accustomed to living in larger spaces, they have generally created larger additions that may or may not match the original style of the house. Interestingly, the architectural form that appears to remain the least modified in Louisville is the Bungalow.

### Dutch Colonial Revival Style (1900–1925)

The Dutch Colonial Revival style harkens back to the Dutch Colonial style of 1625 to around 1840 (McAlester 2017:169), with an emphasis on one of the features that was commonly, but not always, seen at that time: the Gambrel roof, as seen at 801 Garfield Avenue (Figure 120). The Dutch Colonial Revival style was popular in Colorado between 1900 and 1925.

Defining characteristics seen on Dutch Colonial Revival houses in Louisville include the following (Colorado Historical Society 2008):

- Gambrel roof
- Wide overhangs
- Porch under overhanging eaves
- Steep, stepped gable



**Figure 120.** 801 Garfield Avenue today.

### **Foursquare Form (1900–1920s)**

The Foursquare form is very common in Denver, but PaleoWest observed just one still-residential example in Louisville, at 728 La Farge Avenue (Figure 121). The north building in the former Henning Mortuary complex at 844 Main Street also exhibits a Foursquare form. The current building was completed shortly after 1925 when the Hennings added a second story to a one-story house that adjoined the chapel. Although the north building was initially a residence, since the 1980s the entire complex has been used as commercial space (Bacon 2017).

The Foursquare form has two stories and a square plan, with the effect being very boxy and simple. Defining characteristics seen on the Foursquare house in Louisville include the following (Colorado Historical Society 2008):

- Two stories
- Hipped roof
- Central dormer
- Broad overhanging eaves with brackets or modillions
- Full-width porch with a hipped roof



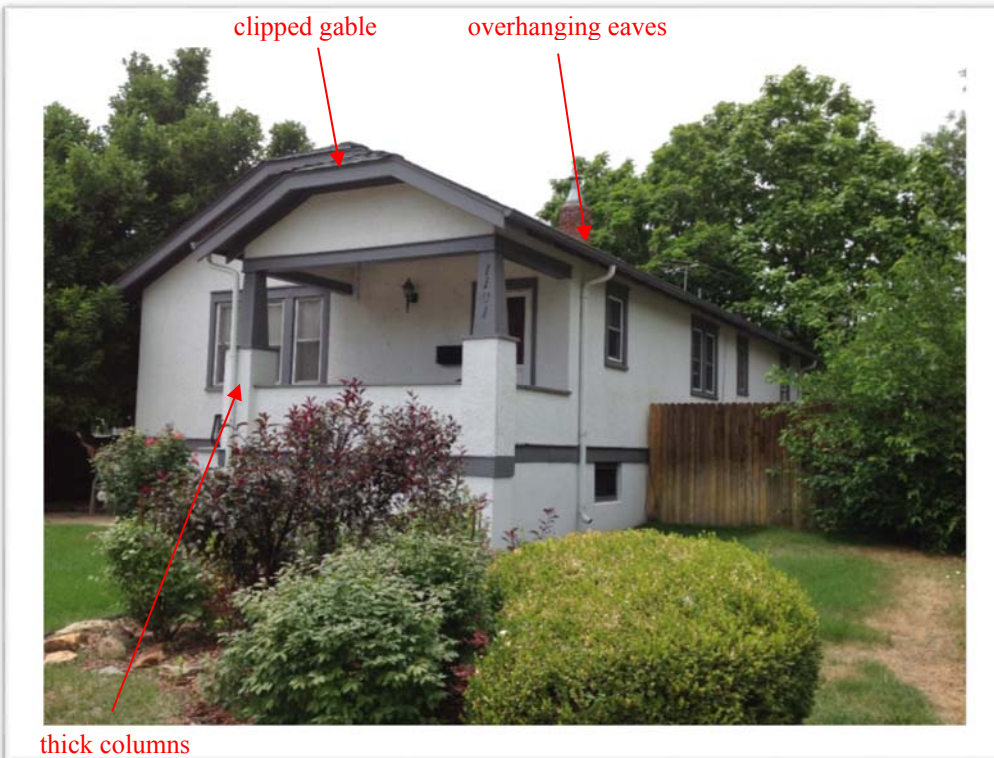
**Figure 121.** 728 La Farge Avenue today.

## Bungalow Form (1900–1930)

Bungalows are one or one-and-one-half-story mass-plan houses that tend to (but not always) have large front porches. They reflect many of the ideals of the Arts and Crafts movement (1880–1920). The Bungalow form is abundant in Louisville. Although some have a clear Craftsman style (see below), many do not; a very recognizable alternate type in Louisville is the Bungalow with clipped gables and little or no ornamentation. Bungalows in Louisville also commonly feature stucco as the exterior material, such as seen at 1101 Main Street (Figure 122). Plans and pattern books were very popular during this time and helped to spread interest in this form (Barlow et al. 2013:57). Although most bungalows have at least some Craftsman-style elements, bungalows can also, or alternatively, incorporate Mission, Pueblo Revival, and Mediterranean styles, although PaleoWest did not observe those in Louisville.

Defining characteristics seen on Bungalows in Louisville include the following (Colorado Historical Society 2008):

- Gently pitched front or side gable roof
- Large front porch with thick columns
- Clipped gable
- Overhanging eaves
- Stucco or wood on exterior
- One or one-and-one-half story



**Figure 122.** 1101 Main Street today.

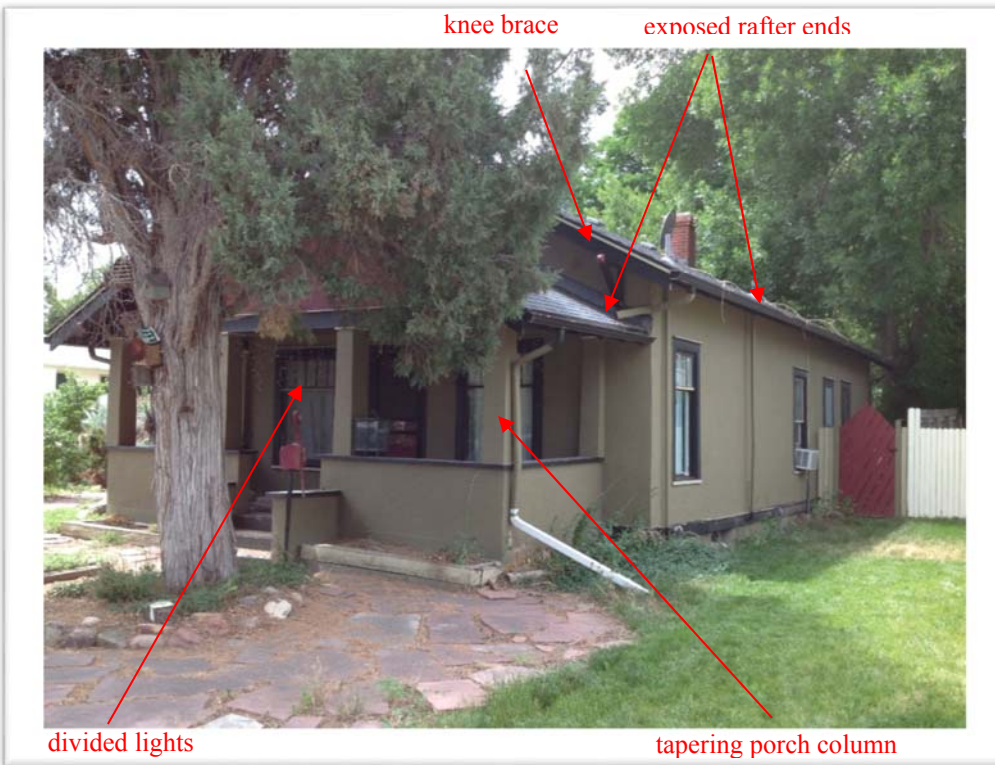
## **Craftsman Style (1905–1930)**

The Craftsman style is recognizable for its emphasis on the use of natural materials, including wood and stone, and for elements such as exposed rafters and thick porch columns, as seen at 1201 Main Street (Figure 123). Two California brothers and architects, Charles Sumner Greene and Henry Mather Greene, created the style for Bungalows in 1903, having been influenced by the English Arts and Crafts movement and Oriental wooden architecture. Due to widespread advertising in popular magazines and the creation of numerous pattern books, as well as some completely pre-cut packages of lumber and detailing, Craftsman bungalows quickly became the most popular and fashionable smaller house in the United States (McAlester 2017:577–578).

Defining characteristics seen on Craftsman-style houses in Louisville include the following (Colorado Historical Society 2008):

- Exposed rafter ends
- Knee braces at eaves
- Overhanging eaves
- Clipped gables
- Large, and especially tapering, porch columns
- Windows with divided lights in the upper sash and a single light in the lower sash

In some cases, Craftsman-style porches were applied to gable-front National houses. In the 1920s, many people tried to revitalize their houses by replacing the original stoops and simple gable-front small porches with full-width Craftsman porches. Two houses located at 722 and 720 Pine Street appear to be a true Craftsman and a gable-front National with a Craftsman-style porch added, respectively (Figure 124). Although both houses have the same porch, the yellow house at 720 Pine Street has a more steeply pitched roof and does not have other Craftsman elements that the gray house at 722 Pine Street exhibits, such as exposed rafter tails.



**Figure 123.** 1201 Main Street today.



**Figure 124.** 722 Pine Street (left) and 720 Pine Street (right).

### **Classic Cottage Form (1910–1930)**

Although McAlester does not identify the Classic Cottage style, the OAHF architecture guide does define the style, with basic (1910–1930) and High Style (1890s–1920s) variants (Colorado Historical Society 2008). The OAHF considers basic Classic Cottages, such as the one at 1021 Jefferson Avenue (Figure 125), to be a one-story version of the Foursquare, with High Style Classic Cottages having multiple dormers that create one-and-one-half stories. None of the latter appear to be present in Louisville, unless the unique Norman-style cottage at 701 Garfield Avenue (Figure 126) is included in that category. McAlester includes the Classic Cottage style as an example of the Neoclassical type of Eclectic houses (McAlester 2017:444–445). Classic Cottage forms generally have a hipped roof and flared eaves, a central hipped dormer, a boxy plan, and a projecting porch, as seen at 1021 Jefferson Avenue. Wood frame Classic Cottages are relatively rare in Colorado, with Denver containing primarily brick examples. In contrast, Louisville contains largely wood frame examples, which probably reflects the historical trend of constructing buildings of wood after seeing some marked subsidence and failure of brick buildings due to underlying coal mines.

Defining characteristics seen on Classic Cottages in Louisville include the following (Colorado Historical Society 2008):

- Hipped or pyramidal roof
- Flared eaves
- Central dormer
- Prominent partial- or full-width front porch
- Thick porch posts
- Simplified Doric columns
- Multiple dormers (High Style)



**Figure 125.** 1021 Jefferson Avenue today.



**Figure 126.** 701 Garfield Avenue today. Image from Google Maps.

### Minimal Traditional Form (1930s–1950)

Minimal Traditional form houses were very common from just before WWII until the Ranch form became dominant in the 1950s. Minimal Traditional houses represent forms that are transitional between earlier cottages and bungalows and later ranches. Minimal Traditional houses are one story and are generally small and boxy, with rooms situated around a core, as seen at 1032 Lincoln Avenue (Figure 127); they are a somewhat larger version of the 1940s FHA-preferred house. They often have shutters decorating exteriors covered with asbestos shingles, brick, wood, or metal siding. Minimal Traditional houses can be side-gabled or cross-gabled and can have gently or moderately pitched and/or pyramidal or hipped roofs. Massed-plan, side-gabled houses constructed in the 1930s and later generally do not have porches, as they may have imitated the then-popular Cape Cod form of the Colonial Revival style (McAlester 2017:144).

Defining characteristics seen on Minimal Traditional houses in Louisville include the following (Colorado Historical Society 2008):

- Small, boxy, and usually one story
- Few architectural or decorative details
- Gently or moderately pitched roof
- Little or no overhang of eaves
- Usually a central entry with flanking windows in side-gabled versions



**Figure 127.** 1032 Lincoln Avenue today.

## ***POST-WORLD WAR II FORMS AND STYLES (1950–1990)***

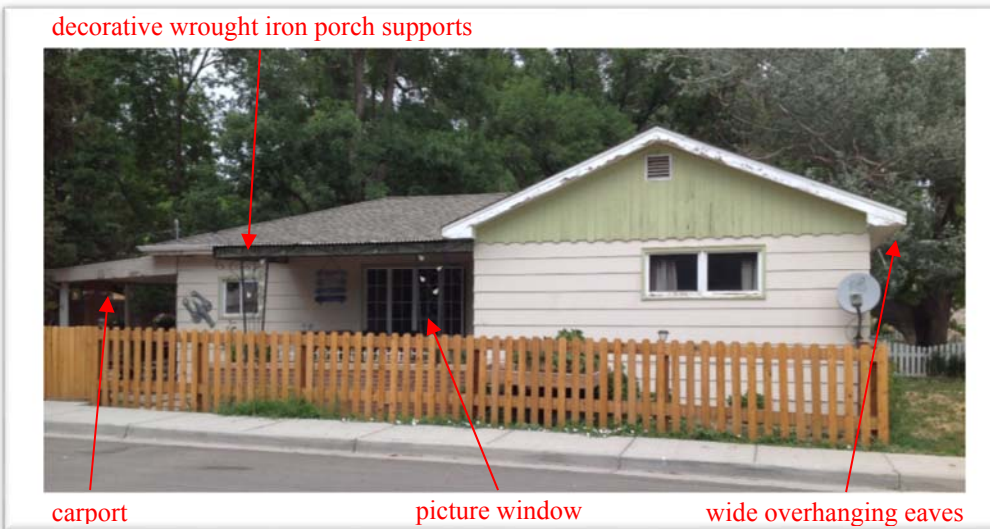
Houses constructed after 1950 were heavily influenced by construction practices that developed during WWII, including mass production. Residential forms and styles again referenced much older ones, including Spanish Colonial, Classical, and Second Empire. Very few folk houses built by their occupants or small-scale builders were constructed after WWII (McAlester 2017:105); instead, entire neighborhoods were planned and houses were mass-produced.

### **Ranch Form (1950–1970)**

The Ranch form was developed from by Spanish Colonial forms in the American Southwest and inspired by the Craftsman and Prairie styles. Although it originated in California in the 1930s, it did not become popular elsewhere until the post-WWII housing boom in the late 1940s. This was the primary house form in the 1950s and 1960s. Ranch houses are one story and often feature a garage or carport attached to one end, such as at 1101 Front Street (Figure 128), reflecting the importance of the automobile in post-WWII American culture. Many Ranch houses are constructed of brick and have decorative wrought iron porch supports and non-functional shutters although their porches are usually very small, as the residential focus shifted to the backyard.

Defining characteristics seen on Ranch houses in Louisville include the following (Colorado Historical Society 2008):

- One story with a low, horizontal orientation
- Long, asymmetrical façade
- Side-gabled, low-pitched roof
- Wide overhanging eaves
- Small front porch with decorative, wrought iron porch supports
- Picture window in façade
- Decorative, non-functional shutters
- Low chimney
- Attached garage or carport



**Figure 128.** 1101 Front Street today.

### Contemporary Style (1945–1990)

Modern design in American housing takes a wide variety of forms and styles and is usually considered to have begun with the work of Frank Lloyd Wright in the early years of the twentieth century (Levine 1996). In the 1920s and 1930s, European modernism made inroads in domestic architecture through the work of notable architects such as Richard Neutra and Walter Gropius. In these decades, modern design was considered the province of the Avant Garde, and it was rarely seen in the context of middle class housing. In the post-WWII period, however, this began to change. With redlining (the FHA's refusal to insure mortgages in and near African-American neighborhoods) and mass production shaping the face of the new automobile suburbs, most new housing was somewhat traditional and catered to established ideas of the way houses were supposed to appear. However, a few developers saw opportunities to create fresh approaches to housing by using ideas that grew out of modernism. For example, developers H.B. and Brad Wolf emulated Joseph Eichler's California developments in Denver's Virginia Village in the mid-1950s, and developer Ed Hawkins constructed Arapahoe Acres in Englewood using designs based on ideas from Frank Lloyd Wright and the International Style (Wray 2004). By the 1960s, although most mass-produced housing was still rooted in more ubiquitous forms and styles such as Ranch, modernism was more widely appreciated. Modernist house design, today categorized under the term "Contemporary Style," became more frequently applied to houses in custom and mass-produced contexts, although FHA rules were not generally favorable (e.g., the FHA often refused to back mortgages on flat-roofed houses), and modern design in housing was never widespread (Baxandall and Ewen 2000:55–57).

In Louisville, Contemporary-style homes are rare, but present. As seen at 1366 Kennedy Avenue (Figure 129), some features commonly associated with Contemporary-style houses in Louisville are the following:

- Low-slung, sometimes linear massing
- Asymmetrical, flat, low pitched, or butterfly roofs
- Recessed or side entrances
- Non-traditional windows, such as clerestory and slot windows
- Large windows present only or primarily on the rear of the house



**Figure 129.** 1366 Kennedy Avenue today.

### **Split-Level (1950–1980) and Bi-Level Form (1960–1980)**

Split-Level and Bi-Level houses are a multi-story variation on the Ranch type. While Split-Level houses feature a two-story portion attached to a one-story portion, as at 1261 Garfield Avenue (Figure 130), Bi-Level houses, such as 1479 Monroe Place (Figure 131), are fully two-story. Later Split-Level houses generally feature a garage underneath a living area in their two-story portions. Later Bi-Level houses often have attached garages, again indicative of the important role that automobiles came to have in American lifestyles after WWII. In both forms, the garden, or basement, story is partially above ground, allowing for more light and a more livable lower level. These houses often feature a combination of two exterior materials, with brick covering the lower level and wood or vinyl or aluminum siding on the upper level. Many Bi-Level houses, in particular, exhibit characteristics of the Colonial Revival style. Those include shutters, accentuated central front doors with sidelights and often a decorative pediment above, symmetrically balanced windows, adjacent pairs of windows, and double-hung windows (McAlester 2017:409).

Defining characteristics seen on Split-Level and Bi-Level houses in Louisville include the following (Colorado Historical Society 2008):

- Raised basement with windows at or slightly above grade, without wells (Split-Level)
- Mid-level main entry, usually centered in the facade
- Upper level projecting façade
- Garage wing with separate roof line (Bi-Level)
- Rear deck from upper level (Bi-Level)
- Low-pitched side-gabled and/or pyramidal or hipped roof
- Overhanging eaves
- Horizontal lines



**Figure 130.** 1261 Garfield Avenue today.



**Figure 131.** 1479 Monroe Place today.

### Neo-Mansard Form (1960–1990)

The Neo-Mansard was one of the first 1960s forms and styles that harkened back to traditional pre-twentieth-century styles (in this case, the Second Empire style of the 1870s). The Neo-Mansard form is characterized by recessed window openings cut through the lower slope of the mansard roof. All of the Neo-Mansard examples that PaleoWest observed in Louisville during a limited driving tour are apartment houses, including 1610 Garfield Avenue (Figure 132), but examples of Neo-Mansard single-family residences may be present elsewhere in Louisville.

Defining characteristics of Neo-Mansard residential architecture in Louisville include the following (Colorado Historical Society 2008):

- Faux mansard roof, usually covered with wood shakes
- Recessed windows within the roof



**Figure 132.** 1610 Garfield Avenue today.

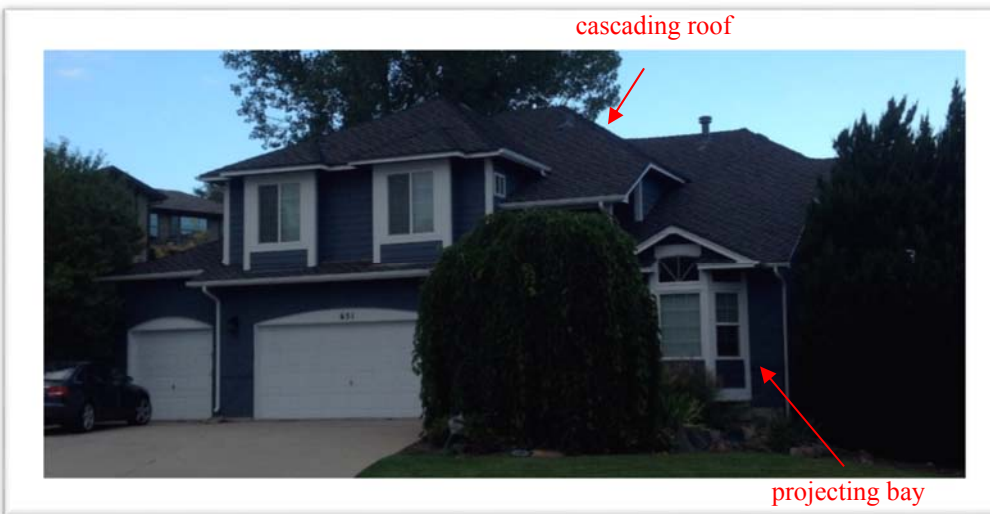
## ***P*RESENT-DAY *F*ORMS AND *S*TYLES (1985–PRESENT)**

### **Millenium Mansion Form (1985–present)**

In the 1980s, with the advent of consumer demand for more space and a return to traditional styling, developers began to reject the simplified aesthetic embodied by Ranch, Split-Level, Bi-Level, and Contemporary forms and styles. The Millenium Mansion type, which is usually larger than 3,000 square feet and uses design elements borrowed from Queen Anne, Romanesque, Craftsman, and other historic styles (with elements of multiple styles often applied to the same building), became the most common form of new housing. Millenium Mansions, such as the one at 651 Tamarisk Court (Figure 133), are popular in both new development and redevelopment, replacing smaller historical homes in older neighborhoods.

Although Millenium Mansions draw from a wide palette of design elements, in Louisville they generally contain the following features:

- Two, two-and one-half, or three stories in height
- Cascading roof forms that are hipped or gabled
- Complex massing, with projecting bays
- Multiple exterior cladding materials
- Tall entry elements
- Multiple window types



**Figure 133.** 651 Tamarisk Court today.

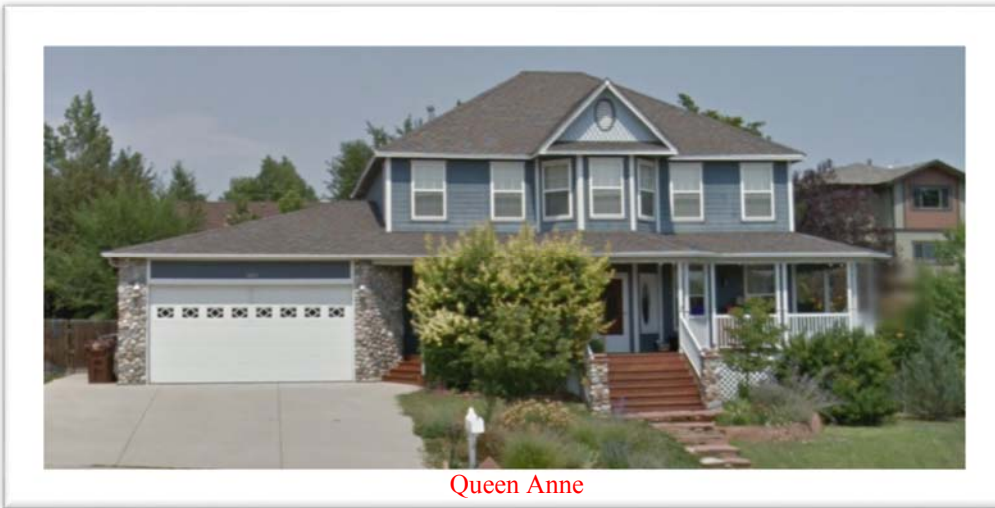
### New Traditional Style (1995–present)

By the end of the 1990s, some consumers and builders of new housing were tiring of the Millennium Mansion’s willy-nilly use of historic design elements, but they still desired the aesthetic beauty of historical styles. With this in mind, developers and designers began to more closely follow the styles found in historic neighborhoods and homes, resulting in a type that has been termed New Traditional (MacAlester 2015:717). New Traditional houses reincorporate, with more accuracy than Millennium Mansions, the forms, proportions, and details of historic house styles. In some cases, these houses are difficult to distinguish from their stylistic predecessors. New Traditional developments are becoming increasingly common across the United States, and this idea is strongly at play in many of the larger “new urbanist” communities in the metro Denver area, such as Stapleton. In Louisville, New Traditional houses are seen in recent new subdivisions and as infill in historical subdivisions. In the latter, New Traditional houses are identifiable as new construction because they tend to be somewhat larger than their historical neighbors and have visibly newer and more homogeneous cladding and other materials. An illustration of the transition from historical houses to New Traditional houses constructed in the mid-1990s that exhibit many similar architectural details starts near the north end of McKinley Avenue and extends east and northeast along McKinley Park Lane.

Stylistic elements of New Traditional homes are generally the same as whichever style the house’s designer chose to follow. In Louisville, styles upon which New Traditional homes are based include Craftsman (e.g., elements of 520 Main Street [Figure 134]), Queen Anne (e.g., 514 Main Street [see Figure 134] and 665 Tamarisk Court [Figure 135]), and Foursquare (elements of 520 Main Street), whose common elements are listed in those sections above.



**Figure 134.** 520 Main Street (left) and 514 Main Street (right) today.



**Figure 135.** 665 Tamarisk Court today. Image from Google Maps.

### **21st-Century Modern (2000–Present)**

McAlester devotes a short chapter to what she calls 21st-Century Modern houses (McAlester 2017:673–683). Although she discusses four basic forms (Segmental Vaults, Découpage, Unifying Material, and Slightly Askew), she admits that house plans created today with computer-aided design (CAD) and computer-aided manufacturing (CAM) programs can take myriad forms. In general, 21st-Century Modern houses employ a variety of juxtaposed materials (e.g., glass, concrete, stucco, wood) and forms (e.g., squares, rectangles, segmented vaults). PaleoWest observed some infill houses in Louisville’s historical subdivisions that could probably be termed 21st-Century Modern. A particularly large number are located on the 500 blocks of Jefferson and Lincoln Avenues between Hutchinson and Pine Streets in Acme Place. Interestingly, most of these houses still reference overall historical forms such as gable-front at 613 Jefferson Avenue (Figure 136) and gable-front-and-wing at 556 Lincoln Avenue (Figure 137).



**Figure 136.** 613 Jefferson Avenue today.



**Figure 137.** 556 Lincoln Avenue today.

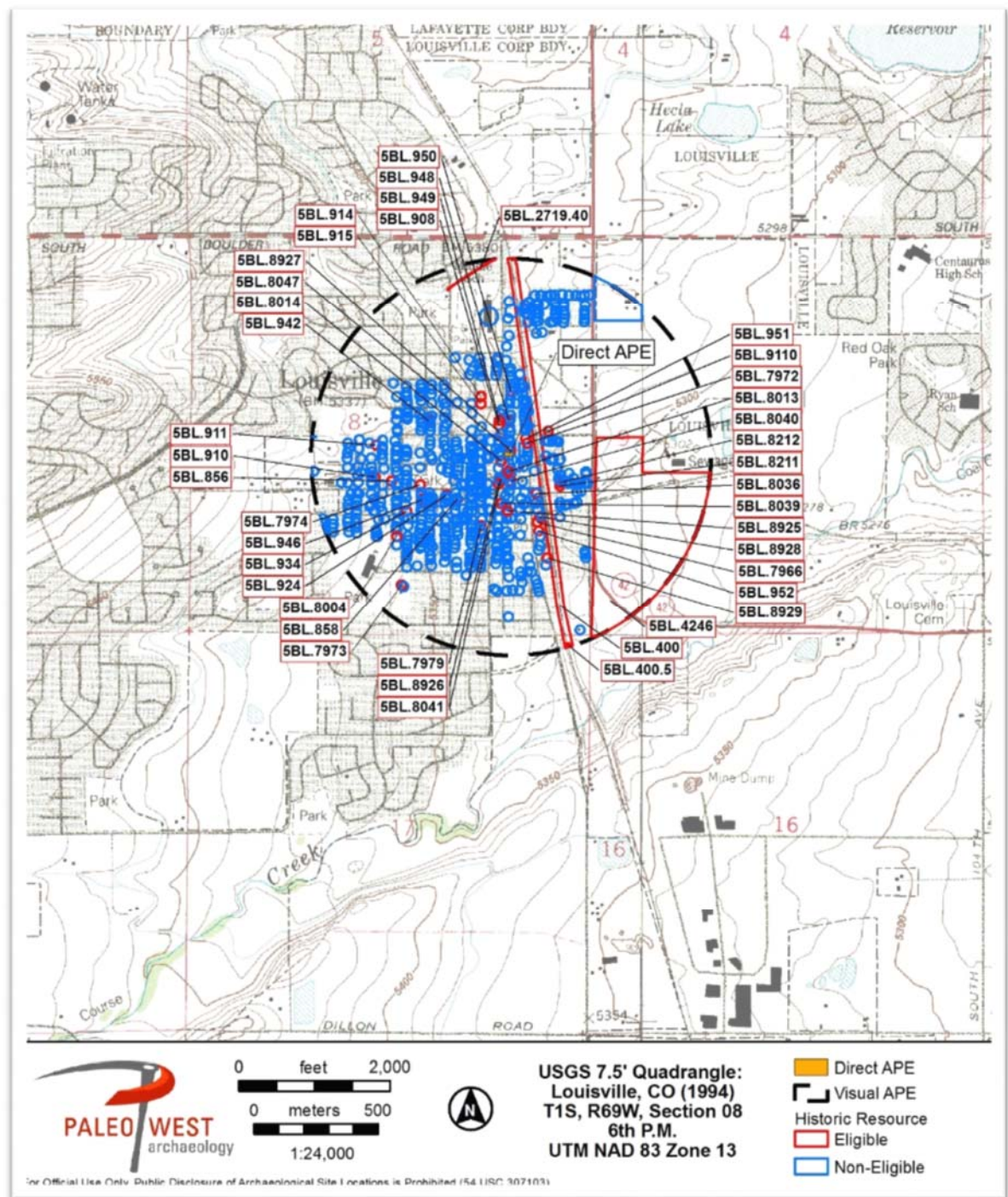
## OUTBUILDINGS

The topic of patterning in residential outbuildings (Figure 138) is complex, in part because many are not easily viewable from public rights-of-way, and they are often some of the first buildings to be replaced by modern garages, accessory dwelling units, and other utilitarian elements of modern life. Furthermore, as seen on Sanborn Fire Insurance maps from 1893, 1900, and 1908, Louisville's early subdivisions were characterized by relative diversity in the spatial arrangements of residences and outbuildings. Accordingly, PaleoWest did not specifically investigate patterning in Louisville's residential outbuildings. Still, some general trends are observable. First, most historical houses were small and wood-framed and sat near the adjacent main street, with small front yards. In contrast, back yards were large and many people had vegetable gardens for making their own food, saving money, and sometimes earning a little extra income. Others focused on making wine or pasta, using locally available ingredients (Mehls et al. 1985a). Many residents also raised chickens or rabbits (Avenue L Architects 2013:4-17-18). Second, most of Louisville's pre-1920 neighborhoods feature streets oriented due north-south and east west, with alleys running behind houses. Many of these alleys are still used for light travel but some, such as a few narrow east-west alleys in Jefferson Place, are too narrow for modern automobiles and were abandoned in the 1970s (Avenue L Architects 2013:5-13). Third, outbuildings were constructed for a diversity of uses prior to the 1950s and included outhouses, wash houses for coal miners returning home from their shifts, horse barns and carriage houses (sometimes converted historically to automobile garages), and storage sheds. After WWII, with the rising importance of the automobile, streets tended to be curved and garages became connected to houses, either on their sides or underneath; any new outbuildings were predominantly storage sheds.



**Figure 138.** Outbuilding at 733 Pine Street today.

**SECTION 5: PREVIOUS DOCUMENTATION AND RESIDENTIAL PATTERNING**



## PREVIOUS DOCUMENTATION

Mr. Bob Cronk of OAHP performed a file search of the COMPASS cultural resource database on January 6, 2017, for all of Louisville. PaleoWest requested this file search to help map the locations of sampled properties and to determine how many historical residences had been recorded previously. The file search revealed that 723 total cultural resources have been recorded previously in Louisville. Of those, approximately 526 are (or were) residential buildings. PaleoWest's GIS staff used the file search results shapefile provided by OAHP to create a figure showing the locations of residences of different styles across Louisville's historical neighborhoods (see below). Staff hand-digitized the locations of additional residences that had not been recorded previously or whose locations were not included in the shapefile. The majority of the approximately 500 houses that PaleoWest sampled during this project (see Table A.1 in Appendix A) were recorded previously, to varying degrees of detail. However, approximately 120 houses included in our tally have not yet been recorded. PaleoWest used a combination of previously collected information and our own observations to investigate various kinds of residential patterning in Louisville's historical subdivisions, focusing on houses constructed prior to 1955 but including Ranch style houses that could date after that time.

## RESIDENTIAL PATTERNING

### ***FORMS AND STYLES***

As explained above, across the United States, certain architectural forms and styles were most popular during particular eras. The percentages of specific forms and styles depended, in part, on the geographic area, economy, availability of specific kinds of building materials, and other regional economic, social, and cultural factors. Louisville's architectural forms and styles are broadly representative of those seen in the Mountain West, but they also reflect the city's specific geography, historical development, economy, and culture.

Nineteenth-century architectural forms and styles represented in Louisville are National, Folk Victorian, Pyramidal/Hipped, I-House, and Queen Anne. Of those, National houses having gabled-front, gabled-front-and-wing, or side-gabled forms represent the largest percentage of Louisville's housing stock (approximately 34% of the total across eras and approximately 60% of nineteenth-century type stock). This is perhaps not surprising, given that the National category comprises multiple forms; regardless, this suggests that plain, easily constructed houses were most abundant in Louisville. As discussed above, National houses were generally associated with cities and towns whose primary economy was industrial (e.g., mining) and which were located adjacent to railroads that could transport building materials. Taken individually, two additional versions of National houses—Folk Victorian and Pyramidal/Hipped—represent much smaller percentages of Louisville's housing stock (at 10% and 9% across total eras and 18% and 16% of nineteenth-century stock, respectively). One other National form appears to be represented by just one example: the I-House. This style was particularly popular in the Midwest, and may represent the individual taste of the builder. When these three National variants are lumped with unspecified National forms, the total percentage of National Folk Houses in Louisville climbs to 53% across eras and 94% of nineteenth-century type stock. That leaves Queen Anne style houses representing approximately 3% of housing stock across eras and 6% for nineteenth-century type

stock. Queen Anne style houses were generally more formal, larger, and more expensive to build than National houses so their much lower numbers in Louisville are consistent with the city's socio-economic organization; the number of wealthy mine owners, merchants, speculators, and others living in Louisville in the early decades of the city's founding was much lower than the number of working-class and modest-income miners, shop employees, teachers, farmers, and others.

Early twentieth-century forms and styles represented in Louisville are Foursquare, Dutch Colonial Revival, Bungalow, Classic Cottage, and Minimal Traditional. Of those, the Bungalow form, including both Craftsman style and unadorned versions, represents the largest percentage of Louisville's early twentieth-century type housing stock (approximately 12% of the total across eras, and approximately 44% of early twentieth-century stock). In the 1910s and 1920s, in particular, but also earlier, people began to prefer more simplified designs over ornate nineteenth-century styles, which they considered heavy and old-fashioned. Bungalows are an example of a form that people in the early twentieth-century considered to be more modern, in part because of the progressive movement in architecture. Minimal Traditional houses represent the next highest percentage (12% across eras and 42% of early twentieth-century stock). These architecturally simple and modestly sized houses were affordable and mortgage lenders liked them so financing was easier to obtain (see MacAlester 587–595). Classic Cottages represent a much lower percentage (approximately 3% across eras and 6% of early twentieth-century type stock). In Denver, these types of houses were frequently constructed by developers, rather than by their residents. In contrast, Louisville saw little activity by developers in the early twentieth century. Finally, two early twentieth-century types are represented by two examples each: Foursquare and Dutch Colonial Revival. Foursquare houses are abundant in Denver, as they were a popular choice with developers who were building large amounts of middle-class housing in the early twentieth-century. As a much smaller, and still coal mining-dependent city, Louisville was not characterized by the same kind of mass building and large middle-class. The paucity of Dutch Colonial Revival houses is probably simply an indication of their minimal popularity in the region, and people's greater access to the materials and patterns for National, Folk Victorian, and Queen Anne houses.

Post-WWII to 1990s residential forms and styles that PaleoWest observed in Louisville are Ranch, Contemporary, Split-Level, Bi-Level, and Neo-Mansard. Ranches appear in relatively large numbers in most of Louisville's historical subdivisions, representing approximately 16% of Louisville's total housing stock across eras within those subdivisions. PaleoWest observed just one Contemporary and three Bi-Level infill houses within historical Louisville subdivisions. Far more numerous examples of the post-WWII to 1990s residential forms and styles are present in newer portions of Louisville, which PaleoWest did not study systematically.

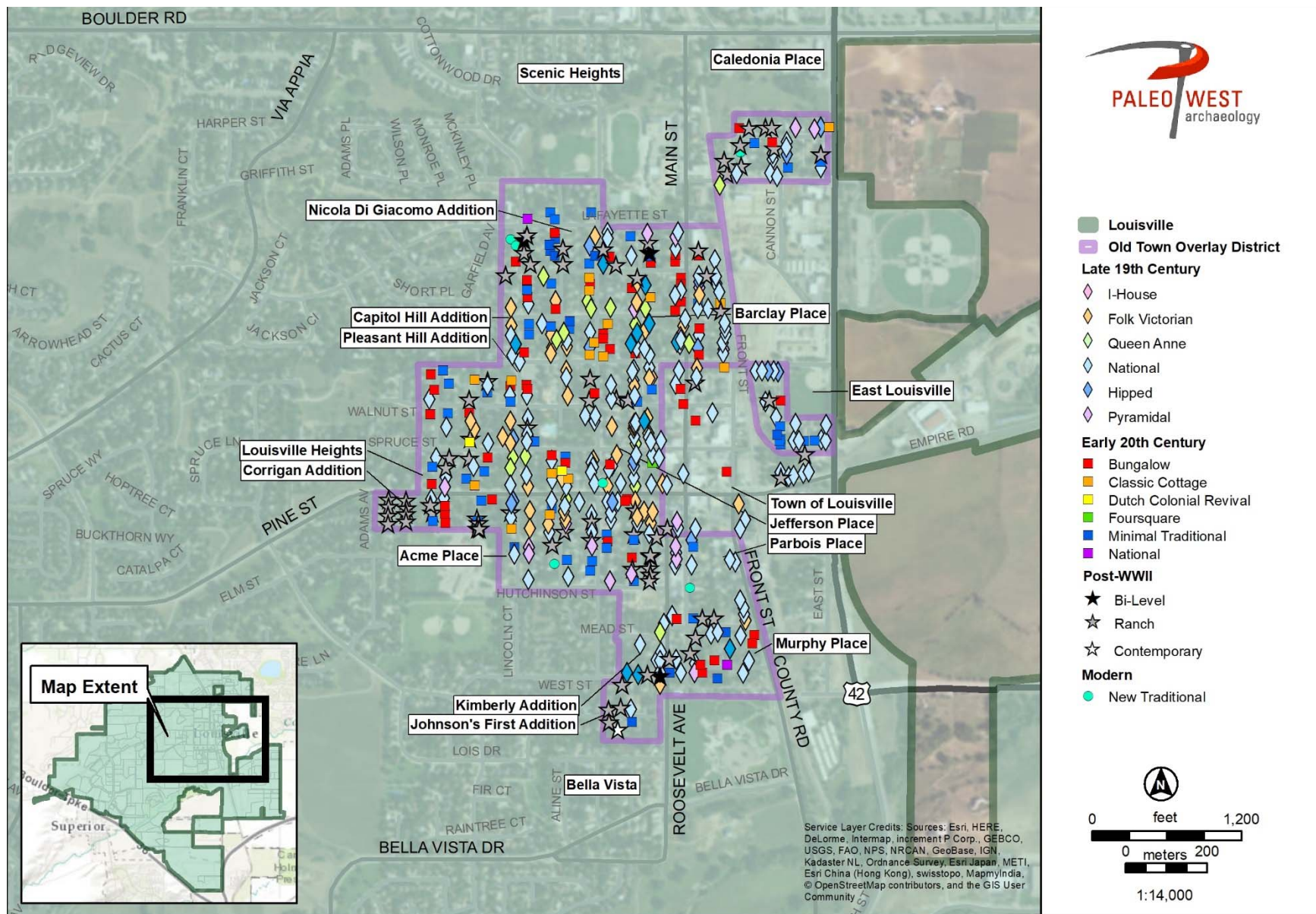
Present-day forms and styles that PaleoWest observed in Louisville are Millenium Mansion, New Traditional, and 21st-Century Modern. As with the post-WWII forms and styles, a handful of examples of these kinds of present-day infill houses (especially New Traditional) appear within Louisville's historical subdivisions. However, PaleoWest did not consistently note them.

PaleoWest did not quantify the number of post-1960s forms and styles in Louisville, either within or outside the historical subdivisions, given their vast numbers and their age of less than

50 years. However, sample observations suggest that Split-Level and Bi-Level forms were dominant from the late 1960s to 1980s, with Contemporary and Neo-Mansard forms being much less common during that time period. In Louisville, New Traditional houses appear to represent the largest percentage of housing stock dating from the 1990s to present, with Millenium Mansion and 21st-Century Modern houses representing smaller percentages. PaleoWest's observation is that builders in Louisville generally construct single-family houses that exhibit stylistic characteristics of one or more historical styles; with the exception of some very recent multi-family developments (e.g., along the railroad tracks north of South Boulder Road, and along South Boulder Road between Louisville and Lafayette) and scattered infill, very few houses are constructed with jarringly different modern materials and forms.

## ***HISTORICAL SUBDIVISIONS (1878–1950s)***

Historical portions of Louisville dating between 1878 and the 1950s generally contain a large variety of architectural forms and styles. While many of those forms and styles are found across subdivisions, there is some detectable spatial patterning of certain forms and styles in certain historical subdivisions (Figure 139; Table A.2, Appendix A). Later subdivisions dating from the 1960s to present generally contain less variety in forms and styles. Not including post-1950s infill, National Folk Houses of the gabled-front, gabled-front-and-wing, and side-gabled forms are consistently the most common or equally common original types across pre-1950s subdivisions in Louisville, with three exceptions: Acme Place, Louisville Heights, and Nicola DiGiacomo. Accordingly, the discussions below focus on patterning in other forms and styles. The percentages provided in the text below are for all pre-1960 houses, in order to include discussion of post-WWII Ranches, which are generally more than 50 years old.



**Figure 139.** Locations of identifiable architectural forms and styles within historical subdivisions.

### **Original Town of Louisville (1878)**

Although the original town of Louisville was platted in 1878 and saw initial construction shortly thereafter, the most numerous historical form remaining in this area, after National houses (n=9, or 47% of historically recognizable houses in the original town), is the Bungalow. These came into popularity in the early twentieth century, and their presence in the original town suggests that they replaced earlier, possibly less permanent buildings and/or represented historical infill on previously empty lots. The original town also still contains two Folk Victorian (11%) and one Pyramidal (5%) house, as well as one Foursquare that was a circa 1925 remodel of an originally one-story house.

### **Jefferson Place (1880)**

Jefferson Place is one of the larger historical subdivisions and retains the largest number of architecturally recognizable historical houses. In addition to approximately 40 National houses (53%), Jefferson Place contains several other nineteenth-century type houses: 17 Folk Victorians (22%), three Pyramidal/Hipped (4%), and two Queen Anne (3%). Some interesting patterns in houses are seen within the Jefferson Place subdivision. For example, several two-story houses are present on the 800 block of La Farge Avenue, suggesting that this was a popular location for wealthier people to build homes. In contrast, several small cottages are present on the 900 block of La Farge Avenue, and again on the 700 block of Jefferson Avenue.

The subdivision also contains four Bungalows (5%), one Foursquare (1%), and three Minimal Traditional (4%) dating to the early nineteenth century, and six Ranches (8%) that date to the post-WWII era and represent later infill. Two similar, but not identical, Bungalows are present at 720 and 722 Pine Street. As discussed above, one (720 Pine Street) appears to have had its origins as an earlier, gabled-front National house onto which a Bungalow-style porch was added. The other (722 Pine Street) exhibits characteristics (e.g., lower pitched roof, exposed rafter tails) of an original Craftsman-style bungalow. The Foursquare at 728 La Farge Avenue in Jefferson Place is the only original, still-residential Foursquare PaleoWest observed in Louisville.

### **Caledonia Place (1890)**

Caledonia Place is the largest historical subdivision but has seen widespread destruction of historical housing stock and construction of new buildings, particularly in its southern half, east of the railroad tracks. Aside from National houses (n=23, 39%), the most common remaining house type in Caledonia Place is Pyramidal/Hipped (n=8, 15%). This small, simple house form was very common in mining camps, so its relative abundance in Caledonia Place, near the Caledonia Mine and railroad, is not surprising. This subdivision also retains three Queen Annes (5%) and one Folk Victorian (2%), representing nineteenth-century styles, and one early twentieth-century Classic Cottage (2%), suggesting that a handful of wealthier people constructed houses there. Two clusters of National houses in Caledonia Place are particularly interesting: adjacent double front-gabled houses with central bays at 1017 and 1025 Front Street, and four Pyramidal/Hipped-roof cottages clustered at 1101, 1109, 1117, and 1125 Harper Street.

The most common early twentieth-century form that remains in the Caledonia Place subdivision is the Bungalow (n=6, 10%), and particularly those with clipped gables. These are followed in

number by Minimal Traditional (n=4, 7%). Even later, post-WWII Ranches are actually the second-most common form overall (n=12, 20%), after National houses. This demonstrates that the subdivision saw relatively extensive mid-century redevelopment, before the even more widespread modern redevelopment.

### **Johnson's First Addition (1890)**

Johnson's First Addition is one of the smallest subdivisions and has seen nearly complete remodeling and redevelopment. As a result, just one recognizably nineteenth-century house remains (729 Johnson Street), and it has been substantially modified since its construction (see Figure 34). One Minimal Traditional and three Ranch houses are recognizable in this subdivision from later historical eras.

### **Acme Place (1893)**

Acme Place is a moderately sized subdivision, with widespread 1970s and more modern redevelopment, particularly along Lincoln Avenue and Grant Avenue. The subdivision retains five National (16%) and five Pyramidal/Hipped (16%) houses. More numerous are early twentieth-century and post-WWII forms and styles, namely eight Minimal Traditional (26%) and two Bungalow (6%) examples, and 11 (35%) Ranches. The number of Ranches is indicative of the degree of redevelopment that has occurred over many decades in Acme Place. This subdivision is still seeing marked re-development, as it appears to contain the largest concentration of 21st-Century Modern style houses within historical Louisville.

### **Pleasant Hill Addition (1894)**

Like Jefferson Place, Pleasant Hill Addition is one of the larger historical subdivisions, and it is one of the most intact historical neighborhoods; it retains a relatively large number of original nineteenth-century houses, with a moderate number of early twentieth-century examples and little infill from the 1970s to present. As mentioned above, Pleasant Hill Addition contains an interesting mix of some of the largest and/or architecturally detailed houses in historical Louisville, and some of the smallest. The larger houses are concentrated primarily on the 700 block of Grant Avenue, while a relatively large number of houses throughout the subdivision contain Victorian-style fish scale shingles and other architectural details. Following National (n=16, 31%), remaining late nineteenth-century houses in the Pleasant Hill Addition are Folk Victorian (n=11, 21%), Queen Anne (n=4, 8%), and Pyramidal/Hipped (n=4, 8%).

Early twentieth-century forms and styles found in the Pleasant Hill Addition are Classic Cottages (n=5, 10%), Bungalows (n=5, 10%), a relatively small number of Minimal Traditional (n=4, 8%), and one rare Dutch Colonial Revival. PaleoWest observed just two post-WWII Ranches in the subdivision (4%). Overall, the types of houses found in the Pleasant Hill Addition suggest that an unusually large number of wealthy and/or architecturally fashionable people constructed houses in the subdivision, and this remained a desirable area for decades.

### **Barclay Place (1901)**

Barclay Place is a relatively small subdivision that appears to retain a large percentage of its original historical houses, many of which have not yet been documented. Although the

subdivision was platted in the early twentieth-century, it contains mostly forms and styles that were introduced in the nineteenth-century. After National (n=8, or 29%), the most common nineteenth-century type is Pyramidal/Hipped (n=5, or 18%), followed by Folk Victorian (n=4, or 14%), as well as two Queen Anne (7%). Barclay Place also contains the only example of an I-House that PaleoWest observed in Louisville (1021 Main Street). A distinctive type of house present in Barclay Place is a Pyramidal/Hipped-roof cottage with a small gabled-front projection on the side (Figure 140). Four are located on the same block at 1013, 1021, 1029, and 1040 La Farge Avenue.

Barclay Place also retains six early twentieth-century Bungalows (21%) and one Classic Cottage (4%), as well as just one post-WWII Ranch (4%). Again, these relatively low numbers suggest that the neighborhood retains a strong original character even though some of the houses have non-original materials and additions.



**Figure 140.** 1013 La Farge Avenue today.

### **Capitol Hill (1904)**

Despite its founding in the early twentieth-century, the Capitol Hill subdivision also contains many late nineteenth-century houses, including eight National (18%), eight Folk Victorian (18%) (including the only two Shingle style houses observed in Louisville), five Queen Anne (11%), and one Hipped (2%). Capitol Hill retains the largest number of early twentieth-century Classic Cottages in Louisville (n=6, or 14%), along with a large number of Bungalows (n=8, or 18%). The number of Minimal Traditional houses is on par with those other two forms (n=8, or 18%).

PaleoWest observed just one post-WWII Ranch (2%) in the subdivision. Taken together, this suggests that Capitol Hill was *the* neighborhood for wealthy and upwardly mobile people in Louisville. As mentioned above, its location on “the hill” overlooking the noise, smell, and industry of the rest of Louisville contributed to its attraction. People who built houses there may have chosen traditional, relatively elaborate architectural styles as a reference to long-standing wealth and social rank. Some modern infill has occurred in the subdivision since the 2000s, with houses primarily in the New Traditional style with Queen Anne architectural references, again evoking nineteenth-century grandeur.

### **Louisville Heights (1904)**

Located on the west edge of the historical city, the Louisville Heights subdivision is another of the largest, central subdivisions. In contrast with the neighboring Pleasant Hill Addition, Louisville Heights retains relatively few nineteenth-century examples but many early twentieth-century ones. Besides National houses (n=9, or 19%), Louisville Heights contains just three Folk Victorian (6%) and one Pyramidal (2%). Still, Louisville Heights contains some distinctive houses. One is the only stone cottage PaleoWest observed in Louisville (701 Garfield Avenue). Very similar two-story late Folk Victorian/Edwardian houses stand at 829 Garfield Avenue and 301 Spruce Street; their nearly identical features suggest that they may have been constructed from kits, or by the same builder. John C. and Maggie Thompson, who were Scottish, purchased the lot on which 301 Spruce Street stands in 1908. However, it is unknown whether they or the four aforementioned Louisville Heights landowners constructed the house. Thompson worked in coal mines at a supervisory level; an 1896 directory lists him as foreman of the Hecla Coal Mine No. 2, and the 1900 census describes him as an “engineer” (Bacon 2010b). A third, similar one-and-one-half-story house without a cross-gable stands at 1037 Main Street in the Barclay Place subdivision.

Louisville Heights contains the largest number of early twentieth-century type Bungalows (n=10, 21%) and Minimal Traditional (n=10, 21%) houses of any other historical subdivision in Louisville, suggesting that people who built houses in this area may have been more attuned to contemporary styles than nineteenth-century traditional ones. Most of the Bungalows have stucco exteriors and clipped gables, which set them apart from Craftsman-style bungalows. Beginning around the 1930s, the Minimal Traditional houses may have replaced earlier, nineteenth-century ones. While Louisville Heights contains just two Classic Cottages (4%), it also features the second of just two early twentieth-century Dutch Colonial Revival houses (801 Grant Avenue) known in the city. Louisville Heights also contains 12 (25%) post-WWII Ranches and some modern infill, indicating that re-development has continued in this area for decades.

### **East Louisville (1906)**

East Louisville is a relatively small subdivision. Located just south of Caledonia Place and east of the railroad tracks, it is dominated by National houses (n=16, 57%). In addition, two Pyramidal/Hipped houses (7%) represent the subdivision’s nineteenth-century housing stock. Early twentieth-century housing is represented by six Minimal Traditional (21%) examples, while three Ranches (11%) suggest some post-WWII redevelopment. The generally small and architecturally simple houses present within East Louisville are consistent with the area’s history as a home for miners and railroad workers. This appears to remain a more economically modest

area, as a relatively small number of houses exhibit additions, and those are generally small themselves.

### **Murphy Place (1907)**

Murphy Place is a moderately sized subdivision located in the southeast corner of Louisville's historical subdivisions. Despite its early twentieth-century date, in addition to 14 National houses (44%), the subdivision retains one Folk Victorian (3%) and two Pyramidal (6%). A large percentage of the National houses exhibit a gabled-front form. Relatively more numerous are early twentieth-century Bungalows (n=6, 19%) and Minimal Traditional (n=4, 13%) houses, as well as post-WWII Ranches (n=5, 16%). Only a small percentage of Murphy Place's remaining historical houses have been recorded previously, and the subdivision contains several examples of two-story infill houses, many of which are in a New Traditional style.

### **Nicola DiGiacomo (1907)**

The long and narrow Nicola DiGiacomo subdivision abuts the north ends of Barclay Place and the Capitol Hill Addition. Nicola DiGiacomo retains a relatively even mix of historical houses, although relatively few houses have been recorded previously and, like Murphy Place, the subdivision contains abundant two-story infill in the New Traditional style. In addition to five National (n=15%) houses, nineteenth-century forms and styles are represented by five Pyramidal/Hipped (15%) and one Folk Victorian house (3%). Remaining early twentieth-century housing stock includes six Bungalows (18%) and eight Minimal Traditional (24%) houses. Eight Ranches (24%) indicate relatively widespread post-WWII redevelopment in the subdivision.

### **Kimberly Addition (1911)**

The Kimberly Addition is a moderately sized subdivision located near the south end of historical Louisville, just west of Murphy Place. Few of its historical houses appear to remain, and none have been recorded previously; most historical houses have been replaced by infill from the 1980s through today, particularly along the east side of Jefferson Avenue. Even though the subdivision was platted in the early 1910s, historical houses that remain are predominantly nineteenth-century styles. They are five National (38%), three Pyramidal/Hipped (23%), one Queen Anne (8%), and one Folk Victorian (8%). Just one early twentieth-century Bungalow and two post-WWII Ranches are evident. This pattern of abundant nineteenth-century house forms and styles in early twentieth-century subdivisions in Louisville suggests that, in general, people were (and still are) content with traditional styles, rather than adopting cutting-edge architectural trends. This pattern is common for smaller cities, whose size often does not support renowned architects and architectural schools.

### **Parbois Place (ca. 1912)**

Parbois Place is another small subdivision, near historical Louisville's southeast corner, which contains abundant 1990s-era infill, largely in the New Traditional style. Similar to the Kimberly Addition, the historical Parbois Place subdivision retains mostly nineteenth-century house forms and styles despite its founding in the early 1910s, and most of its small number of historical houses have been recorded previously. PaleoWest observed six National (60%) and three Pyramidal/Hipped (30%) nineteenth-century house forms, and just one Minimal Traditional

(10%) early twentieth-century example. Parbois appears to be another example of a modest historical subdivision that has seen widespread modern redevelopment, perhaps because it never contained elegant houses.

### **Corrigan Addition (1908/1950s)**

The very small Corrigan Addition at the southwest corner of historical Louisville is the only neighborhood to retain all of its original houses (not including one or two that were in the area prior to its 1950s development), which are uniformly post-WWII Ranches. Although this subdivision was platted in 1908, its 1950s indicates that its later land owners took advantage of the widespread need for post-WWII housing in Louisville. The original houses have been modified to varying degrees, with some retaining most of their original characteristics and others having seen extensive modifications to their exterior materials and/or footprints. Still, they are recognizable as a distinct mid-century group.

## ***ETHNIC GROUPS***

Although Louisville is known for its large and active Italian population, experienced coal miners and their families from England actually represented the single largest nationality in the 1880s, during Louisville's early years. They taught their mining techniques and long history of worker solidarity and activism to people in Louisville and other areas. English immigrants came from many coal mining areas, including counties Durham, Cumbria, Northumberland, Lancashire and West Midlands. During the 1880s, the Thirlaways, Smiths, Carltons, Carveths, Thomases, and other English families lived in Jefferson Place. Mary Oldacre Thomas was a blacksmith from Cradley Heath in Staffordshire, England, who lived at 733 Pine Street. She had learned to make chain while living in England and brought her skills to Louisville by 1884 and later taught her son the same skill (Bacon 2012a). In the 1910s, additional immigrants from England settled in the Kimberly Addition (Bacon 2012a). Unfortunately, the Kimberly Addition appears to have lost much of its original housing stock. It retains primarily National and Pyramidal/Hipped houses, which were also common throughout most of Louisville's historical subdivisions.

Other nationalities already present in Louisville by 1880 included Scottish, Welsh, Irish, Austrian, French, German, Russian, and Swiss (Barlow et al. 2013:27). Within the Jefferson Place subdivision, platted in 1880, early immigrants also came from Belgium, Hungary, Slovakia, and Slovenia (Avenue L Architects 2013:4-22). However, Italian immigrants from diverse parts of Italy began coming to Louisville in large numbers in the 1890s. Their varied origins resulted in the use of many different dialects throughout the town (Bacon 2016a). Louisville had a neighborhood called Little Italy: the Caledonia Place subdivision along Front, Cannon, and East (now Highway 42) Streets between the north side of Harper Street and the south side of Griffith Street. However, more Italians lived on the 800 and 900 blocks of La Farge Avenue in Jefferson Place than in Little Italy/Caledonia Place (Bacon 2008b:1). Jefferson Place included multiple Italian family compounds, which comprised three or more adjacent properties owned by extended families (Figure 141). Even more numerous, but not systematically recorded, were two adjacent properties owned and occupied by the same extended family (Avenue L Architects 2013:4-22–23). For example, the Zarini family, including brothers Peter and Joseph who immigrated to Louisville in the early 1890s, owned and lived in much of the 800 block of La Farge Avenue. Both were coal miners who had many children, most of whom lived in Jefferson Place as adults (Avenue L Architects 2013:4-24). Even outside family compounds, large Italian families might live together; small two-bedroom houses were often occupied by eight or more residents (Avenue L Architects 2013:5-6).

As described above, Louisville also had a Frenchtown, which included Murphy Place and adjacent farms (Bacon 2016b:2). Murphy Place retains a relatively large number of gabled-front form National houses, which could be suggestive of a preference for that building form. However, closer investigation is needed to determine if that observation is quantitatively supported.



**Figure 141.** Family compounds in Jefferson Place (Avenue L Architects 2013:4-23).

Although some people who immigrated to the United States continued their country of origins' building traditions, most adopted the forms of houses that were popular in the areas in which

they settled. This is probably because house plans and specific materials were readily available, people already in the area shared their skills and experience, and people were generally interested in current, local styles. As a result, PaleoWest was able to discern few or no direct relationships between specific ethnic groups and specific forms or styles of houses in Louisville. In fact, some unusual houses mentioned above are connected with people of unexpected ethnicity. For example, the only I-House in Louisville, at 1021 Main Street, was constructed around 1908 for Pasqual Satriano, who was probably an Italian immigrant (Bacon 2015b), even though the I-House form was most popular in the eastern half of the United States—particularly in Iowa, Illinois, and Indiana (McAlester 2017:142–143; Oklahoma Historical Society 2009). Similarly, the rare Dutch Colonial Revival house at 728 Grant Avenue was constructed in 1904 by carpenter John Unger, then sold to Harry Van Mater, a coal operator who was president of the National Fuel Company (Bacon 2010c), even though Dutch Colonial Revival houses were most popular in the eastern United States (e.g., McAlester 2017:424–425). George Steuble, an immigrant from the German-speaking part of Switzerland, constructed the oldest part of 641 Main Street (the first floor of the building’s middle section) around 1879 (Bacon 2012b), but no photo of its original appearance is available.

One potential, but tenuous, avenue of investigation into possible connections between ethnicities and residential patterning would be to see if the houses of Italian families, which tended to be relatively large, feature more or larger additions than those of families of other ethnicities. In addition, Avenue L Architects (2013:58–61) created a table that includes partial information about the ethnicities of early inhabitants of houses in the Jefferson Place subdivision by address. After verification of that information, plus collection of the same information for other subdivisions and compilation of additional information about the years during which families of different ethnicities lived at specific addresses, this information could be used to create a map showing the distributions of various ethnicities in Louisville over time.

## ***MOVING HOUSES***

Like many other coal mining towns, Louisville has a history of houses and other buildings having been moved, both into and within the town (Figure 142). Historically, people did not demolish houses the way we do today; building materials were expensive and, at times, scarce, and people generally used and reused as much as they could (e.g., Lewis 2011:3). People moved houses in Louisville for a variety of reasons: to make way for a new building that was better suited to a desired use, to provide additional housing in town when a coal mine closed down, or even to move one's residence to a new part of town. As described above, Main Street began as a residential street, with Front Street as the commercial street. However, as the town grew rapidly and industry and services expanded, Main Street became increasingly commercial. As a result, some small residences were moved from Main Street to elsewhere in town, and replaced by commercial buildings. It is possible that some of those small houses were relocated to Jefferson Place; that subdivision contains some small cabins on the backs of lots and some primary dwellings that may comprise two or three formerly separate cabins (Avenue L Architects 2013:4-17). Some possibilities include single small cabins behind primary houses at 600 and 620 Jefferson Avenue and the duplex located at 914 La Farge Avenue, which appears to be two cabins joined together (Avenue L Architects 2013:5-12).



**Figure 142.** Moving a house in the early 1900s (photo credit: LHM).

The houses that are currently located at 609 Main Street and 540 Lincoln Avenue were moved there from Louisville's Hecla Mine camp in 1916 and at an unknown date, respectively (Lewis

2011). When Louisville's Centennial and Monarch Mines, Superior's Industrial Mine, and other coal mines closed during the period between 1930 and 1950, several houses and mine buildings were moved into Louisville's historical subdivisions. The house that stands at 936 Parkview was moved from the Centennial Mine in 1935 (Bacon 2012c:8). The assessor card for the house currently at 327 Front Street says "(Moved in Centennial mine district) Lafayette Colo" although it is unclear why Lafayette is mentioned, as the Centennial Mine was located in Louisville (Colorado State Coal Mining Department 1913). Houses moved from the Monarch Mine in the 1940s include a bunk house and shower house that were joined to form what is now Union Jack Liquor at the southwest corner of South Boulder Road and Highway 42, and two other houses joined to form 515 Jefferson Avenue. Houses moved from Superior in the 1940s include those at 740 Grant Avenue and 509 La Farge Avenue. Two other houses in Louisville may originally have been faculty housing at the University of Colorado (Lewis 2011:4). The house at 1300 Lincoln Avenue was moved to that location from Boulder in 1959–1960 (Bacon 2013b). According to their assessor cards, other houses that were moved to their current locations are the ones at 500 Jefferson Avenue and 1428 Cannon Street. Community members also provided information that the houses now located at 1036 Lincoln Avenue, 1430 Front Street, 1524 Main Street, and 730 West Street were moved to their current locations (Bacon 2012c:8). Houses were not the only buildings to be moved; the assessor card for 1101 La Farge Avenue states that the property's garage was moved in, probably in the mid-1950s.

One residential building that was moved within Louisville was the Caledonia boarding house. Its original location is unknown, but it was moved to 701 Main Street in 1919 and later destroyed (Lewis 2011:2). The house that now stands at 816 McKinley Avenue was formerly a carriage house "one lot over" (Bacon 2011b). Dr. Charles Wolfer constructed the building that now stands at 721 Grant Avenue as a post office between 1893 and 1900; it was originally located at 801 Main Street and served as an undertaker's office, as well as the post office. After a newspaper editor moved the building to its current location at 721 Grant Avenue, it served briefly as a newspaper office and an overflow elementary school and was then used by the Union Labor Hospital Association as a coal miner's hospital. The building was converted into a residence in or just after 1910, during the Long Strike. Dr. Wolfer moved his actual house, which originally stood next to the post office at present-day 801 Main Street, to 901 Main Street. The Craftsman-style Chamber of Commerce building that now stands at 901 Main Street replaced Dr. Wolfer's house (Bacon 2011e).

Some of Louisville's houses continue to be moved during modern times. For example, the Jordinelli House, which is now part of the Museum campus, was moved there from 1100 La Farge Avenue in 2001 (Bacon 2008b:3). In 2009, a two-room house was moved from 1024 La Farge Avenue to the Affleck Farm north of Louisville (Bacon 2012c:8).

## **SECTION 6: RECOMMENDATIONS AND SUMMARY**



## RECOMMENDATIONS

In this section, PaleoWest presents recommendations for future property documentation and ongoing research into Louisville's residential development. We developed these recommendations with input from past architectural inventories and historical surveys, the HPC ordinance and guidance documents, our own observations, and community input.

### ***P******R******I******O******R******I******T******I******E******S*** ***F******O******R*** ***F******U******T******U******R******E*** ***D******O******C******U******M******E******N******T******A******T******I******O******N***

This section summarizes the percentages of specific residential forms and styles that have already been documented and identifies gaps in documentation for specific styles, forms, and historical subdivisions. Documentation generally comprises a Smithsonian number and an OAHF Form 1403 Architectural Inventory Form completed by a trained architectural historian. A Smithsonian number is a unique trinomial that is assigned to a documented archaeological or historical resource in the United States. The trinomial comprises a leading number that identifies the state, two letters that signify the county, and final digits that indicate the order of the resources recorded in that county. For example, the trinomial 5BL853 represents the Nicholas Thomas House at 733 Pine Street. The "5" is for Colorado, the "BL" is for Boulder County, and the "853" indicates that this property was the 853rd resource documented in Boulder County. An Architectural Inventory Form records detailed information about the building(s) on the property, including their construction materials, footprint, architectural style, history of construction and modification, and eligibility for listing in the National, State, and/or local Registers. A much larger number of most architectural types has already been documented in Louisville than PaleoWest initially realized. Therefore, rather than setting specific goals for each form and style, we provide more detailed suggestions for specific subdivisions and properties (Table 1 and Figure 143).

**Table 1.** Properties Recommended for Recording

| <b>Address</b> | <b>Neighborhood</b>      | <b>Type</b>         | <b>Period</b>      | <b>Date</b> |
|----------------|--------------------------|---------------------|--------------------|-------------|
| 1000 La Farge  | Barclay Place            | National            | late 19th century  | 1908        |
| 1008 La Farge  | Barclay Place            | National            | late 19th century  | 1908        |
| 1009 La Farge  | Barclay Place            | National            | late 19th century  | 1909        |
| 1013 La Farge  | Barclay Place            | Hipped              | late 19th century  | 1906        |
| 1021 La Farge  | Barclay Place            | Hipped              | late 19th century  | 1906        |
| 1029 La Farge  | Barclay Place            | Pyramidal           | late 19th century  | 1906        |
| 1034 La Farge  | Barclay Place            | Folk Victorian      | late 19th century  | 1890        |
| 1040 La Farge  | Barclay Place            | Pyramidal           | late 19th century  | 1912        |
| 1109 La Farge  | Barclay Place            | Folk Victorian      | late 19th century  | 1909        |
| 1125 La Farge  | Barclay Place            | Bungalow            | early 20th century | 1908        |
| 1145 La Farge  | Barclay Place            | Folk Victorian      | late 19th century  | 1903        |
| 1147 La Farge  | Barclay Place            | Ranch               | post-WWII          | 1953        |
| 1000 Jefferson | Capitol Hill Addition    | Classic Cottage     | early 20th century | 1902        |
| 1040 Jefferson | Capitol Hill Addition    | Classic Cottage     | early 20th century | 1905        |
| 704 Johnson    | Johnson's First Addition | Ranch               | post-WWII          | 1953        |
| 705 Johnson    | Johnson's First Addition | Ranch               | post-WWII          | 1952        |
| 724 Johnson    | Johnson's First Addition | Minimal Traditional | early 20th century | 1939        |
| 325 Roosevelt  | Kimberly Addition        | Bungalow            | early 20th century | 1928        |
| 401 Roosevelt  | Kimberly Addition        | Queen Anne          | late 19th century  | 1905        |
| 725 West       | Kimberly Addition        | Pyramidal           | late 19th century  | 1900        |
| 728 Mead       | Kimberly Addition        | National            | late 19th century  | 1902        |
| 732 Mead       | Kimberly Addition        | National            | late 19th century  | 1904        |
| 737 West       | Kimberly Addition        | Hipped              | late 19th century  | 1905        |
| 741 West       | Kimberly Addition        | Ranch               | post-WWII          | 1959        |
| 327 Front      | Murphy Place             | Pyramidal           | late 19th century  | 1920        |
| 397 County     | Murphy Place             | Bungalow            | early 20th century | 1947        |
| 917 Rex        | Murphy Place             | Bungalow            | early 20th century | 1936        |
| 928 Rex        | Murphy Place             | Minimal Traditional | early 20th century | 1944        |
| 945 Rex        | Murphy Place             | National            | early 20th century | 1920        |
| 1200 Lincoln   | Nicola di Giacomo        | Ranch               | post-WWII          | 1961        |
| 1225 Grant     | Nicola di Giacomo        | Minimal Traditional | early 20th century | 1948        |
| 1228 Jefferson | Nicola di Giacomo        | Ranch               | post-WWII          | 1960        |
| 1237 Grant     | Nicola di Giacomo        | Minimal Traditional | early 20th century | 1948        |
| 1241 Jefferson | Nicola di Giacomo        | Folk Victorian      | late 19th century  | 1907        |
| 713 Caledonia  | Nicola di Giacomo        | Ranch               | post-WWII          | 1952        |



## **Nineteenth-Century Forms and Styles**

### ***Queen Anne***

Approximately 94 percent of Queen Anne-style houses have been documented previously in Louisville; however, the single example that remains in the Kimberly Addition (401 Roosevelt Avenue) subdivision has not been recorded previously. PaleoWest recommends documenting that house to help record the diversity of housing styles that was originally present in the subdivision.

### ***National***

Approximately 82 percent of National houses have been documented previously across Louisville, although no examples have been recorded within Johnson's First Addition or Kimberly Addition. The only apparent remaining example in Johnson's First Addition was destroyed and replaced by infill in 2014. In contrast, five examples of National houses appear to remain in the Kimberly Addition. PaleoWest recommends the documentation of at least one to help record the architectural diversity originally present in that subdivision. Our recommended top priorities are the one-and-one-half-story house at 732 Mead Street and the one-story, gabled-front house at 728 Mead Street because they appear to retain the most overall physical integrity. Just two of the nine apparent National houses in the Barclay Place subdivision have been documented, so PaleoWest recommends that recording an additional one or two would be beneficial. Based on apparent historic integrity, our top priorities would be the houses at 1000, 1008, and/or 1009 La Farge Avenue. The example at 1008 La Farge has some exterior treatments (stucco, porch entry) that are suggestive of the 1940s; its architectural history might illustrate historical remodeling. Finally, the unusually styled house located at 945 Rex Street in Murphy Place would be a good candidate for recording; that could provide information about its unique architectural history.

### ***Folk Victorian***

Approximately 88 percent of Folk Victorian houses have been documented previously in Louisville; however, none of the three remaining examples in the Barclay Place subdivision (1034, 1109, and 1145 La Farge Avenue) have been documented. Accordingly, PaleoWest recommends documenting at least one of them. All appear to have seen multiple changes over the years but because the Museum has an itemized list of materials from McAllister Lumber & Supply Company used to construct Ann Barker Dixon's house at 1109 La Farge Avenue (Bacon 2015e:8), PaleoWest recommends that house as the first priority for documentation. Likewise, the one remaining example in the Nicola DiGiacomo subdivision (1241 Jefferson Avenue) has not been documented previously. This house saw marked remodeling during historic times and more recent covering of original features with siding. PaleoWest recommends documenting the house to understand the original architectural diversity in the subdivision and to investigate historical and modern remodeling.

### ***Pyramidal/Hipped***

Compared to the preceding nineteenth-century forms and styles, a relatively smaller 75 percent of Pyramidal/Hipped houses have been documented previously in Louisville. The Barclay Place, Kimberly Addition, and Murphy Place subdivisions are again underrepresented, with one of five recorded previously in Barclay Place, and none in the other two subdivisions. For Barclay Place, PaleoWest recommends that the very similar and distinctive houses at 1013, 1021, 1029, and

1040 La Farge Avenue be recorded. Each comprises a pyramidal or hipped-roof main portion with a smaller front-gabled room or entry on the side. PaleoWest also recommends that at least one of the examples of Pyramidal/Hipped houses in the Kimberly Addition be documented, with priorities being 737 and 725 West Street. For Murphy Place, we recommend documenting 327 Front Street to help record the architectural diversity in that subdivision.

## **Early Twentieth-Century Forms and Styles**

### ***Bungalow***

The Bungalow form is the second-most common style or form of single-family residence in Louisville's historical subdivisions. In general, these kinds of houses appear to be some of the least-modified in modern times. Yet, a smaller percentage (69 percent) of Bungalows have been documented in Louisville than any other nineteenth-century style or form. For example, four of the six Bungalows remaining in the Barclay Place subdivision have not yet been documented. Of those, PaleoWest recommends that, at a minimum, the unusual masonry block example at 1125 La Farge Avenue be recorded. Similarly, just one of six Bungalows remaining in the Murphy Place subdivision has been documented previously, so PaleoWest recommends that at least one more be recorded. Priorities are the late, unusual clipped gable house at 397 County Road and the somewhat earlier stucco example at 917 Rex Street. The one house in the Kimberly Addition that exhibits some Bungalow characteristics (325 Roosevelt Avenue) has not been documented, so PaleoWest recommends that it also be recorded.

### ***Classic Cottage***

Approximately 79 percent of Classic Cottages in Louisville's historical subdivisions have been documented previously, although a couple undocumented examples in the Capitol Hill subdivision appear to retain good historic integrity. Accordingly, PaleoWest recommends that 1040 Jefferson Avenue and the unusual corner-entrance example at 1000 Jefferson Avenue be recorded.

### ***Minimal Traditional***

Approximately 77 percent of Minimal Traditional houses have been documented previously across Louisville's historical subdivisions. Their representation is limited in the Nicola DiGiacomo (two recorded of seven), Murphy Place (one recorded of four), and Johnson's First Addition (none recorded) subdivisions. Accordingly, PaleoWest recommends that the side-gabled house at 1237 Grant Avenue and the pyramidal-roofed house next door, at 1225 Grant Avenue in the Nicola DiGiacomo subdivision, be documented. We also recommend that 928 Rex Street in Murphy Place be recorded; although the house has been added onto and modified, the Museum already has some historical information for it (Bacon 2016b:2). Finally, PaleoWest recommends that the one Minimal Traditional example that appears to remain at 724 Johnson Avenue in Johnson's First Addition be documented.

### ***Ranch***

Approximately 77 percent of Ranch houses have been documented previously across Louisville's pre-1960 historical subdivisions. Consistent with other forms and styles, however, some historical subdivisions are underrepresented in documentation: Nicola DiGiacomo (one recorded of eight), and Johnson's First Addition, Kimberly Addition, Barclay Place (none recorded). Ranches are not the original houses in these subdivisions, but examples that are more

than 50 years old, in particular, are still important for understanding historical infill and redevelopment. Accordingly, PaleoWest recommends that 1228 Jefferson Avenue, 1200 Lincoln Avenue, and 713 Caledonia Street, all in the Nicola DiGiacomo subdivision, are the highest priority for documentation, as they appear to retain at least some physical integrity. We also recommend that 704 or 705 Johnson Street in Johnson's First Addition be documented, as they appear to retain at least some physical integrity. Finally, PaleoWest recommends that the single example in the Kimberly Addition at 741 West Street be documented. The one example in Barclay Place at 1147 La Farge Avenue has recently been heavily modified and retains almost no physical integrity.

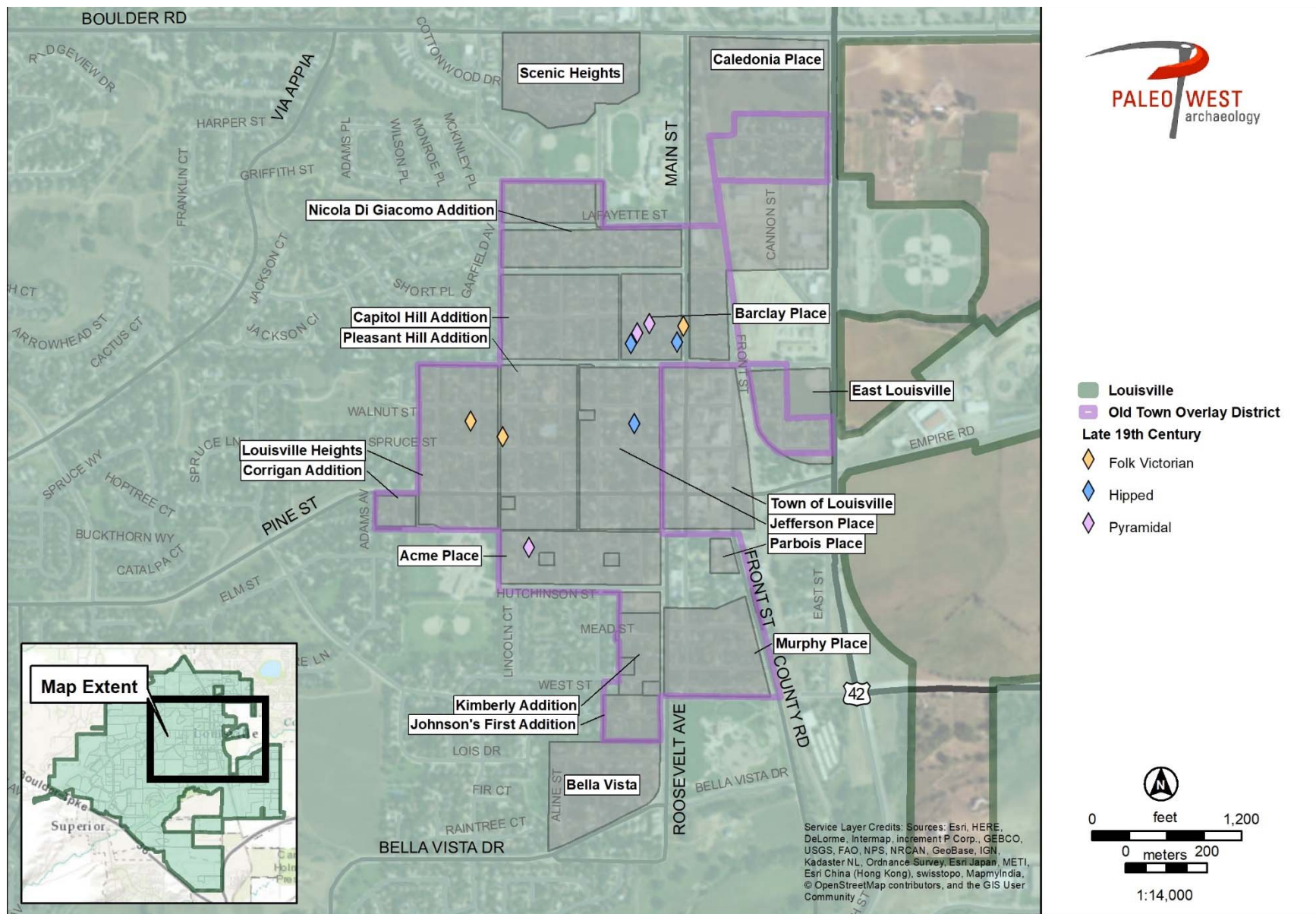
### Groups of Properties Recommended for Further Investigation

PaleoWest also recommends further investigation of several specific properties, some of which have already been documented, because they may have the potential to yield further information about residential development and patterning in Louisville (Table 2 and Figure 144). First, the aforementioned pair of nearly identical two-story houses stands at 829 Garfield Avenue (not yet recorded) and 301 Spruce Street (5BL856). Another similar, one and one-half-story house without cross-gabbling stands at 1037 Main Street (5BL8022). The similarities of these three houses suggests that they may be kit houses, or may have been constructed by the same or associated people.

**Table 2.** Property Groups Recommended for Further Investigation

| Smithsonian No. | Address       | Neighborhood       | Type           | Period            | Date |
|-----------------|---------------|--------------------|----------------|-------------------|------|
| 5BL12470        | 548 Lincoln   | Acme Place         | Pyramidal      | late 19th century | 1909 |
| N/A             | 1013 La Farge | Barclay Place      | Hipped         | late 19th century | 1906 |
| N/A             | 1021 La Farge | Barclay Place      | Hipped         | late 19th century | 1906 |
| N/A             | 1029 La Farge | Barclay Place      | Pyramidal      | late 19th century | 1906 |
| 5BL8022         | 1037 Main     | Barclay Place      | Folk Victorian | late 19th century | 1908 |
| N/A             | 1040 La Farge | Barclay Place      | Pyramidal      | late 19th century | 1912 |
| 5BL1991         | 822 La Farge  | Jefferson Place    | Hipped         | late 19th century | 1900 |
| 5BL856          | 301 Spruce    | Louisville Heights | Folk Victorian | late 19th century | 1908 |
| N/A             | 829 Garfield  | Louisville Heights | Folk Victorian | late 19th century | 1907 |

*\*Highlighting denotes property groups*



**Figure 144.** Property groups recommended for further investigation.

Second, the houses located at 822, 1013, 1021, 1029, and 1040 La Farge and 548 Lincoln Avenue have a very distinctive form comprising a pyramidal- or hipped-roof main portion and a small, front-gabled room on the side. Four of them have not yet been recorded. 822 La Farge (5BL1991) is located within the Zarini family compound in the Jefferson Place subdivision (Avenue L Architects 2013:4-23), while the other houses on La Farge are located within the Barclay Place subdivision. 548 Lincoln (5BL12470) stands within the Acme Place subdivision. All of these houses date between 1903 and 1912. PaleoWest recommends recording the four houses that are not yet documented and further investigating the origins of these house plans. E.J. Di Francia reportedly purchased or constructed the houses at 1013, 1021, and 1029 La Farge Avenue for his daughters (Bacon 2016d). These houses appear similar or identical (i.e., 1021 La Farge Avenue) to the Northern Coal and Coke Company's coal camp house Type C (Figure 145). In the early 1900s, that company and the Rocky Mountain Fuel Company constructed many different types of houses for mine workers. When the Rocky Mountain Fuel Company consolidated ownership of several mines after the Long Strike of 1910–1914, and again after most mines closed in the 1930s, mining companies sold many houses to private owners (Conarro 2017:3; Lewis 2011:2). The three Di Francia houses were in place before 1910, and possibly as early as 1906 (Bacon 2016d:4), making it unlikely that they originated at a coal mine. However, it is possible that private builders copied or borrowed from the coal companies' house plans (Doug Conarro personal communication, October 10, 2017). PaleoWest recommends that further research be conducted into why the aforementioned houses on La Farge and Lincoln Avenues and the Type C coal company house are so similar.



**Figure 145.** Northern Coal and Coke Company house Type C from 1907 (Conarro 2017:3).

## **E**VALUATION FOR **L**ANDMARKING AND **D**EMOLITION **S**TAYS

The “Residential Architectural Forms and styles in Louisville” section of this historic context provides lists of the common features of various historical architectural forms and styles observed in Louisville. While a house does not need to retain every feature on the list (and may never have had every feature), it should exhibit a number sufficient to be clearly recognizable as that style or form. The HPC can consult these same lists when evaluating whether a house retains enough historic integrity to recommend a stay on demolition.

### **Historic Integrity**

All properties change over time. Within the built environment, houses are some of the resources that change the fastest and, often, the most, because each new owner usually alters his or her new home to some degree to update or personalize it. In extreme cases, the house acquires a whole new look and feel. Usually, however, and especially in the case of historic houses that have been well maintained, new owners value the historical aspects of the home and are careful to respect them and maintain the home’s historic integrity. The National Register Bulletin, “How to Apply the National Register Criteria for Evaluation,” explains that the Secretary of the Interior’s *Standards and Guidelines for Archeology and Historic Preservation* (Standards) defines historic integrity as “the ability of a property to convey its significance” (Andrus et al. 2002:44). The bulletin also presents seven aspects of integrity that should be considered, both separately and collectively, to determine if a property successfully conveys its significance (Andrus et al. 2002:44–45). Interpretations of the seven aspects of integrity are:

- *Location: The building remains in the place where the historic property was constructed or the place where an historic event occurred.* Recently moved properties rarely retain sufficient integrity of location to support eligibility, although a property that was moved historically could potentially retain integrity of location. Many houses in Louisville were moved into the city from surrounding coal mines or other towns, or simply moved within the town, so this pattern is historically important in itself. If whatever first made a building historically important is still present or occurred after the building was moved, the building could still have enough other aspects of integrity to convey its significance. A building that exhibits clear architectural innovation or distinction could still be significant, although its integrity of location and setting would be negated. On the other hand, if an important historical event occurred in association with the building after it was moved, then the building’s integrity of location would be intact. Finally, if a building was moved so very long ago that it is understood to have essentially always been there, it could have “re-attained” historic significance and integrity of location.
- *Design: The combination of elements that create the form, plan, space, structure, and style of a building are still intact.* These elements may represent historic technologies or functions, or an historic cultural ethos that, although it is no longer prevalent, can be better understood through the lens of historic architecture.

- *Setting: The physical environment of an historic property remains the same or similar to what it was at the time for which it is significant.* This aspect of integrity addresses the relationship between the building and its environment; it considers whether the surroundings of the property are essentially the same or similar to what they originally were. For a 1920s farmhouse that is surrounded by 1960s suburban development, integrity of setting may no longer be present; yet, for a home that was on the leading edge of early suburban development, integrity of setting may be intact.
- *Materials: Physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form an historic property remain the same or similar to what they were originally.* Which materials are chosen by owners and/or builders and how these materials are used can be an important window to the values and preferences of people in the past. Among the considerations that help determine a building's significance are whether materials are imported from afar or obtained locally, and whether materials were used to support traditional ideas or indulge in architectural innovation.
- *Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory remains the same or similar to what it original was.* This aspect of integrity is the statement of skill and care used by the builders of a property. As with materials and design, workmanship may be a testament to local vernacular traditions or to ideals and values.
- *Feeling: A property's expression of the aesthetic or historic sense of a particular period of time remains detectable.* This is arguably the most abstract of the seven aspects of integrity. Feeling can be understood as the result of the other aspects of integrity taken in combination, and their ability to work together to create a sense of the past.
- *Association: A direct link exists between an historic property and an historically important event or person.* This aspect of integrity is rarely applied to properties whose significance is architectural; it is more commonly applied to properties that are important for their association with important events or people. As with feeling, this aspect of integrity depends on individual perception and should be considered only when other aspects of integrity are sufficiently present to support a building's eligibility.

Chapter 15.36 of the Louisville Municipal Code defines the criteria for designating a building as an historic landmark, or a group of buildings as an historic district. These include four aspects of integrity, which are largely related to but not exactly the same as the seven aspects of integrity included in the Standards. The seven aspects provide background information that could be helpful when applying Louisville's four criteria of integrity. For a property to be designated an historic landmark, or to be worthy of a stay of demolition, most designating entities require that the building retain sufficient integrity to convey the building's historic significance. For architecture, some aspects of integrity may be absent, while others are intact, and it is the responsibility of the City's staff liaison and/or HPC to determine if those aspects are present in the quantity or combination warranted to support designation or a stay of demolition. In general, buildings that are eligible for landmarking under one or more architectural criteria should, at a minimum, retain integrity of location, design, materials, and workmanship. More important aspects of integrity for buildings that are eligible for landmarking under one or more social criteria may include location, setting, feeling, and association. Buildings that are eligible under one or more geographic/environmental criteria should at least retain integrity of location, setting,

and feeling. In all cases, however, the more aspects of integrity a building conveys, the stronger the argument a property owner or the HPC can make for landmarking or stay of demolition. In the cases of unique, unusual, or last-remaining buildings, those rare qualities may outweigh limited integrity. The HPC should exercise their authority to weigh the details of each case brought before them, while still consistently upholding the law and spirit of the preservation ordinance.

In some cases, a property may be of an age that places it within a period of historically significant development for that community, but the building no longer retains sufficient integrity to convey its history to those who encounter it, or the building is not one of the best examples for doing so. Treatment of secondary building types such as garages and other outbuildings varies across communities, with some designating authorities seeing them as important to the historic fabric of a district, and others interpreting them as less important, even when they retain integrity, because they are not visible to the public. In those cases, marked physical changes may be allowable, although they will still erode the historic fabric of the town.

## ***HISTORICALLY COMPATIBLE MODIFICATIONS***

The recommendations provided in this section follow from the discussion presented in the preceding section. The Standards make it clear that original materials should be retained whenever possible, or replaced in-kind if they are too deteriorated to be restorable. For houses that are not eligible for or listed in the National Register, some changes may still have a minimal, and locally allowable, effect on integrity of design, materials, and workmanship. In contrast, the HPC may determine that other changes could diminish the houses' integrity to the extent that they could no longer be considered to satisfy the HPC's criteria of significance. For example, many houses in Louisville have received modern, or even historical, changes to their exterior materials (e.g., siding or stucco over original wood clapboard). The same kinds of changes, such as installation of narrow-width vinyl siding over original narrow-width wood clapboard, minimally affect a house's integrity because the overall appearance remains similar, as long as character-defining features, such as fish scale shingles, turned posts, and exposed rafters, are still visible. Replacement of original double-hung windows with new wood double-hung windows would be a less desirable change although if the same window openings are used without modification there may be a relatively minimal reduction in integrity. These kinds of changes should never be advocated for, going forward, but if they have already been completed prior to evaluation of a house for landmarking or a demolition stay, the HPC may decide that the house retains sufficient integrity.

Far less appropriate, and much more detrimental to the integrity of an historic house, would be a marked change in the appearance of exterior materials, such as from wood to brick, stucco, or concrete, or from brick or stone to vinyl siding. Likewise, enlarging or reducing window openings, and closing up or moving windows or doors would change the external appearance dramatically and markedly diminish the house's integrity (Avenue L Architects 2013:5-5). Inappropriate additions could have an even stronger effect on integrity. Any changes that remove or falsely add the defining characteristics listed for each style in the "Residential Architectural Forms and Styles in Louisville" section could irreparably diminish the house's integrity. Based on comparisons between 1948 assessor cards and current appearances, several houses in

Louisville have been transformed from one style or form to another. These include: 553 La Farge Avenue (Minimal Traditional to Bungalow), 1237 La Farge Avenue (Minimal Traditional to Craftsman) (Figures 146–147), 839 McKinley Avenue (Bungalow to Classic Cottage), 740 Grant Avenue (Minimal Traditional to Classic Cottage), 1141 Jefferson Avenue (Classic Cottage to two-story Queen Anne), 905 McKinley Avenue (National to Folk Victorian). Evaluating these effects is somewhat relative; if a house retains numerous defining characteristics and loses one, it may exhibit sufficient integrity to be considered significant. However, if just one or two defining characteristics remain, and those are changed, its integrity should be considered irreparably lost.



**Figure 146.** Assessor card photograph of 1237 La Farge Avenue in 1948 (LHM 2017).



**Figure 147.** 1237 La Farge Avenue today.

Another inappropriate kind of modification that can reduce the integrity of an historic house is the addition of non-original materials to make the house look more “historic.” The Standards for Rehabilitation state, “Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken” (National Park Service 2017). An example of this is seen at 633 La Farge Avenue; the house currently has numerous Queen Anne/Folk Victorian stylistic elements (e.g., gable end ornamentation, turned porch posts and spindles, porch brackets) that are not original to the house and were not present even in 1913 (see Figures 18–19).

Larger-scale changes can also vary in the extent to which they reduce an historic house’s overall integrity of design, workmanship, and materials. In keeping with the Standards, additions to significant houses should be subordinate to and ideally located behind the original building. They should exhibit similar massing and scale and reference forms found on the original building (e.g., roof angle, size and spacing of windows), while being differentiated from the original. Additions that do not meet these and other aspects of the Standards would diminish the integrity of a house to the extent that it should no longer be considered significant. In contrast, a house that has an addition that does meet the Standards may still exhibit sufficient integrity to be considered significant.

Adding or removing buildings from a property can also differentially affect a property’s integrity of location, setting, and feeling; in order for a property to retain these aspects of integrity, the historic spatial organization, setbacks, circulation, boundaries, character, and feeling of the property parcel as a whole should be intact (Avenue L Architects 2013:5-5). Accordingly, adding a small shed to the back of a potentially significant property probably would not diminish its integrity to a great degree. In contrast, removing an historic outbuilding and/or constructing a much larger or architecturally different outbuilding, particularly if it is visible from public rights-of-way, would markedly diminish or negate these aspects of integrity. Raising an historic house to pour a new foundation or add a basement within the same footprint would minimally impact a property’s integrity of location, setting, and feeling. In contrast, moving an historic house to the side and building a new house or addition in its place would negate these aspects of integrity.

The City of Louisville and HPC already provide thorough recommendations for potentially appropriate changes to historic houses that would leave those buildings with sufficient integrity. Helpful information includes: Alteration Certificate Criteria (City of Louisville 2005), Old Town Overlay Zoning District Regulations (City of Louisville 2017b), and Best Practices - Old Town Additions (City of Louisville 2017c). A caution regarding the last document: even stepped-back second-story additions on one-story historic houses can result in an irreparable loss of integrity and may render the property not significant. Additional guidance from the National Park Service regarding maintaining integrity of historic houses includes: Rehabilitation Standards and Guidelines (National Park Service 2017) and Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns (Grimmer and Weeks 2010).

## **LANDMARKING OUTREACH**

### **Individual Properties**

PaleoWest's current study relied on brief field observations, consultation of historical photographs, and, in some cases, recommendations made and/or more in-depth research conducted primarily by others during previous architectural surveys (e.g., Avenue L Architects 2013; Barlow et al. 2013; Mehls et al. 1985b). Accordingly, the recommendations listed below are based largely on architectural characteristics rather than on social or geographic qualities. As a result, they do not respond to all of the HPC's landmarking criteria. Furthermore, PaleoWest's recommendations stem, in part, from an attempt to capture the full range of residential architecture in historical Louisville, even if some of the properties have lost some integrity due to modern changes. Finally, our recommendations are for local landmarking; we are not making recommendations regarding properties eligible for the State Register or National Register. As organized by architectural form and style, PaleoWest recommends that the City prioritize the following properties for further assessment and potential landmarking outreach (a photograph of each property is provided in Appendix B):

#### ***National Form:***

- 1425 Cannon Street: tiny front-gable-and-wing form and adequate integrity (Figure B.1)
- 1409 Courtesy Road: early, small, side-gabled form with high integrity (Figure B.2)
- 620 Jefferson Avenue: early side-gabled form and good integrity (Figure B.3)
- 821 La Farge Avenue: typical, tiny, side-gabled form and high integrity (Figure B.4)
- 1008 La Farge Avenue: unusual stucco side-gabled form and high integrity (Figure B.5)
- 541 Main Street: small, side-gabled form with high integrity (Figure B.6)
- 1037 Main Street: two-story gable-front form and good integrity (Figure B.7)
- 624 Pine Street: gable-front-and-wing form and good integrity (Figure B.8)
- 1105 Pine Street: two-story gable-front-and-wing form and high integrity (Figure B.9)
- 801 Spruce Street: gable-front-and-wing form and good integrity (Figure B.10)

#### ***Folk Victorian:***

- 925 Jefferson Avenue: unusual corner porch entry and high integrity (Figure B.11)
- 815 La Farge Avenue: rare shotgun Italianate form and high integrity (Figure B.12)
- 1145 La Farge Avenue: two-story form and overall good integrity (Figure B.13)

#### ***Pyramidal/Hipped:***

- 600 Grant Avenue: small form with Victorian style and good integrity (Figure B.14)
- 1021 La Farge Avenue: distinct form with front gable and high integrity (Figure B.15)
- 1040 La Farge Avenue: distinct form with front gable and good integrity (Figure B.16)
- 1240 La Farge Avenue: distinct shingled porch skirt and good integrity (Figure B.17)
- 540 Lincoln Avenue: typical pyramidal form and high integrity (Figure B.18)

***Queen Anne:***

- 1101 Jefferson Avenue: two-story form and good integrity (Figure B.19)
- 1045 La Farge Avenue: rare size, brick, and good integrity (Figure B.20)
- 741 Lincoln Avenue: rare size, brick, and adequate integrity (Figure B.21)
- 401 Roosevelt Avenue: two-story form and adequate to good integrity (Figure B.22)

***Foursquare:***

- 728 La Farge Avenue: unique and good integrity (Figure B.23)

***Dutch Colonial Revival:***

- 801 Garfield Avenue: rare and good integrity (Figure B.24)
- 728 Grant Avenue: rare and adequate integrity (Figure B.25)

***Bungalow:***

- 740 Garfield Avenue: rare brick Craftsman and high integrity (Figure B.26)
- 732 Grant Avenue: Craftsman style with brick porch and adequate to good integrity (Figure B.27)
- 560 Jefferson Avenue: stucco clipped gable with porch and good integrity (Figure B.28)
- 1208 Jefferson Avenue: simple Craftsman style stucco and good integrity (Figure B.29)
- 901 Main Street: Craftsman style and adequate integrity (Figure B.30)
- 913 Main Street: rare brick Craftsman and high integrity (Figure B.31)
- 1032 Main Street: simple stucco clipped gable and good integrity (Figure B.32)
- 1101 Main Street: stucco clipped gable with porch and high integrity (Figure B.33)
- 1201 Main Street: stucco Craftsman style and adequate to good integrity (Figure B.34)
- 1212 Main Street: stucco multi-clipped gable and good integrity (Figure B.35)

***Classic Cottage:***

- 941 Garfield Avenue: unusual large porch and good integrity (Figure B.36)
- 601 Lincoln Avenue: excellent example of style and good integrity (Figure B.37)

***Minimal Traditional:***

- 636 Garfield Avenue: unusual stucco cottage style and good integrity (Figure B.38)
- 1004 Harper Street: typical form and good integrity (Figure B.39)
- 552 Jefferson Avenue: typical stucco form and good integrity (Figure B.40)
- 601 McKinley Avenue: typical early ranch form and good integrity (Figure B.41)
- 1104 Main Street: typical stucco form and high integrity (Figure B.42)
- 901 Parkview Street: typical front-gabled form and high integrity (Figure B.43)

***Ranch:***

- 620 Garfield Avenue: early stucco form and high integrity (Figure B.44)
- 920 Garfield Avenue: small, hipped roof and good integrity (Figure B.45)
- 1005 Harper Street: typical brick with attached garage and good integrity (Figure B.46)
- 557 Jefferson Avenue: typical form and good integrity (Figure B.47)
- 629 McKinley Avenue: early form and good integrity (Figure B.48)
- 741 West Street: typical brick with attached garage and high integrity (Figure B.49)

## Districts

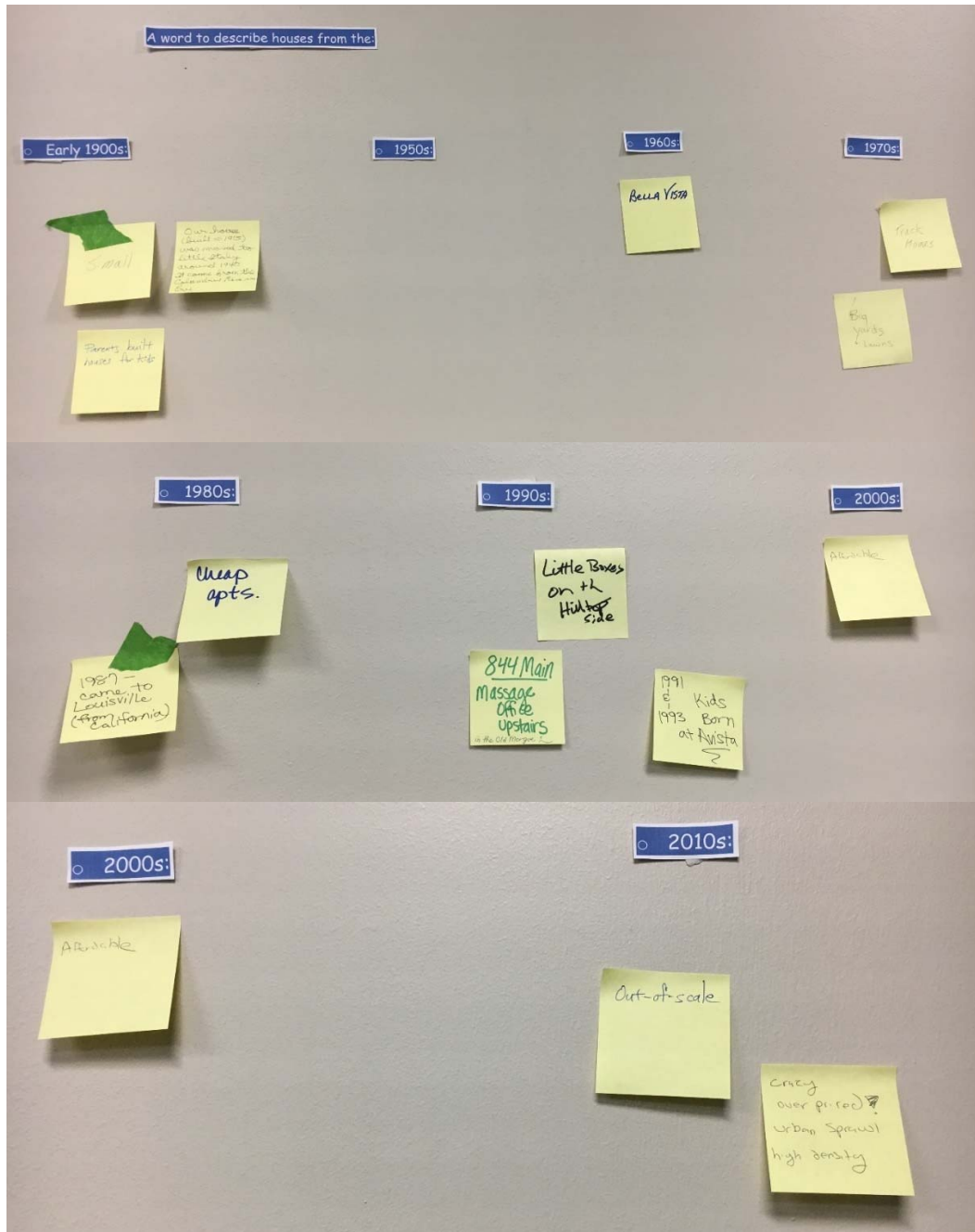
Previous architectural historians have recommended Jefferson Place as a local historic district and a State Register historic district (Avenue L Architects 2013:1-1), with a focus on the 600 and 700 blocks of Jefferson Avenue and the 800 and 900 blocks of La Farge Avenue, due to their generally good integrity (Avenue L Architects 2013:5-5) (Figure B.50).

In addition, PaleoWest recommends some potential small local historic districts:

- Architectural District of Pyramidal/Hipped houses with front gables: 1013, 1021, 1029, and 1040 La Farge Avenue; could add 822 La Farge Avenue and 548 Lincoln Avenue as additional properties in a discontinuous district (Figure B.51)
- Di Francia Houses: 1013, 1021, 1029, and 1045 La Farge Avenue (see Figure B.51);
- Stecker/Kerr/Brennan Family Compound: 720 and 722 Pine (both individually landmarked) and 633 La Farge Avenue (not individually eligible to a district but would be contributing) (Figure B.52)
- Corrigan Addition: 600, 601, 617, 620, 628, 629, 636, and 637 Johnson Avenue (most not individually eligible but contributing) (Figure B.53)
- Zarini Family Compound: 801 and 817 Spruce Street, 804, 808, and 822 (not individually eligible but contributing) La Farge Avenue (824 La Farge Avenue not contributing) (Figure B.54)

## COMMUNITY INPUT

Louisville strives to attain public buy-in for historic preservation; accordingly, PaleoWest and the City sought public input about Louisville's past, present, and future residential development to help inform recommendations for this historic context, as well as for contexts about Louisville's commercial and industrial development. Most of the comments and stories the public provided concerned past and present businesses. However, the public's perspective on houses from different eras was interesting (Figure 148).



**Figure 148.** Public comments about houses dating to the early 1900s and 1950s to present.

Comments about houses built in the early 1900s were: “small,” “Our house (built ~1915) was moved to Little Italy ~1940. It came from the Columbine Mine in Erie.” (no address provided), and “parents built houses for kids.” When asked about houses from the 1960s, one person wrote “Bella Vista.” The 1970s era elicited comments about “tract homes” and “big yards and lawns.” People’s thoughts about houses from the 1980s were “1987 came to Louisville from California” and “cheap apartments.” Comments regarding 1990s-era houses began to turn more negative: “little boxes on hillside,” “1991 and 1993 kids born at Avista, and “subdivision boom, McStain, suburban; big part of city; lacks character.” While one person feels that houses in the first decade of the 2000s were “affordable,” some people view houses from the 2010s as “crazy over-priced,” “urban sprawl,” “high density,” and “out of scale.”

The public’s feelings about which houses represent Louisville’s history were mixed. One person cited the small Queen Anne-style house at 725 Lincoln Avenue as a representation of the city’s past. Another person remembered a “miner’s shack on the alley (2 behind house on Jefferson); 1987 – had red shag carpet.” Other people thought about the landscape aspects of historical Louisville, citing “natural solar access due to the way houses were built,” and “residential gardens, trees, chicken coops so large lots.” Once again, people’s feelings about Louisville’s residential situation today were mixed. Two people cited a modification of an historical pattern: “family and community gardens” in addition to, and sometimes instead of, “backyard gardens.” At least one other person would like to know more about “gardens in Louisville.” Another person lamented “packing houses in.” When asked to look to Louisville’s residential future, two people were supportive of the upcoming “gateway under [the] railroad tracks” leading to DELO (Downtown East Louisville).”

Some people think fondly of historic houses in Louisville, citing 945 Front Street, 925 Jefferson Avenue, and “miner houses on Spruce (Lee) east of tracks behind 740 Front Street” as their favorite buildings. Others feel stronger personal connections with the somewhat younger houses in which they have lived. Three examples are “my house” (address not given), “Sycamore Circle – where we lived when my kids were born,” (in the 1981 Sundance subdivision) and “181 Mesa Ct. our biggest house. Our kids were in Fireside Elementary at time” (in the 1990 Centennial Heights subdivision) (City of Louisville 2017a). Other people fondly remember playing in and near some of Louisville’s modern subdivisions. One person wrote “1987 – Tamarisk Open Space Denver Urban Drainage and Sled Hill. Social trails only and you see what was access to a closed mine. Present: known as Coyote Run with maintained trails. Sled Hill is gone and there are no visible mine remnants today.” Two other people remember “playing CB tag at night on the hill by McCaslin and Via Appia” and “blizzard Christmas 1982; 38” snowfall, 6’ drifts.”

In looking to the future, people expressed interest in both re-development (see above regarding DELO) and in the familiar, historical, small-town aspects of Louisville. For example, at least two people expressed a strong desire to preserve solar access (by limiting the sizes of houses) and a third specifically called out limitations on house sizes.

A new resident of Louisville summed up the general feeling that many people in Louisville seem to have:

*“My family just moved to Louisville about 6 months ago. The main reason for the move was to cut our commute time, but we were looking for certain features in our new town. We love the soul of Louisville, the downtown, local businesses, restaurants, so many great parks and everyone is friendly. We also love the tie to history that’s been preserved and would love to see more preservation happen in the future.”*

While Louisville contains diverse housing stock dating from the 1880s through 2017, the prevalent pattern in single-family residences is a stylistically harmonious feeling achieved through the use, or at least referencing, of traditional architectural forms and styles even in new construction. This may be a tribute to Louisville’s recognized history, longstanding and tight community, and continued conveyance of a clear identity through education and City policy.

## SUMMARY

PaleoWest prepared this historic context to help the city of Louisville, Colorado better understand its residential development from the time of its founding in 1878 to the present day, focusing on single-family residences. Following the City’s Plan, the ultimate goal of this context is to strengthen the community’s understanding of and support for historic preservation of older residential buildings.

PaleoWest structured this historic context in keeping with the Plan. Together with the City, we gathered public input in an effort to understand what residents feel is important to their community identity. We also amassed existing information from *The Louisville Historian*, previous architectural surveys and city histories, property assessor cards, and other sources. Drawing from these varied sources allowed us to intersperse family stories with building descriptions and histories of specific Louisville subdivisions.

Louisville’s historical and modern subdivisions contain a large variety of house forms and styles. In general, those correlate with the time periods during which they were popular across the United States. However, in many ways, Louisville’s residential development was unique; Louisville was not a company town, and its residents, who were mostly immigrants of diverse ethnicities, layered their personal tastes, family needs, available materials, and mail-order elements onto popular house forms. In addition, people in Louisville appear to have long-valued traditional forms and styles of houses, rather than cutting-edge architecture. This is seen through the continued use of nineteenth-century forms and styles well into the early twentieth century, and by the widespread construction of traditional-looking houses today. Furthermore, Louisville’s historical subdivisions were generally characterized by integration of large and small houses. A few subdivisions demonstrate a proclivity for one size or the other, but most exhibit a combination of both, suggesting that Louisville’s ethnically and socio-economically diverse inhabitants were relatively integrated. PaleoWest did not find clear evidence for consistent relationships between ethnicity and architectural preference, but we did observe occasional consistency between houses owned by the same family; this trend warrants further, more geographically extensive investigation.

PaleoWest recommends that a way to further capture Louisville's diversity in houses and community history is to record additional buildings in under-represented historical subdivisions and to conduct landmarking outreach for under-represented house forms and styles. Additional avenues for future investigation include conducting more research into the distributions of different ethnicities across historical subdivisions, identifying architectural elements on houses (and houses themselves) that may have come from mail-order catalogues, and identifying more family compounds.

During our public input event, PaleoWest and the City heard that members of the Louisville community are enjoying the present (e.g., events, shops) and looking forward to the future (e.g., Downtown East Louisville), while still having a strong connection to the past (e.g., backyard gardens, family histories, and favorite old houses). Accordingly, it seems that the clearest path to preserving significant historic houses in Louisville is continuing to strengthen the community's personal connections with them.

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## **APPENDIX A: SUPPORTING INFORMATION**

**Table A.1.** Sampled Houses Included in Analysis

| <b>Smithsonian #</b> | <b>Address</b> | <b>Subdivision</b> | <b>Type</b> | <b>Date</b> |
|----------------------|----------------|--------------------|-------------|-------------|
| 5BL12222             | 500 Grant      | Acme Place         | Natl        | 1900        |
| 5BL12200             | 500 Jefferson  | Acme Place         | Pyr         | 1948        |
| 5BL12483             | 500 Lincoln    | Acme Place         | Natl        | 1900        |
| 5BL12155             | 504 La Farge   | Acme Place         | Ranch       | 1975        |
| 5BL12154             | 508 La Farge   | Acme Place         | Ranch       | 1952        |
| 5BL12153             | 509 La Farge   | Acme Place         | Pyr         | 1910        |
| 5BL12198             | 515 Jefferson  | Acme Place         | MT          | 1948        |
| 5BL12224             | 516 Grant      | Acme Place         | MT          | 1944        |
| 5BL12152             | 516 La Farge   | Acme Place         | Ranch       | 1952        |
| 5BL12151             | 517 La Farge   | Acme Place         | Ranch       | 1951        |
| 5BL12197             | 523 Jefferson  | Acme Place         | MT          | 1949        |
| 5BL12149             | 526 La Farge   | Acme Place         | Ranch       | 1969        |
| N/A                  | 533 Grant      | Acme Place         | New Trad    | 2002        |
| N/A                  | 536 La Farge   | Acme Place         | Ranch       | 1954        |
| 5BL12148             | 537 La Farge   | Acme Place         | Bung        | 1939        |
| N/A                  | 537 Lincoln    | Acme Place         | Natl        | 1898        |
| 5BL932               | 540 Lincoln    | Acme Place         | Pyr         | 1910        |
| N/A                  | 541 Lincoln    | Acme Place         | MT          | 1948        |
| 5BL12229             | 545 Grant      | Acme Place         | Ranch       | 1970        |
| 5BL12194             | 545 Jefferson  | Acme Place         | Pyr         | 1913        |
| 5BL12470             | 548 Lincoln    | Acme Place         | Pyr         | 1909        |
| 5BL12146             | 549 La Farge   | Acme Place         | MT          | 1948        |
| 5BL12193             | 552 Jefferson  | Acme Place         | MT          | 1936        |
| 5BL12145             | 553 La Farge   | Acme Place         | MT          | 1949        |
| 5BL12144             | 556 La Farge   | Acme Place         | Ranch       | 1956        |
| 5BL12192             | 557 Jefferson  | Acme Place         | Ranch       | 1954        |
| 5BL12191             | 560 Jefferson  | Acme Place         | Bung        | 1910        |
| 5BL12234             | 561 Grant      | Acme Place         | Natl        | 1900        |
| 5BL12190             | 561 Jefferson  | Acme Place         | Natl        | 1898        |
| 5BL12233             | 564 Grant      | Acme Place         | Ranch       | 1952        |
| 5BL12189             | 564 Jefferson  | Acme Place         | MT          | 1947        |
| 5BL12143             | 565 La Farge   | Acme Place         | Ranch       | 1955        |
| N/A                  | 1000 La Farge  | Barclay Place      | Natl        | 1908        |
| 5BL12341             | 1005 La Farge  | Barclay Place      | Bung        | 1931        |
| N/A                  | 1008 La Farge  | Barclay Place      | Natl        | 1908        |
| N/A                  | 1009 La Farge  | Barclay Place      | Natl        | 1909        |
| 5BL908               | 1011 Main      | Barclay Place      | Natl        | 1908        |
| N/A                  | 1013 La Farge  | Barclay Place      | Hipped      | 1906        |
| N/A                  | 1021 La Farge  | Barclay Place      | Hipped      | 1906        |
| 5BL949               | 1021 Main      | Barclay Place      | I-House     | 1908        |
| N/A                  | 1029 La Farge  | Barclay Place      | Pyr         | 1906        |
| N/A                  | 1029 Main      | Barclay Place      | Natl        | 1900        |
| N/A                  | 1034 La Farge  | Barclay Place      | FV          | 1890        |
| 5BL8022              | 1037 Main      | Barclay Place      | FV          | 1908        |
| N/A                  | 1040 La Farge  | Barclay Place      | Pyr         | 1912        |
| 5BL851               | 1045 La Farge  | Barclay Place      | QA          | 1902        |
| 5BL915               | 1100 La Farge  | Barclay Place      | QA          | 1905        |
| 5BL916               | 1101 La Farge  | Barclay Place      | Pyr         | 1908        |
| N/A                  | 1101 Main      | Barclay Place      | Bung        | 1928        |

| Smithsonian #         | Address       | Subdivision     | Type     | Date       |
|-----------------------|---------------|-----------------|----------|------------|
| N/A                   | 1109 La Farge | Barclay Place   | FV       | 1909       |
| N/A                   | 1109 Main     | Barclay Place   | Bung     | 1908       |
| N/A                   | 1115 Main     | Barclay Place   | Natl     | 1908       |
| 5BL914                | 1116 La Farge | Barclay Place   | CC       | 1908       |
| N/A                   | 1125 La Farge | Barclay Place   | Bung     | 1908       |
| N/A                   | 1125 Main     | Barclay Place   | Natl     | 1908       |
| N/A                   | 1132 La Farge | Barclay Place   | Natl     | 1908       |
| N/A                   | 1133 Main     | Barclay Place   | Bung     | 1908       |
| N/A                   | 1145 La Farge | Barclay Place   | FV       | 1903       |
| N/A                   | 1145 Main     | Barclay Place   | Bung     | 1908       |
| N/A                   | 1147 La Farge | Barclay Place   | Ranch    | 1953       |
| 5BL10694              | 1000 Main     | Caledonia Place | Bung     | 1892       |
| 5BL10657              | 1001 Front    | Caledonia Place | Natl     | 1892       |
| 5BL8402               | 1003 Harper   | Caledonia Place | Bung     | 1939       |
| 5BL9531               | 1004 Griffith | Caledonia Place | QA       | 1900       |
| 5BL10711              | 1004 Harper   | Caledonia Place | MT       | 1942       |
| 5BL10506              | 1005 Harper   | Caledonia Place | Ranch    | 1960       |
| 5BL10693              | 1008 Main     | Caledonia Place | Hipped   | 1891       |
| 5BL12333              | 1009 Harper   | Caledonia Place | New Trad | 1987       |
| 5BL10507              | 1011 Harper   | Caledonia Place | Ranch    | 1957       |
| 5BL10647              | 1013 Front    | Caledonia Place | Pyr      | 1910, 1985 |
| 5BL948                | 1016 Main     | Caledonia Place | QA       | 1892       |
| 5BL10718              | 1017 Front    | Caledonia Place | Natl     | 1892       |
| 5BL12335              | 1021 Harper   | Caledonia Place | Ranch    | 1973       |
| 5BL10650              | 1024 Main     | Caledonia Place | Natl     | 1893       |
| 5BL10639,<br>5BL12071 | 1025 Front    | Caledonia Place | Natl     | 1896       |
| 5BL8021               | 1032 Main     | Caledonia Place | Bung     | 1910       |
| 5BL10652,<br>5BL12072 | 1033 Front    | Caledonia Place | Natl     | 1896       |
| 5BL12332              | 1040 Main     | Caledonia Place | Natl     | 1920       |
| 5BL10689,<br>5BL12073 | 1045 Front    | Caledonia Place | Natl     | 1905       |
| 5BL10656              | 1100 Main     | Caledonia Place | Natl     | 1898       |
| 5BL10654,<br>5BL12074 | 1101 Front    | Caledonia Place | Ranch    | 1958       |
| 5BL10509              | 1101 Harper   | Caledonia Place | Pyr      | 1903       |
| 5BL10638              | 1104 Main     | Caledonia Place | MT       | 1946       |
| N/A                   | 1109 Harper   | Caledonia Place | Pyr      | 1900       |
| 5BL10640,<br>5BL12076 | 1111 Front    | Caledonia Place | Bung     | 1900       |
| 5BL10673              | 1116 Main     | Caledonia Place | FV       | 1903       |
| 5BL8405               | 1117 Harper   | Caledonia Place | Pyr      | 1903       |
| 5BL950                | 1124 Main     | Caledonia Place | Pyr      | 1896       |
| 5BL8406               | 1125 Harper   | Caledonia Place | Hipped   | 1903       |
| 5BL10672,<br>5BL12077 | 1129 Front    | Caledonia Place | Natl     | 1908       |
| 5BL10659              | 1132 Main     | Caledonia Place | Hipped   | 1896       |
| 5BL8407               | 1133 Harper   | Caledonia Place | CC       | 1903       |
| 5BL10660              | 1137 Front    | Caledonia Place | Natl     | 1890       |
| 5BL10691              | 1140 Main     | Caledonia Place | Natl     | 1898       |

| <b>Smithsonian #</b>  | <b>Address</b> | <b>Subdivision</b>    | <b>Type</b> | <b>Date</b> |
|-----------------------|----------------|-----------------------|-------------|-------------|
| 5BL10658              | 1141 Front     | Caledonia Place       | Natl        | 1896        |
| 5BL10661              | 1212 Main      | Caledonia Place       | Bung        | 1938        |
| 5BL10649              | 1216 Main      | Caledonia Place       | Ranch       | 1961        |
| 5BL12275              | 1400 Cannon    | Caledonia Place       | Natl        | 1900        |
| 5BL10722,<br>5BL12078 | 1400 Front     | Caledonia Place       | Natl        | 1900        |
| 5BL10714              | 1401 Cannon    | Caledonia Place       | Natl        | 1900        |
| 5BL12263              | 1409 Courtesy  | Caledonia Place       | Natl        | 1900        |
| 5BL12241              | 1410 Cannon    | Caledonia Place       | MT          | 1949        |
| 5BL12079              | 1412 Front     | Caledonia Place       | Ranch       | 1974        |
| 5BL10670              | 1417 Cannon    | Caledonia Place       | Natl        | 1900        |
| 5BL12264              | 1417 Courtesy  | Caledonia Place       | MT          | 1949        |
| 5BL10720,<br>5BL12080 | 1419 Front     | Caledonia Place       | Ranch       | 1956        |
| 5BL10704              | 1425 Cannon    | Caledonia Place       | Natl        | 1900        |
| 5BL12265              | 1425 Courtesy  | Caledonia Place       | Ranch       | 1950        |
| 5BL12274              | 1428 Cannon    | Caledonia Place       | Hipped      | 1900        |
| 5BL12082              | 1430 Front     | Caledonia Place       | New Trad    | 2004        |
| 5BL12277              | 1436 Cannon    | Caledonia Place       | Natl        | 1908        |
| 5BL12277              | 1436 Cannon    | Caledonia Place       | Natl        | 1908        |
| 5BL12246              | 1440 Cannon    | Caledonia Place       | Natl        | 1908        |
| 5BL10724,<br>5BL12086 | 1440 Front     | Caledonia Place       | Ranch       | 1952        |
| 5BL10713              | 1443 Cannon    | Caledonia Place       | Ranch       | 1957        |
| 5BL10682              | 1445 Cannon    | Caledonia Place       | Bung        | 1900        |
| 5BL10655              | 905 Short      | Caledonia Place       | Natl        | 1920        |
| 5BL10692              | 940 Caledonia  | Caledonia Place       | Ranch       | 1952        |
| 5BL10648              | 945 Caledonia  | Caledonia Place       | Natl        | 1910        |
| 5BL10695              | 945 Griffith   | Caledonia Place       | Ranch       | 1956        |
| N/A                   | 1000 Jefferson | Capitol Hill Addition | CC          | 1902        |
| 5BL12125              | 1001 Grant     | Capitol Hill Addition | FV          | 1908        |
| 5BL937                | 1001 Lincoln   | Capitol Hill Addition | Natl        | 1910        |
| 5BL12208              | 1005 Jefferson | Capitol Hill Addition | CC          | 1908        |
| 5BL12340              | 1008 Grant     | Capitol Hill Addition | FV          | 1906        |
| N/A                   | 1008 Jefferson | Capitol Hill Addition | Bung        | 1925        |
| 5BL12124              | 1009 Grant     | Capitol Hill Addition | FV          | 1907        |
| 5BL938                | 1009 Lincoln   | Capitol Hill Addition | MT          | 1940        |
| N/A                   | 1012 Lincoln   | Capitol Hill Addition | Bung        | 1940        |
| 5BL12207              | 1013 Jefferson | Capitol Hill Addition | Hipped      | 1906        |
| 5BL12209              | 1016 Grant     | Capitol Hill Addition | Natl        | 1908        |
| 5BL943, 5BL12210      | 1017 Grant     | Capitol Hill Addition | QA          | 1909        |
| N/A                   | 1017 Lincoln   | Capitol Hill Addition | Natl        | 1910        |
| 5BL922                | 1021 Jefferson | Capitol Hill Addition | CC          | 1908        |
| 5BL942, 5BL12211      | 1024 Grant     | Capitol Hill Addition | QA          | 1913        |
| N/A                   | 1024 Jefferson | Capitol Hill Addition | Bung        | 1931        |
| N/A                   | 1025 Lincoln   | Capitol Hill Addition | Natl        | 1910        |
| 5BL12212              | 1029 Grant     | Capitol Hill Addition | FV          | 1905        |
| N/A                   | 1032 Jefferson | Capitol Hill Addition | Bung        | 1905        |
| 5BL12321              | 1032 Lincoln   | Capitol Hill Addition | MT          | 1935        |
| 5BL12206              | 1033 Jefferson | Capitol Hill Addition | Natl        | 1906        |
| 5BL12213              | 1036 Grant     | Capitol Hill Addition | MT          | 1938        |

| <b>Smithsonian #</b> | <b>Address</b> | <b>Subdivision</b>    | <b>Type</b> | <b>Date</b> |
|----------------------|----------------|-----------------------|-------------|-------------|
| N/A                  | 1040 Jefferson | Capitol Hill Addition | CC          | 1905        |
| N/A                  | 1041 Grant     | Capitol Hill Addition | MT          | 1931        |
| 5BL12326             | 1041 Lincoln   | Capitol Hill Addition | FV          | 1903        |
| 5BL12327             | 1044 Lincoln   | Capitol Hill Addition | MT          | 1948        |
| 5BL857               | 1100 Jefferson | Capitol Hill Addition | QA          | 1903        |
| 5BL959, 5BL12216     | 1101 Grant     | Capitol Hill Addition | Bung        | 1905        |
| 5BL855, 5BL12204     | 1101 Jefferson | Capitol Hill Addition | QA          | 1904        |
| 5BL12301             | 1108 Lincoln   | Capitol Hill Addition | Natl        | 1900        |
| 5BL12303             | 1116 Lincoln   | Capitol Hill Addition | Bung        | 1910        |
| 5BL12203             | 1117 Jefferson | Capitol Hill Addition | QA          | 1910        |
| N/A                  | 1121 Grant     | Capitol Hill Addition | FV          | 1905        |
| 5BL12304             | 1124 Lincoln   | Capitol Hill Addition | MT          | 1930        |
| N/A                  | 1129 Jefferson | Capitol Hill Addition | CC          | 1904        |
| 5BL12202             | 1131 Jefferson | Capitol Hill Addition | Bung        | 1932        |
| 5BL12219             | 1137 Grant     | Capitol Hill Addition | MT          | 1930        |
| N/A                  | 1101 Lincoln   | Capitol Hill Addition | FV          | 1900        |
| 5BL12305             | 1140 Lincoln   | Capitol Hill Addition | Bung        | 1900        |
| 5BL12201             | 1141 Jefferson | Capitol Hill Addition | CC          | 1904        |
| 5BL941, 5BL12221     | 1145 Grant     | Capitol Hill Addition | FV          | 1905        |
| 5BL12237             | 402 Caledonia  | Capitol Hill Addition | Ranch       | 1961        |
| N/A                  | 501 South      | Capitol Hill Addition | Natl        | 1905        |
| 5BL12488             | 520 Short      | Capitol Hill Addition | Natl        | 1912        |
| N/A                  | 600 Short      | Capitol Hill Addition | MT          | 1939        |
| 5BL12163             | 600 Johnson    | Corrigan Addition     | Ranch       | 1956        |
| 5BL12162             | 601 Johnson    | Corrigan Addition     | Ranch       | 1956        |
| 5BL12161             | 617 Johnson    | Corrigan Addition     | Ranch       | 1956        |
| 5BL12160             | 620 Johnson    | Corrigan Addition     | Ranch       | 1956        |
| 5BL12159             | 628 Johnson    | Corrigan Addition     | Ranch       | 1956        |
| 5BL12158             | 629 Johnson    | Corrigan Addition     | Ranch       | 1956        |
| 5BL12157             | 636 Johnson    | Corrigan Addition     | Ranch       | 1956        |
| 5BL12156             | 637 Johnson    | Corrigan Addition     | Ranch       | 1952        |
| 5BL10641             | 1008 South     | East Louisville       | Natl        | 1908        |
| 5BL10646             | 1010 South     | East Louisville       | Hipped      | 1908        |
| 5BL8030              | 1013 Walnut    | East Louisville       | Natl        | 1900        |
| 5BL10653             | 1016 South     | East Louisville       | Natl        | 1908        |
| 5BL12325             | 1021 Walnut    | East Louisville       | Ranch       | 1976        |
| 5BL10645             | 1032 South     | East Louisville       | Natl        | 1900        |
| 5BL8031              | 1036 Walnut    | East Louisville       | Natl        | 1910        |
| 5BL8032              | 1037 Walnut    | East Louisville       | Bung        | 1920        |
| 5BL10644             | 1040 South     | East Louisville       | Hipped      | 1912        |
| 5BL10702             | 1101 Spruce    | East Louisville       | Natl        | 1925        |
| 5BL954               | 1105 Pine      | East Louisville       | Natl        | 1900        |
| 5BL12318             | 1109 Pine      | East Louisville       | Ranch       | 1967        |
| 5BL10703             | 1109 Spruce    | East Louisville       | Natl        | 1915        |
| 5BL12313             | 1125 Pine      | East Louisville       | Natl        | 1930        |
| 5BL10705             | 1131 Spruce    | East Louisville       | MT          | 1942        |
| 5BL12315             | 1133 Pine      | East Louisville       | Natl        | 1920        |
| 5BL12316             | 1145 Pine      | East Louisville       | Natl        | 1900        |
| 5BL12317             | 1155 Pine      | East Louisville       | Natl        | 1900        |
| N/A                  | 1190 Spruce    | East Louisville       | Ranch       | 1955        |

| <b>Smithsonian #</b>  | <b>Address</b> | <b>Subdivision</b> | <b>Type</b> | <b>Date</b> |
|-----------------------|----------------|--------------------|-------------|-------------|
| 5BL10677              | 1201 Spruce    | East Louisville    | MT          | 1945        |
| 5BL10668              | 1205 Spruce    | East Louisville    | Natl        | 1930        |
| 5BL12299              | 1207 Spruce    | East Louisville    | Natl        | 1908        |
| 5BL8211               | 801 Lee        | East Louisville    | MT          | 1940        |
| 5BL8212               | 809 Lee        | East Louisville    | MT          | 1940        |
| 5BL10717,<br>5BL12398 | 813-817 Lee    | East Louisville    | MT          | 1935, 1949  |
| 5BL10701              | 824 Lee        | East Louisville    | Natl        | 1935        |
| 5BL10688              | 825 Lee        | East Louisville    | MT          | 1945        |
| 5BL10674,<br>5BL12268 | 833 Courtesy   | East Louisville    | Natl        | 1908        |
| 5BL7975               | 600 La Farge   | Jefferson Place    | Natl        | 1967        |
| 5BL7976               | 608 La Farge   | Jefferson Place    | FV          | 1898        |
| 5BL11282              | 609 La Farge   | Jefferson Place    | Natl        | 1905        |
| 5BL12187              | 612 Jefferson  | Jefferson Place    | Natl        | 1900        |
| 5BL12186              | 615 Jefferson  | Jefferson Place    | Ranch       | 1900        |
| 5BL7977               | 616 La Farge   | Jefferson Place    | FV          | 1959        |
| 5BL12185              | 617 Jefferson  | Jefferson Place    | Natl        | 1902        |
| 5BL7978               | 617 La Farge   | Jefferson Place    | FV          | 1963        |
| 5BL12184              | 620 Jefferson  | Jefferson Place    | Natl        | 1898        |
| 5BL12440              | 620 Walnut     | Jefferson Place    | Natl        | 1974        |
| 5BL7979               | 624 La Farge   | Jefferson Place    | FV          | 1903        |
| 5BL12140              | 627 La Farge   | Jefferson Place    | Ranch       | 1900        |
| 5BL921                | 633 La Farge   | Jefferson Place    | FV          | 1900        |
| 5BL12463              | 677 Walnut     | Jefferson Place    | Ranch       | 1912        |
| 5BL12416              | 700 Pine       | Jefferson Place    | Natl        | 1945        |
| 5BL12182              | 701 Jefferson  | Jefferson Place    | Natl        | 1908        |
| 5BL12429              | 701 Pine       | Jefferson Place    | FV          | 1920, 1960  |
| 5BL12435              | 708 Pine       | Jefferson Place    | Hipped      | 1900        |
| 5BL12437              | 709 Walnut     | Jefferson Place    | Natl        | 1905        |
| 5BL12436              | 711 Walnut     | Jefferson Place    | Ranch       | 1956        |
| 5BL926                | 712 Spruce     | Jefferson Place    | FV          | 1900        |
| 5BL12432              | 716 Pine       | Jefferson Place    | Natl        | 1900        |
| 5BL957                | 717 Pine       | Jefferson Place    | Natl        | 1900        |
| 5BL12439              | 717 Walnut     | Jefferson Place    | Ranch       | 1951        |
| N/A                   | 720 Jefferson  | Jefferson Place    | New Trad    | 1996        |
| 5BL12433              | 720 Pine       | Jefferson Place    | Bung        | 1902        |
| 5BL12179              | 721 Jefferson  | Jefferson Place    | Natl        | 1905        |
| 5BL7980               | 721 La Farge   | Jefferson Place    | Natl        | 1900        |
| 5BL12434              | 722 Pine       | Jefferson Place    | Bung        | 1902        |
| 5BL12178              | 724 Jefferson  | Jefferson Place    | Natl        | 1900        |
| 5BL12177              | 725 Jefferson  | Jefferson Place    | Natl        | 1905        |
| 5BL919                | 728 La Farge   | Jefferson Place    | FS          | 1930        |
| 5BL7981               | 729 La Farge   | Jefferson Place    | Natl        | 1900        |
| 5BL12176              | 732 Jefferson  | Jefferson Place    | Bung        | 1900, 1990  |
| 5BL12175              | 733 Jefferson  | Jefferson Place    | Natl        | 1904        |
| 5BL853                | 733 Pine       | Jefferson Place    | QA          | 1900        |
| 5BL7982               | 737 La Farge   | Jefferson Place    | Hipped      | 1900        |
| 5BL858                | 738 Jefferson  | Jefferson Place    | Natl        | 1900        |
| 5BL12138              | 745 La Farge   | Jefferson Place    | Natl        | 1900        |

| <b>Smithsonian #</b> | <b>Address</b> | <b>Subdivision</b>       | <b>Type</b> | <b>Date</b> |
|----------------------|----------------|--------------------------|-------------|-------------|
| 5BL852               | 801 La Farge   | Jefferson Place          | QA          | 1900        |
| 5BL8023              | 801 Pine       | Jefferson Place          | Natl        | 1900        |
| 5BL12401             | 801 Spruce     | Jefferson Place          | Natl        | 1900        |
| 5BL7983              | 804 La Farge   | Jefferson Place          | Natl        | 1893        |
| 5BL8739              | 804 Spruce     | Jefferson Place          | Natl        | 1908        |
| 5BL7985              | 808 La Farge   | Jefferson Place          | FV          | 1882        |
| 5BL7986              | 809 La Farge   | Jefferson Place          | Natl        | 1890        |
| 5BL8024              | 809 Pine       | Jefferson Place          | FV          | 1910        |
| 5BL8026              | 810 Spruce     | Jefferson Place          | Natl        | 1905        |
| 5BL7988              | 815 La Farge   | Jefferson Place          | FV          | 1905        |
| 5BL7989              | 817 La Farge   | Jefferson Place          | Natl        | 1920        |
| 5BL7359              | 817 Pine       | Jefferson Place          | Natl        | 1900        |
| 5BL8027              | 817 Spruce     | Jefferson Place          | Natl        | 1900        |
| 5BL12173             | 820 Jefferson  | Jefferson Place          | FV          | 1905        |
| 5BL7990              | 821 La Farge   | Jefferson Place          | FV          | 1900        |
| 5BL1991              | 822 La Farge   | Jefferson Place          | Hipped      | 1904        |
| 5BL7992              | 824 La Farge   | Jefferson Place          | FV          | 1947        |
| 5BL7993              | 825 La Farge   | Jefferson Place          | MT          | 1905        |
| 5BL12171             | 833 Jefferson  | Jefferson Place          | Natl        | 1900        |
| 5BL12169             | 841 Jefferson  | Jefferson Place          | Natl        | 1900, 1986  |
| 5BL7995              | 901 La Farge   | Jefferson Place          | MT          | 1948        |
| 5BL7996              | 909 La Farge   | Jefferson Place          | Natl        | 1900        |
| 5BL12168             | 913 Jefferson  | Jefferson Place          | Bung        | 1936        |
| 5BL7997              | 914 La Farge   | Jefferson Place          | MT          | 1945        |
| 5BL7998              | 917 La Farge   | Jefferson Place          | FV          | 1891        |
| 5BL12167             | 920 Jefferson  | Jefferson Place          | Natl        | 1907        |
| 5BL7999              | 920 La Farge   | Jefferson Place          | FV          | 1905        |
| 5BL924               | 925 Jefferson  | Jefferson Place          | FV          | 1905        |
| 5BL8000              | 925 La Farge   | Jefferson Place          | Natl        | 1897        |
| 5BL918               | 928 La Farge   | Jefferson Place          | FV          | 1905        |
| 5BL8001              | 929 La Farge   | Jefferson Place          | Natl        | 1900        |
| 5BL12165             | 933 Jefferson  | Jefferson Place          | Ranch       | 1952        |
| 5BL8002              | 936 La Farge   | Jefferson Place          | Natl        | 1905        |
| 5BL11286             | 937 La Farge   | Jefferson Place          | Natl        | 1900        |
| N/A                  | 117 Roosevelt  | Johnson's First Addition | New Trad    | 1984        |
| N/A                  | 704 Johnson    | Johnson's First Addition | Ranch       | 1953        |
| N/A                  | 705 Johnson    | Johnson's First Addition | Ranch       | 1952        |
| N/A                  | 720 Johnson    | Johnson's First Addition | Contemp     | 1986        |
| N/A                  | 724 Johnson    | Johnson's First Addition | MT          | 1939        |
| N/A                  | 729 Johnson    | Johnson's First Addition | Natl        | 1896        |
| N/A                  | 731 Johnson    | Johnson's First Addition | Ranch       | 1953        |
| N/A                  | 225 Roosevelt  | Kimberly Addition        | FV          | 1908        |
| N/A                  | 315 Roosevelt  | Kimberly Addition        | Bi-Level    | 1972        |
| N/A                  | 317 Roosevelt  | Kimberly Addition        | Natl        | 1912        |
| N/A                  | 325 Roosevelt  | Kimberly Addition        | Bung        | 1928        |
| N/A                  | 337 Roosevelt  | Kimberly Addition        | Natl        | 1912        |
| N/A                  | 401 Roosevelt  | Kimberly Addition        | QA          | 1905        |
| N/A                  | 716 West       | Kimberly Addition        | Ranch       | 1952        |
| N/A                  | 720 Mead       | Kimberly Addition        | Pyr         | 1900        |
| N/A                  | 721 Mead       | Kimberly Addition        | Natl        | 1905        |

| <b>Smithsonian #</b> | <b>Address</b> | <b>Subdivision</b> | <b>Type</b> | <b>Date</b> |
|----------------------|----------------|--------------------|-------------|-------------|
| N/A                  | 725 West       | Kimberly Addition  | Pyr         | 1900        |
| N/A                  | 728 Mead       | Kimberly Addition  | Natl        | 1902        |
| N/A                  | 732 Mead       | Kimberly Addition  | Natl        | 1904        |
| N/A                  | 737 West       | Kimberly Addition  | Hipped      | 1905        |
| N/A                  | 741 West       | Kimberly Addition  | Ranch       | 1959        |
| 5BL12493             | 301 Pine       | Louisville Heights | Pyr         | 1907        |
| 5BL856               | 301 Spruce     | Louisville Heights | FV          | 1908        |
| 5BL12490             | 401 Spruce     | Louisville Heights | Natl        | 1910        |
| 5BL12100             | 600 Garfield   | Louisville Heights | Ranch       | 1950        |
| 5BL12462             | 600 McKinley   | Louisville Heights | Bung        | 1935        |
| 5BL12101             | 601 Garfield   | Louisville Heights | Ranch       | 1953        |
| 5BL12449             | 601 McKinley   | Louisville Heights | MT          | 1947        |
| 5BL12450             | 612 McKinley   | Louisville Heights | Bung        | 1936        |
| 5BL12102             | 620 Garfield   | Louisville Heights | Ranch       | 1950        |
| 5BL12104             | 623 Garfield   | Louisville Heights | MT          | 1945        |
| 5BL12454             | 623 McKinley   | Louisville Heights | Ranch       | 1950        |
| 5BL12456             | 624 McKinley   | Louisville Heights | Bung        | 1932        |
| 5BL12105             | 629 Garfield   | Louisville Heights | Ranch       | 1956        |
| 5BL12457             | 629 McKinley   | Louisville Heights | Ranch       | 1952        |
| 5BL12107             | 633 Garfield   | Louisville Heights | Bung        | 1924        |
| 5BL12445             | 633 McKinley   | Louisville Heights | Natl        | 1913        |
| 5BL12106             | 636 Garfield   | Louisville Heights | MT          | 1940        |
| 5BL12446             | 636 McKinley   | Louisville Heights | Natl        | 1908        |
| 5BL909, 5BL12108     | 701 Garfield   | Louisville Heights | CC          | 1907        |
| 5BL12430             | 701 McKinley   | Louisville Heights | Bung        | 1933        |
| 5BL12427             | 712 McKinley   | Louisville Heights | Natl        | 1907        |
| 5BL12419             | 716 McKinley   | Louisville Heights | Ranch       | 1957        |
| 5BL12110             | 724 Garfield   | Louisville Heights | MT          | 1940        |
| 5BL12111             | 725 Garfield   | Louisville Heights | New Trad    | 1980        |
| 5BL12112             | 733 Garfield   | Louisville Heights | Natl        | 1907        |
| 5BL12418             | 733 McKinley   | Louisville Heights | MT          | 1939        |
| 5BL12113             | 740 Garfield   | Louisville Heights | Bung        | 1929        |
| 5BL12114             | 741 Garfield   | Louisville Heights | Ranch       | 1973        |
| 5BL913               | 741 McKinley   | Louisville Heights | Natl        | 1907        |
| 5BL12116             | 801 Garfield   | Louisville Heights | DC          | 1900        |
| 5BL12393             | 816 McKinley   | Louisville Heights | Natl        | 1910        |
| 5BL12117             | 817 Garfield   | Louisville Heights | Ranch       | 1956        |
| 5BL910, 5BL12118     | 823 Garfield   | Louisville Heights | FV          | 1913        |
| N/A                  | 829 Garfield   | Louisville Heights | FV          | 1907        |
| 5BL12410             | 839 McKinley   | Louisville Heights | Bung        | 1910        |
| 5BL12408             | 840 McKinley   | Louisville Heights | MT          | 1934        |
| 5BL12120             | 841 Garfield   | Louisville Heights | Bung        | 1907        |
| 5BL12122             | 901 Garfield   | Louisville Heights | Ranch       | 1970        |
| 5BL12386             | 905 McKinley   | Louisville Heights | Natl        | 1925        |
| 5BL12379             | 908 Garfield   | Louisville Heights | MT          | 1930        |
| 5BL12130             | 912 Garfield   | Louisville Heights | Natl        | 1912        |
| N/A                  | 917 McKinley   | Louisville Heights | Bung        | 1934        |
| 5BL12129             | 920 Garfield   | Louisville Heights | Ranch       | 1957        |
| 5BL12128             | 921 Garfield   | Louisville Heights | MT          | 1940        |
| 5BL12362             | 924 McKinley   | Louisville Heights | MT          | 1939        |

| <b>Smithsonian #</b> | <b>Address</b>     | <b>Subdivision</b> | <b>Type</b> | <b>Date</b> |
|----------------------|--------------------|--------------------|-------------|-------------|
| N/A                  | 929 McKinley       | Louisville Heights | New Trad    | 1983        |
| 5BL12370             | 930 McKinley       | Louisville Heights | Ranch       | 1965        |
| N/A                  | 940 McKinley       | Louisville Heights | MT          | 1940        |
| 5BL911, 5BL12127     | 941 Garfield       | Louisville Heights | CC          | 1930        |
| 5BL12373             | 945 McKinley       | Louisville Heights | Bung        | 1933        |
| N/A                  | 1000 Parkview      | Murphy Place       | Natl        | 1910        |
| N/A                  | 1000 Rex           | Murphy Place       | Natl        | 1911        |
| N/A                  | 1017 Rex           | Murphy Place       | Natl        | 1910        |
| N/A                  | 320 Roosevelt      | Murphy Place       | Ranch       | 1965        |
| N/A                  | 327 Front          | Murphy Place       | Pyr         | 1920        |
| N/A                  | 338 Main           | Murphy Place       | Ranch       | 1952        |
| N/A                  | 340 Main           | Murphy Place       | Ranch       | 1972        |
| N/A                  | 393 County         | Murphy Place       | Bung        | 1947        |
| N/A                  | 397 County         | Murphy Place       | Bung        | 1947        |
| 5BL12250             | 401 County (Front) | Murphy Place       | FV          | 1908        |
| 5BL12251             | 411 County (Front) | Murphy Place       | Natl        | 1908        |
| 5BL12252             | 417 County (Front) | Murphy Place       | Natl        | 1910        |
| 5BL12253             | 421 County (Front) | Murphy Place       | Natl        | 1910        |
| N/A                  | 514 Main           | Murphy Place       | New Trad    | 2002        |
| N/A                  | 828 Rex            | Murphy Place       | MT          | 1947        |
| N/A                  | 829 Rex            | Murphy Place       | Natl        | 1914        |
| 5BL12402             | 832 Parkview       | Murphy Place       | Bung        | 1935        |
| N/A                  | 833 Parkview       | Murphy Place       | Natl        | 1930        |
| 5BL12403             | 834 Parkview       | Murphy Place       | Natl        | 1930        |
| N/A                  | 836 Rex            | Murphy Place       | Natl        | 1932        |
| 5BL12347             | 901 Parkview       | Murphy Place       | MT          | 1939        |
| 5BL928               | 901 Rex            | Murphy Place       | Natl        | 1912        |
| N/A                  | 904 Rex            | Murphy Place       | Pyr         | 1914        |
| N/A                  | 908 Rex            | Murphy Place       | Bung        | 1924        |
| 5BL12349             | 917 Parkview       | Murphy Place       | Ranch       | 1953        |
| N/A                  | 917 Rex            | Murphy Place       | Bung        | 1936        |
| N/A                  | 928 Rex            | Murphy Place       | MT          | 1944        |
| 5BL12348             | 929 Parkview       | Murphy Place       | Ranch       | 1952        |
| N/A                  | 930 Parkview       | Murphy Place       | Natl        | 1913        |
| N/A                  | 936 Parkview       | Murphy Place       | Natl        | 1920        |
| N/A                  | 943 Rex            | Murphy Place       | Bung        | 1928        |
| N/A                  | 945 Rex            | Murphy Place       | Natl        | 1920        |
| N/A                  | 948 Parkview       | Murphy Place       | MT          | 1936        |
| N/A                  | 1200 Grant         | Nicola di Giacomo  | Ranch       | 1950        |
| N/A                  | 1200 Jefferson     | Nicola di Giacomo  | Pyr         | 1900        |
| 5BL12281             | 1200 La Farge      | Nicola di Giacomo  | Bung        | 1933        |
| N/A                  | 1200 Lincoln       | Nicola di Giacomo  | Ranch       | 1961        |
| N/A                  | 1201 Jefferson     | Nicola di Giacomo  | MT          | 1940        |
| N/A                  | 1201 Lincoln       | Nicola di Giacomo  | Bung        | 1908        |
| 5BL12282             | 1201 Main          | Nicola di Giacomo  | Bung        | 1909        |
| N/A                  | 1208 Jefferson     | Nicola di Giacomo  | Bung        | 1938        |
| 5BL12285             | 1208 La Farge      | Nicola di Giacomo  | MT          | 1941        |
| N/A                  | 1209 Grant         | Nicola di Giacomo  | MT          | 1949        |
| N/A                  | 1209 La Farge      | Nicola di Giacomo  | Natl        | 1908        |
| 5BL12287             | 1209 Main          | Nicola di Giacomo  | Bung        | 1910        |

| <b>Smithsonian #</b> | <b>Address</b>   | <b>Subdivision</b>     | <b>Type</b> | <b>Date</b> |
|----------------------|------------------|------------------------|-------------|-------------|
| N/A                  | 1212 Grant       | Nicola di Giacomo      | Ranch       | 1979        |
| N/A                  | 1212 Lincoln     | Nicola di Giacomo      | Ranch       | 1953        |
| N/A                  | 1213 Jefferson   | Nicola di Giacomo      | MT          | 1948        |
| N/A                  | 1216 Lincoln     | Nicola di Giacomo      | BL          | 1969        |
| N/A                  | 1217 Grant       | Nicola di Giacomo      | MT          | 1946        |
| 5BL12289             | 1220 La Farge    | Nicola di Giacomo      | BL          | 1963        |
| N/A                  | 1225 Grant       | Nicola di Giacomo      | MT          | 1948        |
| N/A                  | 1225 Jefferson   | Nicola di Giacomo      | Hipped      | 1910        |
| N/A                  | 1225 Lincoln     | Nicola di Giacomo      | New Trad    | 1996        |
| 5BL12291             | 1225 Main        | Nicola di Giacomo      | Natl        | 1910        |
| N/A                  | 1228 Jefferson   | Nicola di Giacomo      | Ranch       | 1960        |
| 5BL12290             | 1230 La Farge    | Nicola di Giacomo      | Ranch       | 1964        |
| N/A                  | 1234 Jefferson   | Nicola di Giacomo      | Natl        | 1910        |
| N/A                  | 1237 Grant       | Nicola di Giacomo      | MT          | 1948        |
| 5BL12293             | 1237 La Farge    | Nicola di Giacomo      | MT          | 1948        |
| N/A                  | 1237 Lincoln     | Nicola di Giacomo      | New Trad    | 1995        |
| 5BL12292             | 1237 Main        | Nicola di Giacomo      | Pyr         | 1900        |
| 5BL940               | 1240 Grant       | Nicola di Giacomo      | Pyr         | 1910        |
| 5BL12296             | 1240 Jefferson   | Nicola di Giacomo      | Natl        | 1900        |
| 5BL12295             | 1240 La Farge    | Nicola di Giacomo      | Pyr         | 1910        |
| N/A                  | 1241 Jefferson   | Nicola di Giacomo      | FV          | 1907        |
| N/A                  | 1245 Grant       | Nicola di Giacomo      | Bung        | 1927        |
| 5BL12297             | 1245 Main        | Nicola di Giacomo      | Natl        | 1900        |
| N/A                  | 510 E Lafayette  | Nicola di Giacomo      | Ranch       | 1974        |
| N/A                  | 530 Lafayette    | Nicola di Giacomo      | New Trad    | 1974        |
| N/A                  | 713 Caledonia    | Nicola di Giacomo      | Ranch       | 1952        |
| 5BL12478             | 524 Main         | Parbois Place          | Natl        | 1908        |
| 5BL12477             | 529 Main         | Parbois Place          | Natl        | 1908        |
| 5BL12479             | 537 Main         | Parbois Place          | Pyr         | 1905        |
| 5BL12481             | 541 Main         | Parbois Place          | Natl        | 1908        |
| 5BL12468             | 545 Main         | Parbois Place          | Pyr         | 1908        |
| 5BL12469             | 552 Main         | Parbois Place          | MT          | 1948        |
| N/A                  | 553 Front/County | Parbois Place          | Natl        | ?           |
| N/A                  | 555 Front/County | Parbois Place          | Natl        | ?           |
| 5BL12473             | 556 Main         | Parbois Place          | Hipped      | 1908        |
| 5BL12466             | 500 Spruce       | Pleasant Hill Addition | QA          | 1904        |
| 5BL12464             | 501 Spruce       | Pleasant Hill Addition | Natl        | 1900        |
| 5BL12465             | 505 Spruce       | Pleasant Hill Addition | MT          | 1949        |
| 5BL12235             | 600 Grant        | Pleasant Hill Addition | Pyr         | 1911        |
| 5BL8003              | 600 Lincoln      | Pleasant Hill Addition | FV          | 1904        |
| 5BL12444             | 600 Pine         | Pleasant Hill Addition | QA          | 1905        |
| 5BL8004              | 601 Lincoln      | Pleasant Hill Addition | CC          | 1900        |
| 5BL12441             | 601 Pine         | Pleasant Hill Addition | Natl        | 1916        |
| 5BL12236             | 605 Grant        | Pleasant Hill Addition | FV          | 1906        |
| 5BL12239             | 612 Grant        | Pleasant Hill Addition | FV          | 1910        |
| 5BL12243             | 613 Grant        | Pleasant Hill Addition | CC          | 1903        |
| 5BL12249             | 614 Grant        | Pleasant Hill Addition | FV          | 1908        |
| 5BL12451             | 617 Lincoln      | Pleasant Hill Addition | Natl        | 1905        |
| 5BL12259             | 620 Grant        | Pleasant Hill Addition | Natl        | 1905        |
| 5BL12453             | 621 Lincoln      | Pleasant Hill Addition | Ranch       | 1956        |

| <b>Smithsonian #</b> | <b>Address</b> | <b>Subdivision</b>     | <b>Type</b> | <b>Date</b> |
|----------------------|----------------|------------------------|-------------|-------------|
| 5BL931               | 624 Lincoln    | Pleasant Hill Addition | FV          | 1900        |
| 5BL956               | 624 Pine       | Pleasant Hill Addition | Natl        | 1905        |
| 5BL12267             | 625 Grant      | Pleasant Hill Addition | MT          | 1950        |
| 5BL12458             | 625 Lincoln    | Pleasant Hill Addition | Hipped      | 1902        |
| 5BL12270             | 637 Grant      | Pleasant Hill Addition | Natl        | 1900        |
| 5BL930               | 637 Lincoln    | Pleasant Hill Addition | Hipped      | 1903        |
| 5BL934               | 700 Lincoln    | Pleasant Hill Addition | FV          | 1904        |
| 5BL12428             | 701 Lincoln    | Pleasant Hill Addition | Natl        | 1900        |
| 5BL12075             | 705 Grant      | Pleasant Hill Addition | Natl        | 1903        |
| 5BL12084             | 708 Grant      | Pleasant Hill Addition | CC          | 1904        |
| 5BL12425             | 712 Lincoln    | Pleasant Hill Addition | Natl        | 1915        |
| 5BL12089             | 713 Grant      | Pleasant Hill Addition | CC          | 1900        |
| 5BL945, 5BL12091     | 720 Grant      | Pleasant Hill Addition | FV          | 1904        |
| 5BL12423             | 725 Lincoln    | Pleasant Hill Addition | QA          | 1900        |
| 5BL944, 5BL12095     | 728 Grant      | Pleasant Hill Addition | DC          | 1904        |
| 5BL12098             | 729 Grant      | Pleasant Hill Addition | Natl        | 1929        |
| 5BL12103             | 732 Grant      | Pleasant Hill Addition | Bung        | 1895        |
| 5BL12115             | 740 Grant      | Pleasant Hill Addition | MT          | 1936        |
| 5BL12121             | 741 Grant      | Pleasant Hill Addition | Bung        | 1898        |
| 5BL935               | 741 Lincoln    | Pleasant Hill Addition | QA          | 1905        |
| 5BL12400             | 801 Lincoln    | Pleasant Hill Addition | FV          | 1904        |
| 5BL12396             | 816 Lincoln    | Pleasant Hill Addition | Natl        | 1910        |
| 5BL936               | 817 Lincoln    | Pleasant Hill Addition | Hipped      | 1905        |
| 5BL12389             | 829 Lincoln    | Pleasant Hill Addition | FV          | 1900        |
| 5BL12394             | 834 Lincoln    | Pleasant Hill Addition | Ranch       | 1950        |
| 5BL12392             | 836 Lincoln    | Pleasant Hill Addition | Natl        | 1905        |
| 5BL12387             | 901 Lincoln    | Pleasant Hill Addition | MT          | 1945        |
| 5BL12382             | 904 Lincoln    | Pleasant Hill Addition | Natl        | 1931        |
| 5BL12383             | 905 Lincoln    | Pleasant Hill Addition | Natl        | 1907        |
| 5BL12375             | 912 Lincoln    | Pleasant Hill Addition | Bung        | 1907        |
| 5BL12361             | 920 Lincoln    | Pleasant Hill Addition | Bung        | 1939        |
| 5BL12360             | 924 Grant      | Pleasant Hill Addition | FV          | 1907        |
| 5BL12378             | 925 Lincoln    | Pleasant Hill Addition | Bung        | 1925        |
| 5BL12369             | 932 Grant      | Pleasant Hill Addition | Natl        | 1908        |
| 5BL12368             | 933 Lincoln    | Pleasant Hill Addition | CC          | 1910        |
| 5BL12353             | 944 Grant      | Pleasant Hill Addition | FV          | 1910        |
| N/A                  | 600 Front      | Town of Louisville     | Natl        | 1900        |
| N/A                  | 600 Main       | Town of Louisville     | Natl        | 1890        |
| 5BL12459             | 601 1/2 Main   | Town of Louisville     | Ranch       | 1960        |
| 5BL8006              | 601 Main       | Town of Louisville     | Natl        | 1892        |
| 5BL12448             | 608 Main       | Town of Louisville     | New Trad    | 1974        |
| 5BL8007              | 609 Main       | Town of Louisville     | Pyr         | 1900        |
| 5BL952               | 616 Front      | Town of Louisville     | Natl        | 1900        |
| 5BL7966              | 630 Front      | Town of Louisville     | FV          | 1900        |
| 5BL8039              | 717 Main       | Town of Louisville     | Natl        | 1887        |
| 5BL7967              | 721 Front      | Town of Louisville     | Bung        | 1900        |
| 5BL8013              | 836 Main       | Town of Louisville     | Bung        | 1900        |
| 5BL8014              | 901 Main       | Town of Louisville     | Bung        | 1890        |
| 5BL8046              | 913 Main       | Town of Louisville     | Bung        | 1900        |
| 5BL12365             | 921 Main       | Town of Louisville     | Natl        | 1920        |

| <b>Smithsonian #</b> | <b>Address</b> | <b>Subdivision</b> | <b>Type</b> | <b>Date</b> |
|----------------------|----------------|--------------------|-------------|-------------|
| 5BL12366             | 924 Main       | Town of Louisville | Ranch       | 1949        |
| 5BL8017              | 931 Main       | Town of Louisville | Natl        | 1900        |
| 5BL3934, 5BL8018     | 932 Main       | Town of Louisville | Natl        | 1900        |
| 5BL3137              | 932 Walnut     | Town of Louisville | Natl        | 1900        |
| 5BL8019              | 940 Main       | Town of Louisville | FV          | 1900        |
| 5BL951               | 945 Front      | Town of Louisville | CC          | 1913        |

Gray highlighting denotes locally landmarked property; Green highlighting denotes National Register-listed property

Natl = National; Pyr = Pyramidal; MT = Minimal Traditional; New Trad = New Traditional; Bung = Bungalow; FV = Folk Victorian; QA = Queen Anne; CC = Classic Cottage; FS = Foursquare; Contemp = Contemporary; DCR = Dutch Colonial Revival

**Table A.2.** Numbers and Percentages of House Forms and Styles by Historical Subdivision

| Neighborhood                  | Date           | Folk Victorian<br>(1870–1910) | National<br>(1870–1930) | Pyramidal/Hipped<br>(1870–1930) | I-House<br>(1875–1910) | Queen Anne<br>(1880–1910) | Classic Cottage<br>(1910–1930) | Foursquare<br>(1900–1920) | Dutch Col. Rev.<br>(1900–1925) | Bungalow<br>(1900–1930) | Minimal Traditional<br>(1930–1950) | Ranch<br>(1950–1960) | Total      |
|-------------------------------|----------------|-------------------------------|-------------------------|---------------------------------|------------------------|---------------------------|--------------------------------|---------------------------|--------------------------------|-------------------------|------------------------------------|----------------------|------------|
| Original Town                 | 1878           | 2                             | 9                       | 1                               | 0                      | 0                         | 1                              | 0                         | 0                              | 4                       | 0                                  | 2                    | 19         |
| Jefferson Place               | 1880           | 16                            | 40                      | 3                               | 0                      | 2                         | 0                              | 1                         | 0                              | 4                       | 3                                  | 6                    | 75         |
| Caledonia Place               | 1890           | 1                             | 23                      | 9                               | 0                      | 3                         | 1                              | 0                         | 0                              | 6                       | 4                                  | 12                   | 59         |
| Johnson's First               | 1890           | 0                             | 1                       | 0                               | 0                      | 0                         | 0                              | 0                         | 0                              | 0                       | 1                                  | 3                    | 5          |
| Acme Place                    | 1893           | 0                             | 5                       | 5                               | 0                      | 0                         | 0                              | 0                         | 0                              | 2                       | 8                                  | 11                   | 31         |
| Pleasant Hill                 | 1894           | 11                            | 16                      | 4                               | 0                      | 4                         | 5                              | 0                         | 1                              | 5                       | 4                                  | 2                    | 52         |
| Barclay Place                 | 1901           | 3                             | 9                       | 5                               | 1                      | 2                         | 1                              | 0                         | 0                              | 6                       | 0                                  | 1                    | 28         |
| Capitol Hill                  | 1904           | 7                             | 8                       | 1                               | 0                      | 5                         | 6                              | 0                         | 0                              | 8                       | 8                                  | 1                    | 44         |
| Louisville Heights            | 1904           | 1                             | 11                      | 1                               | 0                      | 0                         | 2                              | 0                         | 1                              | 10                      | 10                                 | 12                   | 48         |
| East Louisville               | 1906           | 0                             | 16                      | 2                               | 0                      | 0                         | 0                              | 0                         | 0                              | 1                       | 6                                  | 3                    | 28         |
| Murphy Place                  | 1907           | 1                             | 14                      | 2                               | 0                      | 0                         | 0                              | 0                         | 0                              | 6                       | 4                                  | 5                    | 32         |
| Nicola                        | 1907           | 1                             | 5                       | 5                               | 0                      | 0                         | 0                              | 0                         | 0                              | 6                       | 8                                  | 8                    | 33         |
| Kimberly Add                  | 1911           | 1                             | 5                       | 3                               | 0                      | 1                         | 0                              | 0                         | 0                              | 1                       | 0                                  | 2                    | 13         |
| Parbois                       | 1912           | 0                             | 6                       | 3                               | 0                      | 0                         | 0                              | 0                         | 0                              | 0                       | 1                                  | 0                    | 10         |
| Corrigan Add                  | 1908/<br>1950s | 0                             | 0                       | 0                               | 0                      | 0                         | 0                              | 0                         | 0                              | 0                       | 0                                  | 8                    | 8          |
| <b>TOTAL</b>                  |                | <b>44</b>                     | <b>168</b>              | <b>44</b>                       | <b>1</b>               | <b>17</b>                 | <b>16</b>                      | <b>1</b>                  | <b>2</b>                       | <b>59</b>               | <b>57</b>                          | <b>76</b>            | <b>485</b> |
| % of type across subdivisions |                | 9.07%                         | 34.64%                  | 9.07%                           | 0.21%                  | 3.51%                     | 3.30%                          | 0.21%                     | 0.41%                          | 12.16%                  | 11.75%                             | 15.67%               | 100%       |
| % by era                      |                | 16.06%                        | 61.31%                  | 16.06%                          | 0.36%                  | 6.20%                     | 5.84%                          | 0.74%                     | 1.48%                          | 43.70%                  | 42.22%                             | 100%                 |            |
| <b>TOTAL for Era</b>          |                |                               |                         | <b>274</b>                      |                        |                           |                                |                           | <b>135</b>                     |                         |                                    | <b>76</b>            | <b>485</b> |

**APPENDIX B: PHOTOGRAPHS OF PROPERTIES RECOMMENDED FOR  
LANDMARKING**

## NATIONAL



**Figure B.1.** 1425 Cannon Street.



**Figure B.2.** 1409 Courtesy Road.



**Figure B.3.** 620 Jefferson Avenue.



**Figure B.4.** 821 La Farge Avenue.



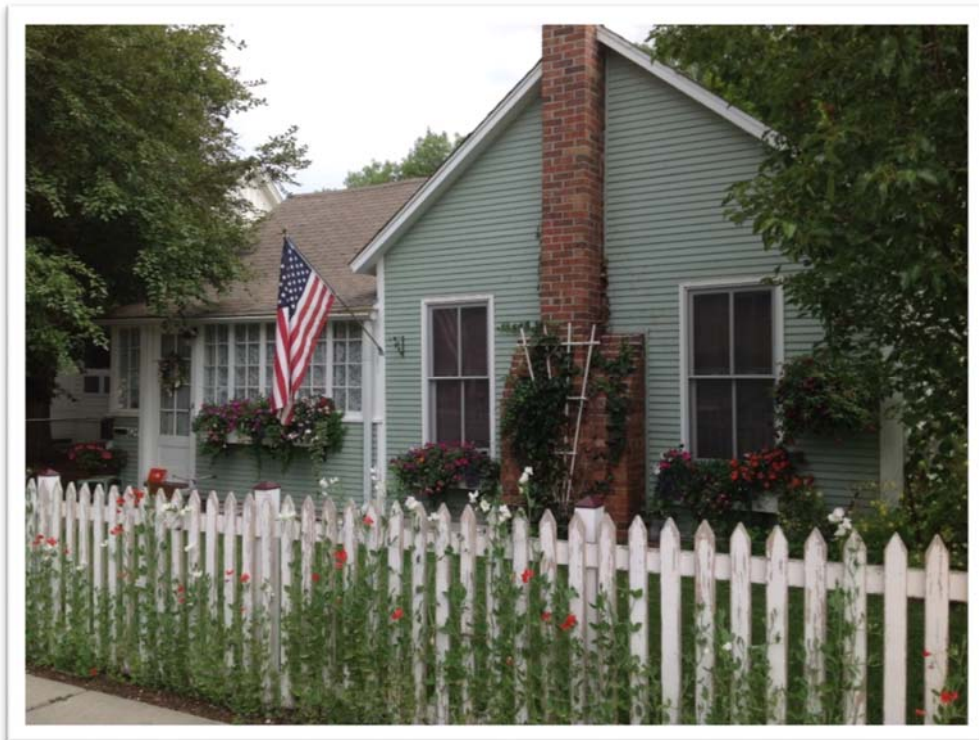
**Figure B.5.** 1008 La Farge Avenue.



**Figure B.6.** 541 Main Street.



**Figure B.7.** 1037 Main Street.



**Figure B.8.** 624 Pine Street.



**Figure B.9.** 1105 Pine Street.



**Figure B.10.** 801 Spruce Street.

## FOLK VICTORIAN



**Figure B.11.** 925 Jefferson Avenue.



**Figure B.12.** 815 La Farge Avenue.



**Figure B.13.** 1145 La Farge Avenue.

## **PYRAMIDAL/HIPPED**



**Figure B.14.** 600 Grant Avenue.



**Figure B.15.** 1021 La Farge Avenue.



**Figure B.16.** 1040 La Farge Avenue.



**Figure B.17.** 1240 La Farge Avenue.



**Figure B.18.** 540 Lincoln Avenue.

## QUEEN ANNE



**Figure B.19.** 1101 Jefferson Avenue.



**Figure B.20.** 1045 La Farge Avenue.



**Figure B.21.** 741 Lincoln Avenue.



**Figure B.22.** 401 Roosevelt Avenue.

## FOURSQUARE

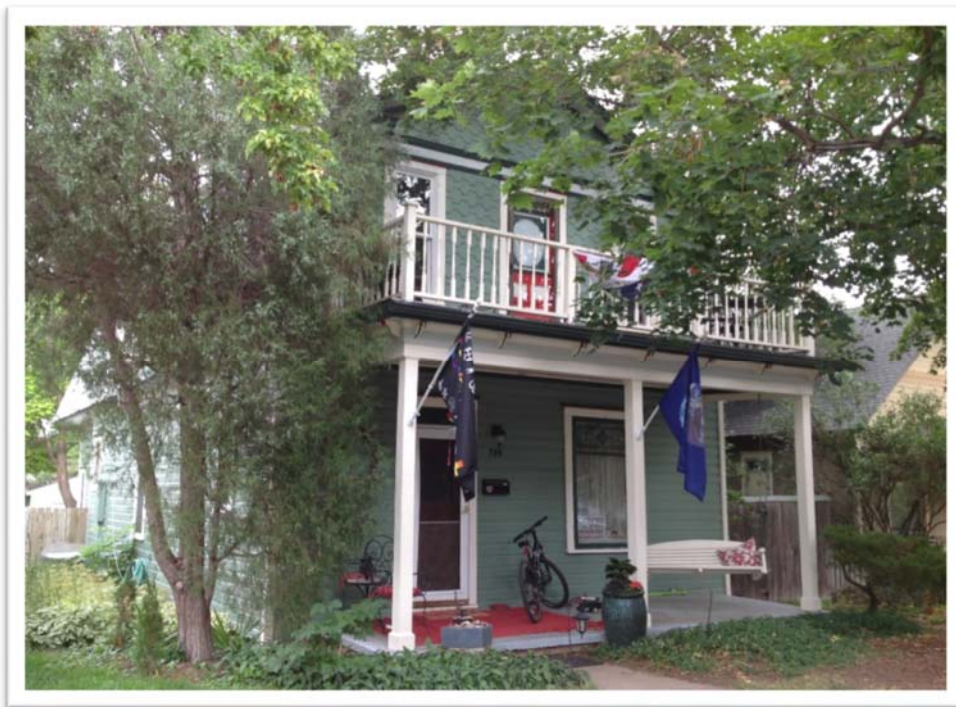


**Figure B.23.** 728 La Farge Avenue.

## DUTCH COLONIAL REVIVAL



**Figure B.24.** 801 Garfield Avenue.



**Figure B.25.** 728 Grant Avenue.

## BUNGALOW



**Figure B.26.** 740 Garfield Avenue.



**Figure B.27.** 732 Grant Avenue.



**Figure B.28.** 560 Jefferson Avenue.



**Figure B.29.** 1208 Jefferson Avenue.



**Figure B.30.** 901 Main Street.



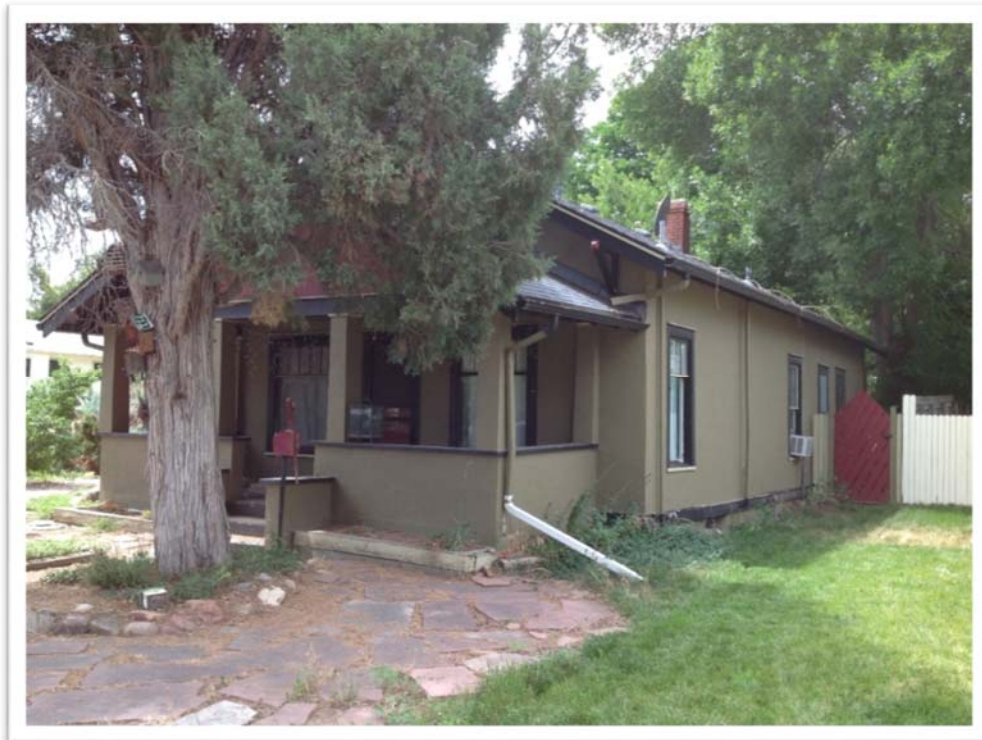
**Figure B.31.** 913 Main Street.



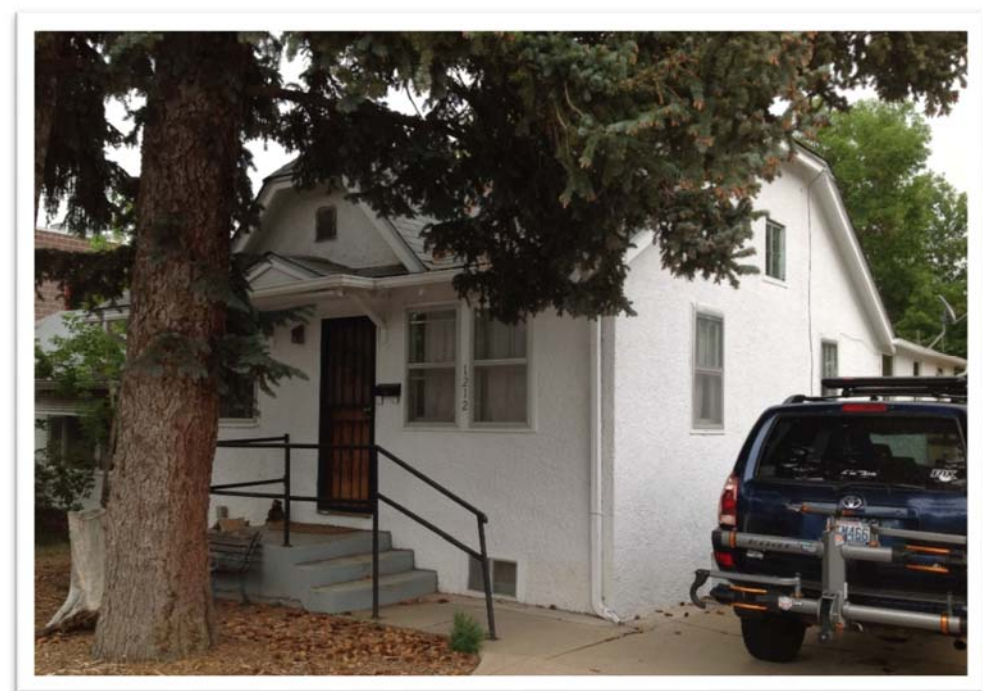
**Figure B.32.** 1032 Main Street.



**Figure B.33.** 1101 Main Street.



**Figure B.34.** 1201 Main Street.



**Figure B.35.** 1212 Main Street.

## CLASSIC COTTAGE



**Figure B.36.** 941 Garfield Avenue.



**Figure B.37.** 601 Lincoln Avenue.

## MINIMAL TRADITIONAL



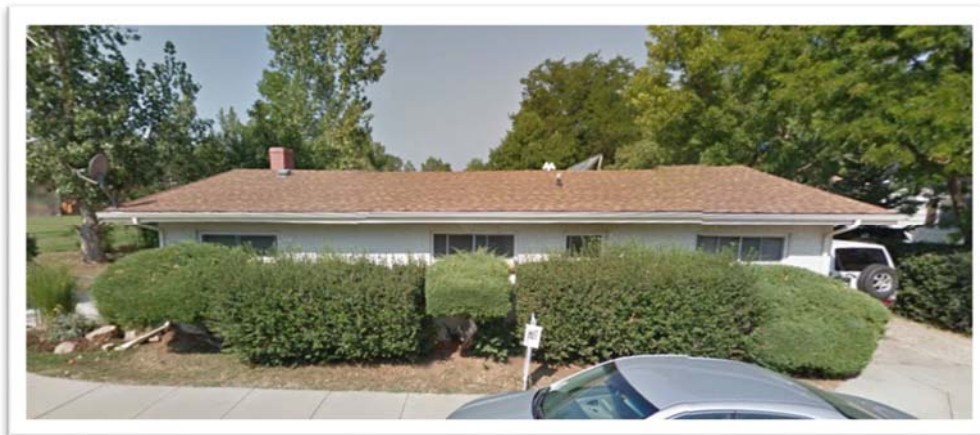
**Figure B.38.** 636 Garfield Avenue.



**Figure B.39.** 1004 Harper Street.



**Figure B.40.** 552 Jefferson Avenue.



**Figure B.41.** 601 McKinley Avenue.



**Figure B.42.** 1104 Main Street.



**Figure B.43.** 901 Parkview Street.

## RANCH



**Figure B.44.** 620 Garfield Avenue.



**Figure B.45.** 920 Garfield Avenue.



**Figure B.46.** 1005 Harper Street.



**Figure B.47.** 557 Jefferson Avenue.



**Figure B.48.** 629 McKinley Avenue.



**Figure B.49.** 741 West Street.

## DISTRICTS



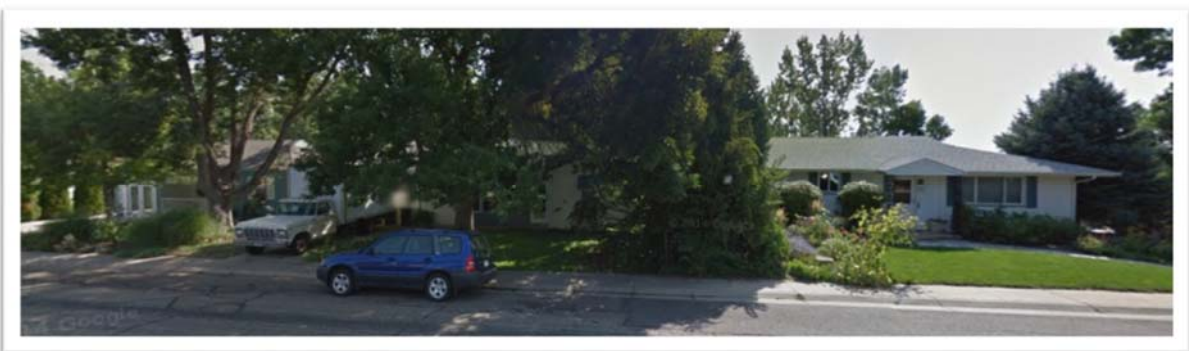
**Figure B.50.** Jefferson Place, including the 700 Block of Jefferson Avenue.



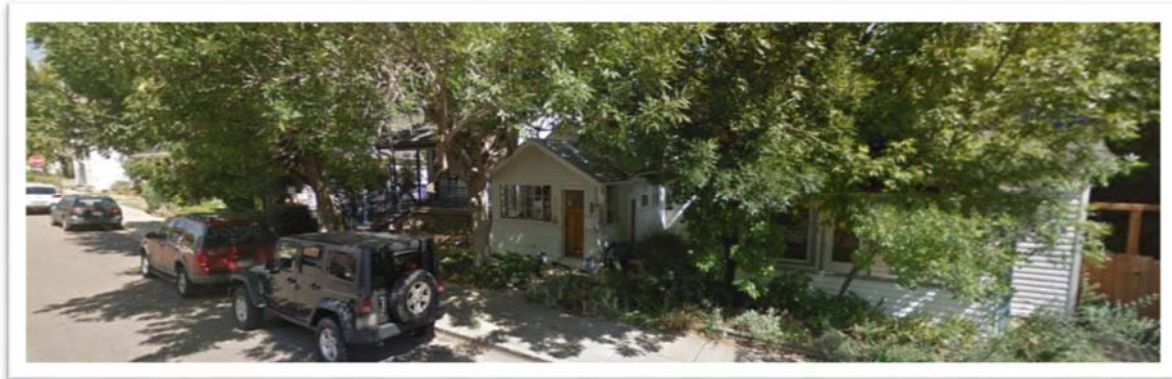
**Figure B.51.** Pyramidal/Hipped houses at 1013, 1021, and 1029 La Farge Avenue.



**Figure B.52.** Stecker/Kerr/Brennan Family Compound of 633 La Farge Avenue and 720 and 722 Pine Street.



**Figure B.53.** Corrigan Addition along Johnson Avenue.



**Figure B.54.** Zarini Family Compound of 801 and 817 Spruce and 804, 808, 822, 824, and 825 La Farge Avenue.