

Resource Number: 5BL12235
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

- _____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL12235
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 600 Grant Avenue
7. Building address: 600 Grant Avenue, Louisville, CO 80027
8. Owner name and address: Charles Richard Kane II, 600 Grant Avenue, Louisville, CO 80027-1911

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
SE ¼ of SW ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference
Zone 13N; 488425mE 4425113mN
11. USGS quad name: Louisville, Colorado
Year: 1983 Map scale: 7.5' X 15' ____ Attach photo copy of appropriate map section.
12. Lot(s): 9-10 Block: 12
Addition: Pleasant Hill Year of Addition: 1894
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 9-10
BLK 12 PLEASANT HILL

III. Architectural Description

14. Building plan (footprint, shape):
15. Dimensions in feet: Length 40 x Width 27
16. Number of stories: 1
17. Primary external wall material(s): Wood: Horizontal Siding
18. Roof configuration: Pyramidal
19. Primary external roof material: Asphalt
20. Special features: Porch

21. General architectural description: 600 Grant is a small, pyramidal roofed house with horizontal wood siding. The roof is covered with asphalt shingles. The primary façade faces west. A central entry door is located under a full-length porch. A single double-hung window is located north of the entry door and a larger slider window is south of the door. The porch is supported by six turned wood columns. The south elevation has three asymmetrically spaced windows. The north and east sides of the house are not visible from the public right-of-way due to expansive vegetation growth.
22. Architectural style/building type: Hipped Roof Box
23. Landscaping or special setting features: None
24. Associated buildings, features, or objects: A small garage facing the alley is located at the rear of the lot. There are also three small, modern, wood and metal sheds located on the property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1909 Actual:

Source of information:

Louisville Historical Museum

1909 Drumms Wall Map of the town of Louisville. Available at
<https://photos.app.goo.gl/NdVWf6LDx5PuAfET6>

Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Unknown

Source of information:

29. Construction history (include description and dates of major additions, alterations, or demolitions): There is no evidence of major modifications to the house, although some of the original windows appear to have been replaced.

30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling
32. Intermediate use(s): Domestic – Single Dwelling
33. Current use(s): Domestic – Single Dwelling
34. Site type(s): Single Family Home
35. Historical background:

General History of Louisville

This discussion is summarized from Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado (Schwendler and Corbett 2018).

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company, which ran a line that, by 1877, extended through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s, Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site 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. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, 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 architectural, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

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. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

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 Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miner's strike began in 1910 and the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. 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. However, by the 1940s, the use of coal was in decline, especially locally. 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.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only

three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. 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), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

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, affected Louisville's local economics and demographics. 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.

The 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, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

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, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people by 1990. The population further increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

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.

Pleasant Hill Addition

600 Grant Avenue is located in the Pleasant Hill addition. Orrin Welch, who was the brother of one of Louisville's founders, Charles Welch, platted the Pleasant Hill Addition in 1894. Orrin was the superintendent of insurance for the state of Kansas and never lived near Louisville. The platting of Pleasant Hill was clearly a business venture. The subdivision is bounded by Lincoln Avenue on the west, Grant Avenue on the east, South Avenue on the north, and approximately Elm Street on the south. Pine,

Spruce, and Walnut Streets run east-west within the subdivision. Construction in Pleasant Hill did not begin immediately; most houses were not constructed until the early 1900s.

This subdivision contains numerous Folk Victorian houses and a few of historical Louisville's largest and/or fanciest homes, including the Queen Anne style houses at 741 Lincoln Avenue and 500 Spruce Street and the Classic Cottage at 601 Lincoln Avenue. At the same time, the subdivision has some of historical Louisville's smallest houses, many of which were inhabited by eastern European families. 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 has remained a desirable area for decades. The Pleasant Hill Addition is one of the largest and more intact historical subdivisions. It retains a relatively large number of original houses, with very little infill from the 1970s to present.

600 Grant Avenue is a small, pyramidal-roofed home with Folk Victorian stylistic elements. According to Boulder County Assessor records, the house was constructed by 1909. Frank Scarpella was likely the first homeowner at 600 Grant Avenue. He purchased the property in 1906 and sold the house to a coal miner named Frank Nortnek in 1909. Nortnek raised a family and resided in the house until 1930, when he sold it to Henry O. Dahl, a sixty-two year old miner who emigrated to the United States from Norway in 1889. He passed away in 1946 and the house passed to his daughter Pearl Callahan. She lived at 600 Grant Avenue until her death in 1983. Callahan was a local schoolteacher for over 40 years. Her husband Dennis Callahan, a veteran of World War I, suffered undisclosed medical problems that resulted in his being hospitalized at the Veterans Administration hospital for most of the last two decades of his life. He died in 1953 and never permanently resided at 600 Grant Avenue (*Louisville Times* 1953). By the early 1930s, Pearl Callahan moved to Louisville and to 600 Grant, where she lived with her parents and her young daughter. She returned to teaching in Louisville schools and was principal of the Louisville Grade School from 1945 until 1963. She died in 1983 and her daughter sold the house in 1985.

36. Sources of information:

Boulder County Assessor's Office

2020 Property Search. Available at: <http://maps.boco.solutions/propertysearch/>. April 2020.

Louisville Historical Museum

2017 Boulder County Assessor Cards. Available at:

<http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources>. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Louisville Times

1953 "Funeral Rites for D. R. Callahan," *Louisville Times*, Volume 49, Number 37 (May 21, 1953).

Schwendler, Rebecca H., and Kathleen Corbett

2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No X Date of designation: _____

Designating authority:

Note: The house appears to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the areas of social history and architecture for its association with the early twentieth century history of the city. The property reflects the common, simple architecture that predominated in the early twentieth century when Louisville was a mining town.

It should be understood that the thresholds of significance and integrity for NRHP eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ☐ B. Associated with the lives of persons significant in our past;
- ☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G (see Manual)
- ☒ X Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ☐ State ☐ Local ☐

42. Statement of significance: PaleoWest recommends 5BL12235 not individually eligible for the NRHP and SRHP under Criterion A because it, by itself, is not illustrative of important historical trends. PaleoWest recommends 5BL12235 not eligible for the NRHP and SRHP under Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL12235 not eligible for the NRHP and SRHP under Criterion C because the house is not a quintessential example of the Hipped Roof Box form. Finally, we recommend 5BL12235 not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 600 Grant retains integrity of location, feeling, and association. Modifications to the house (e.g., replacement of some windows) have been minor and have not markedly undermined overall integrity of materials, workmanship, and design. Many similarly aged homes still stand in the neighborhood, which reinforces integrity of setting and feeling.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ X Need Data ☐

45. Is there National Register district potential? Yes ☒ X No ☐

Discuss: The Pleasant Hill subdivision was platted in 1894, with house construction beginning in the first years of the twentieth century. Today, the subdivision retains a large number of homes constructed before 1970, with limited modern infill. As such, the subdivision represents one of the most intact collections of historical homes in Louisville. A potential historic district, eligible for the NRHP under Criterion A, would encompass properties in the original Pleasant Hill subdivision, have a period of significance from 1894–1956, and be related to the history of residential development in Louisville. This assessment did not formally evaluate a Pleasant Hill Historic District, but a potential district is apparent.

Resource Number: 5BL12235
Temporary Resource Number: N/A

600 Grant would likely contribute to a potential Pleasant Hill historic district, as it retains good integrity and is typical of the small houses constructed in the subdivision by and/or for miners.

- If there is National Register district potential, is this building: Contributing X Noncontributing
46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: 600 Grant photos 1–7
Negatives filed at: PaleoWest Server, Phoenix AZ
48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado
49. Date(s): July 7–9, 2020
50. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats
51. Organization: PaleoWest
52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026
53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5BL12235
Temporary Resource Number: N/A

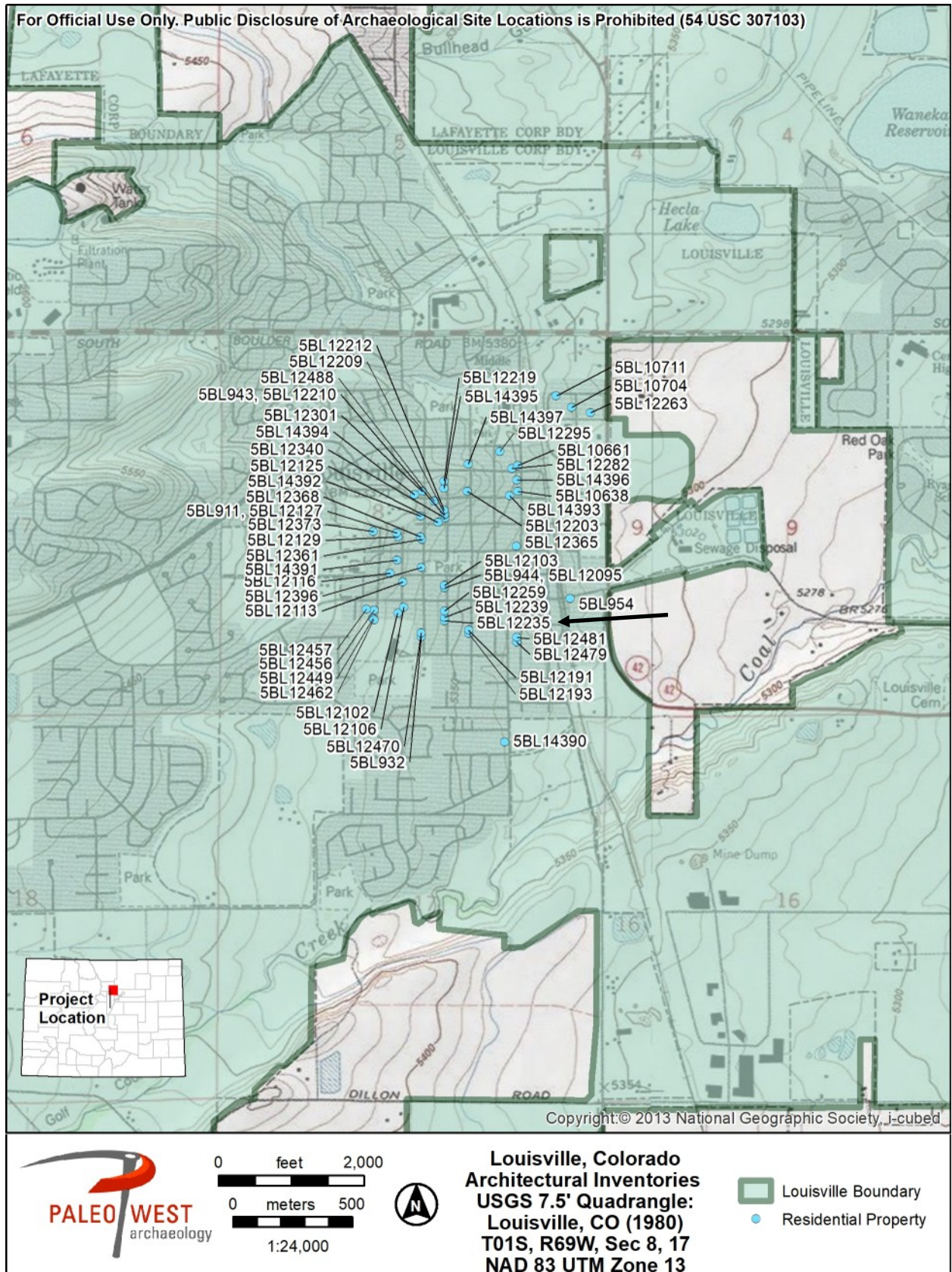


Figure 1. Location of 600 Grant, 5BL12235.

Resource Number: 5BL12235
Temporary Resource Number: N/A

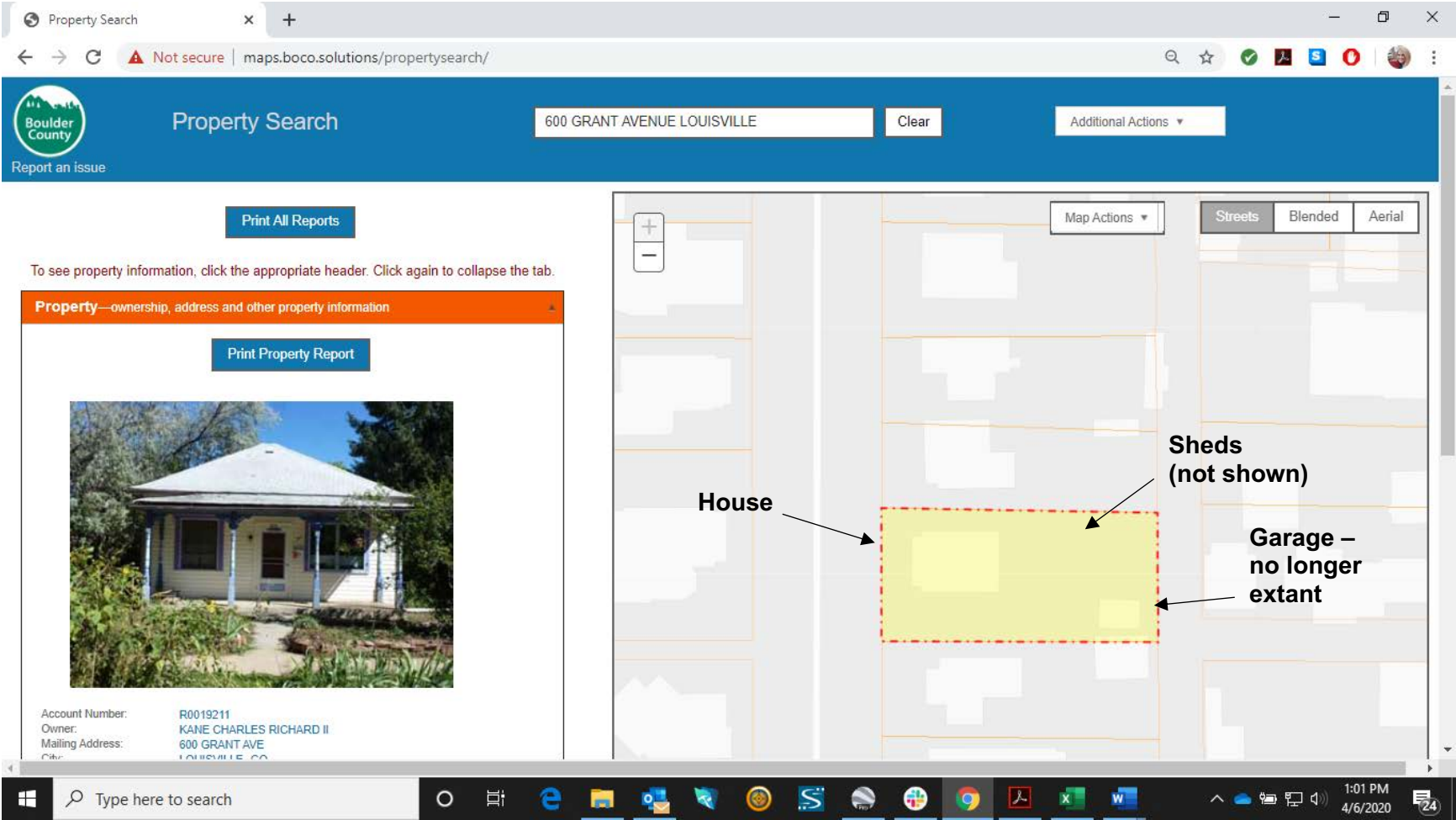


Figure 2. Sketch map of 600 Grant.

Resource Number: 5BL12235
Temporary Resource Number: N/A



Figure 3. 600 Grant, facing northeast.



Figure 4. 600 Grant, facing northwest.

Resource Number: 5BL12235
Temporary Resource Number: N/A



Figure 5. 600 Grant, back of house, sheds, facing west.



Figure 6. 600 Grant, sheds, facing northwest.

Resource Number: 5BL12235
Temporary Resource Number: N/A



Figure 7. 600 Grant photo from 1948 Assessor Card, north and west sides, facing southeast (LHM 2017).

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_____ Determined Eligible- SR

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_____ Need Data

_____ Contributes to eligible NR District

_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL12239
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Hibler House
6. Current building name: 612 Grant Avenue
7. Building address: 612 Grant Avenue, Louisville, CO 80027
8. Owner name and address: John S. Griffin, 612 Grant Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
SW ¼ of SE ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference
Zone 13N; 488427mE 4425127mN
11. USGS quad name: Louisville, Colorado
Year: 1983 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 7-8 Block: 12
Addition: Pleasant Hill Year of Addition: 1894
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOT 8 & S 1/2 LOT 7 BLK 12 PLEASANT HILL

III. Architectural Description

14. Building plan (footprint, shape): L-Shaped
15. Dimensions in feet: Length 38 x Width 20
16. Number of stories: 1
17. Primary external wall material(s): Wood: Horizontal Siding
18. Roof configuration: Gable – Cross Gabled
19. Primary external roof material: Asphalt
20. Special features: None

21. General architectural description: 612 Grant Avenue is a small, Folk Victorian style, L-shaped home clad in wood siding. It has a cross gabled roof covered in asphalt shingles. The primary façade faces west. A single-entry door is south of the center of the elevation. There is a pair of multipaned sliding windows south of the entry. North of the entry is the projecting portion of the home. It has a central double hung window. A circular window is located near the apex of the roof. The central part of the north elevation has been modified with an addition that raised the original roof of the house and replaced a portion of the gable with a shed roof. The addition is clad in cedar shingles and has two double hung windows. The original portion of the north elevation also has two double hung windows. The south elevation of the building has three windows at ground level and a circular window near the roof apex. The rear of the house is not visible from the public-right-of-way.
22. Architectural style/building type: Gabled Ell
23. Landscaping or special setting features: None
24. Associated buildings, features, or objects: There are two small, simple, metal-faced, gable roofed sheds at the rear of the property that could be original to the property, or at least historical.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1908 Actual:

Source of information:

Bacon, Bridget.

2011 612 Grant Avenue History. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

26. Architect: Unknown
27. Builder/Contractor: Unknown
28. Original owner: Gasper Hibler

Source of information:

Boulder County Clerk and Recorder

2020 Property Deed Search, Available at <https://www.bouldercounty.org/records/recording/search-public-records/>. Accessed April 2020.

29. Construction history (include description and dates of major additions, alterations, or demolitions):
The original open front porch has been enclosed and an addition has been constructed on the north elevation roof adding a shed roof section with two windows. Dates of both modifications could not be determined, although the latter is clearly modern.
30. Original location X Moved ____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling
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However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

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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.

Pleasant Hill Addition

612 Grant Avenue is located in the Pleasant Hill addition. Orrin Welch, who was the brother of one of Louisville's founders, Charles Welch, platted the Pleasant Hill Addition in 1894. Orrin was the superintendent of insurance for the state of Kansas and never lived near Louisville. The platting of Pleasant Hill was clearly a business venture. The subdivision is bounded by Lincoln Avenue on the west, Grant Avenue on the east, South Avenue on the north, and approximately Elm Street on the south. Pine, Spruce, and Walnut Streets run east-west within the subdivision. Construction in Pleasant Hill did not begin immediately; most houses were not constructed until the early 1900s.

This subdivision contains numerous Folk Victorian houses and a few of historical Louisville's largest and/or fanciest homes, including the Queen Anne-style houses at 741 Lincoln Avenue and 500 Spruce Street and the Classic Cottage at 601 Lincoln Avenue. At the same time, the subdivision has some of historical Louisville's smallest houses, many of which were inhabited by eastern European families. 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. The Pleasant Hill Addition is one of the largest and most intact historical subdivisions. It retains a relatively large number of original houses, with very little infill from the 1970s to present.

612 Grant Avenue is a Folk Victorian style home constructed in approximately 1908. Gasper Hibler purchased the lot for 612 Grant from Orrin Welch in 1905. Hibler subsequently constructed a house on the property but never lived in Louisville. It is likely the house was an investment property that Hibler rented to tenants. He owned the home until 1937, when he sold it to a Louisville couple named Anthony and Mary Poydock. The Poydocks never lived in the house and presumably continued to use it as an income property. They sold the house a decade later. The house changed hands twice over the next three years. Carrie Di Francia purchased the house in 1950, and it remained in the Di Francia family for the next 40 years (Bacon 2011).

36. Sources of information:

Bacon, Bridget.

2011 612 Grant Avenue History. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

Boulder County Assessor's Office

2020 Property Search. Available at: <http://maps.boco.solutions/propertysearch/>. Accessed April 2020.

Boulder County Clerk and Recorder

2020 Property Deed Search, Available at <https://www.bouldercounty.org/records/recording/search-public-records/>. Accessed April 2020.

Louisville Historical Museum

2017 Boulder County Assessor Cards. Available at: <http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources>. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett

2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ☒ No ☐ Date of designation: 2012

Designating authority: Chapter 15.36 of the Louisville Municipal Code; Resolution No. 24, Series 2012

It should be understood that the thresholds of significance and integrity for NRHP eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;

☐ B. Associated with the lives of persons significant in our past;

☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.

☐ Qualifies under Criteria Considerations A through G (see Manual)

☒ Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ☐ State ☐ Local ☐

42. Statement of significance: PaleoWest recommends 5BL12239 not individually eligible for the NRHP and SRHP under Criterion A because, by itself, it does not represent an important historical trend. PaleoWest recommends 5BL12239 not eligible for the NRHP and SRHP under Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL12239 not eligible for the NRHP and SRHP under Criterion C because the house is not a particularly intact example of a Folk Victorian Gabled Ell house. Finally, we recommend 5BL12239 not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 612 Grant retains integrity of location, materials, workmanship, setting, feeling and association. Integrity of design has been weakened by modifications to the home that include the enclosure of the original open porch and a second story addition on the north side of the home.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ____ Not Eligible X Need Data ____

45. Is there National Register district potential? Yes X No

Discuss: The Pleasant Hill subdivision was platted in 1894, with house construction beginning in the first years of the twentieth century. Today, the subdivision retains a large number of homes constructed before 1970, with limited modern infill. As such, the subdivision represents one of the most intact collections of historical homes in Louisville. A potential historic district, eligible for the NRHP under Criterion A, would encompass properties in the original Pleasant Hill subdivision and be related to the history of residential development in Louisville. This assessment did not formally evaluate a Pleasant Hill Historic District, but a potential district is apparent.

612 Grant would likely contribute to a potential Pleasant Hill historic district because it retains overall integrity and is an example of the kinds of simple homes that were constructed in the subdivision by and/or for miners.

If there is National Register district potential, is this building: Contributing X Noncontributing

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: 612 Grant photos 1–6
Negatives filed at: PaleoWest Server, Phoenix AZ
48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado
49. Date(s): July 7–9, 2020
50. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats
51. Organization: PaleoWest
52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026
53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5BL12239
Temporary Resource Number: N/A

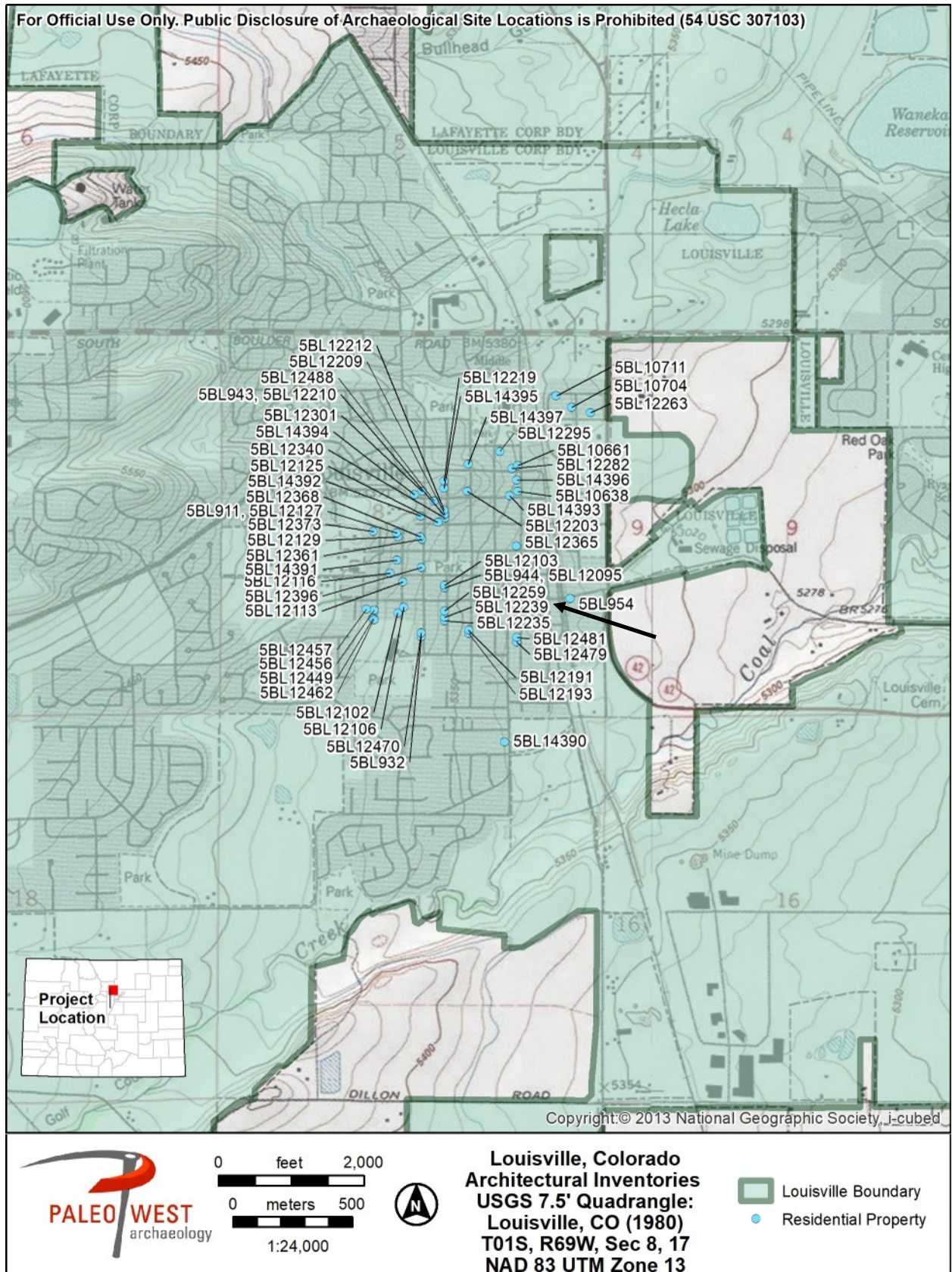


Figure 1. Location of 612 Grant, 5BL12239.

Resource Number: 5BL12239
Temporary Resource Number: N/A

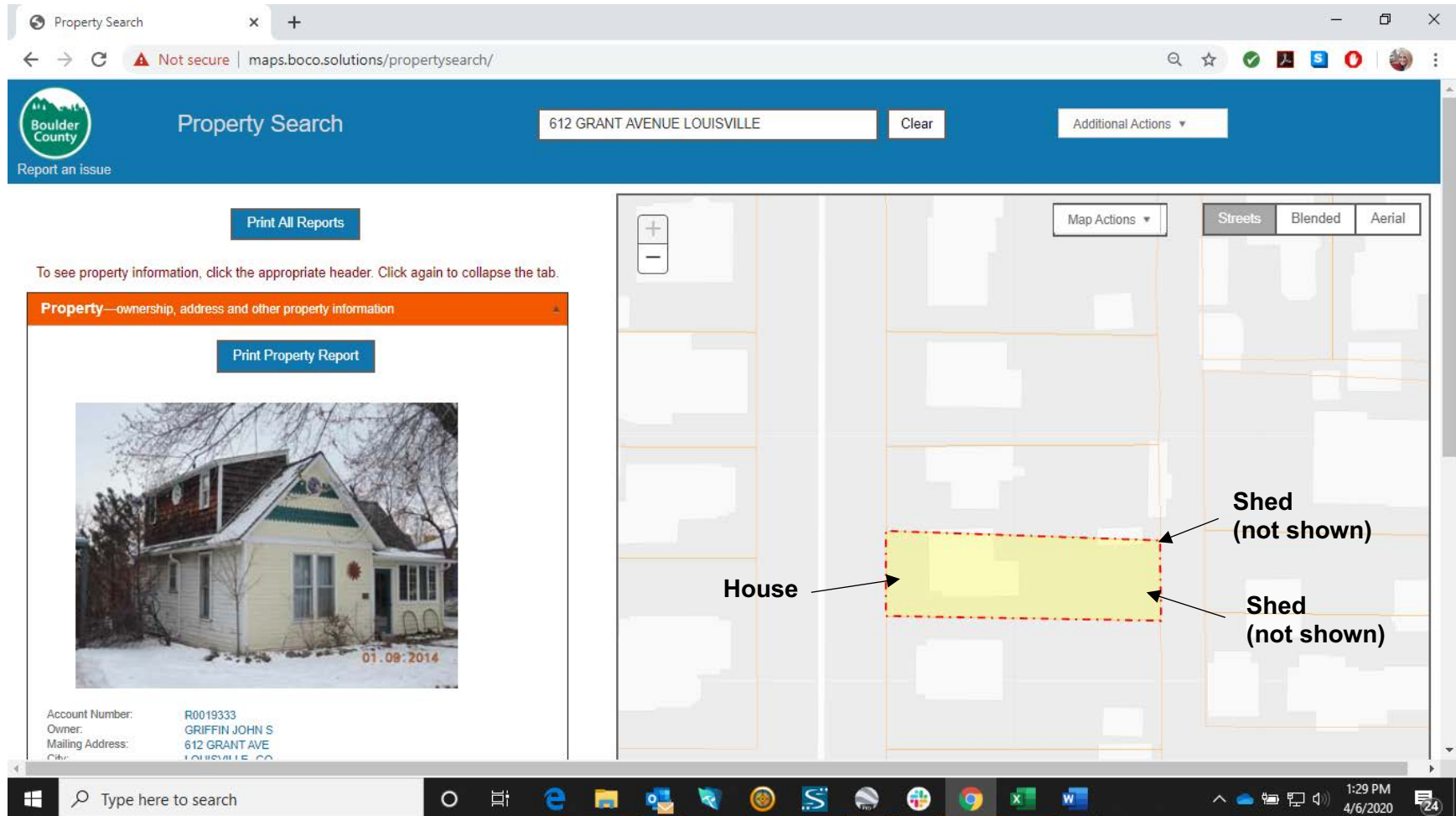


Figure 2. Sketch map of 612 Grant.

Resource Number: 5BL12239
Temporary Resource Number: N/A



Figure 3. 612 Grant, facing east.



Figure 4. 612 Grant, facing northeast.

Resource Number: 5BL12239
Temporary Resource Number: N/A



Figure 5. 612 Grant, shed, facing northwest.



Figure 6. 612 Grant, shed, facing southwest.

Resource Number: 5BL12239
Temporary Resource Number: N/A



Figure 7. 612 Grant photo from 1948 Assessor Card, north and west sides, facing southeast (LHM 2017).

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

- _____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL14390
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 105 Roosevelt Avenue
7. Building address: 105 Roosevelt Avenue, Louisville, CO 80027
8. Owner name and address: Paul Rohr, 1335 Stoneham Street, Superior, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
____ NE ¼ of ____ NE ¼ of ____ NW ¼ of ____ NE ¼ of section 17
10. UTM reference
Zone 13N; 488640mE 4424609mN
11. USGS quad name: Louisville, Colorado
Year: 1983 Map scale: 7.5' ____ X ____ 15' ____ Attach photo copy of appropriate map section.
12. Lot(s): 15-17 Block: 4
Addition: Johnsons First Year of Addition: 1890
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 15-17 & 10 FT VACATED ALLEY BLK 4 JOHNSONS 1

III. Architectural Description

14. Building plan (footprint, shape): T-Shaped
15. Dimensions in feet: Length 52 x Width 46
16. Number of stories: 1
17. Primary external wall material(s): Wood: Horizontal Siding
18. Roof configuration: Hipped
19. Primary external roof material: Asphalt
20. Special features: Glass Block Window, Chimney, Attached Garage

21. General architectural description: 105 Roosevelt is a small, T-shaped ranch style home constructed in 1952. It is clad in synthetic (vinyl or aluminum) siding, with its hipped roof covered in asphalt shingles. The home's primary façade faces east, with the south half of the façade projecting to the east. The entrance is through a single north-facing door located in that projecting portion. A sliding window is located just east of the door. South and north of the door, facing east, are large picture windows with casement window sidelights. A narrow, rectangular, fixed window comprising 20 glass blocks is located north of the northern picture window, just west of a single-car garage. The garage is located at the north end of the facade and its door faces east. The house's north elevation has a single central window. The south elevation has two large picture windows with casement sidelights and a single smaller sliding window. The west elevation is not visible from the public right-of way.
22. Architectural style/building type: Ranch
23. Landscaping or special setting features: None
24. Associated buildings, features, or objects: There are two newer outbuildings on the property. One is located near the north side of the house. It is a small, simple, gable-roofed, vertical wood-sided storage building. It is newer than the home. Another, larger outbuilding of unknown material is located at the rear (west) of the property. It is shrouded by trees and not easily visible from the public right-of way. That outbuilding was constructed after 2010.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1952

Source of information:

Bacon, Bridget

2020 105 Roosevelt Ave. History. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado

26. Architect: Unknown
27. Builder/Contractor: Unknown
28. Original owner: Martin and Olive Rotar

Source of information:

Bacon, Bridget

2020 105 Roosevelt Ave. History. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado

29. Construction history (include description and dates of major additions, alterations, or demolitions):
There is no evidence of major changes to the building.
30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling
32. Intermediate use(s): Domestic – Single Dwelling
33. Current use(s): Domestic – Single Dwelling
34. Site type(s): Single Family Home
35. Historical background:

General History of Louisville

This discussion is summarized from *Stories in Places: Putting Louisville's Residential Development in Context*, Boulder County, Colorado (Schwendler and Corbett 2018).

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company, which ran a line that, by 1877, extended through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s, Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site 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. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, 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 architectural, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

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. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

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 Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miner's strike began in 1910 and the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. 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. However, by the 1940s, the use of coal was in decline, especially locally. 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.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. 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), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

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, affected Louisville's local economics and demographics. 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.

The 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, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

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, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people by 1990. The population further increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

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.

105 Roosevelt Avenue

105 Roosevelt Avenue is located in Johnson's First Addition, one of two subdivisions platted by Mahlon V. "Ajax" Johnson in 1890. Johnson, originally a civil engineer with the Colorado Central Railroad Company, became the manager of the Ajax Coal Mine, which was located west of the subdivision.

Like most nineteenth-century neighborhoods in Louisville, Johnson's First Addition was a product of the coal mining industry in the town. It was designated for, and largely occupied by, miners who worked in local mines.

Most of the early houses found within Johnson's First Addition were small and architecturally simple homes because coal miners generally could not afford to build or purchase large or ornate homes. However, none of the early homes constructed for miners are extant today. The current homes were mostly constructed between the 1950s and 1980s, with only one house dating to the 1930s. The current neighborhood is a reflection of the post-World War II economic and demographic shifts that occurred in Louisville.

The house at 105 Roosevelt was constructed in 1952 by Martin and Olive Rotar. Martin originally moved to Louisville with his parents in 1920. He married Olive in Australia during World War II. It is not clear where the couple lived prior to the 1950s. There was a small house (constructed in 1896) on the parcel on which the Rotars constructed their home. The couple may have resided in the older home until it was either moved or demolished in preparation for the construction of the new (1952) house. The Rotars resided at 105 Roosevelt until their divorce in 1961. Harold and Mary Ann Williams purchased the home in 1961. The Williams family remained in the house until 2007. Both families reflected the working-class and lower-level white-collar make-up of the neighborhood after World War II. Martin Rotar was a carpenter and Olive worked at a local restaurant (the Blue Parrot). Harold Williams worked in the coal mines before World War II and was a security guard at Rocky Flats for three decades after the war. Mary Ann worked at a local Italian restaurant (Colacci's) and at Storage Tek (Bacon 2020).

The house appears relatively unchanged since its 1952 construction.

36. Sources of information:

Bacon, Bridget.

2020 105 Roosevelt Ave. History. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

Boulder County Assessor's Office

2020 Property Search. Available at: <http://maps.boco.solutions/propertysearch/>. Accessed March 2020.

Louisville Historical Museum

2017 Boulder County Assessor Cards. Available at: <http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources>. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett

2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No X Date of designation: ____

Designating authority:

Note: The house appears to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the areas of social history and architecture. It is a good example of an early post-World War II ranch style home and represents the transition of Louisville from a mining town to a post-war suburban community.

It should be understood that the thresholds of significance and integrity for NRHP eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

____ A. Associated with events that have made a significant contribution to the broad pattern of our history;

____ B. Associated with the lives of persons significant in our past;

____ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

____ D. Has yielded, or may be likely to yield, information important in history or prehistory.

____ Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ____ State ____ Local ____

42. Statement of significance:

PaleoWest recommends 5BL14390 not individually eligible for the NRHP and SRHP under Criterion A because it is not strongly associated with significant events or broad patterns of history. PaleoWest recommends 5BL14390 not eligible for the NRHP and SRHP under Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL14390 not eligible for the NRHP and SRHP under Criterion C because, while the house is an intact example of an early ranch style home, it is not a particularly distinctive or significant example of the style. Finally, we recommend BL149390 not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 105 Roosevelt retains integrity of location, materials, workmanship, setting, and feeling. Because the house is not associated with an important event or person at the NRHP level, it does not exhibit integrity of association.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Resource Number: 5BL14390
Temporary Resource Number: N/A

Eligible ____ Not Eligible X Need Data ____

45. Is there National Register district potential? Yes ____ No X

Discuss: No potential historic district could likely be defined in this area.

If there is National Register district potential, is this building: Contributing ____ Noncontributing

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: 105 Roosevelt photos 1–4

Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): July 7–9, 2020

50. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats

51. Organization: PaleoWest

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

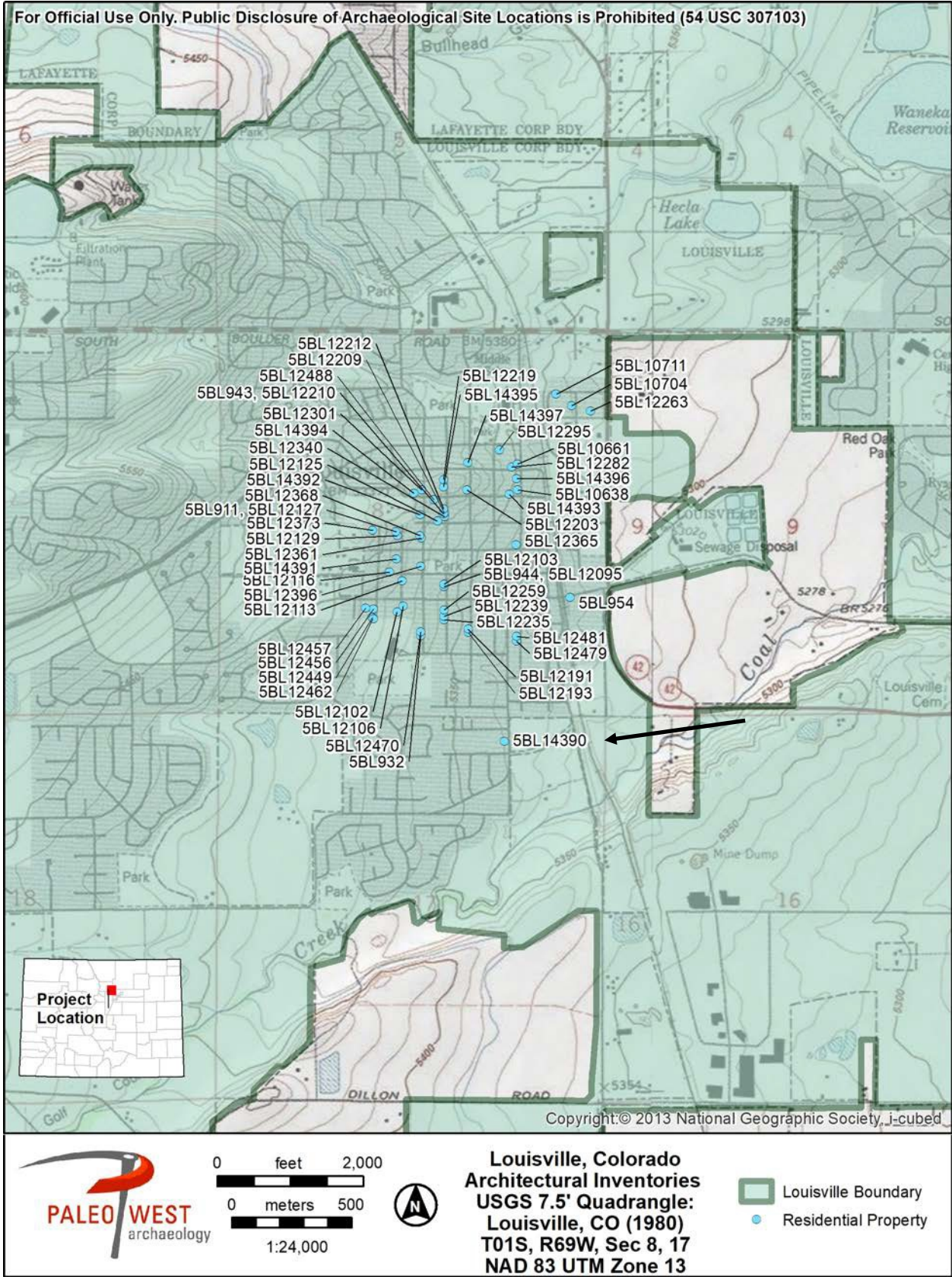


Figure 1. Location of 105 Roosevelt, 5BL14390.

Resource Number: 5BL14390
Temporary Resource Number: N/A

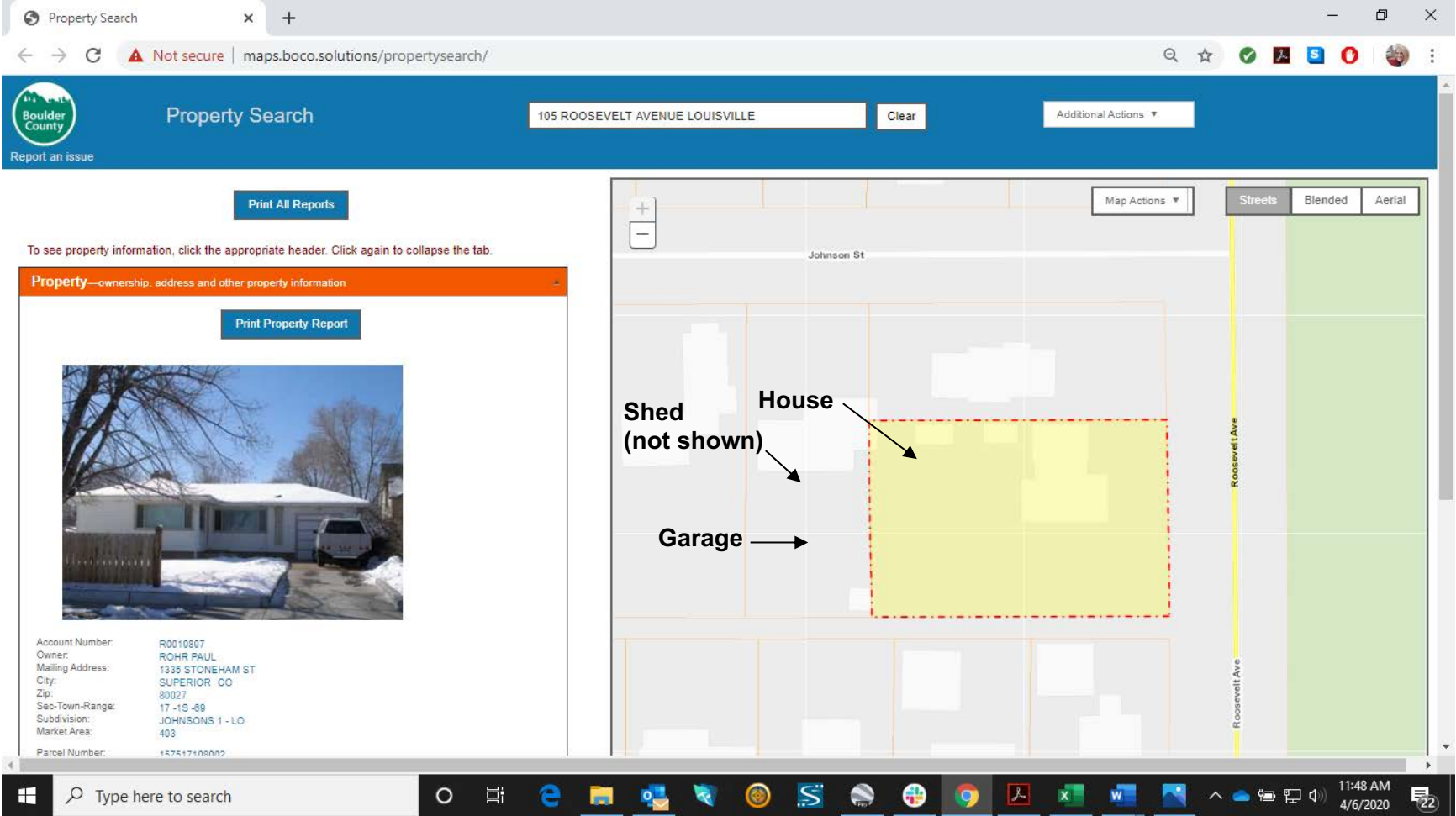


Figure 2. Sketch map of 105 Roosevelt.

Resource Number: 5BL14390
Temporary Resource Number: N/A



Figure 3. 105 Roosevelt, facing west.



Figure 4. 105 Roosevelt, facing southwest.

Resource Number: 5BL14390
Temporary Resource Number: N/A



Figure 5. 105 Roosevelt, facing northwest.



Figure 6. 105 Roosevelt, facing northeast.

Resource Number: 5BL14390
Temporary Resource Number: N/A



Figure 7. 105 Roosevelt photo from 1948 Assessor Card (LHM 2017).

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

_____ Determined Eligible- NR

_____ Determined Not Eligible- NR

_____ Determined Eligible- SR

_____ Determined Not Eligible- SR

_____ Need Data

_____ Contributes to eligible NR District

_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL944, 5BL12095
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Edwards House
6. Current building name: 728 Grant Avenue
7. Building address: 728 Grant Avenue, Louisville, CO 80027
8. Owner name and address: Cameron R. & Ann L. Weise

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
____ NE ____ ¼ of ____ SW ____ ¼ of ____ NW ____ ¼ of ____ SE ____ ¼ of section 8
10. UTM reference
Zone 13N; 488437mE 4425240mN
11. USGS quad name: Louisville, Colorado
Year: 1983 Map scale: 7.5' ____ X ____ 15' ____ Attach photo copy of appropriate map section.
12. Lot(s): 4–5 Block: 7
Addition: Pleasant Hill Year of Addition: 1894
13. Boundary Description and Justification: Boulder County Assessor Legal Description: S1/2 LOT 4 & ALL LOT 5 BLK 7 PLEASANT HILL

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 42 x Width 36
16. Number of stories: 2
17. Primary external wall material(s): Weatherboard: Horizontal Siding
18. Roof configuration: Gambrel
19. Primary external roof material: Asphalt
20. Special features: None

21. General architectural description: 728 Grant is a two-story Dutch Colonial Revival home with horizontal siding. The gambrel roof is covered in asphalt shingles. The primary façade faces west. It has a full-length porch. The roof of the porch provides a second story balcony. A single entry door is located near the north end of the façade. A large picture window is to the south. The second story has a central door flanked by a double hung window on each side. The north side of the building has two double hung windows and a smaller window on the first floor and a small, central double hung window in a small dormer with a steeply pitched eave. The south side of the house has, from west to east, a single window, a bay window, and two windows. There are no openings on the second floor. The east elevation is dominated by a single-story addition that has a deck. Five sliding windows and two doors are located in the addition. There are two central double hung windows on the second story.
22. Architectural style/building type: Late 19th and 20th Century Revivals - Dutch Colonial Revival
23. Landscaping or special setting features: None
24. Associated buildings, features, or objects: There is a garage at the rear of the lot. It was constructed sometime after the house was built. The garage is clad in synthetic horizontal siding. It has a large fiberglass overhead garage door and a louver vent off-center near the apex of the gable roof, which is covered in newer asphalt shingles.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1904 Actual:

Source of information:

Bacon, Bridget.

2010 728 Grant Avenue History. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

Boulder County Assessor's Office

2020 Property Search. Available at: <http://maps.boco.solutions/propertysearch/>. Accessed April 2020.

26. Architect: Unknown
27. Builder/Contractor: Unknown
28. Original owner: John Upton

Source of information:

Bacon, Bridget.

2010 728 Grant Avenue History. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

Boulder County Clerk and Recorder

2020 Property Deed Search, Available at <https://www.bouldercounty.org/records/recording/search-public-records/>. Accessed April 2020.

29. Construction history (include description and dates of major additions, alterations, or demolitions): An addition was added to the rear of the home prior to 1948. A second story balcony was added sometime after 1978.
30. Original location X Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling
32. Intermediate use(s): Domestic – Single Dwelling
33. Current use(s): Domestic – Single Dwelling
34. Site type(s): Single Family Home
35. Historical background:

General History of Louisville

This discussion is summarized from *Stories in Places: Putting Louisville's Residential Development in Context*, Boulder County, Colorado (Schwendler and Corbett 2018).

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company, which ran a line that, by 1877, extended through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s, Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site 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. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, 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 architectural, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

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. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses

and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

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Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. 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. However, by the 1940s, the use of coal was in decline, especially locally. 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.

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The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. 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), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

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The 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, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

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, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in

Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people by 1990. The population further increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

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.

Pleasant Hill Addition

728 Grant Avenue is located in the Pleasant Hill addition. Orrin Welch, who was the brother of one of Louisville's founders, Charles Welch, platted the Pleasant Hill Addition in 1894. Orrin was the superintendent of insurance for the state of Kansas and never lived near Louisville. The platting of Pleasant Hill was clearly a business venture. The subdivision is bounded by Lincoln Avenue on the west, Grant Avenue on the east, South Avenue on the north, and approximately Elm Street on the south. Pine, Spruce, and Walnut Streets run east-west within the subdivision. Construction in Pleasant Hill did not begin immediately; most houses were not constructed until the early 1900s.

This subdivision contains numerous Folk Victorian houses and a few of historical Louisville's largest and/or fanciest homes, including the Queen Anne-style houses at 741 Lincoln Avenue and 500 Spruce Street and the Classic Cottage at 601 Lincoln Avenue. At the same time, the subdivision has some of historical Louisville's smallest houses, many of which were inhabited by eastern European families. 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. Pleasant Hill Addition is one of the larger and most intact historical subdivisions. It retains a relatively large number of original houses, with very little infill from the 1970s to present.

728 Grant Avenue is a Dutch Colonial Revival style home constructed in approximately 1904. John Upton, a local carpenter, purchased the lot for the building in 1904 and it is possible that he constructed the house. Upton sold 728 Grant to Harry Van Mater, president of the National Fuel Company, in 1907. Van Mater did not live in the house; he and his family lived in Denver. The home was transferred to the National Fuel Company in 1912. It is likely that 728 Grant was used as housing for a mine manager, or someone of similar stature. The National Fuel Company retained the house until 1936. The house went through two owners between 1936 and 1945 and was, apparently, a rental property. William and Flora Hutsell bought the house in 1945. Mr. Hutsell was a miner. The Hutsells divided the lot in 1954. They sold 728 Grant to Roy and Shirley Mullinex and moved into a house they moved from the campus of the University of Colorado. The latter became 732 Grant. The Mullinex family remained in the home until 1979 (Bacon 2010).

The house is relatively intact. An addition was added to the rear of the home sometime before 1948.

36. Sources of information:

Bacon, Bridget.

2010 728 Grant Avenue History. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

Resource Number: 5BL944, 5BL12095
Temporary Resource Number: N/A

Boulder County Assessor's Office

2020 Property Search. Available at: <http://maps.boco.solutions/propertysearch/>. Accessed April 2020.

Boulder County Clerk and Recorder

2020 Property Deed Search, Available at <https://www.bouldercounty.org/records/recording/search-public-records/>. Accessed April 2020.

Louisville Historical Museum (LHM)

2017 Boulder County Assessor Cards. Available at: <http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources>. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett

2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No X Date of designation: ____

Designating authority:

Note: The house appears to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the areas of social history and architecture for its association with the early twentieth century history of the city. It also represents a rare architectural form in Louisville. There are only two extant Dutch Colonial Revival homes in Louisville.

It should be understood that the thresholds of significance and integrity for NRHP eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

____ A. Associated with events that have made a significant contribution to the broad pattern of our history;

____ B. Associated with the lives of persons significant in our past;

____ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

____ D. Has yielded, or may be likely to yield, information important in history or prehistory.

____ Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ____ State ____ Local ____

42. Statement of significance:
PaleoWest recommends 728 Grant not individually eligible for the NRHP and SRHP under Criterion A because, by itself, it does not demonstrate an important trend in history. We also recommend 728 Grant not eligible for the NRHP and SRHP under Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We recommend 728 Grant not eligible for the NRHP and SRHP under Criterion C because the house appears to have had some architectural changes that make it no longer a quintessential example of a Dutch Colonial Revival home. Finally, we recommend 728 Grant not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.
43. Assessment of historic physical integrity related to significance: 728 Grant retains integrity of location, materials, workmanship, setting, and feeling. The rear addition and modern balcony have weakened integrity of design, although the Dutch Colonial Revival form remains visible. Because the house is not associated with an important event or person at the NRHP level, it does not exhibit integrity of association.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:
Eligible ____ Not Eligible X Need Data ____
45. Is there National Register district potential? Yes X No

Discuss: The Pleasant Hill subdivision was platted in 1894, with house construction beginning in the first years of the twentieth century. Today, the subdivision retains a large number of homes constructed before 1970, with limited modern infill. As such, the subdivision represents one of the most intact collections of historical homes in Louisville. A potential historic district, eligible for the NRHP under Criterion A, would encompass properties in the original Pleasant Hill subdivision and be related to the history of residential development in Louisville. This assessment did not formally evaluate a Pleasant Hill Historic District, but a potential district is apparent.

728 Grant would likely contribute to the potential Pleasant Hill historic district because it was one of the earliest homes constructed in the subdivision, it represents a rare architectural form in Louisville, and its size is consistent with that of several other large houses in the subdivision that were built by or for relatively wealthy or important people.

- If there is National Register district potential, is this building: Contributing X Noncontributing
46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: 728 Grant photos 1–7
Negatives filed at: PaleoWest Server, Phoenix AZ
48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado
49. Date(s): July 7–9, 2020
50. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats
51. Organization: PaleoWest
52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026
53. Phone number(s): 720-837-5159

Resource Number: 5BL944, 5BL12095

Temporary Resource Number: N/A

Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

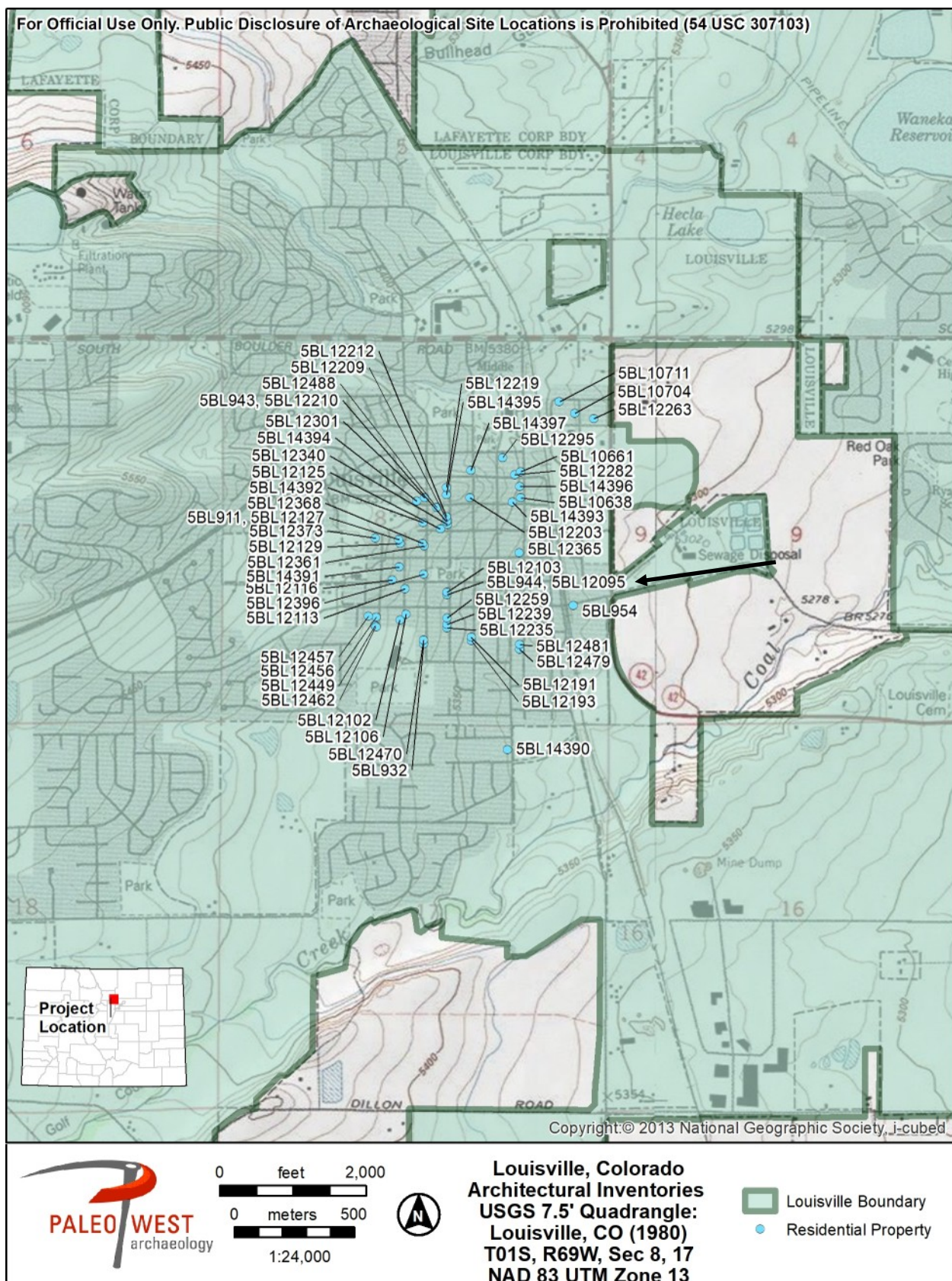


Figure 1. Location of 728 Grant, 5BL944/5BL12095.

Resource Number: 5BL944, 5BL12095

Temporary Resource Number: N/A

Property Search

728 GRANT AVENUE LOUISVILLE

Clear

Additional Actions

Print All Reports

To see property information, click the appropriate header. Click again to collapse the tab.

Property—ownership, address and other property information

Print Property Report



Account Number: R0019664
Owner: WEISE CAMERON R & ANN L
Mailing Address: 728 GRANT AVE
City: LOUISVILLE CO

Map Actions

Streets Blended Aerial

House

Garage

2:20 PM 4/6/2020

Figure 2. Sketch map of 728 Grant.

Resource Number: 5BL944, 5BL12095
Temporary Resource Number: N/A



Figure 3. 728 Grant, facing northeast.



Figure 4. 728 Grant, facing southeast.

Resource Number: 5BL944, 5BL12095
Temporary Resource Number: N/A



Figure 5. 728 Grant, garage, facing southwest.



Figure 6. 728 Grant, garage and house, facing west.

Resource Number: 5BL944, 5BL12095
Temporary Resource Number: N/A



Figure 7. 728 Grant_A1 photo from 1948 Assessor Card, west side, facing east.



Figure 8. 728 Grant_B1 photo from 1948 Assessor Card, west side facing east (LHM 2017).

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

- _____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL12103
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 732 Grant Avenue
7. Building address: 732 Grant Avenue, Louisville, CO 80027
8. Owner name and address: Kelly D. Williams, 732 Grant Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
NE ¼ of SW ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference
Zone 13N; 488427mE 4425265mN
11. USGS quad name: Louisville, Colorado
Year: 1983 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 3-4 Block: 7
Addition: Pleasant Hill Year of Addition: 1894
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOT 3 & N 1/2 LOT 4 BLK 7 PLEASANT HILL

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 46 x Width 28
16. Number of stories: 1
17. Primary external wall material(s): Wood: Horizontal Siding
18. Roof configuration: Gable
19. Primary external roof material: Asphalt
20. Special features: None
21. General architectural description: 732 Grant is a Bungalow form house. Its Craftsman stylistic elements (e.g., front roof brackets) appear to be modern additions. The house features horizontal wood siding and a front gable roof with asphalt shingles. Windows are a combination of casement

and double hung. The primary façade faces west. A large porch occupies the north 2/3 of the façade. The porch is supported by brick columns and a brick skirt. An entry door is located at the north end of the porch. A single window is south of the door, but still under the porch. Another single window is south of the porch. Two small vent openings are located near the apex of the porch roof and the apex of the main roof. The south side of the building has four windows spaced across its wall. The east elevation has a central entry door in a stoop. Windows flank the doorway and span the elevation. The north side has windows of various sizes spread irregularly across the elevation. All windows have prominent wood surrounds that contrast the primary cladding. They date to at least 1948 and are likely original.

- 22. Architectural style/building type: Bungalow
- 23. Landscaping or special setting features: None
- 24. Associated buildings, features, or objects: There is a simple, east-facing, gable-roofed garage/storage building located at the rear of the lot. The garage is clad in wood vertical siding. A pair of large doors provide entry into the end of the building. The building was likely constructed in 1954 (when the house was moved to its current location) or shortly thereafter.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1895 Actual:

Source of information:

Louisville Historical Museum (LHM)

2017 Boulder County Assessor Cards. Available at: <http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources>. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

- 26. Architect: Unknown
- 27. Builder/Contractor: Unknown
- 28. Original owner: William and Flora Hutsell

Source of information:

Bacon, Bridget.

2016 Property: 732 Grant Ave. Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

29. Construction history (include description and dates of major additions, alterations, or demolitions):
There is no evidence of major alterations, additions, or demolitions to the property.

30. Original location _____ Moved X Date of move(s): 1954

V. HISTORICAL ASSOCIATIONS

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732 Grant Avenue

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Pleasant Hill Addition is one of the larger and most intact historical subdivisions. It retains a relatively large number of original houses, with very little infill from the 1970s to present.

732 Grant Avenue is a Bungalow form home (with modern Craftsman stylistic elements) constructed in approximately 1895, according to the Boulder County Assessor. The home was moved from Green Mountain Street (now part of the University of Colorado campus) to its current location at 732 Grant in 1954. The original owners of the home at its current location were William and Flora Hutsell. They previously lived at 728 Grant but divided that lot in 1954. They sold their original home and moved into the relocated house at 732 Grant. William Hutsell lived in the house at 732 Grant until his death in 1975 and Flora Hutsell resided at 732 Grant until her death in 1985 (Bacon 2010; Bacon 2016). The house has since gone through a succession of owners.

36. Sources of information:

Bacon, Bridget

2010 Property: 728 Grant Ave. Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

2016 Property: 732 Grant Ave. Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

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2020 Property Search. Available at: <http://maps.boco.solutions/propertysearch/>. Accessed April 2020.

Boulder County Clerk and Recorder

2020 Property Deed Search, Available at <https://www.bouldercounty.org/records/recording/search-public-records/>. Accessed April 2020.

Louisville Historical Museum (LHM)

2017 Boulder County Assessor Cards. Available at: <http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources>. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett

2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes _____ No X Date of designation: _____

Designating authority:

Note: The house does not appear to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code).

It should be understood that the thresholds of significance and integrity for NRHP eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ☐ B. Associated with the lives of persons significant in our past;
- ☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G (see Manual)
- ☒ X Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ☐ State ☐ Local ☐

42. Statement of significance:

PaleoWest recommends 5BL12103 not individually eligible for the NRHP and SRHP under Criterion A because it is not clearly illustrative of an important event or trend. PaleoWest recommends 5BL12103 not eligible for the NRHP and SRHP under Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL12103 not eligible for the NRHP and SRHP under Criterion C because the house has been moved from its original location and it is not a quintessential example of a Bungalow form home. Finally, we recommend 5BL12103 not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 5BL12103 retains overall integrity of materials, workmanship, and design, although its Craftsman stylistic elements (e.g., gable end roof brackets) detract from its original appearance. Because the house was moved to its current location from Boulder in 1954, it does not retain integrity of location, setting, or feeling. Because the house is not associated with an important event or person at the NRHP level, it does not exhibit integrity of association.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ X Need Data ☐

45. Is there National Register district potential? Yes ☒ X No ☐

Discuss: The Pleasant Hill subdivision was platted in 1894, with house construction beginning in the first years of the twentieth century. Today, the subdivision retains a large number of homes constructed before 1970, with limited modern infill. As such, the subdivision represents one of the most intact collections of historical homes in Louisville. A potential historic district, eligible for the

Resource Number: 5BL12103
Temporary Resource Number: N/A

NRHP under Criterion A, would encompass properties in the original Pleasant Hill subdivision, have a period of significance from 1894–1956, and be related to the history of residential development in Louisville. This assessment did not formally evaluate a Pleasant Hill Historic District, but a potential district is apparent.

732 Grant would likely not contribute to a potential Pleasant Hill historic district because it was moved into the subdivision at the end of the subdivision's period of development.

- If there is National Register district potential, is this building: Contributing ____ Noncontributing X
46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: 732 Grant photos 1–6
Negatives filed at: PaleoWest Server, Phoenix AZ
48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado
49. Date(s): July 7–9, 2020
50. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats
51. Organization: PaleoWest
52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026
53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

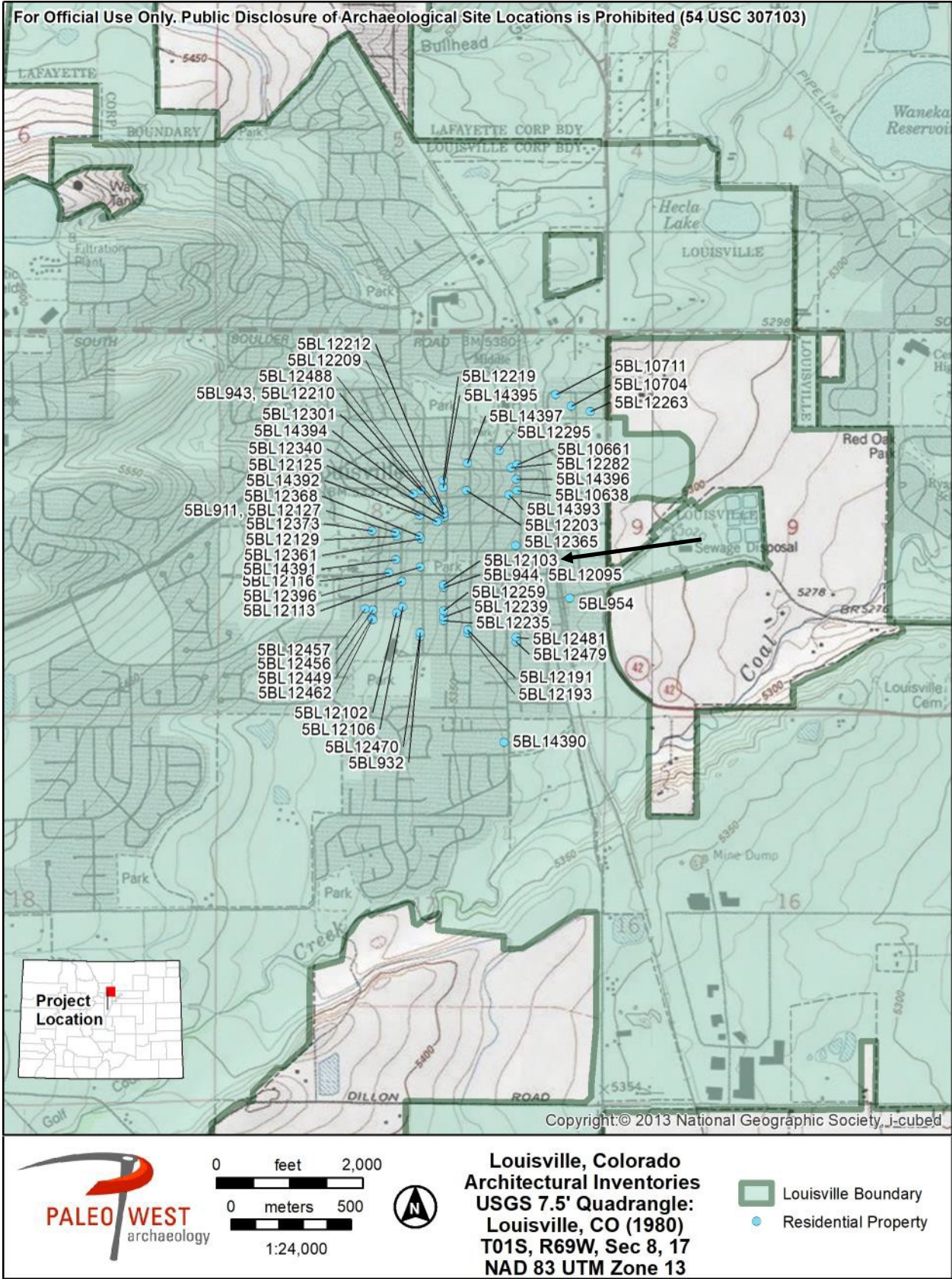


Figure 1. Location of 732 Grant, 5BL12103.

Resource Number: 5BL12103
Temporary Resource Number: N/A

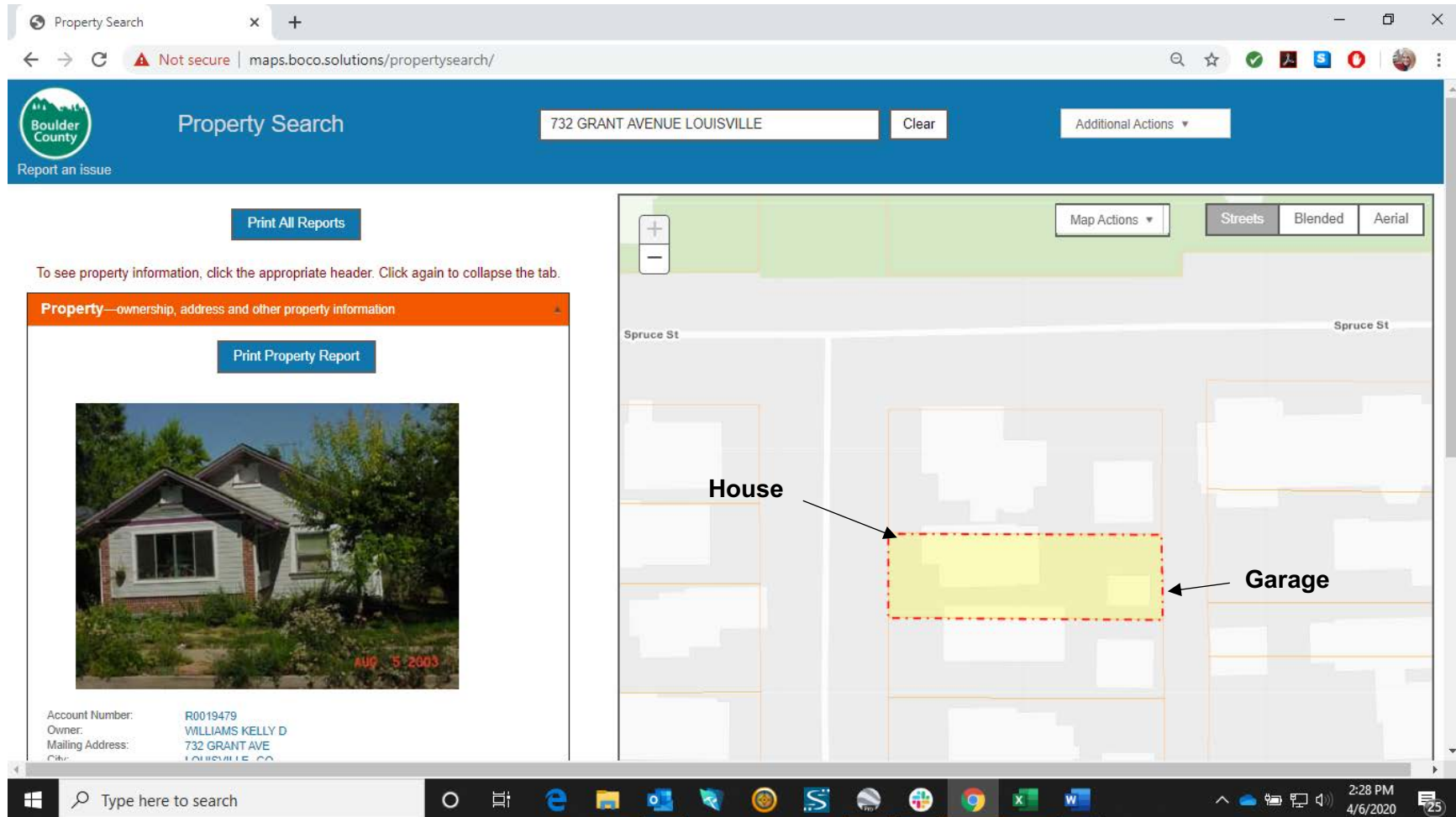


Figure 2. Sketch map of 732 Grant.

Resource Number: 5BL12103
Temporary Resource Number: N/A



Figure 3. 732 Grant, facing northeast.



Figure 4. 732 Grant, facing southeast.

Resource Number: 5BL12103
Temporary Resource Number: N/A



Figure 5. 732 Grant, garage, facing west.



Figure 6. 732 Grant, back of house, facing west-southwest.

Resource Number: 5BL12103
Temporary Resource Number: N/A



Figure 7. 732 Grant photo from 1948 Assessor Card, north and west sides, facing southeast (LHM 2017).

Resource Number: 5BL12396
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

- _____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL12396
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 816 Lincoln Avenue
7. Building address: 816 Lincoln Avenue, Louisville, CO 80027
8. Owner name and address: Jennifer Miller, 816 Lincoln Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
 SW ¼ of NW ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference
 Zone 13N; 488333mE 4425337mN
11. USGS quad name: Louisville, Colorado
 Year: 1983 Map scale: 7.5' X 15' ____ Attach photo copy of appropriate map section.
12. Lot(s): 15-16 Block: 5
 Addition: Pleasant Hill Year of Addition: 1894
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 15-16
 BLK 5 PLEASANT HILL

III. Architectural Description

14. Building plan (footprint, shape): Rectangular (original house; currently getting a major addition)
15. Dimensions in feet: Length 43 x Width 29 (original House; currently getting a major addition)
16. Number of stories: 2
17. Primary external wall material(s): Wood: Horizontal Siding
18. Roof configuration: Gabled Roof
19. Primary external roof material: Asphalt
20. Special features: Dormer, Chimney
21. General architectural description: 816 Lincoln Avenue is an originally modest-sized Folk Victorian style house that is currently undergoing a major expansion. The only intact elevation is the front

(west) façade. The front of the building has a full-length porch supported by wrought iron posts. A central entry door (new) is flanked by two new multipaned (new) double hung windows. A small square window is centrally located in the second story. This is also a new window in an original opening. The south side of the building is largely taken up by the new addition that is under construction. The westernmost section of the elevation is original and contains a new window in an original opening. The original second story dormer is also visible. The one- and two-story addition, which shapes the rest of the elevation, is much larger than the original home. Its western, one-story portion contains a single west-facing door and a course of windows under a roof overhang. The eastern portion of the addition rises abruptly to the second story and has large windows in both stories. The east (rear) of the building is currently under construction. It presents much more mass and reflects a more modern style than the original Folk Victorian house. There is a large porch at the south end of the east elevation. Large windows and an entry are under the porch. Large windows are also located on other aspects of the elevation on the first and second stories. The north elevation is similar to the south elevation.

- 22. Architectural style/building type: Late Victorian
- 23. Landscaping or special setting features: None
- 24. Associated buildings, features, or objects: A large garage is currently under construction behind the house.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1909 Actual:

Source of information:

Bacon, Bridget

2019 Property: 816 Lincoln Ave. Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

- 26. Architect: Unknown
- 27. Builder/Contractor: Unknown
- 28. Original owner: Louis Wattlelet

Source of information:

Bacon, Bridget

2019 Property: 816 Lincoln Ave. Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

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

The house is currently undergoing a major addition that will dramatically increase the massing and size of the house.

Past modifications include:

- Bathroom addition and rear porch enclosed (est. circa 1940);
- Window replacement (est. circa 1940's);
- Window awnings added (post-1948);
- Asbestos composite siding installed over existing 1X6 wood shiplap siding (est. pre-1948);
- Front porch wood columns replaced with steel columns (timing unknown);
- Steel siding installed over asbestos composite siding (post-1948);
- Stone patterned steel veneer added to front façade (post-1948);
- Wood shake shingle roofing replaced with asphalt shingles (timing unknown).

30. Original location X Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling
32. Intermediate use(s): Domestic – Single Dwelling
33. Current use(s): Domestic – Single Dwelling
34. Site type(s): Single family Home
35. Historical background:

General History of Louisville

This discussion is summarized from *Stories in Places: Putting Louisville's Residential Development in Context*, Boulder County, Colorado (Schwendler and Corbett 2018).

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company, which ran a line that, by 1877, extended through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s, Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site 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. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, 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 architectural, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

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. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

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 Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miner's strike began in 1910 and the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. 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. However, by the 1940s, the use of coal was in decline, especially locally. 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.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. 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), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

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, affected Louisville's local economics and demographics. 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.

The 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, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

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, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people by 1990. The population further increased to 18,937 in 2000. Ninety-eight new subdivisions and

subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

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.

Pleasant Hill Addition

816 Lincoln Avenue is located in the Pleasant Hill addition. Orrin Welch, who was the brother of one of Louisville's founders, Charles Welch, platted the Pleasant Hill Addition in 1894. Orrin was the superintendent of insurance for the state of Kansas and never lived near Louisville. The platting of Pleasant Hill was clearly a business venture. The subdivision is bounded by Lincoln Avenue on the west, Grant Avenue on the east, South Avenue on the north, and approximately Elm Street on the south. Pine, Spruce, and Walnut Streets run east-west within the subdivision. Construction in Pleasant Hill did not begin immediately; most houses were not constructed until the early 1900s.

This subdivision contains numerous Folk Victorian houses and a few of historical Louisville's largest and/or fanciest homes, including the Queen Anne-style houses at 741 Lincoln Avenue and 500 Spruce Street and the Classic Cottage at 601 Lincoln Avenue. At the same time, the subdivision has some of historical Louisville's smallest houses, many of which were inhabited by eastern European families. 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. Pleasant Hill Addition is one of the larger and most intact historical subdivisions. It retains a relatively large number of original houses, with very little infill from the 1970s to present.

816 Lincoln Avenue is a Folk Victorian style home. Louis Wattlelet, a miner, purchased the parcel on which the home stands in 1903. It is not clear if he constructed a house on the lot at the time. However, the house was present in 1909. The Wattlelets owned 816 Lincoln Avenue until 1917 when Leonard Wattlelet sold the building to William Thomas. Thomas sold the house to Ellen Husband, the wife of a mine superintendent. They resided in 816 Lincoln Avenue until 1921 when they sold the house to another mine superintendent, John Hutchinson, and his wife. Hutchinson sold the home to Elizabeth Miller and her son, Thomas. The Millers owned the house until 1943 when they sold it to Anton and Mary Kranker. Anton was a mine safety officer. The family resided in the home until 1947 when they moved to Utah and rented the house out to tenants. The Krankers returned to Louisville in 1956 and resided in the house until 1996 (Bacon 2019).

36. Sources of information:

Bacon, Bridget

2019 Property: 816 Lincoln Ave. Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

Boulder County Assessor's Office

2020 Property Search. Available at: <http://maps.boco.solutions/propertysearch/>. Accessed April 2020.

Boulder County Clerk and Recorder

2020 Property Deed Search, Available at <https://www.bouldercounty.org/records/recording/search-public-records/>. Accessed April 2020.

Louisville Historical Museum (LHM)

2017 Boulder County Assessor Cards. Available at: <http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources>. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett

2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes _____ No X Date of designation: _____

Designating authority:

Note: The house does not appear to meet the City of Louisville's local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) and it does not retain integrity, as it is currently undergoing a major modification.

It should be understood that the thresholds of significance and integrity for NRHP eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

____A. Associated with events that have made a significant contribution to the broad pattern of our history;

____B. Associated with the lives of persons significant in our past;

____C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

____D. Has yielded, or may be likely to yield, information important in history or prehistory.

____ Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National _____ State _____ Local _____

42. Statement of significance: PaleoWest recommends 5BL12396 not individually eligible for the NRHP and SRHP under Criterion A because it is not associated with a significant trend or event in history. PaleoWest recommends 5BL12396 not eligible for the NRHP and SRHP under Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL12396 not eligible for the NRHP and SRHP under Criterion C because the house is undergoing marked architectural changes that undermine its eligibility as an example of the Folk Victorian style. Finally, we recommend 5BL12396 not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 816 Lincoln retains integrity of location. Current modifications to all sides of the house except the west façade have altered its integrity of materials, workmanship, and design. The fact that this former small Folk Victorian house is being converted into a much larger home have undermined its integrity of setting and feeling. Because the house is not associated with an important event or person at the NRHP level, it does not exhibit integrity of association.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ____ Not Eligible X Need Data ____

45. Is there National Register district potential? Yes X No

Discuss: The Pleasant Hill subdivision was platted in 1894, with house construction beginning in the first years of the twentieth century. Today, the subdivision retains a large number of homes constructed before 1970, with limited modern infill. As such, the subdivision represents one of the most intact collections of historical homes in Louisville. A potential historic district, eligible for the NRHP under Criterion A, would encompass properties in the original Pleasant Hill subdivision, have a period of significance from 1894–1956, and be related to the history of residential development in Louisville. This assessment did not formally evaluate a Pleasant Hill Historic District, but a potential district is apparent.

816 Lincoln would likely not contribute to a potential Pleasant Hill historic district because it lacks nearly all integrity.

If there is National Register district potential, is this building: Contributing ____ Noncontributing X

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: 816 Lincoln photos 1–5

Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): July 7–9, 2020

50. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats

51. Organization: PaleoWest

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

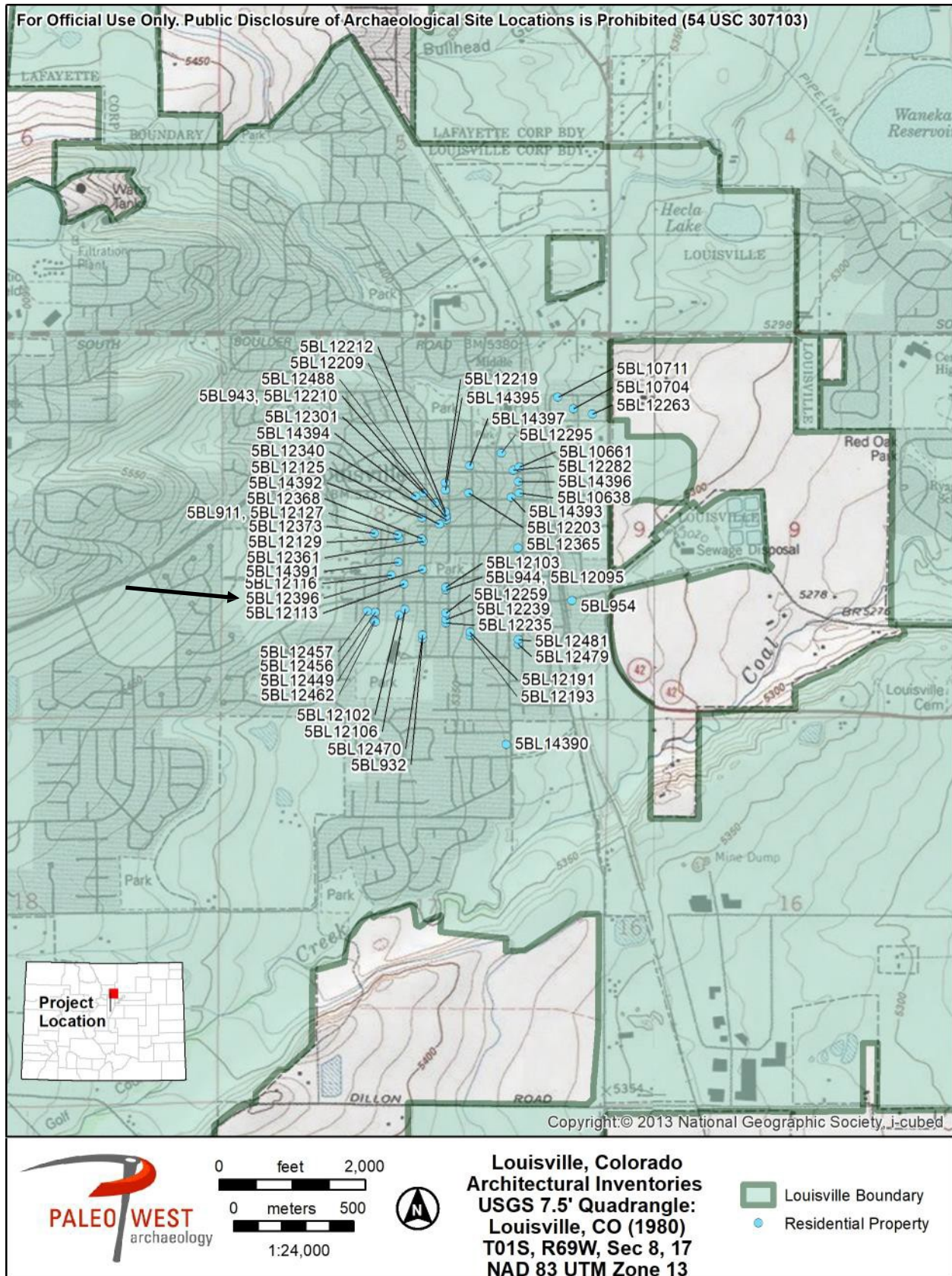


Figure 1. Location of 816 Lincoln, 5BL12396.

Resource Number: 5BL12396
Temporary Resource Number: N/A

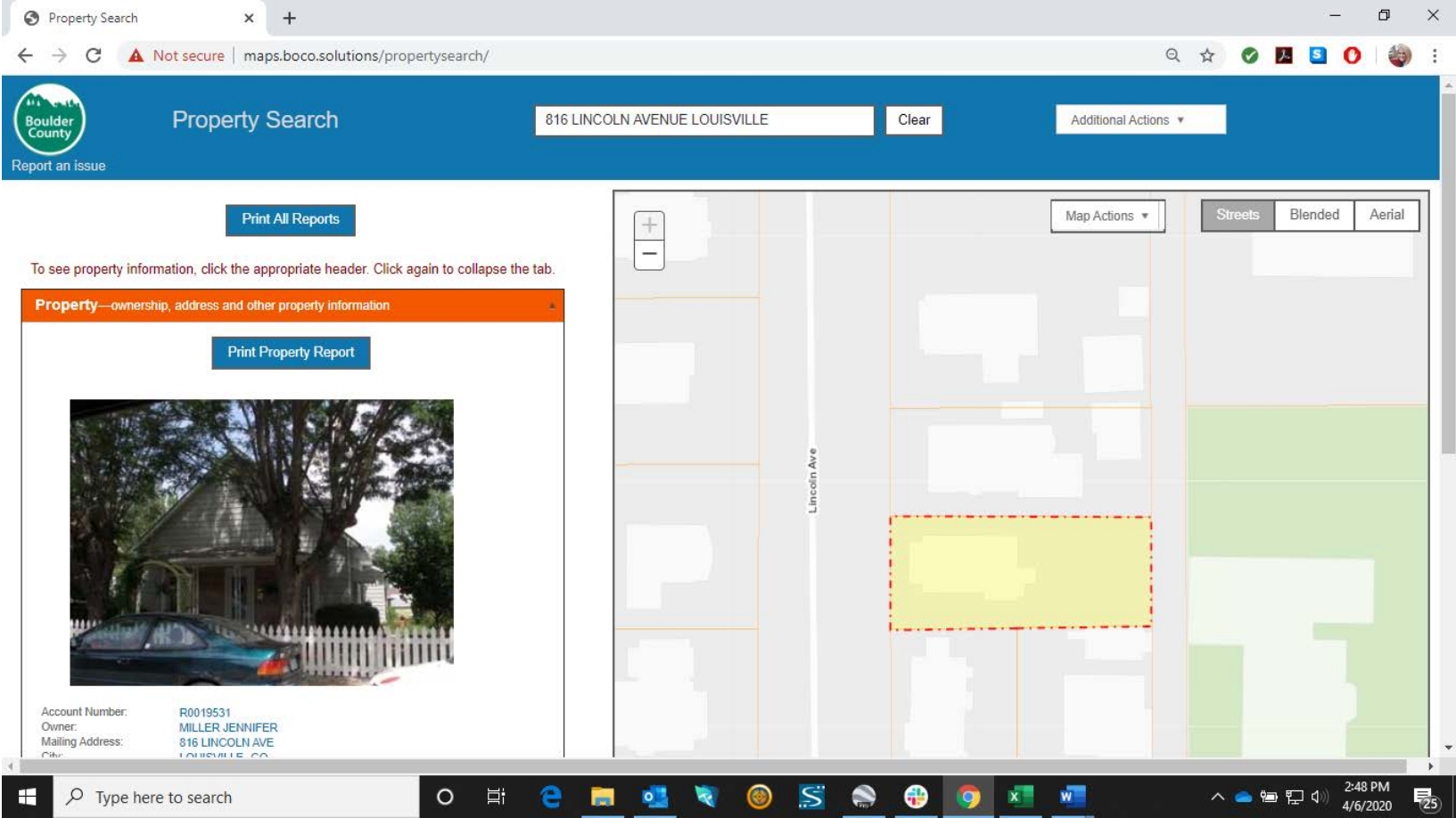


Figure 2. Sketch map of 816 Lincoln.

Resource Number: 5BL12396
Temporary Resource Number: N/A



Figure 3. 816 Lincoln, facing east.



Figure 4. 816 Lincoln, facing southeast.

Resource Number: 5BL12396
Temporary Resource Number: N/A



Figure 5. 816 Lincoln, facing west.



Figure 6. 816 Lincoln, facing southwest.

Resource Number: 5BL12396
Temporary Resource Number: N/A



Figure 7. 816 Lincoln photo from 1948 Assessor Card, north and west sides, facing southeast (LHM 2017).

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

- _____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL12361
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 920 Lincoln Avenue
7. Building address: 920 Lincoln Avenue, Louisville, CO 80027
8. Owner name and address: David Andrew Johnson & Michelle Frieswyk-Johnson, 920 Lincoln Avenue, Louisville, CO 80027-1928

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
____ NW ____ ¼ of ____ NW ____ ¼ of ____ NW ____ ¼ of ____ SE ____ ¼ of section 8
10. UTM reference
Zone 13N; 488334mE 4425456mN
11. USGS quad name: Louisville, Colorado
Year: 1983 Map scale: 7.5' ____ X ____ 15' ____ Attach photo copy of appropriate map section.
12. Lot(s): 18-19 Block: 2
Addition: Pleasant Hill Year of Addition: 1894
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 18-19 BLK 2 PLEASANT HILL

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length ____ 40 ____ x Width ____ 30 ____
16. Number of stories: 1
17. Primary external wall material(s): Stucco
18. Roof configuration: Gabled Roof
19. Primary external roof material: Asphalt
20. Special features: Chimney

21. General architectural description: 920 Lincoln is a Bungalow form home with Craftsman style elements and is clad in stucco. Its jerkinhead gabled roof has exposed rafter tails and is covered in asphalt shingles and has solar panels. The primary façade faces west. An enclosed porch with large fixed windows spans the south 2/3 of the west facade. The porch was originally open and supported by tapered columns. Aside from those in the enclosed porch, the house's windows are all double hung. A single entry door and window are visible behind the porch's glass. Another window is located to the north outside the enclosed porch. The entry to the enclosed porch (a single door) is on the south side of the building. There are three pairs of windows evenly spaced across the main portion of the building. The central pair of windows is taller than the others. The east elevation is somewhat shielded from the public right-of way but visible fenestration, from north to south, includes a single window, a single window, and two pairs of windows. It is likely that there is a south-facing entry door and another window at the south end of the elevation. The north side of the house has two pairs of windows and a central single window. The windows on the north elevation are smaller than those on the south side of the building.
22. Architectural style/building type: Late 19th And Early 20th Century American Movements - Craftsman
23. Landscaping or special setting features: None
24. Associated buildings, features, or objects: There is a single small garage near the rear of the lot. The garage shares the same cladding and style as the main house. They were likely constructed at or near the same time. The garage roof also has solar panels.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1939 Actual:

Source of information:

Bacon, Bridget

2019 Property: 920 Lincoln Ave. Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

Boulder County Assessor's Office

2020 Property Search. Available at: <http://maps.boco.solutions/propertysearch/>. Accessed April 2020.

26. Architect: Unknown
27. Builder/Contractor: Unknown
28. Original owner: Alve Barretta

Source of information:

Bacon, Bridget

2019 Property: 920 Lincoln Ave. Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

Boulder County Clerk and Recorder

2020 Property Deed Search, Available at <https://www.bouldercounty.org/records/recording/search-public-records/>. Accessed April 2020.

29. Construction history (include description and dates of major additions, alterations, or demolitions): The front porch was enclosed at some point after the house's construction. However, according to information and the photograph on the 1948 assessor card, the windows appear to have been present at that time, so the modification was historical.
30. Original location X Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling
32. Intermediate use(s): Domestic – Single Dwelling
33. Current use(s): Domestic – Single Dwelling
34. Site type(s): Single Family Home
35. Historical background:

General History of Louisville

This discussion is summarized from *Stories in Places: Putting Louisville's Residential Development in Context*, Boulder County, Colorado (Schwendler and Corbett 2018).

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company, which ran a line that, by 1877, extended through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s, Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site 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. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, 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 architectural, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

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. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses

and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

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Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. 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. However, by the 1940s, the use of coal was in decline, especially locally. 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.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. 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), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

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The 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, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

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, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004.

A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people by 1990. The population further increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

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.

Pleasant Hill Addition

920 Lincoln Avenue is located in the Pleasant Hill addition. Orrin Welch, who was the brother of one of Louisville's founders, Charles Welch, platted the Pleasant Hill Addition in 1894. Orrin was the superintendent of insurance for the state of Kansas and never lived near Louisville. The platting of Pleasant Hill was clearly a business venture. The subdivision is bounded by Lincoln Avenue on the west, Grant Avenue on the east, South Avenue on the north, and approximately Elm Street on the south. Pine, Spruce, and Walnut Streets run east-west within the subdivision. Construction in Pleasant Hill did not begin immediately; most houses were not constructed until the early 1900s.

This subdivision contains numerous Folk Victorian houses and a few of historical Louisville's largest and/or fanciest homes, including the Queen Anne-style houses at 741 Lincoln Avenue and 500 Spruce Street and the Classic Cottage at 601 Lincoln Avenue. At the same time, the subdivision has some of historical Louisville's smallest houses, many of which were inhabited by eastern European families. 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. The Pleasant Hill Addition is one of the largest and most intact historical subdivisions. It retains a relatively large number of original houses, with very little infill from the 1970s to present.

920 Lincoln Avenue is a Bungalow form home with Craftsman style elements that was constructed in approximately 1939. The house is located on one of the last blocks developed in the Pleasant Hill Addition. Alve Barretta purchased the lot for his home at 920 Lincoln Avenue from the Rocky Mountain Fuel Company in 1938. He subsequently constructed this house on the lot. Alve's wife Alice and their young son lived in the house until 1944 when they sold it to Joseph and Mary Kasenga, who resided at 920 Lincoln until 1983 (Bacon 2019).

36. Sources of information:

Bacon, Bridget

2019 Property: 920 Lincoln Ave. Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

Boulder County Assessor's Office

2020 Property Search. Available at: <http://maps.boco.solutions/propertysearch/>. Accessed April 2020.

Boulder County Clerk and Recorder

2020 Property Deed Search, Available at <https://www.bouldercounty.org/records/recording/search-public-records/>. Accessed April 2020.

Resource Number: 5BL12361
Temporary Resource Number: N/A

Louisville Historical Museum (LHM)

2017 Boulder County Assessor Cards. Available at: <http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources>. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett

2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes _____ No X Date of designation: _____

Designating authority:

Note: The house appears to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the areas of social history and architecture for its association with the early twentieth century working class history of the city. The property reflects the evolution of local architectural styles from the simple architecture that predominated in the early twentieth century when Louisville was a mining town to the mid-century styles that became popular as the town was moving away from its mining roots.

It should be understood that the thresholds of significance and integrity for NRHP eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

____A. Associated with events that have made a significant contribution to the broad pattern of our history;

____B. Associated with the lives of persons significant in our past;

____C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

____D. Has yielded, or may be likely to yield, information important in history or prehistory.

____ Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National _____ State _____ Local _____

42. Statement of significance: PaleoWest recommends 5BL12361 not individually eligible for the NRHP and SRHP under Criterion A because, by itself, it is not associated with important historical events or trends at the NRHP or SRHP level. PaleoWest recommends 5BL12361 not eligible for the NRHP and SRHP under Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL12361 not eligible for the NRHP and SRHP under Criterion C because the house appears to have had some architectural changes (e.g., front porch enclosure and replacement of windows) that make it no longer a

quintessential example of a bungalow. Finally, we recommend 5BL12361 not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 920 Lincoln retains integrity of location, materials, and workmanship. Modifications to the house weakened integrity of design. Many other nearly intact, original homes still stand in the neighborhood, which reinforces integrity of setting and feeling. Because the house is not associated with an important event or person at the NRHP level, it does not exhibit integrity of association.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ____ Not Eligible X Need Data ____

45. Is there National Register district potential? Yes X No

Discuss:

The Pleasant Hill subdivision was platted in 1894, with house construction beginning in the first years of the twentieth century. Today, the subdivision retains a large number of homes constructed before 1970, with limited modern infill. As such, the subdivision represents one of the most intact collections of historical homes in Louisville. A potential historic district, eligible for the NRHP under Criterion A, would encompass properties in the original Pleasant Hill subdivision and be related to the history of residential development in Louisville. This assessment did not formally evaluate a Pleasant Hill Historic District, but a potential district is apparent.

920 Lincoln would likely contribute to a potential Pleasant Hill historic district because it retains integrity, represents changes in historical architectural styles in the area over time, and was one of the last homes constructed during the original phase of development of the subdivision.

If there is National Register district potential, is this building: Contributing X Noncontributing

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: 920 Lincoln photos 1–5

Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): July 7–9, 2020

50. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats

51. Organization: PaleoWest

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Resource Number: 5BL12361
Temporary Resource Number: N/A

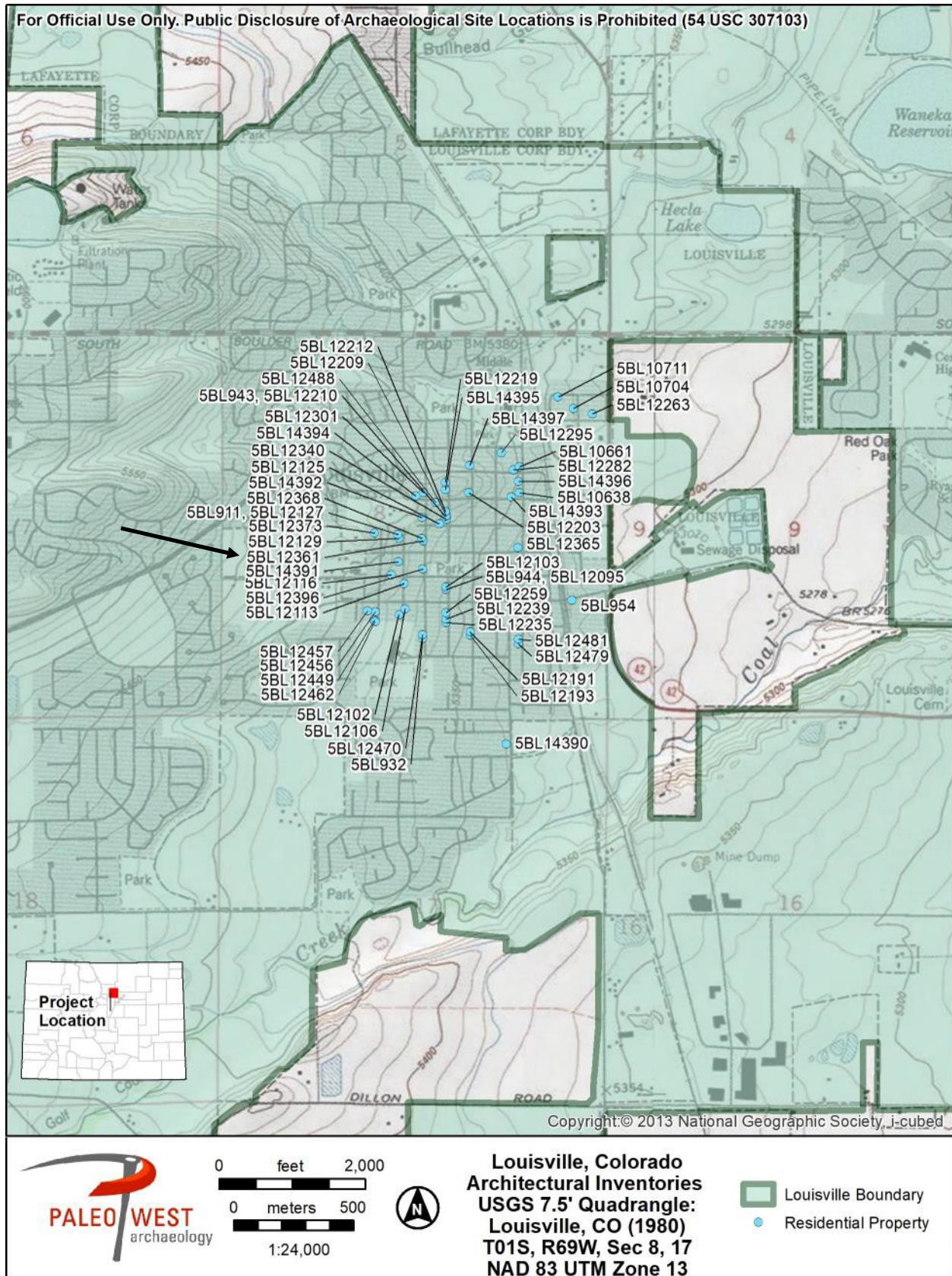


Figure 1. Location of 920 Lincoln, 5BL12361.

Resource Number: 5BL12361
Temporary Resource Number: N/A

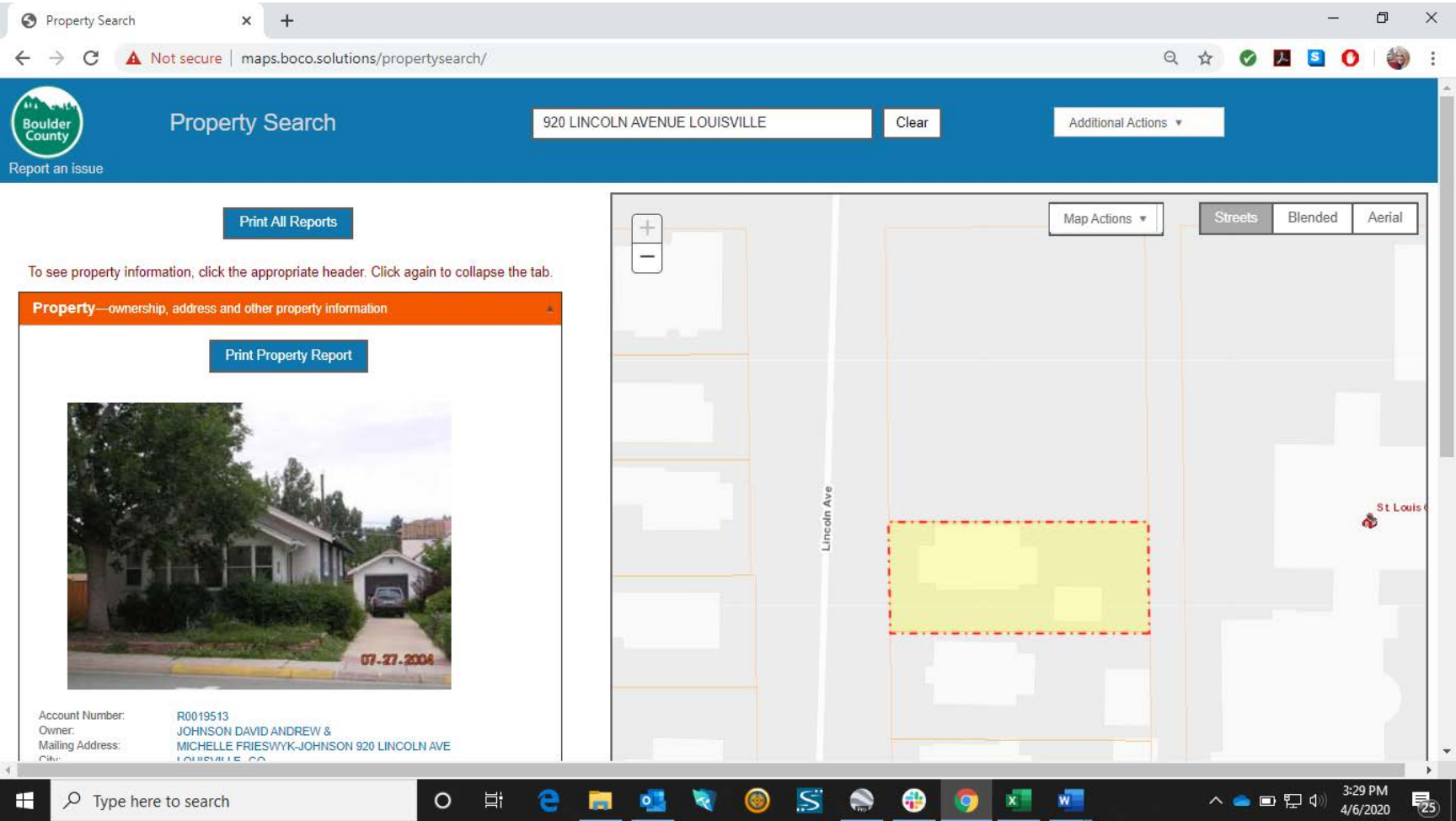


Figure 33. Sketch map of 920 Lincoln.

Resource Number: 5BL12361
Temporary Resource Number: N/A



Figure 3. 920 Lincoln, facing northeast.



Figure 4. 920 Lincoln, facing southeast.

Resource Number: 5BL12361
Temporary Resource Number: N/A



Figure 5. 920 Lincoln, outbuilding, facing northwest.



Figure 6. 920 Lincoln, back of house, facing southwest.

Resource Number: 5BL12361
Temporary Resource Number: N/A



Figure 7. 920 Lincoln photo from 1948 Assessor Card, south and west sides, facing northeast (LHM 2017).

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

- _____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL12368
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: McDonald House
6. Current building name: 933 Lincoln Avenue
7. Building address: 933 Lincoln Avenue, Louisville, CO 80027
8. Owner name and address: Kevin Thede & Ronda Leggett, 933 Lincoln Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
NW ¼ of NW ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference
Zone 13N; 488292mE 4425463mN
11. USGS quad name: Louisville, Colorado
Year: 1983 Map scale: 7.5' X 15' _____ Attach photocopy of appropriate map section.
12. Lot(s): 3A Block: N/A
Addition: Pleasant Hill Year of Addition: 1894
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOT 3A PLEASANT HILL RPT A

III. Architectural Description

14. Building plan (footprint, shape): Irregular
15. Dimensions in feet: Length 39 x Width 27
16. Number of stories: 1
17. Primary external wall material(s): Synthetic: Vinyl Siding
18. Roof configuration: Pyramidal
19. Primary external roof material: Asphalt
20. Special features: Chimney, Dormer
21. General architectural description: 933 Lincoln Avenue is an irregularly shaped, simple Classic Cottage house with vinyl siding and a pyramidal, asphalt shingle roof. The house consists of an

original square-plan (east) portion and a rectangular-plan (west) addition that has a gabled roof. All windows and doors appear to be relatively new. The primary façade faces east. There is a small entry porch that occupies most of the façade. A single central door provides entry to the home. A large window is located on each side of the door. The north window is double hung, while the south window is fixed. All openings are under the porch. A small dormer is located in the roof above the entry. The south side of the home has two windows evenly spaced in the original portion of the building and a single window in the addition. The west elevation has three small slider windows in the original portion of the house. An entry door and a large slider window are located in the addition. The north side of the original building is obscured by vegetation, but a red brick chimney is visible at the roof line. The addition contains a large window.

- 22. Architectural style/building type: Classic Cottage
- 23. Landscaping or special setting features: None
- 24. Associated buildings, features, or objects: A newer shed with a gable roof and cedar siding is located at the rear of the property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1909 Actual:

Source of information:

Bacon, Bridget

2014 [Notes: 933 Lincoln Avenue] Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado

- 26. Architect: Unknown
- 27. Builder/Contractor: Unknown
- 28. Original owner: Allan McDonald

Source of information:

Bacon, Bridget

2014 [Notes: 933 Lincoln Avenue] Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado

- 29. Construction history (include description and dates of major additions, alterations, or demolitions): According to the assessor card, the addition was added to the house sometime before 1948.
- 30. Original location _____ Moved X Date of move(s): 1914 (although the record is unclear. The house was either moved from the mine or was constructed to resemble mine housing)

V. HISTORICAL ASSOCIATIONS

- 31. Original use(s): Domestic – Single Dwelling
- 32. Intermediate use(s): Domestic – Single Dwelling
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This subdivision contains numerous Folk Victorian houses and a few of historical Louisville's largest and/or fanciest homes, including the Queen Anne-style houses at 741 Lincoln Avenue and 500 Spruce Street and the Classic Cottage at 601 Lincoln Avenue. At the same time, the subdivision has some of historical Louisville's smallest houses, many of which were inhabited by eastern European families. 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. Pleasant Hill Addition is one of the larger and most intact historical subdivisions. It retains a relatively large number of original houses, with very little infill from the 1970s to present.

933 Lincoln Avenue is a Classic Cottage house that may have been moved from the Hecla Mine to 933 Lincoln in 1914. If it was not moved to the property, then the home closely resembles the mine housing and was probably built based on mine housing plans. The lot at 933 Lincoln was initially owned by the Rocky Mountain Fuel Company. Allan McDonald, the town marshal, purchased the land and moved the home onto the lot or had the house built there in 1914. He and his family (wife and five children) then moved into the house. Allan died in 1942, but the house remained in the family until 2000 (Bacon 2014).

36. Sources of information:

Bacon, Bridget

2014 [Notes: 933 Lincoln Avenue] Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

Boulder County Assessor's Office

2020 Property Search. Available at: <http://maps.boco.solutions/propertysearch/>. Accessed April 2020.

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VI. SIGNIFICANCE

37. Local landmark designation: Yes _____ No X Date of designation: _____

Designating authority:

Note: The house does not appear to meet the City of Louisville's local landmark criteria (Chapter 15.36 of the Louisville Municipal Code).

It should be understood that the thresholds of significance and integrity for NRHP eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ☐ B. Associated with the lives of persons significant in our past;
- ☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G (see Manual)
- ☒ Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ☐ State ☐ Local ☐

42. Statement of significance: PaleoWest recommends 5BL12368 not individually eligible for the NRHP and SRHP under Criterion A because it is not associated with an important event or trend in history at the NRHP or SRHP level. PaleoWest recommends 5BL12368 not eligible for the NRHP and SRHP under Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL12368 not eligible for the NRHP and SRHP under Criterion C because the house is not a particularly good example of a Class Cottage. Finally, we recommend 5BL12368 not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 933 Lincoln retains integrity of workmanship, and design. Setting and feeling have been weakened by the fact that large new homes have been constructed next to (north) of the house. Because the house is not associated with an important event or person at the NRHP level, it does not exhibit integrity of association. The house may have been moved to its current location so it may not retain integrity of location. Integrity of materials has been undermined by the addition of new cladding.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☒ No ☐

Discuss: The Pleasant Hill subdivision was platted in 1894, with house construction beginning in the first years of the twentieth century. Today, the subdivision retains a large number of homes constructed before 1970, with limited modern infill. As such, the subdivision represents one of the most intact collections of historical homes in Louisville. A potential historic district, eligible for the NRHP under Criterion A, would encompass properties in the original Pleasant Hill subdivision and would be related to the history of residential development in Louisville. 933 Lincoln would contribute to that historic district. It was one of the last homes constructed during the original development of the subdivision. This assessment did not formally evaluate a Pleasant Hill Historic District, but a potential district is apparent.

Resource Number: 5BL12368
Temporary Resource Number: N/A

933 Lincoln would likely not contribute to a potential Pleasant Hill historic district because it may have been moved to its current location so does not reflect the original development of the subdivision.

If there is National Register district potential, is this building: Contributing ____ Noncontributing X

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: 933 Lincoln photos 1–5

Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): July 7–9, 2020

50. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats

51. Organization: PaleoWest

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5BL12368
Temporary Resource Number: N/A

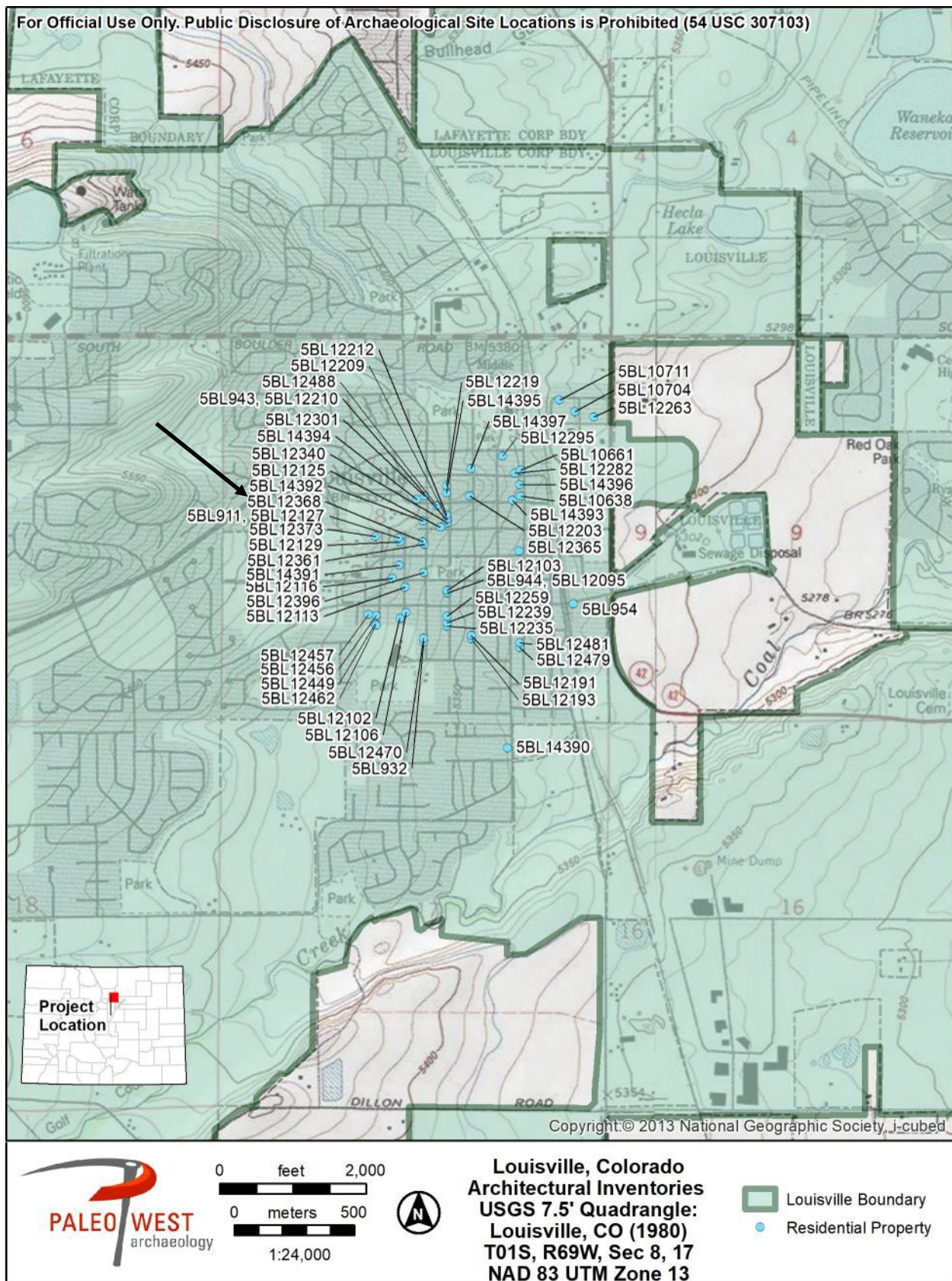


Figure 1. Location of 933 Lincoln, 5BL12368.

Resource Number: 5BL12368
Temporary Resource Number: N/A

Property Search

933 LINCOLN AVENUE LOUISVILLE

Clear

Additional Actions

Print All Reports

To see property information, click the appropriate header. Click again to collapse the tab.

Property—ownership, address and other property information

Print Property Report



Account Number: R0511578
Owner: THEDE KEVIN & RONDA LEGGETT
Mailing Address: 933 LINCOLN AVE
City: LOUISVILLE, CO

South St

Map Actions

Streets Blended Aerial

Lincoln Ave

Type here to search

3:48 PM
4/6/2020

Figure 34. Sketch map of 933 Lincoln.

Resource Number: 5BL12368
Temporary Resource Number: N/A



Figure 3. 933 Lincoln, facing northwest.



Figure 4. 933 Lincoln, facing southwest.

Resource Number: 5BL12368
Temporary Resource Number: N/A



Figure 5. 933 Lincoln, facing east.

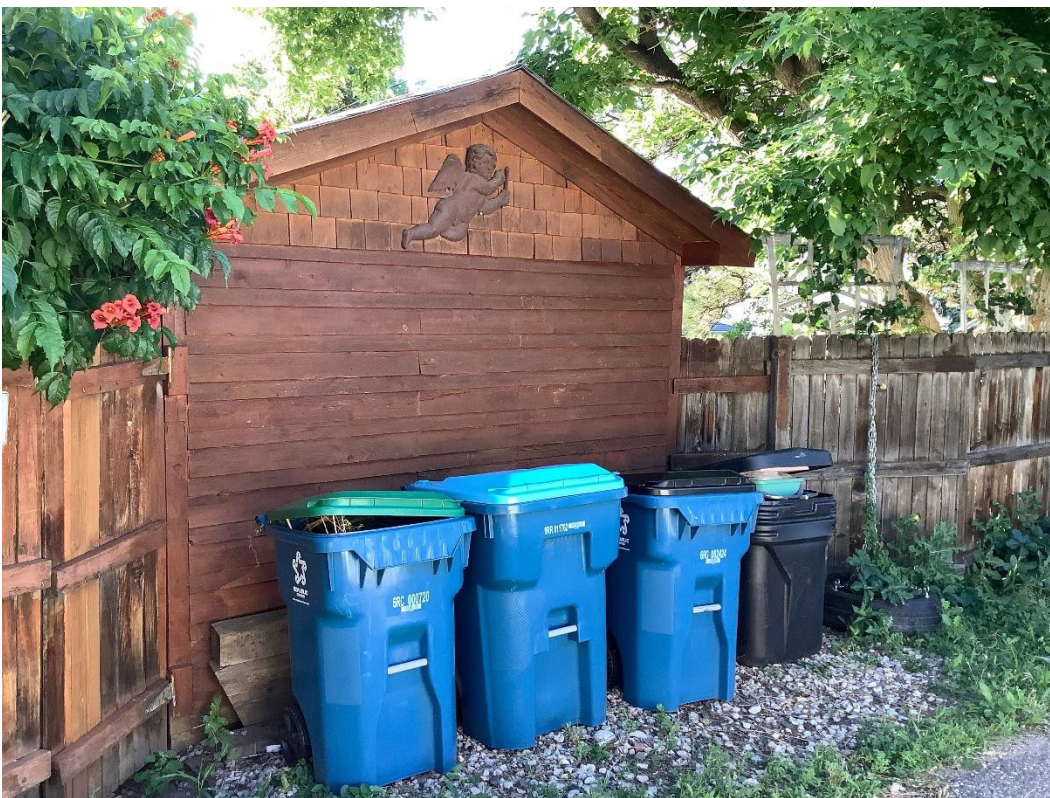


Figure 6. 933 Lincoln, outbuilding, facing southeast.

Resource Number: 5BL12368
Temporary Resource Number: N/A



Figure 7. 933 Lincoln photo from 1948 Assessor Card, south and east sides, facing northwest (LHM 2017).

Resource Number: 5BL12365
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

- _____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL12365
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 921 Main Street
7. Building address: 921 Main Street, Louisville, CO 80027
8. Owner name and address: 921 Main LLC, 921 Main Street, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
_____ NW ¼ of _____ NW ¼ of _____ NE ¼ of _____ SE ¼ of section 8
10. UTM reference
Zone 13N; 488693mE 4425460mN
11. USGS quad name: Louisville, Colorado
Year: 1983 Map scale: 7.5' X 15' _____ Attach photo copy of appropriate map section.
12. Lot(s): 3 Block: 5
Addition: Town of Louisville Year of Addition: 1878
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOT 3 BLK 5 LOUISVILLE O T ID 19535 COMBINED HERE

III. Architectural Description

14. Building plan (footprint, shape): L-Shaped
15. Dimensions in feet: Length 42 x Width 21
16. Number of stories: 1
17. Primary external wall material(s): Metal: Aluminum Horizontal Siding
18. Roof configuration: Gabled Roof: Cross Gabled Roof
19. Primary external roof material: Asphalt
20. Special features: Chimney
21. General architectural description: 921 Main street is a cross-gable roofed, originally L-shaped National form building with horizontal siding. The siding is not original. The building began as a single-family home but has been converted to commercial use. The primary façade faces east. An

open porch accentuates the south half of the elevation. Steps lead from the east onto the porch at the inside of the L. A four-pane double hung window faces east under the porch. It has decorative shutters on each side. A pair of four-pane double hung window are located north of the porch in the top of the L. Those windows also have decorative shutters. A basement window is visible below the pair of double hung windows. A south-facing entry door is located under the porch, which wraps around to the south elevation. Four windows of various size are asymmetrically spaced along the south elevation. The west side of the house has an entry door near its north end. A single window is directly south of the door and another window is located near the south end of the elevation. The north side of the building is not readily visible from the public right-of-way, but it appears to have two windows on the eastern half of the elevation.

- 22. Architectural style/building type: Gabled Ell
- 23. Landscaping or special setting features: The property has mature landscaping, including a large Japanese lilac that may be quite old and is a specimen tree.
- 24. Associated buildings, features, or objects: A small, front-gable-roofed shed is located at the rear of the property. It has a single (possibly original) door and no windows. A skylight is located on the roof. This building may have been a bunkhouse that the homeowners rented to local miners.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1880 Actual:

Source of information:

Bacon, Bridget

2016 921 Main St. History. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado

- 26. Architect: Unknown
- 27. Builder/Contractor: Unknown
- 28. Original owner: Caspar Baier

Source of information:

Bacon, Bridget

2016 921 Main St. History. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado

- 29. Construction history (include description and dates of major additions, alterations, or demolitions):
The home has been subjected to a series of rear additions, but it appears that they occurred prior to 1910. Other changes include the replacement of original wood siding with modern siding. A wrap around porch was also added. These changes occurred after 1948.
- 30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

- 31. Original use(s): Domestic – Single Dwelling
- 32. Intermediate use(s): Commerce/Trade – Business Professional
- 33. Current use(s): Health Care – Medical Business
- 34. Site type(s): Business/Medical Office
- 35. Historical background:

General History of Louisville

This discussion is summarized from *Stories in Places: Putting Louisville's Residential Development in Context*, Boulder County, Colorado (Schwendler and Corbett 2018).

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company, which ran a line that, by 1877, extended through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s, Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site 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. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, 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 architectural, socioeconomic, and cultural history.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

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. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

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 Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miner's strike began in 1910 and the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. 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. However, by the 1940s, the use of coal was in decline, especially locally. 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.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. 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), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

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, affected Louisville's local economics and demographics. 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.

The 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, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

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, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people by 1990. The population further increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

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.

921 Main Street

The building at 921 Main Street is located in the original Louisville town plat. The home was constructed before 1900 and owned by a succession of local miners, each of whom resided in the home for only a few years. Finally, in 1902, Joseph Doeffer, a miner from Austria, purchased the house. He died in the 1920s, but the house remained in the family until 1944. Doeffer's son, Frank, became the proprietor of a Front Street saloon. Joseph Doeffer's daughter sold the house to the Lippis family in 1944. The Lippis patriarch, Ben, was a miner. He died in the late 1950s and the family sold the house to Dorothy and Eldya Shantz in 1962. The house has subsequently changed hands a number of times. It has been a commercial property since the 1980s (Bacon 2016).

36. Sources of information:

Bacon, Bridget

2016 921 Main St. History. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado

Boulder County Assessor's Office

2020 Property Search. Available at: <http://maps.boco.solutions/propertysearch/>. Accessed April 2020.

Boulder County Clerk and Recorder

2020 Property Deed Search, Available at <https://www.bouldercounty.org/records/recording/search-public-records/>. Accessed April 2020.

Louisville Historical Museum (LHM)

2017 Boulder County Assessor Cards. Available at: <http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources>. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett

2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes _____ No X Date of designation: _____

Designating authority:

Note: The house appears to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the areas of social history and architecture. It is one of the oldest homes in the city and is a good example of a National form home, which was common among the houses that were owned by local miners. Its series of one-story additions also illustrate typical building modifications to gain extra space.

It should be understood that the thresholds of significance and integrity for NRHP eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

____ A. Associated with events that have made a significant contribution to the broad pattern of our history;

____ B. Associated with the lives of persons significant in our past;

____ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

____ D. Has yielded, or may be likely to yield, information important in history or prehistory.

____ Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ____ State ____ Local ____

42. Statement of significance: PaleoWest recommends 5BL12365 not individually significant under NRHP/SRHP Criterion A because it is not associated with an important event or trend in history at the NRHP/SRHP level. PaleoWest recommends 5BL12365 not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history at the NRHP/SRHP level. We also recommend 5BL12365 not significant under NRHP/SRHP Criterion C because the house is not a quintessential example of the National form at that level. Finally, we recommend 5BL12365 not significant under NRHP/SRHP Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 921 Main retains overall integrity of setting, feeling, workmanship, and location. Integrity of materials has been weakened by the application of non-original siding and shutters and the removal of a central chimney. Design has been weakened by the construction of at least two rear additions, although both appear to be historical so have acquired their own historical integrity. Because the house is not associated with an important event or person at the NRHP level, it does not exhibit integrity of association.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ____ Not Eligible X Need Data ____

45. Is there National Register district potential? Yes X No

Discuss: The house is located in the historic commercial core of Louisville, near many historical buildings. This assessment did not formally evaluate a Louisville Historic District, but a potential district is apparent.

921 Main Street would likely contribute to a potential Louisville Downtown Historic District, as it is a particularly intact building that dates to the first decades of Louisville.

If there is National Register district potential, is this building: Contributing X Noncontributing

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: 921 Main photos 1–5

Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): July 7–9, 2020

Resource Number: 5BL12365
Temporary Resource Number: N/A

- 50. Recorder(s): Chris Baker, Rebecca Schwendler, and Jen Deats
- 51. Organization: PaleoWest
- 52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026
- 53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

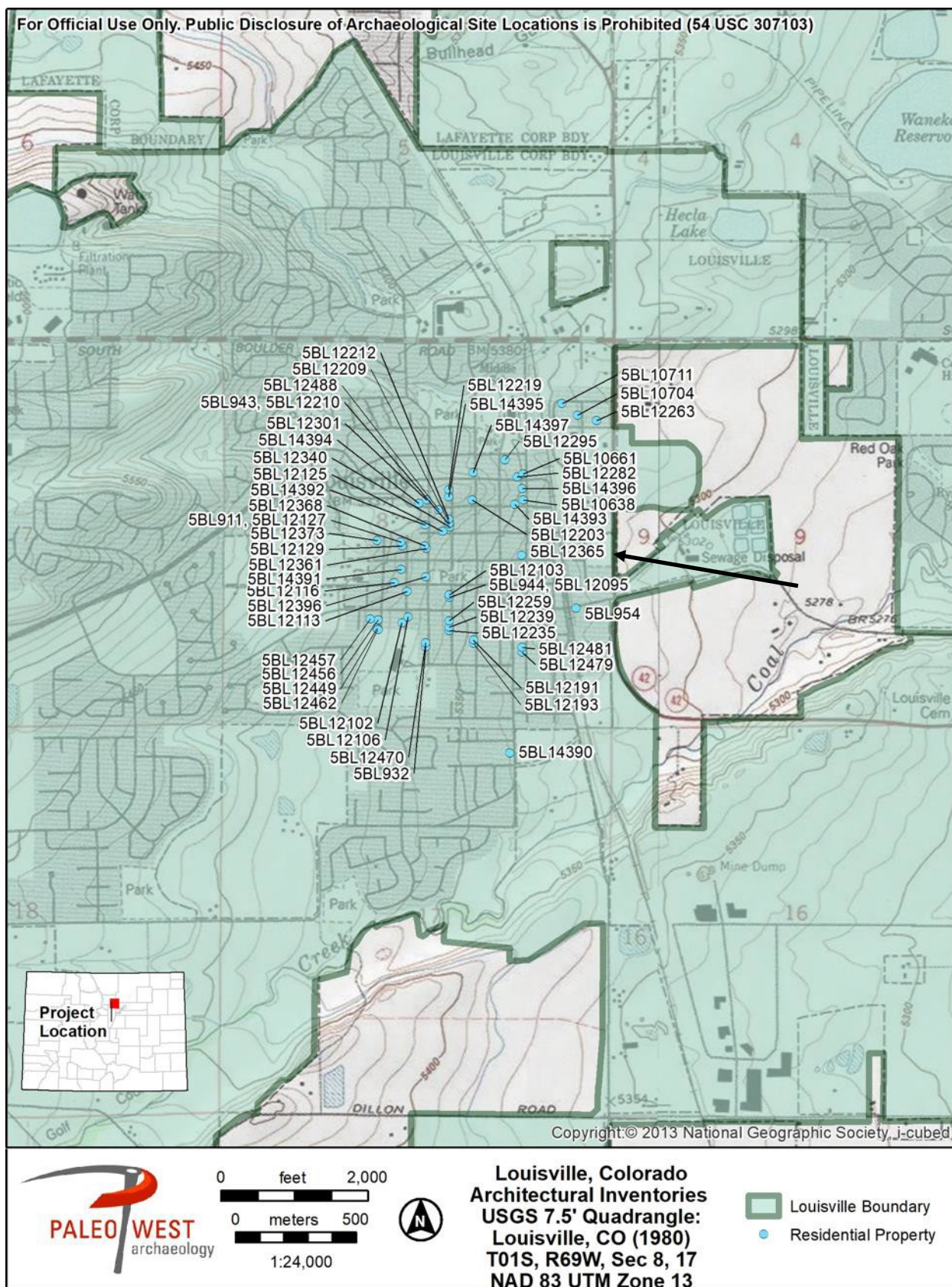


Figure 1. Location of 921 Main, 5BL12365.

Resource Number: 5BL12365
Temporary Resource Number: N/A

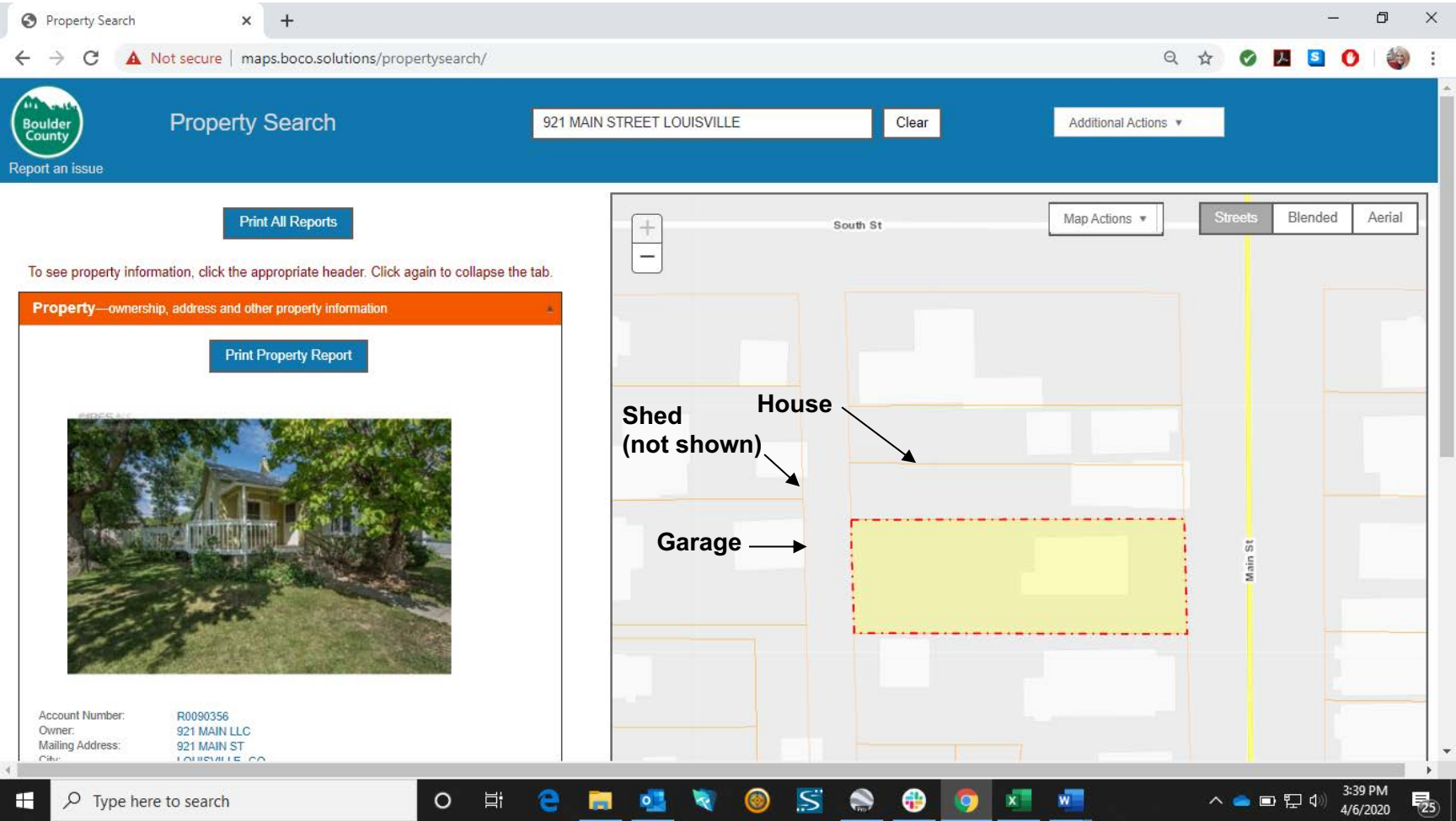


Figure 35. Sketch map of 921 Main.

Resource Number: 5BL12365
Temporary Resource Number: N/A



Figure 3. 921 Main Street, facing west.



Figure 4. 921 Main Street, facing southwest.

Resource Number: 5BL12365
Temporary Resource Number: N/A



Figure 5. 921 Main, facing northwest.



Figure 6. 921 Main, facing east.

Resource Number: 5BL12365
Temporary Resource Number: N/A



Figure 7. 921 Main, Outbuilding – Shed, facing south-southwest



Figure 8. 921 Main, 1948, facing northwest (LHM 2017).

Resource Number: 5BL12365
Temporary Resource Number: N/A



Figure 9. Main, Date Unknown (prior to 1962), photo courtesy of the Louisville Historical Museum.

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 49 x Width 37
16. Number of stories: 1
17. Primary external wall material(s): Metal - Aluminum
18. Roof configuration: Hipped roof – Cross Hipped Roof
19. Primary external roof material: Asphalt Roof - composition roof
20. Special features: Chimney, Porch

Resource Number: 5BL14331
Temporary Resource Number: N/A

21. General architectural description: 1515 Main is a wood frame house that has a roughly rectangular footprint and a hipped roof. Another hipped-roof section, containing the front entryway, extends to the northeast and intersects the main roofline. A modern, gable-roofed unenclosed porch is located at the west end of the south side of the home and extends to the south. The house has a concrete foundation and full basement. According to the current owner, the siding is aluminum with original cedar siding underneath. Fenestration consists of double-hung and fixed picture windows. An original exterior brick chimney exists at the center of the west side of the house.
22. Architectural style/building type: Post-World War II - Ranch Type
23. Landscaping or special setting features: A paved driveway runs along the south property line, from the street to the garage. A second paved driveway enters from the northeast corner of the lot, travels south, and intersects the main driveway. A modern decorative brick pathway meanders from front entryway (east side) to the second driveway.
24. Associated buildings, features, or objects: A large modern two-car garage exists just west of the house. This garage is 1-1/2 story with two dormers facing south, and an attached shop/residential area on its east side.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1952
Source of information: Assessor Card (Louisville Historical Museum 2017)
26. Architect: Unknown
27. Builder/Contractor: Fiori Tesone
Source of information: Assessor Card (Louisville Historical Museum 2017)
28. Original owner: Fiori and Philomena Tesone
Source of information: Bridget Bacon, Louisville History Museum
29. Construction history (include description and dates of major additions, alterations, or demolitions):
Garage and unenclosed porch are modern (c. 2017) additions.
30. Original location X Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling
32. Intermediate use(s):
33. Current use(s): Domestic – Single Dwelling
34. Site type(s): House and garage
35. Historical background:

General History of Louisville

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company (CCR), a line that, by 1877, ran through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

Resource Number: 5BL14331
Temporary Resource Number: N/A

In the mid-1870s Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site 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. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, 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.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

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. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

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 Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miners' strike began in 1910 and the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. 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. However, by the 1940s the use of coal was in decline, especially locally. 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.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

Resource Number: 5BL14331
Temporary Resource Number: N/A

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. 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), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

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, affected Louisville's local economics and demographics. 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.

The 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, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

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, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people. The population increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

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.

1515 Main Street

The house at 1515 Main Street is not located in a residential subdivision. The ranch form home, which was initially a single building on a 20-acre parcel, was built over a four-year period and completed in 1952 by Fiori Tesone and Joe Rizzi. The parcel was subsequently divided into three parcels and is now known as the Tesone subdivision (Bacon 2016).

Resource Number: 5BL14331
Temporary Resource Number: N/A

The original owners were Fiori and Philomena Tesone. The home is owned by the Tesones' granddaughter and her husband. The original structure of the house is largely intact, except for the modern addition of an unenclosed porch on the south side. However, the setting of the home has been altered with the ca. 2017 construction of a large new detached garage to the west, and a large new home (1517 Main Street) on the original 20-acre parcel (Bacon 2016).

36. Sources of information:

Bacon, Bridget

2016 Note. On file with the Louisville History Museum, Louisville Colorado.

Boulder County Assessor's Office

2019 Property Search. Available at: <http://maps.boco.solutions/propertysearch/>. Accessed November 2019.

Louisville Historical Museum (LHM)

2017 Boulder County Assessor Cards. Available at:
<http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources>. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett

2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No X Date of designation: ____

Designating authority:

Note: The house does not appear to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code).

38. Applicable National Register Criteria:

____ A. Associated with events that have made a significant contribution to the broad pattern of our history;

____ B. Associated with the lives of persons significant in our past;

____ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

____ D. Has yielded, or may be likely to yield, information important in history or prehistory.

____ Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ____ State ____ Local ____

Resource Number: 5BL14331
Temporary Resource Number: N/A

42. Statement of significance: PaleoWest recommends 5BL14331 not eligible for the NRHP and SRHP under Criteria A and B because it is not associated with important events or people in local, state, or national history. We also recommend 5BL14331 not eligible for the NRHP and SRHP under Criterion C because 1515 Main is an indistinctive ranch form home constructed in 1952. It does not significantly communicate the history of Louisville, Colorado, or the United States. Moreover, the large parcel upon which the home was built has been subdivided and built upon, further undermining any historical associations. Finally, we recommend 5BL14331 not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance. N/A

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ____ Not Eligible X Need Data __

45. Is there National Register district potential? Yes ____ No X

Discuss: The house is not associated with any existing or potential historic districts.

If there is National Register district potential, is this building: Contributing ____ Noncontributing ____

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing ____

VIII. RECORDING INFORMATION

47. Photograph numbers: 1–6

Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): November 7, 2019

50. Recorder(s): Chris Baker, Seth White, Rebecca Schwendler

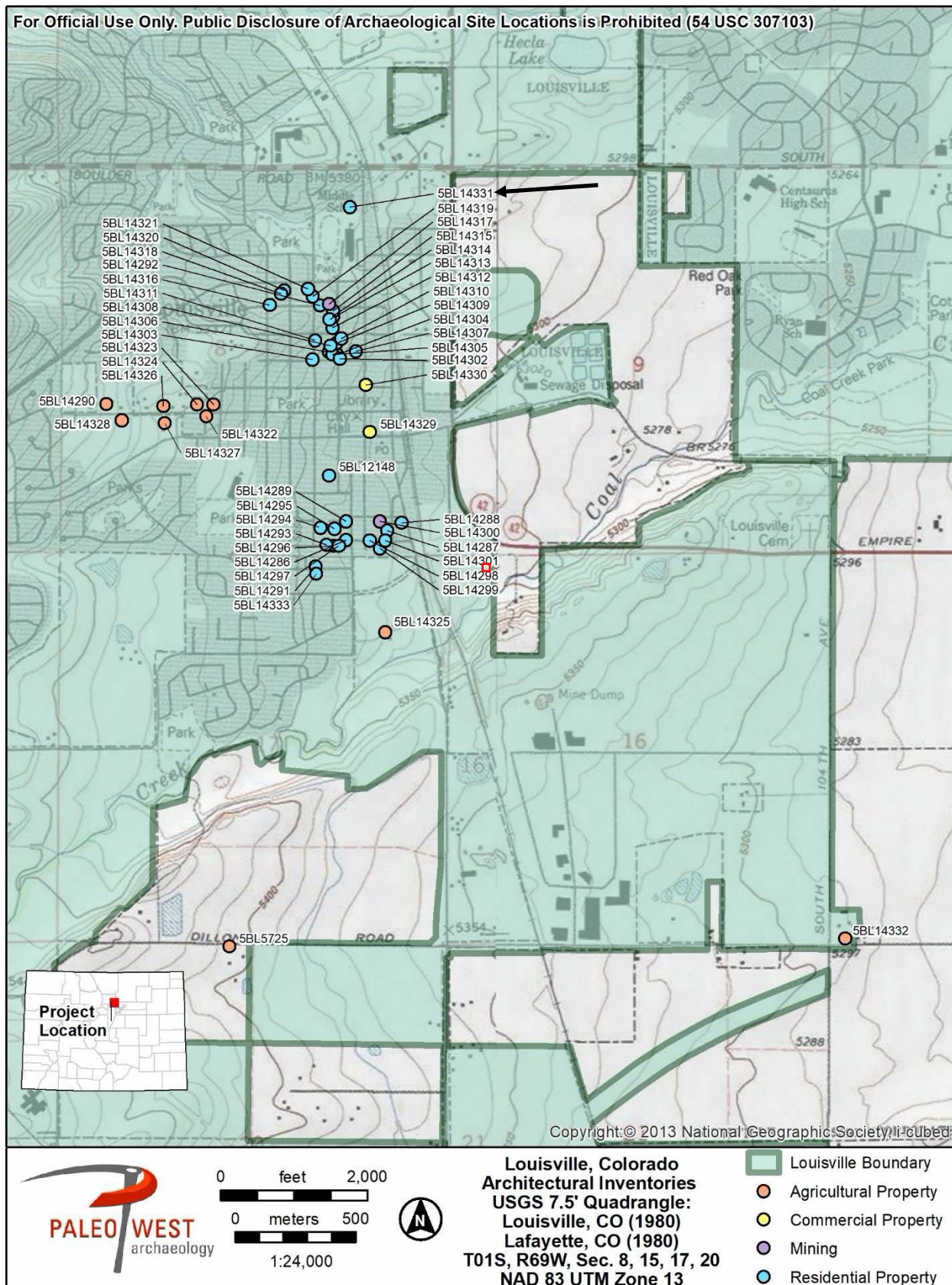
51. Organization: PaleoWest Archaeology

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395



Resource Number: 5BL14331
Temporary Resource Number: N/A

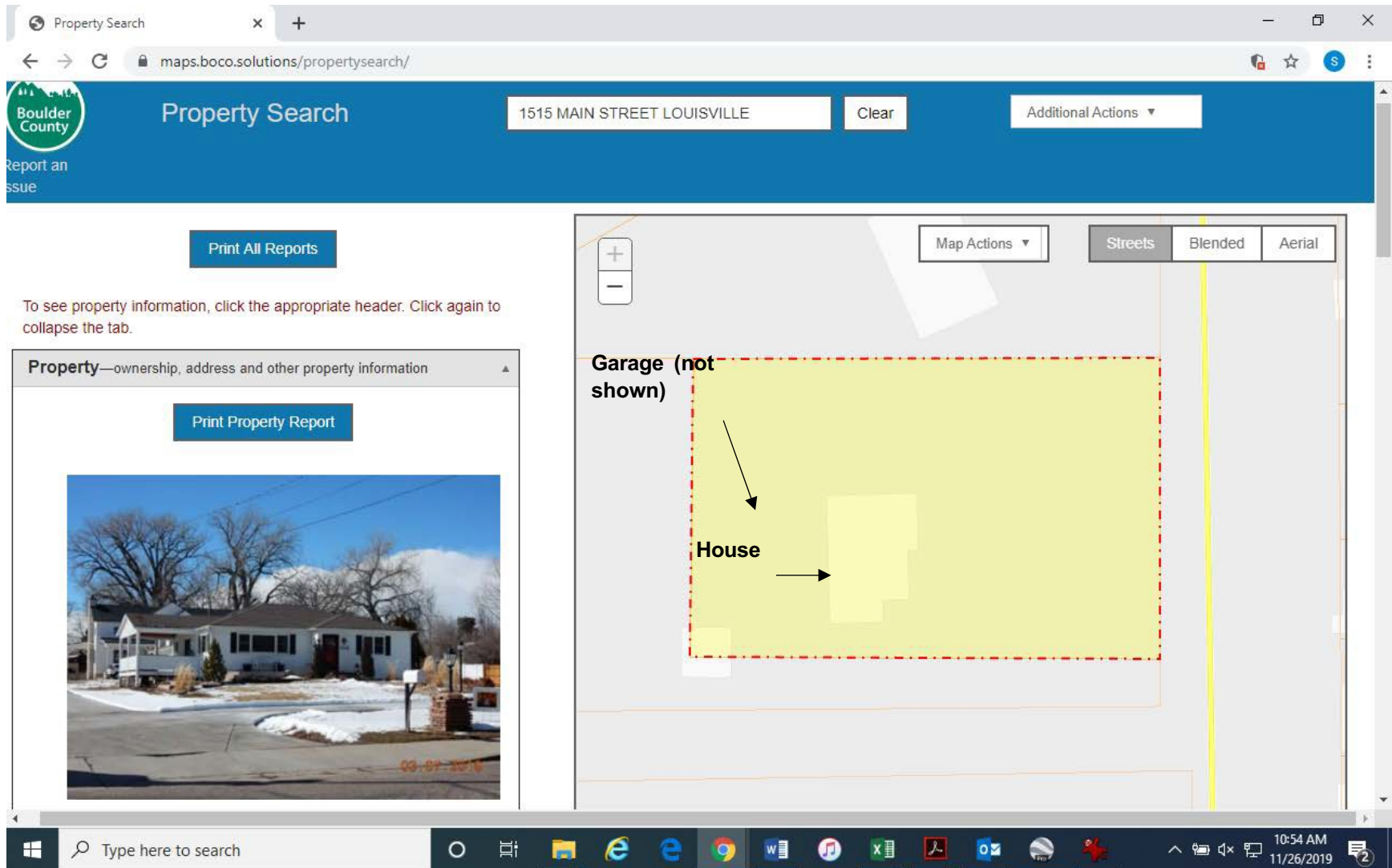


Figure 2. Sketch map of 1515 Main.

Resource Number: 5BL14331
Temporary Resource Number: N/A



Figure 3. 1515 Main house, south and east sides, facing northwest.



Figure 4. 1515 Main house, west and south sides, facing northeast.

Resource Number: 5BL14331
Temporary Resource Number: N/A



Figure 5. 1515 Main house, east side, facing west.



Figure 6. 1515 Main house, east and north sides, facing southwest.

Resource Number: 5BL14331
Temporary Resource Number: N/A



Figure 7. 1515 Main house, north and west sides, facing southeast.



Figure 8. 1515 Main garage, west and south sides, facing northeast.

Resource Number: 5BL14331
Temporary Resource Number: N/A



Figure 9. 1515 Main photo from 1952 Assessor Card, south and east sides, facing northwest (LHM 2017).

Resource Number: 5BL14325
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL14325
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Murphy/Warembourg Farm
6. Current building name: 151 County Road
7. Building address: 151 County Road, Louisville CO 80027
8. Owner name and address: Warembourg Colorado Ranches, LLC, 101 W Cherry St, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
____ SE ____ ¼ of ____ SW ____ ¼ of ____ NE ____ ¼ of ____ NE ____ ¼ of section 17
10. UTM reference
Zone 13N; 488820 mE 4424393 mN
11. USGS quad name: Louisville, Colorado
Year: 1983 Map scale: 7.5' X 15' ____ Attach photo copy of appropriate map section.
12. Lot(s): N/A Block: N/A
Addition: N/A Year of Addition: N/A
13. Boundary Description and Justification: Boulder County Assessor Legal Description: PT SW 1/4 SE 1/4 & NE 1/4 SE 1/4 & SW 1/4 NE 1/4 & SE 1/4 NE 1/4 & NE 1/4 NE 1/4 LESS WLY 9.88 STRIP TO ROAD 17-1S-69 TOTAL 71.08 ACS M/L

III. Architectural Description

14. Building plan (footprint, shape): Irregular plan
15. Dimensions in feet: Length 70 x Width 30
16. Number of stories: 1
17. Primary external wall material(s): Metal - Aluminum
18. Roof configuration: Gabled roof – Front gabled roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Chimney, Porch

21. General architectural description: 5BL14325 is a farm. The farmhouse, which is the primary building described on this form, is of wood-frame construction. The house is a 1-1/2 story front-gabled building with its roofline running west-southwest to east-northeast. A slightly smaller hipped-roof section extends west from the main house, with an enclosed porch extending south from it. A small shed-roofed section extends farther west from this hipped-roof section. At the west end of the south side of the main house, a small oriel window with a gabled roof extends south. On the east side, another oriel window extends east from the north end. This oriel has a small conical roof directly above it, with a second, small, gabled roof directly above the conical roof. An enclosed porch covers the remaining width of the east side. The gable on this side has decorative wood shingles. The home has two entrances, one on the south elevation and one on the east elevation. Both entrances are incorporated into the enclosed porches described above. Windows are mostly double hung with a few sliding units. Two small brick chimneys are present near the center of the roofline. A brick external chimney is present on the north side, just west of the center of the house. The foundation is not visible.
22. Architectural style/building type: Other Style: Frame Vernacular
23. Landscaping or special setting features: The house, barn, and outbuildings are located at the north edge of a 70-acre agricultural property. Coal Creek flows roughly southwest to northeast through this property. A long gravel driveway runs east-west across the property, from County Road on the east to Roosevelt Avenue on the west.
24. Associated buildings, features, or objects: A livestock pond dating to the 1950s is present at the far south end of this property, just north of Dillon Road. Twelve additional outbuildings or structures are present on the property, described as follows.

A large monitor-roof barn stands roughly 100 feet south-southeast of the house. Its roofline parallels the direction of the house, running west-southwest to east-northeast. It has metal roofing with a small cupola at the center of its peak. The central section has a large sliding door at ground level on the east side, with another sliding door above it, and a pair of hinged doors at the top just under the monitor roofline. This section also has nine fixed-pane windows, possibly original. The north wing has large sliding doors on its east and north sides, plus three possibly original windows. The south wing has enclosed east and west sides, with an open south side to serve as a stable. Siding is horizontal wood lap style, likely original. Visible sections of the foundation are linear concrete walls. The county assessor lists this barn as constructed in 1895, but further research indicates it was not built earlier than 1905, probably at the same time as the house. The barn was restored in the 1990s but retains its historical form and much of its original construction material.

Two sheds are present near the house, both on concrete slab foundations. Shed 1 is a small gabled-roof structure standing roughly 40 feet southwest of the house, and 8 x 15 feet in size. It has vertical weatherboard siding and an asphalt shingle roof, with one door opening on the east and a small window on its south side. Shed 2 is a slightly larger gabled-roof structure located roughly 12 feet north of shed 1 and 10 x 10 feet in size. It has plywood siding and an asphalt shingle roof, with doors on its east and west sides and windows on its west and south sides. Both appear to be largely unmodified since their construction.

A small weigh house is present roughly 32 feet west-southwest of shed 1 and is 4 x 8 feet in size. It has a gabled metal roof and vertical plywood siding, with a door and window facing south. Directly south of the weigh house is the rectangular concrete foundation of a vehicle scale, 10 x 16 feet in size. This area is covered with wooden planks, but according to the current resident some of the scale mechanisms are still present underneath. A smaller benchtop scale is still present inside the weigh house. It was likely constructed in the late 1950s.

Immediately west of the weigh house is a small wooden pump house, with a gabled metal roof and electric pump still inside. It is 6 x 8 feet in size. It stands on a concrete foundation, with the entrance to a

concrete cistern immediately north of the pump house. The year 1967 is inscribed on the concrete foundation.

Approximately 150 feet west of the house, a row of three metal Butler grain bins begins. They are cylindrical with conical roofs and are of steel construction. The line of grain bins is oriented roughly east-west.

Approximately 120 feet west-southwest from the westernmost silo, a three-sided concrete structure is found. This structure is roughly 18 feet wide and 140 feet long and oriented north-northwest to south-southeast. Its north, east, and west sides are enclosed by concrete walls and are built into a slight hillside. The south end is open and accessible from the gravel driveway. The structure has a concrete floor and remnants of wood timbers along its length.

On the south bank of Coal Creek, roughly 460 feet south of the house, stands a small wooden tack shed. This shed has a gabled metal roof, with horizontal wood siding on the inside of the wall studs. With the possible exception of the metal roof, this structure appears to be completely original.

A small semi-cylindrical steel structure stands roughly 80 feet southeast of the house. It is used for storage. A rusting metal storage tank is present roughly 350 feet east-northeast of the house, on the north side of the gravel driveway.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1905 Actual: _____

Source of information: Schwendler and Corbett 2018

26. Architect: Unknown

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Peter Murphy

Source of information: Schwendler and Corbett 2018

29. Construction history (include description and dates of major additions, alterations, or demolitions):
Boulder county assessor records show a date of 1895 for the house and barn, but further research shows that both were not built earlier than 1905.

The house and barn are present in two photographs from the early 1900s. Both photographs are undated but show the Acme Mine in operation and are, therefore, pre-1928. One photo clearly shows two structures just west of the house that have since been demolished. One of these structures may have been a grain elevator. Some structural details of the house are visible, including both oriel windows and the section that extends west from the main portion of the house. However, the form and roofline of this section are difficult to identify. The photo also appears to show an unenclosed porch on the east, which was later enclosed, probably in the late 1950s.

According to the current resident, who is a cousin of the owner, the hipped-roof section that extends west from the main portion of the house was originally a kitchen and possibly had a gabled roof. This section was enlarged to the west to provide quarters for servants, and the existing hipped-roof form was possibly created at that time. The shed-roofed section at the far west end, the enclosed porch on the south side, and enclosure of the east side porch (post-1955) were later modifications.

30. Original location X Moved Date of move(s):

Resource Number: 5BL14325
Temporary Resource Number: N/A

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling; Agriculture/Subsistence – Barn, Outbuilding
32. Intermediate use(s):
33. Current use(s): Single Dwelling; Agriculture/Subsistence – Barn, Outbuilding
34. Site type(s): House, Barn, and Outbuildings
35. Historical background:

General History of Louisville

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company (CCR), a line that, by 1877, ran through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site 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. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, 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.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

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. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

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Resource Number: 5BL14325
Temporary Resource Number: N/A

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.

Murphy/Warembourg Farm

The Murphy/Warembourg Farm is located south of present-day Bella Vista Drive and west of Front Street, with Coal Creek running east-west through it.

Peter Murphy, the son of an immigrant coal miner from Scotland who had been in Louisville since at least 1880, purchased the land that became the Murphy/Warembourg Farm from the Union Pacific Coal Company in 1905. Murphy already owned land immediately to the east, in the northwest quarter of Section 16 (Schwendler 2018; United States Census Bureau 1880).

Shortly after purchasing the farm, Murphy constructed the still-existing house and barn. The large barn was necessary to support his growing dairy operation. He likely added a bunker silo and grain bins in the 1940s or 1950s. Murphy died in 1952, after which Walter "Dutch" Warembourg leased the farm, and then purchased it in 1961.

Dutch Warembourg came from a farming family. His French immigrant parents, August and Fannie, operated a small farm south of Coal Creek, on which they raised crops and operated a dairy. August passed away in 1929, but the 1933 *Colorado State Business Directory* shows that the Warembourg ("Waramburg") family still operated a dairy at that time (Gazetteer Publishing and Printing Company 1933).

Dutch and Fannie subsequently moved to the former Murphy Farm, and Fannie sold their previous farm around 1955. Dutch's brother, Klubert, owned a farm immediately west of the former Murphy Farm. After Dutch purchased the Murphy Farm, the two brothers jointly operated their farms, growing corn wheat, hay, and other crops and raising hogs and cattle for beef and milk. During this time, Dutch added a scale house and hog shelter and enclosed the house's porch.

Dutch passed away in 1988, leaving the farm to Klubert. In 1995, Klubert sold 50 acres of his original farm (not the former Murphy Farm) to the City of Louisville for open space. Subsequently, Klubert's daughter, Christine, added a chicken coop and shed and restored the barn on the former Murphy Farm. In 1999, the Warembourg family sold 215.76 acres south of the former Murphy Farm buildings to the City of Louisville for open space. The City currently leases the land for hay production and livestock grazing.

A livestock pond, created by Klubert Warembourg in the mid-1950s, and an adjacent, modern, concrete water diversion structure are visible just north of Dillon Road at the southwest corner of the Warembourg Open Space. The City of Louisville holds the house and barn, which are located south of the Louisville Community Dog Park, under a conservation easement.

The farmhouse is a simple vernacular frame home with some Folk Victorian details (e.g., fishscale gable-end shingles) constructed in approximately 1905. Most other ranch buildings are utilitarian and indistinctive. The exception is the barn, which was constructed in approximately 1905. The monitor-roofed barn, which was restored in the 1990s, is prominent among the outbuildings.

Resource Number: 5BL14325
Temporary Resource Number: N/A

36. Sources of information:

Bacon, Bridget

2019 [Notes on the Warembourg Farm]. On File at the Louisville Historical Museum, Louisville, Colorado.

Boulder County Assessor's Office

2019 Property Search. Available at: <http://maps.boco.solutions/propertysearch/>. Accessed November 2019.

Gazetteer Publishing and Printing Company

1933 *Colorado State Business Directory*, Gazetteer Publishing and Printing Company, Denver, Colorado.

Schwendler, Rebecca H.

2018 Stories in Places: Putting Louisville's Agricultural, Railroad and Mining Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

United States Census Bureau

1880 Tenth Census of the United States, 1880 (NARA microfilm publication T9). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No X Date of designation: ____

Designating authority:

Note: The farm appears to meet the City of Louisville's local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the area social history for its association with the early agricultural history of Louisville.

It should be understood that the thresholds of significance and integrity for National Register of Historic Places eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

 X A. Associated with events that have made a significant contribution to the broad pattern of our history;

____ B. Associated with the lives of persons significant in our past;

____ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

____ D. Has yielded, or may be likely to yield, information important in history or prehistory.

____ Qualifies under Criteria Considerations A through G (see Manual)

____ Does not meet any of the above National Register criteria

39. Area(s) of significance: Agriculture: Farming

40. Period of significance: 1905–1960

41. Level of significance: National ____ State ____ Local X

Resource Number: 5BL14325
Temporary Resource Number: N/A

42. Statement of significance: The Murphy/Warembourg Farm was established in 1905 and continues to operate as an agricultural property. Buildings and landscape features communicate the farm's history as one of the largest and longest-operating farms in the Louisville area. The property has few modern intrusions. Therefore, PaleoWest recommends 5BL14325 individually eligible for the NRHP and SRHP under Criterion A. In contrast, 5BL14325 is recommended not eligible for the NRHP and SRHP under Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL14332 not eligible for the NRHP and SRHP under Criterion C because the farm and farmhouse are not architecturally or culturally distinctive. Finally, we recommend 5BL14325 not eligible for the NRHP and SRHP under Criterion D because there is no evidence to suggest that the property retains the potential to yield important additional historical information. Moreover, the property does not qualify under any of the Criteria Considerations.
43. Assessment of historic physical integrity related to significance: The farmhouse, a simple vernacular building, has been modified over the years, but all changes occurred more than 50 years ago. The most prominent and distinctive building on the farm, the monitor-roofed barn, was restored in the 1990s, further reinforcing integrity. All other buildings are utilitarian in nature and have been minimally altered over the years. Therefore, the farmhouse, barn, and farm property all retain integrity of design, materials, workmanship, location, setting, feeling, and association.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

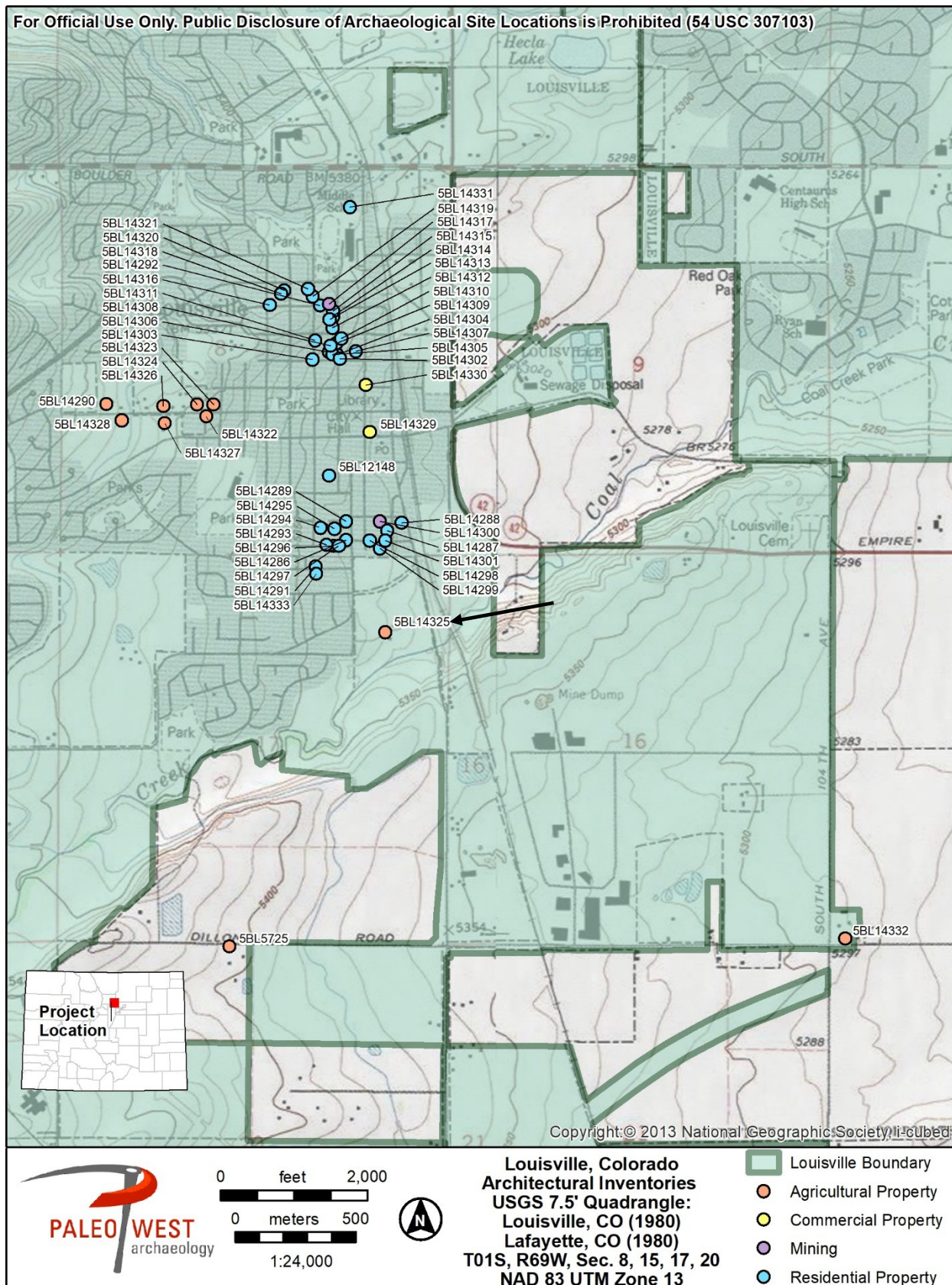
44. National Register eligibility field assessment:
Eligible X Not Eligible Need Data
45. Is there National Register district potential? Yes No X
Discuss: The property does not appear to be associated with any existing or potential historic districts.
If there is National Register district potential, is this building: Contributing Noncontributing
46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: 308–334, 334A-B
Negatives filed at: PaleoWest Server, Phoenix AZ
48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado
49. Date(s): November 20, 2019
50. Recorder(s): Chris Baker, Seth White, Rebecca Schwendler
51. Organization: PaleoWest Archaeology
52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026
53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395



Resource Number: 5BL14325
Temporary Resource Number: N/A

Property Search

maps.boco.solutions/propertysearch/

Boulder County

Property Search

Enter search term... Clear

Invalid entry

Additional Actions ▾

Report an issue

Print All Reports

To see property information, click the appropriate header. Click again to collapse the tab.

Property—ownership, address and other property information

Print Property Report

No Picture Available

Account Number: R0508060
Owner: WAREMBOURG COLORADO RANCHES LLC
Mailing Address: 101 W CHERRY ST
City: LOUISVILLE CO
Zip: 80027

Map Actions ▾

Streets Blended Aerial

Pump house (not shown)

Weigh house (not shown)

Silos 1, 2, 3

Concrete foundation (not shown)

Barn

Shed 2

House

Tank (not shown)

Cylindrical storage (not shown)

Shed 1 (not shown)

Tack shed (not shown)

Bella Vista Dr

County Rd

County Rd

County Rd

9:26 AM 12/6/2019

Figure 2. Sketch map of 151 County.

Resource Number: 5BL14325
Temporary Resource Number: N/A



Figure 3. 151 County overview from east driveway, facing west.



Figure 4. 151 County overview from northwest corner, facing southeast.

Resource Number: 5BL14325
Temporary Resource Number: N/A



Figure 5. 151 County house, west and south sides, facing northeast.



Figure 6. 151 County house, north and west sides, facing southeast.

Resource Number: 5BL14325
Temporary Resource Number: N/A



Figure 7. 151 County house, east and north sides, facing southwest.



Figure 8. 151 County house, south and east sides, facing west-northwest.

Resource Number: 5BL14325
Temporary Resource Number: N/A



Figure 9. 151 County barn, north and west sides, facing southeast.



Figure 10. 151 County barn, south and east sides, facing northwest.

Resource Number: 5BL14325
Temporary Resource Number: N/A



Figure 11. 151 County barn, west and south sides, facing northeast.



Figure 12. 151 County barn, east and north sides, facing southwest.

Resource Number: 5BL14325
Temporary Resource Number: N/A



Figure 13. 151 County weigh house, pump house and cistern, and barn, north and west sides, facing southeast.



Figure 14. 151 County shed 1 and shed 2, south and east sides, facing northwest.

Resource Number: 5BL14325
Temporary Resource Number: N/A



Figure 15. 151 County shed 2 and shed 1, north and west sides, facing southeast.



Figure 16. 151 County grain bins 1–3, pump house, and weigh house, south and east sides, facing northwest

Resource Number: 5BL14325
Temporary Resource Number: N/A



Figure 17. 151 County scale inside weigh house, facing north.



Figure 18. 151 County grain bins 1–3, south and east sides, facing northwest.

Resource Number: 5BL14325
Temporary Resource Number: N/A



Figure 19. 151 County house and grain bins 1–3, north and west sides, facing east- southeast.



Figure 20. 151 County concrete foundation, north side, facing south.

Resource Number: 5BL14325
Temporary Resource Number: N/A



Figure 21. 151 County concrete foundation, south side, facing north.



Figure 22. 151 County concrete foundation, east side, facing west.

Resource Number: 5BL14325
Temporary Resource Number: N/A



Figure 23. 151 County semi-cylindrical storage, south side, facing north.



Figure 24. 151 County semi-cylindrical storage, east side, facing west.

Resource Number: 5BL14325
Temporary Resource Number: N/A



Figure 25. 151 County tack shed, south and east sides, facing northwest.



Figure 26. 151 County tack shed, north and west sides, facing southeast.

Resource Number: 5BL14325
Temporary Resource Number: N/A



Figure 27. 151 County tank, south and west sides, facing northeast.



Figure 28. 151 County tank, south and east sides, facing northwest.

Resource Number: 5BL14325
Temporary Resource Number: N/A



Figure 29. 151 County livestock pond, south side, facing northeast



Figure 30. 151 County livestock pond, south side, facing north-northeast.



Figure 31. 151 County historic overview photo 1 (pre-1928), south side, facing north (photo credit: Louisville Historical Museum).



Figure 32. 151 County historic overview photo 2 (pre-1928), south side, facing north- northwest (photo credit: Louisville Historical Museum).

Resource Number: 5BL14332
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL14332
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Kilker Farm
6. Current building name: 10433 Dillon Road
7. Building address: 10433 Dillon Road, Louisville CO 80027
8. Owner name and address: David N. & Lottie S. Grimes, 10433 Dillon Road, Louisville CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
____ SW ____ ¼ of ____ SW ____ ¼ of ____ SW ____ ¼ of ____ SW ____ ¼ of section 15
10. UTM reference
Zone 13N; 490725 mE 4423124 mN
11. USGS quad name: Louisville, Colorado
Year: 1983 Map scale: 7.5' X 15' ____ Attach photo copy of appropriate map section.
12. Lot(s): N/A Block: N/A
Addition: N/A Year of Addition: N/A
13. Boundary Description and Justification: Boulder County Assessor Legal Description: 2.97 ACS IN SW 1/4 SW 1/4 15-1S-69

III. Architectural Description

14. Building plan (footprint, shape): Irregular plan
15. Dimensions in feet: Length 46 x Width 40
16. Number of stories: 2
17. Primary external wall material(s): Wood - Weatherboard
18. Roof configuration: Hipped roof – Cross hipped roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Window – Oriel, Fence, Chimney, Porch

21. General architectural description: The farmhouse is wood frame construction with a stacked stone foundation. There have been modifications to the house. The original building was a two-story hipped roof structure with a one-story section at the northeast corner. The second story at the northeast corner is a modern addition. A large exterior brick chimney stands on the west side of the house. At the southwest corner, a two-story section with a hipped roof extends south with an oriel window on the first floor. To the east, an enclosed porch with a hipped roof covers the remainder of the south side of the first story and wraps around to the east side. Windows on the house consist of double hung and sliding units. Windows on the oriel window, as well as other windows on the north and west sides, are possibly original. A small one-story section with a hipped roof extends north from the east end of the north side and serves as the main entryway.
22. Architectural style/building type: Other Style: National
23. Landscaping or special setting features: A gravel driveway runs east from 104th Street, roughly along the north lot line, then bears southeast to a parking area north of the house. The property is a working horse farm. An equestrian arena occupies most of the western portion of the lot and is enclosed with wood and metal fencing. Two concrete watering troughs are present. Trough 1 is a small rectangular trough directly west of the house, just outside the arena fence and nearly bordering 104th Street. Like many concrete structures on this farm, this trough is inscribed with the names of the Kilker family and the construction date (in this case "10-5-46"). Trough 2 is a linear trough over 100 feet in length, forming the south end of the western arena boundary. Remnants of several concrete water ponds are found to the southeast of the house.
24. Associated buildings, features, or objects: Eleven outbuildings are present on this property, plus a dairy barn located just north of the property line. Per current owner, this dairy barn was previously associated with the Kilker farm. The county Assessor lists seven individual "Farm Utility Buildings" with identical construction dates of 1900, but it is unclear what buildings these refer to, or if the construction dates are accurate.

A large, two-story, gambrel-roof barn with a corrugated metal roof stands north-northwest of the house, within the equestrian arena. A small cupola is present above the midpoint of the roof. The barn has a concrete foundation under its exterior walls. Wood lap siding is probably original. Most internal structural beams appear original. The barn was likely constructed in the 1930s as a dairy barn.

Two stables are also present. Stable 1 is a shed-roof structure standing 50 feet north-northwest of the barn. Its wood lap siding is similar in appearance to that of the barn. The stable building runs east-west, with two open bays facing south. An enclosed shed area is attached to the west side. The current owner believes this structure was previously used as a garage. Stable 2 is a smaller shed-roofed structure that opens to the south, immediately west of Stable 1. It was built circa 2015.

Forty feet directly east of stable 1 is a small front-gabled one-story building previously used as a barn for heifers, with modern renovation into an office space. Per the current owner, this building's floor used to slope west for drainage, and the concrete catchment area still exists on the west side. The building's roofline runs east-west, and it has composition roofing with vertical weatherboard siding. New windows and interior framing were added during renovation; however, foundation and roof framing are original.

There are two wooden granaries (Granaries 1 and 2) and one metal grain bin (Granary 3) on the property. Granary 1 is 60 feet southeast of the heifer barn/office building. It is a wood-frame side-gabled building with a roofline running east-west. The building has wood lap siding which appears original. Its foundation is a series of parallel concrete footings running east-west, with wood floor joists placed perpendicularly on top. Most of the interior wood appears original and is well preserved. Granary 2 is immediately northeast of the heifer barn/office. It is similar in size and shape to granary 1 but its siding is internal, leaving the wall studs visible from outside. Its foundation was done in the same fashion as granary 1. Granary 3 is a manufactured cylindrical metal grain bin that stands just north of the garage. The current owners moved this structure here from its previous location on the property.

A chicken coop building stands 48 feet south-southwest of granary 1. This building's long axis runs east-west, with a sectional shed roof. The north half of the building is taller, with its roof sloping northward. The south half of the building is shorter, with its roof sloping southward. Windows cover most of the south side of the building, including the vertical wall between the roof sections, and all appear to be original. Appearance and condition of the wood lap siding suggest a similar age to the barn, stable 1, and hatchery. This building is currently used as a shop area and storage, and per the current owner, the Kilker family also used this as a shop.

Directly east of the coop is a building previously used as a hatchery. It is a shed-roofed structure with its roof sloping north and its axis running east-west. A pair of hinged doors and two windows are present on the south side. Doors and windows on the hatchery appear original. Just west of the building, a small hatch on the foundation leads to a concrete-lined fire pit, dug to roughly 5 feet below grade. A flume leads from the pit to a flow path underneath the hatchery floor. A date found on the concrete foundation reads 1935.

Another small outbuilding stands 50 feet west of the chicken coop building. It is a very small gable-roofed building of wood construction with wood lap siding. Its roofline runs north-south. A door exists on the south side, and a boarded-up hatch area is visible on the north side. Based on appearance it was likely a coal shed, outhouse, or both; however, on an agricultural property it could have had other uses.

A modern two-car garage stands approximately 40 feet east-northeast of the house. It is a two-car structure with one large bay opening west and a gabled roof running east-west. A large gabled-roof building stands just north of the property line. This was a dairy barn formerly associated with the Kilker farm but it has since been converted to commercial use.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1895 Actual: _____

Source of information: Boulder County Assessor's Office

26. Architect: Unknown

27. Builder/Contractor: Unknown

Source of information:

28. Original owner: Bridget Kilker

Source of information: Stone 1919

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

According to the property's current owner, the northeast portion of the original house was one story. The current two-story section is a recent addition, completed roughly 15 years ago. A small one-story section still extends from the house on the northeast corner and may be original. The original porch on the south side had a balcony above, accessible from the second story. This was later demolished, and the ground floor porch was extended around to the east side and fully enclosed.

An aerial photograph, believed to be from the 1990s, shows that the main entrance to the house previously ran north from Dillon Road. Four buildings visible in this photo have since been demolished: a small shed just northeast of stable 1, an open-bay garage building just east of granary 1 (similar in shape to stable 1), a small garage just east of the hatchery building, and a small shed at the far northeast corner of the property.

Although "Kilker Farm 1878" is displayed prominently on the barn, and this date is listed by the county Assessor, a historical photograph of unknown date (but likely from the late 1800s) shows that the house

Resource Number: 5BL14332
Temporary Resource Number: N/A

existed before the barn. The barn is built on a concrete foundation with Kilker signatures on the northeast corner. Several concrete structures on this property bear names or initials of the Kilker family and the construction date. From the style and appearance of the buildings' siding, the coop building, stable 1, the hatchery, and the small outbuilding appear to have been constructed during the same era as the barn (i.e., 1930s). Granary 1 and granary 2 also appear to be of similar vintage to each other.

Per the current owner, the Kilker family moved to this area at the same time as the Lewis family, who lived in a house on Highway 42 just west of Highway 287. The house at that location was a three-quarter-scale copy of the Kilker house, and the houses were visible from one another.

30. Original location X Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling; Agriculture/Subsistence – Storage, Animal Facility, Agricultural Outbuilding

32. Intermediate use(s):

33. Current use(s): Domestic – Single Dwelling; Agriculture/Subsistence – Storage, Animal Facility, Agricultural Outbuilding

34. Site type(s): House, Barn, Agricultural Outbuildings

35. Historical background:

General History of Louisville

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company (CCR), a line that, by 1877, ran through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site 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. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, 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.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

Resource Number: 5BL14332
Temporary Resource Number: N/A

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. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

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 Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miners' strike began in 1910 and the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. 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. However, by the 1940s the use of coal was in decline, especially locally. 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.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. 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), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

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, affected Louisville's local economics and demographics. 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.

The 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, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

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, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people. The population increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

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.

Kilker Farm

Irish immigrants Owen Kilker and his wife, Bridget (Lavell), purchased 160 acres of land near the southeast corner of present-day Louisville (northeast corner of 104th Street and Dillon Road) around 1878. They developed one of the most successful and resilient farmsteads in the area.

The farm became a locus for coal exploration in the 1890s. Peter Peltier and Jim Curran entered into a 30-year mining lease with Owen Kilker and began boring for coal in 1892. According to an article in the *Boulder Daily Camera*, they struck a coal vein that was 6 feet 3 inches wide at a depth of 225 feet (*Boulder Daily Camera*, April 6, 1892). It is not clear how aggressively the vein was mined, but the Louisville area was well known for its coal mines.

Owen Kilker died two years after the coal discovery. His wife and three sons (John, Anthony, and James) continued operating the farm, which one author described as "one of the attractive farms of the district" in 1919 (Stone, ed., 1919: 541-2). Kilker's sons, who were described as some of the most progressive farmers in the county, had placed the entire 160-acre parcel under irrigation and constructed "good buildings" (Stone, ed., 1919: 542). The Kilker family continued to operate the farm for over 100 years.

The Kilker farmhouse, which was constructed in approximately 1895, is a large, two-story National form house. It has been updated over the years but appears to retain its overall form. The farm also has several outbuildings, including a large gambrel-roof barn. Most other outbuildings are historic, with a few modern structures such as a stable and garage.

Resource Number: 5BL14332
Temporary Resource Number: N/A

36. Sources of information:

Boulder County Assessor's Office
2019 Property Search. Available at: <http://maps.boco.solutions/propertysearch/>. Accessed November 2019.

Louisville Historical Museum (LHM)

2017 Boulder County Assessor Cards. Available at:
<http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources>. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Boulder Daily Camera

1892 [No Title], April 16, 1892. *Boulder Daily Camera*.

Stone, William Fiske, ed.

1919 *History of Colorado: Volume IV*. Chicago, The S. J. Clarke Publishing Company.

Schwendler, Rebecca H., and Kathleen Corbett

2018a Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

2018b Stories in Places: Putting Louisville's Agricultural, Railroad and Mining Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No X Date of designation: ____

Designating authority:

Note: The farm appears to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the area of social history for its association with the Louisville area's early agricultural development.

It should be understood that the thresholds of significance and integrity for National Register of Historic Places eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

 X A. Associated with events that have made a significant contribution to the broad pattern of our history;

____ B. Associated with the lives of persons significant in our past;

____ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

____ D. Has yielded, or may be likely to yield, information important in history or prehistory.

____ Qualifies under Criteria Considerations A through G (see Manual)

____ Does not meet any of the above National Register criteria

39. Area(s) of significance: Agriculture: Farming

Resource Number: 5BL14332
Temporary Resource Number: N/A

40. Period of significance: 1895–1970
41. Level of significance: National ____ State ____ Local X
42. Statement of significance: The Kilker Farm was established in the late nineteenth century and continues to operate as an agricultural property. Extant buildings and landscape features communicate the farm's history as one of the largest farms in the Louisville area. The property has few modern intrusions. Therefore, PaleoWest recommends 5BL14332 individually eligible for the NRHP and SRHP under Criterion A for its association with the Louisville area's early agricultural development. In contrast, we recommend 5BL14332 not eligible for the NRHP and SRHP under Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL14332 not eligible for the NRHP and SRHP under Criterion C because the farm and farmhouse are not architecturally or culturally distinctive. Finally, we recommend 5BL14332 not eligible for the NRHP and SRHP under Criterion D because there is no evidence to suggest that the property retains the potential to yield important additional historical information. Moreover, the property does not qualify under any of the Criteria Considerations.
43. Assessment of historic physical integrity related to significance: The farmhouse has been modified over the years, although it retains its same overall footprint and form. Most related farm buildings and structures, including a prominent gambrel-roofed dairy barn, are over 50 years old and appear minimally altered. Therefore, the farmhouse, barn, and farm property in general retain sufficient integrity of design, materials, workmanship, location, setting, feeling, and association to convey their significance under NRHP and SRHP Criterion A.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:
Eligible X Not Eligible ____ Need Data ____
45. Is there National Register district potential? Yes ____ No X
Discuss: The Kilker Farm does not appear to be associated with any existing or potential historic districts.

If there is National Register district potential, is this building: Contributing ____ Noncontributing ____
46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing ____

VIII. RECORDING INFORMATION

47. Photograph numbers: 335–372
Negatives filed at: PaleoWest Server, Phoenix AZ
48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado
49. Date(s): November 20, 2019
50. Recorder(s): Chris Baker, Seth White, Rebecca Schwendler
51. Organization: PaleoWest Archaeology
52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026
53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

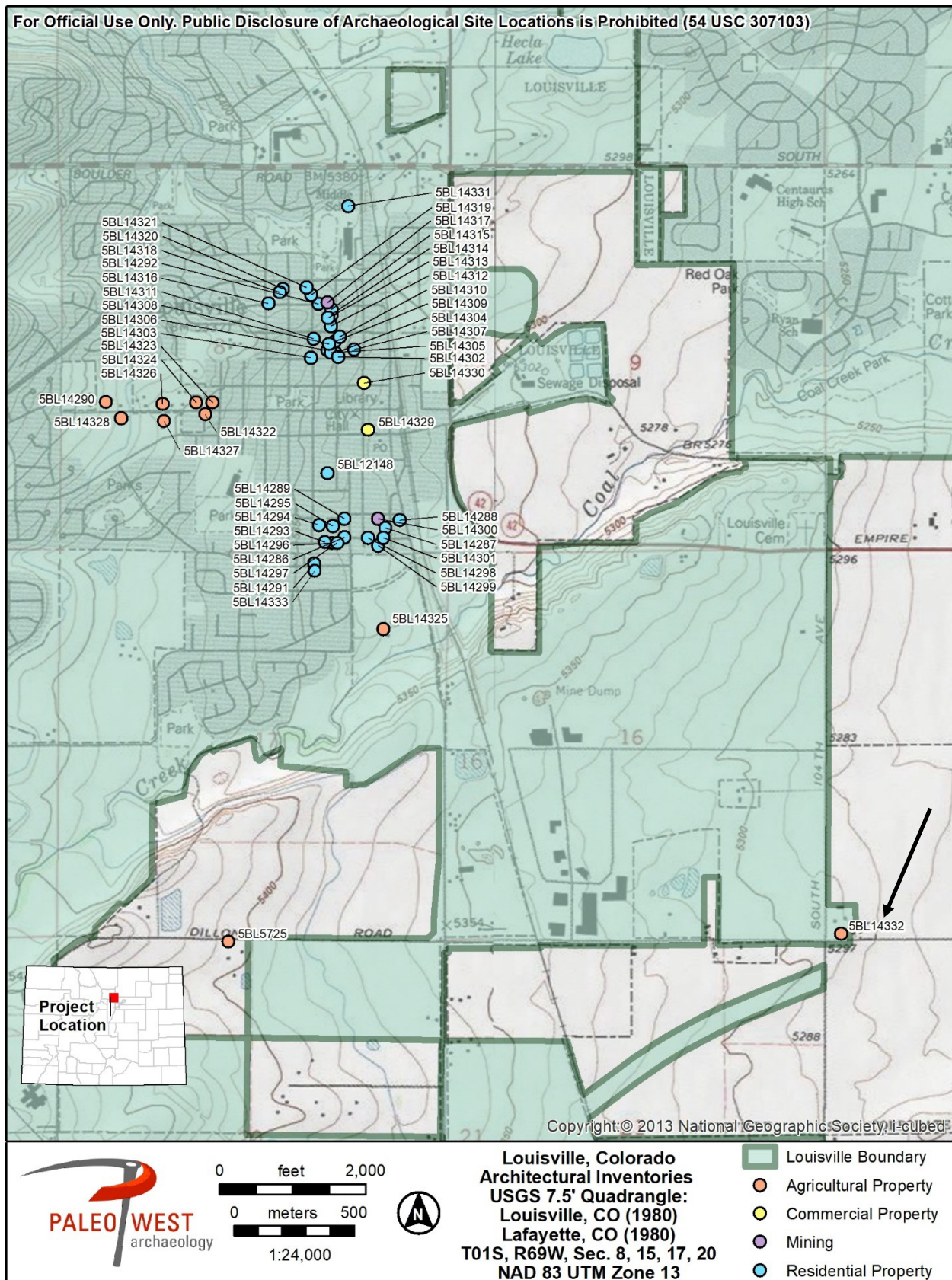


Figure 1. Location of 10433 Dillon / 5BL14332.

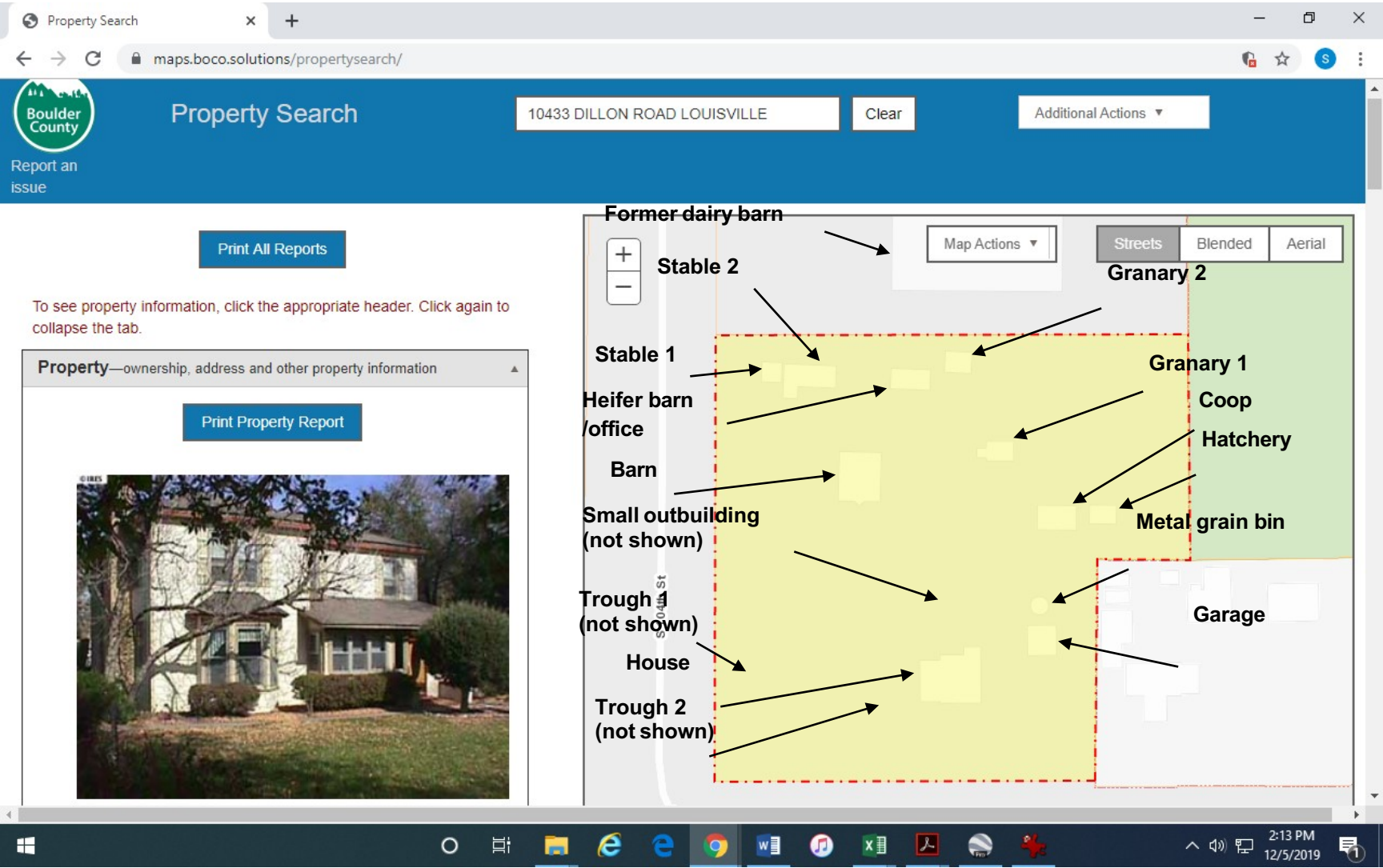


Figure 2. Sketch map of 10433 Dillon.

Resource Number: 5BL14332
Temporary Resource Number: N/A



Figure 3. 10433 Dillon house, north and west sides, facing southeast.



Figure 4. 10433 Dillon house, south side, facing north.

Resource Number: 5BL14332
Temporary Resource Number: N/A



Figure 5. 10433 Dillon house, west and south sides, facing northeast.



Figure 6. 10433 Dillon barn, north and west sides, facing southeast.



Figure 7. 10433 Dillon barn, west and south sides, facing northeast.



Figure 8. 10433 Dillon barn, south and east sides, facing northwest.

Resource Number: 5BL14332
Temporary Resource Number: N/A



Figure 9. 10433 Dillon barn interior, facing north.



Figure 10. 10433 Dillon coal shed, coop, and hatchery, south and east and south, facing west- northwest.

Resource Number: 5BL14332
Temporary Resource Number: N/A



Figure 11. 10433 Dillon coop, west and south sides, facing northeast.



Figure 12. 10433 Dillon coop, south and east sides, facing northwest.

Resource Number: 5BL14332
Temporary Resource Number: N/A



Figure 13. 10433 Dillon hatchery and coop, north and west sides, facing southeast.



Figure 14. 10433 Dillon coop interior, facing east.

Resource Number: 5BL14332
Temporary Resource Number: N/A



Figure 15. 10433 Dillon hatchery, south side, facing north.



Figure 16. 10433 Dillon hatchery firepit, facing southeast.

Resource Number: 5BL14332
Temporary Resource Number: N/A



Figure 17. 10433 Dillon hatchery firepit interior, facing southeast.



Figure 18. 10433 Dillon small outbuilding, west and south sides, facing northeast.

Resource Number: 5BL14332
Temporary Resource Number: N/A



Figure 19. 10433 Dillon small outbuilding, north and west sides, facing southeast.



Figure 20. 10433 Dillon small outbuilding, south and east sides, facing northwest.

Resource Number: 5BL14332
Temporary Resource Number: N/A



Figure 21. 10433 Dillon granary 1, small outbuilding, and coop, west and south sides, facing northeast.



Figure 22. 10433 Dillon granary 1, south and east sides, facing northwest.

Resource Number: 5BL14332
Temporary Resource Number: N/A



Figure 23. 10433 Dillon granary 1 and coop, north and west sides, facing southeast.



Figure 24. 10433 Dillon granary 1 interior, facing northeast.

Resource Number: 5BL14332
Temporary Resource Number: N/A



Figure 25. 10433 Dillon granary 2, south and east sides, facing northwest.



Figure 26. 10433 Dillon granary 2, west side, facing east-southeast.

Resource Number: 5BL14332
Temporary Resource Number: N/A



Figure 27. 10433 Dillon relocated metal grain bin and new garage, north and west sides, facing east.



Figure 28. 10433 Dillon trough 1, north and west sides, facing southeast.

Resource Number: 5BL14332
Temporary Resource Number: N/A



Figure 29. 10433 Dillon trough 1, south side, facing north-northeast.



Figure 30. 10433 Dillon trough 1 date detail, plan view.

Resource Number: 5BL14332
Temporary Resource Number: N/A



Figure 31. 10433 Dillon house and trough 2, west side, facing southeast.



Figure 32. 10433 Dillon stable 1 and stable 2, west and south sides, facing northeast.

Resource Number: 5BL14332
Temporary Resource Number: N/A



Figure 33. 10433 Dillon stable 2, south and east sides, facing northwest.



Figure 34. 10433 Dillon stable 1, east and north sides, facing west-southwest.

Resource Number: 5BL14332
Temporary Resource Number: N/A



Figure 35. 10433 Dillon heifer barn/office, north and west sides, facing southeast.



Figure 36. 10433 Dillon heifer barn/office, south and east sides, facing northwest.

Resource Number: 5BL14332
Temporary Resource Number: N/A



Figure 37. 10433 Dillon heifer barn/office, granary 1, coop, and small outbuilding, north and west sides, facing southeast.



Figure 38. 10433 Dillon dairy barn north of property, west and south sides, facing northeast.



Figure 39. 10433 Dillon historic photo 1, plan (Photograph courtesy of homeowner).



Figure 40. 10433 Dillon historic photo 2 (estimated 1990s), plan (Photograph courtesy of homeowner).

Resource Number: 5BL14322
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL14322
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 100 W. Spruce Street
6. Current building name: 100 W. Spruce Street
7. Building address: 100 W. Spruce Street, Louisville CO 80027
8. Owner name and address: Christina Dozauer Ray & James S. Ray, 100 W. Spruce Street, Louisville CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
NW ¼ of SE ¼ of NE ¼ of SW ¼ of section 8
10. UTM reference
Zone 13N; 488078 mE 4425288 mN
11. USGS quad name: Louisville, Colorado
Year: ____ Map scale: 7.5' X 15' ____ Attach photo copy of appropriate map section.
12. Lot(s): N/A Block: N/A
Addition: TR, NBR 155,401,410 LOUISVILLE Year of Addition: N/A
13. Boundary Description and Justification: Boulder County Assessor Legal Description: TR 3357 8-1S-69
PER DEED 2204890 10/5/01

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 50 x Width 27
16. Number of stories: 1
17. Primary external wall material(s): Wood – Horizontal siding
18. Roof configuration: Hipped roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: N/A

Resource Number: 5BL14322

Temporary Resource Number: N/A

21. General architectural description: The house is composed of wood construction on a concrete foundation. It has double-hung and fixed single-pane windows. Main section has hipped roof with roughly 5x8 ft. flat area at peak. Siding is 6" wood lapboard. Siding on main hipped roof section may be original. A front-gabled enclosed porch, slightly narrower than the main section, extends north from the north side, with a small wooden staircase extending north from there. Based on available photographs, this has been present since at least 2007 but its antiquity is unknown. A short shed-roof section, covering the full width of the building, extends south from the south side. This is likely an addition, although it is typical of late-nineteenth and early-twentieth-century kitchen and bathroom additions so it may date to relatively early in the house's history.
22. Architectural style/building type: Hipped-roof box
23. Landscaping or special setting features: A 2-car gravel parking space exists at the north center of the lot, with a small stone path running southwest from here to the front porch. House position on the lot is unusual, almost bordering the west lot line, leaving the central and eastern portions largely open. A small vegetable garden is planted toward the northeast corner of the lot.
24. Associated buildings, features, or objects: A small gabled shed exists at the southwest lot corner but is not clearly visible from street. No alleys exist on this block to allow for photographs of the shed.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1920 Actual: _____
Source of information: Boulder County Assessor's Office
26. Architect: Unknown
27. Builder/Contractor: Unknown
28. Original owner: Unknown
29. Construction history (include description and dates of major additions, alterations, or demolitions): No confirmed construction or modification dates could be obtained for this property. However, it can be surmised that the original building was a small hipped-roof box house. A simple porch was probably subsequently added to it. Sometime prior to 1997, the porch was likely rebuilt and expanded into an enclosed addition with a hipped roof.
30. Original location X Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling
32. Intermediate use(s):
33. Current use(s): Domestic – Single Dwelling
34. Site type(s): House and one outbuilding
35. Historical background:

General History of Louisville

This discussion is summarized from Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado (Schwendler and Corbett, 2018).

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in

Resource Number: 5BL14322

Temporary Resource Number: N/A

mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company (CCR), a line that, by 1877, ran through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site 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. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, 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.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

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. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

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 Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miners' strike began in 1910 and the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. 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. However, by the 1940s the use of coal was in decline, especially locally. 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.

Resource Number: 5BL14322

Temporary Resource Number: N/A

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. 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), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

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, affected Louisville's local economics and demographics. 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.

The 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, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

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, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people. The population increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

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.

100 W. Spruce Street

100 W. Spruce is located on what was originally the primary street that led west out of Louisville. It was historically called Spruce Lane, or just The Lane. The street, which was unpaved until the 1990s, retained a country feeling, with farms that raised horses, cows, ducks, and chickens. When people began to build on

Resource Number: 5BL14322
Temporary Resource Number: N/A

and use the road at the beginning of the nineteenth century, some residents called it "Matchless Lane" for the Matchless Mine that was located at the road's west end. Miners would walk from Old Town Louisville west along the lane to work.

Some families owned multiple properties on W. Spruce Street. For example, the Fischer family, which constructed many houses and buildings in Louisville, owned multiple farms along the lane. The Rickman family owned two lots adjacent to one another on the south side of the street. The Pickett family also owned two houses on W. Spruce Street.

100 W. Spruce Street is a hipped-roof form home constructed in approximately 1920, based on assessor information. Like nearby homes, it was associated with a small farm. The farm is now subdivided into residential lots upon which homes have been constructed. Dr. A.E. Crannell acquired this property in 1925 from John Sidle. Crannell sold it to Michael and Emma Rumpeltes in 1925. They lived in the house and owned it until 1930, when they sold it to Oscar and Della Taubold. The Taubolds also lived in the house. They sold it to Louis and Celina Duquesnoy in 1932, who in turn transferred ownership to their daughter, Renee Duquesnoy Rickman, and her husband, William Rickman. In the 1940s. They conveyed ownership to their daughter, Donna Rickman Schreiter, and her husband, David Schreiter, in 1966. The Schreiters owned it until 1992. (Bacon, 2016).

36. Sources of information:

Bacon, Bridget

2016 Personal Communication with Tina (Christina) Dozauer. August 5, 2016. Notes on file with the Louisville History Museum.

Boulder County Assessor's Office

2019 Property Search. Available at: <http://maps.boco.solutions/propertysearch/>. Accessed November 2019.

Schwendler, Rebecca H., and Kathleen Corbett

2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

2018a Stories in Places: Putting Louisville's Agricultural, Railroad and Mining Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No X Date of designation: ____

Designating authority:

Note: The house appears to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the areas of social history and architecture for its association with the early twentieth century history of the city. The property reflects both the common, simple architecture that predominated in the early twentieth century when Louisville was a mining town and the avocational farms that were located along W. Spruce Street well into the twentieth century.

It should be understood that the thresholds of significance and integrity for National Register of Historic Places eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

____ A. Associated with events that have made a significant contribution to the broad pattern of our history;

____ B. Associated with the lives of persons significant in our past;

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☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.

☐ Qualifies under Criteria Considerations A through G (see Manual)

☒ X Does not meet any of the above National Register criteria

39. Area(s) of significance: Community Planning and Development (potential district)

40. Period of significance: 1908–1970 (potential district)

41. Level of significance: National ☐ State ☐ Local ☒ X (potential district)

42. Statement of significance: PaleoWest recommends 5BL14322 not individually eligible for the NRHP and SRHP under Criterion A but it may contribute to a historic district that would be eligible under Criterion A. The potential historic district would be related to the history of residential development in Louisville, Colorado. Specifically, 100 W. Spruce may contribute to a historic district encompassing properties along W. Spruce that collectively reflect the construction of small miner-owned avocational farms in Louisville along W. Spruce Street between ca. 1908 and 1930 and the farms' consistent use until ca. 1970. PaleoWest recommends 5BL14322 not eligible for the NRHP and SRHP under Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL14322 not eligible for the NRHP and SRHP under Criterion C because the house appears to have had some marked architectural changes (e.g., front porch enclosure and replacement of windows) that make it no longer a quintessential example of a hipped-roof box. Finally, we recommend 5BL14322 not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 100 W. Spruce retains integrity of location and association. Modifications to the house have altered its integrity of materials, workmanship, and design. The fact that this former small farm has been subdivided into multiple smaller residential lots that have subsequently been developed results in weakened integrity of setting and feeling.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ X Need Data ☐

45. Is there National Register district potential? Yes ☒ X No ☐

Discuss: Site 5BL14322 may contribute to a historic district encompassing properties along W. Spruce that collectively reflects the construction of small miner-owned avocational farms in Louisville along W. Spruce Street between ca. 1908 and 1930 and the farms' consistent use until ca. 1970.

If there is National Register district potential, is this building: Contributing ☒ X Noncontributing ☐

46. If the building is in existing National Register district, is it: Contributing ☐ Noncontributing ☐

VIII. RECORDING INFORMATION

47. Photograph numbers: 265–267

Negatives filed at: PaleoWest Server, Phoenix AZ

Resource Number: 5BL14322
Temporary Resource Number: N/A

- 48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado
- 49. Date(s): November 12, 2019
- 50. Recorder(s): Chris Baker, Seth White, Rebecca Schwendler
- 51. Organization: PaleoWest Archaeology
- 52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026
- 53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5BL14322
Temporary Resource Number: N/A

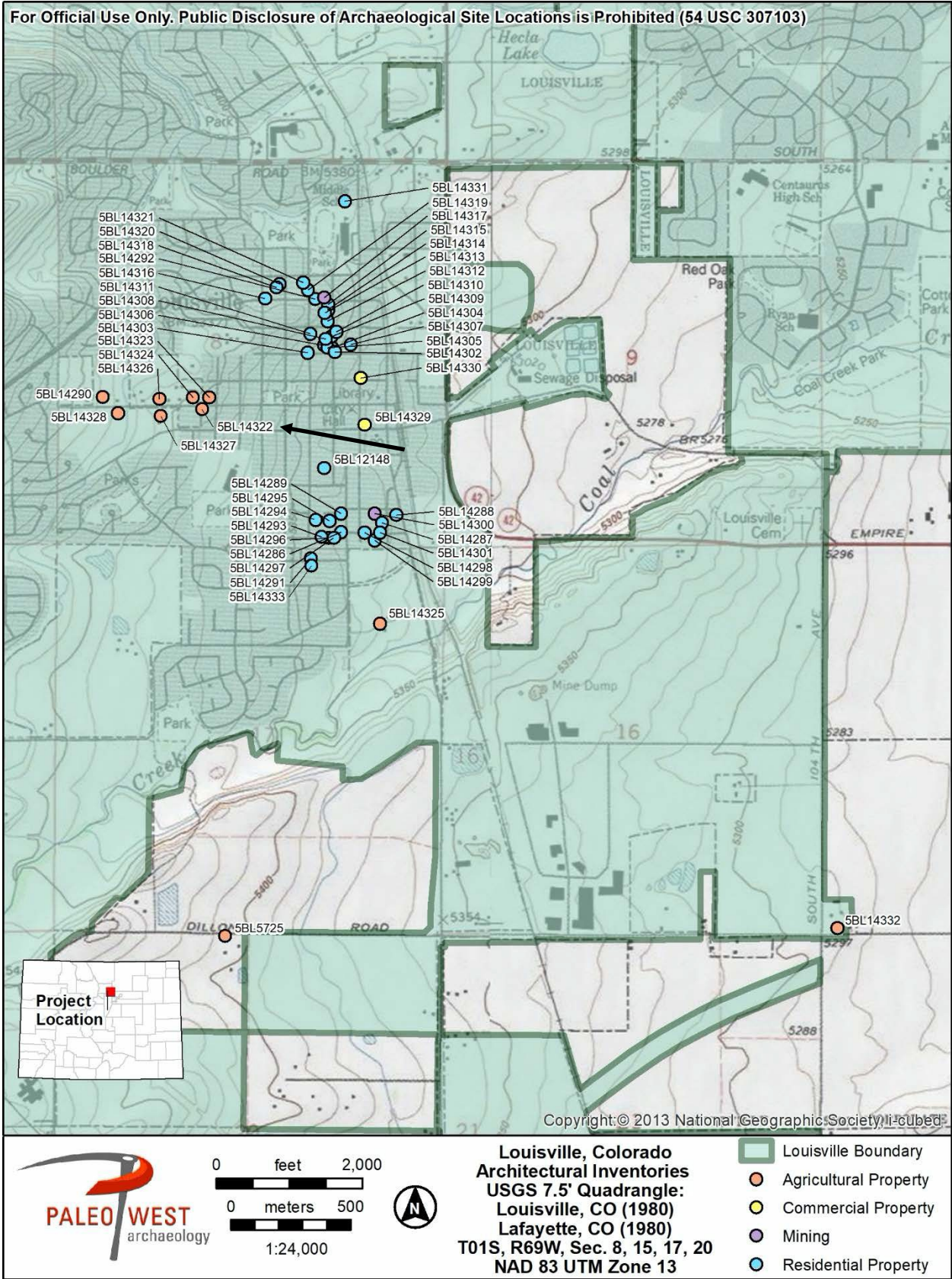


Figure 1. Location of 100 W Spruce Street / 5BL14322

Resource Number: 5BL14322
Temporary Resource Number: N/A

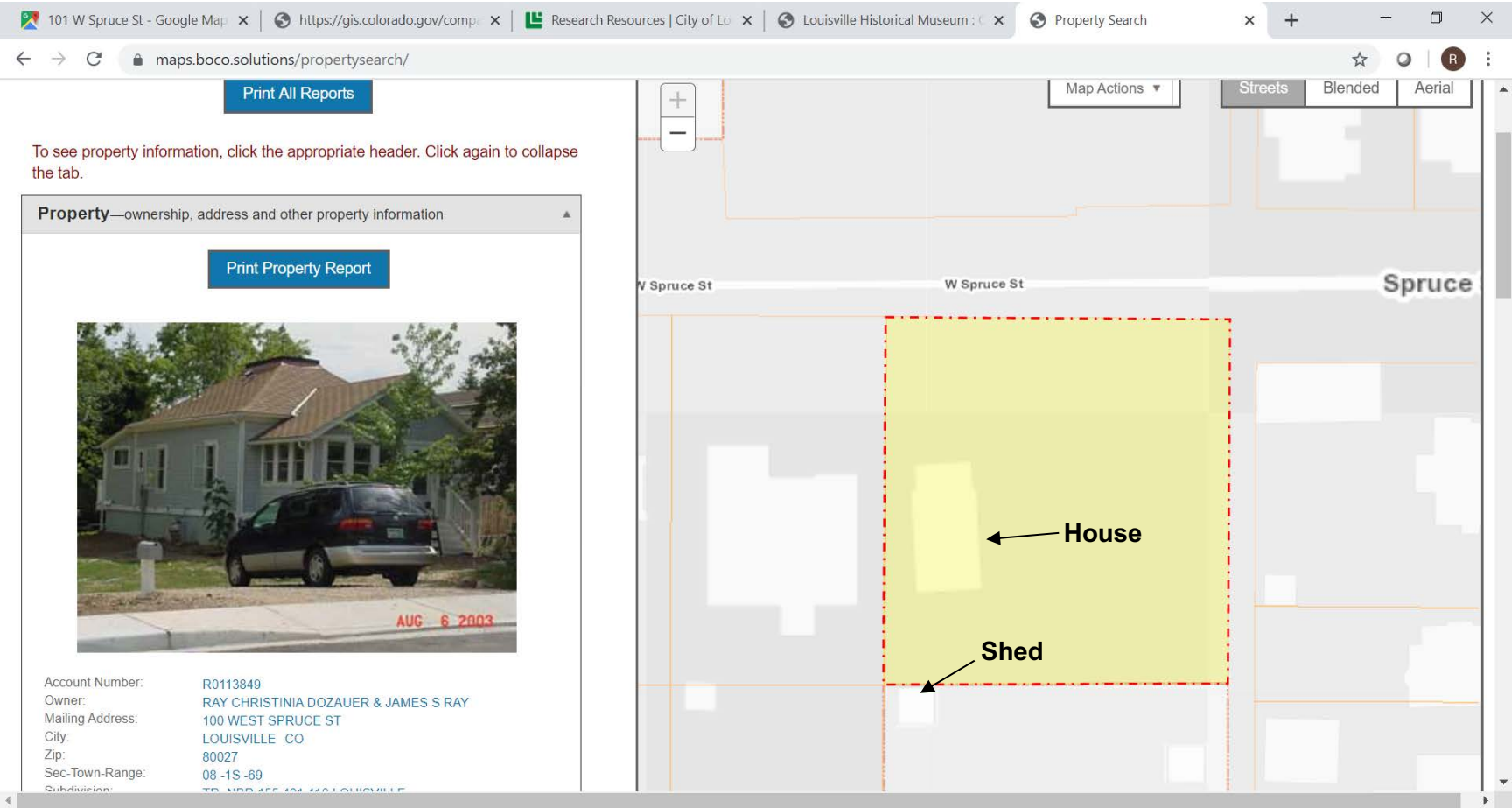


Figure 36. Sketch map of 100 W Spruce Street

Resource Number: 5BL14322
Temporary Resource Number: N/A



Figure 3. 100 W Spruce Street house, north and west sides, facing southeast.



Figure 4. 100 W Spruce Street house, north side, facing south.

Resource Number: 5BL14322
Temporary Resource Number: N/A



Figure 5. 100 W Spruce Street house, east and north sides, facing southwest.

Resource Number: 5BL14323
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL14323
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Henning House
6. Current building name: 101 W. Spruce Street
7. Building address: 101 W. Spruce Street, Louisville CO 80027
8. Owner name and address: Richard S. Lucky and N. Kim-Trang, 101 W. Spruce Street, Louisville CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
SW ¼ of NE ¼ of NE ¼ of SW ¼ of section 8
10. UTM reference
Zone 13N; 488108 mE 4425336 mN
11. USGS quad name: Louisville, Colorado
Year: 1983 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): N/A Block: N/A
Addition: TR, NBR 155,401,410 LOUISVILLE Year of Addition: N/A
13. Boundary Description and Justification: Boulder County Assessor Legal Description: TR 1787A LESS NLY 26.90 FT M/L & 30 FT VAC ROW ADJ AT S LESS 240SF IN SE CORNER ROW 08-1S-69 .72 ACS M/L

III. Architectural Description

14. Building plan (footprint, shape): Irregular plan
15. Dimensions in feet: Length 82 x Width 65
16. Number of stories: 1
17. Primary external wall material(s): Wood – Weatherboard
18. Roof configuration: Hipped roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Chimney

Resource Number: 5BL14323

Temporary Resource Number: N/A

21. General architectural description: The ranch style house is composed of wood frame construction on a concrete foundation. Siding appears to be 12-inch-wide horizontal weatherboard, possibly original. Sliding and casement windows. A brick chimney exists just west of center of roof peak on main building. It is probably original. The building is primarily U-shaped with opening of U-shape facing north. Attached to the northeast corner of the U-shape is an addition running east-west. All segments of house have similar hipped rooflines. Two brick façades exist on the south side of the building, one on each side of the main entry. These facades existed in 1964 and are likely original.
22. Architectural style/building type: Post World War II: Ranch
23. Landscaping or special setting features: A gravel driveway runs north-south, from street to garage. Two flagstone paths run from house to street, one running north-south from the southwest corner of the house, and one meandering from the main entry near the southeast corner of the house. A historic mining cart is present as a decorative element in the front yard.
24. Associated buildings, features, or objects: A 2-car garage with square footprint and hipped roof exists directly west of the house. Garage has a small decorative cupola at its peak. The garage existed as of 1962 and may have been constructed at same time as house. The garage has identical siding to house.

A small, early 1900s side-gabled building exists just northwest of the garage, on the west property line. Footprint is roughly 10x14 ft. A window and exposed roof bracket are present on south side, door on east side overhung by small front-gabled roof extension. Current owner of 109 W. Spruce recalls hearing stories of a coal miner named Joe living in this house. Siding is 6-inch horizontal wood lapboard, almost certainly original.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1951 Actual: _____
Source of information: Boulder County Assessor's Office
26. Architect: Unknown
27. Builder/Contractor: Unknown
28. Original owner: George Henning
Source of information: Boulder County Assessor, Real Estate Appraisal Card: 101 West Spruce Street, February 3, 1964.
29. Construction history (include description and dates of major additions, alterations, or demolitions):
1962 assessor card shows a U-shaped building, but both legs of the U-shape are shorter. The west leg has since been extended northward by roughly 15 ft, while the east leg has a roughly 40x20 ft addition with long axis running east-west. Both additions closely follow the form of the original house.
30. Original location X Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling
32. Intermediate use(s):
33. Current use(s): Domestic – Single Dwelling
34. Site type(s): House, garage, and early 1900s house

35. Historical background:

General History of Louisville

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company (CCR), a line that, by 1877, ran through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

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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. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

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Resource Number: 5BL14323

Temporary Resource Number: N/A

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The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. 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), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

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101 West Spruce Street

The house at 101 W. Spruce is the mid-century house associated with a small avocational family farm. The house and farm originally belonged to George Henning, a prominent local businessman. Henning owned a mortuary at 844 Main Street and a building at 900 Main Street that served as a post office in the 1950s before being converting to a general commercial space. The mortuary operated into the 1980s and the commercial building is still extant and in use. While the house remains, the farm parcel has been subdivided into multiple residential lots.

This house is located on what was originally the primary street that led west out of Louisville. It was historically called Spruce Lane, or just The Lane. The street, which was unpaved until the 1990s, retained a country feeling, with farms that raised horses, cows, ducks, and chickens. When people began to build on and use the road at the beginning of the nineteenth century, some residents called it "Matchless Lane" for the Matchless Mine that was located at the road's west end. Miners would walk from Old Town Louisville west along the lane to work.

Some families owned multiple properties on W. Spruce Street. For example, the Fischer family, which constructed many houses and buildings in Louisville, owned multiple farms there. The Rickman family owned two lots adjacent to one another on the south side of the street. The Pickett family also owned two houses on W. Spruce Street.

101 W. Spruce is a ranch form house that G.R. Henning constructed ca. 1951 and that has been modified since then. Henning sold the property to Robert Enrietto and Emajane Sneddon Enrietto in 1962. A detached garage has been present since before 1964. An addition was constructed on the east side of the house sometime after 1964. Another addition was also added to the northwest side of the house. According to county assessor records, listed square footage of the house was just under 1,500 square feet in 1964. The current listed square footage is just over 2,400 square feet, not including the basement or garage. However, the additions are stylistically congruent with the building's original design and form.

36. Sources of information:

Boulder County Assessor's Office

2019 Property Search. Available at: <http://maps.boco.solutions/propertysearch/>. Accessed November 2019

Louisville Historical Museum

2017 Boulder County Assessor Cards. Available at:

<http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources>. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017

Schwendler, Rebecca H., and Kathleen Corbett

2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

2018a Stories in Places: Putting Louisville's Agricultural, Railroad and Mining Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No X Date of designation: ____

Designating authority:

Note: The house does not meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code).

Resource Number: 5BL14323
Temporary Resource Number: N/A

38. Applicable National Register Criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ☐ B. Associated with the lives of persons significant in our past;
- ☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G (see Manual)
- ☒ Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ☐ State ☐ Local ☐

42. Statement of significance: PaleoWest recommends 5BL14323 not eligible for the NRHP and SRHP under Criterion A because it dates later than the other small farms located on W. Spruce Street so is not related to important events in Louisville. PaleoWest recommends 5BL14323 not eligible for the NRHP and SRHP under Criterion B because, while George Henning was an important local businessman, he does not rise to a level of NRHP or SRHP significance. We also recommend 5BL14323 not eligible for the NRHP and SRHP under Criterion C because the house is not architecturally distinctive or the work of a master. Finally, we recommend 5BL14323 not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: Site 5BL14323 retains integrity of setting, feeling, workmanship, association, materials, and location. Its integrity of design has been diminished by modifications, although they are consistent with the house's original design.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☒ No

Discuss: Site 5BL14323 may be within a historic district encompassing properties along W. Spruce that collectively reflect the construction of small miner-owned avocational farms in Louisville along W. Spruce Street between ca. 1908 and 1930 and the farms' consistent use until ca. 1970. 101 W. Spruce would likely not contribute to the historic district because it was constructed later than the other small farms and not enough information is currently available about how the property was used at the time the small, early 1900s house was inhabited.

This evaluation did not endeavor to officially identify or delineate NR eligible historic districts.

If there is National Register district potential, is this building: Contributing ☐ Noncontributing ☒

Resource Number: 5BL14323

Temporary Resource Number: N/A

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing ____

VIII. RECORDING INFORMATION

47. Photograph numbers: 259–264

Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): November 12, 2019

50. Recorder(s): Chris Baker, Seth White, Rebecca Schwendler

51. Organization: PaleoWest Archaeology

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

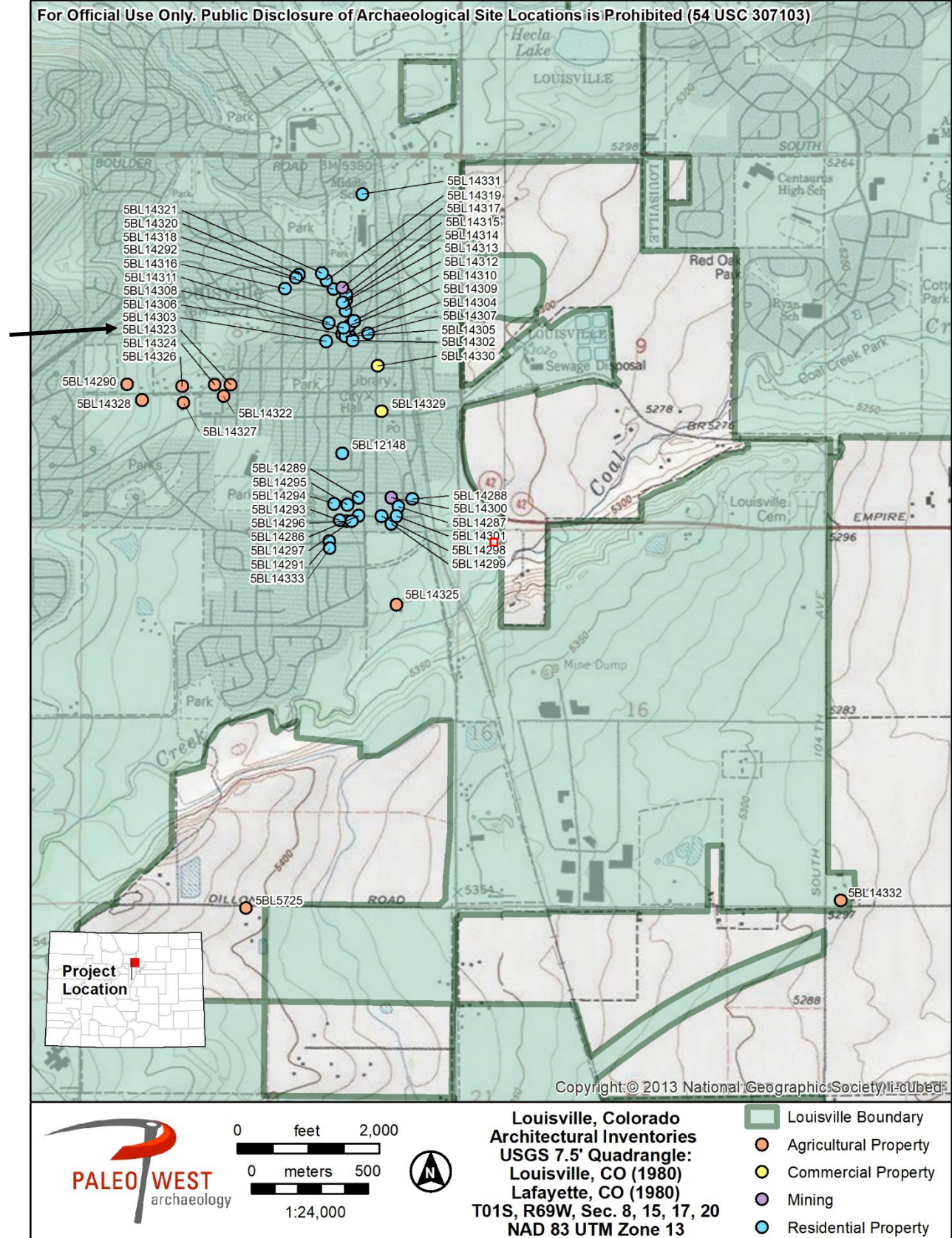


Figure 1. Location of 101 W. Spruce / 5BL14323.

Resource Number: 5BL14323
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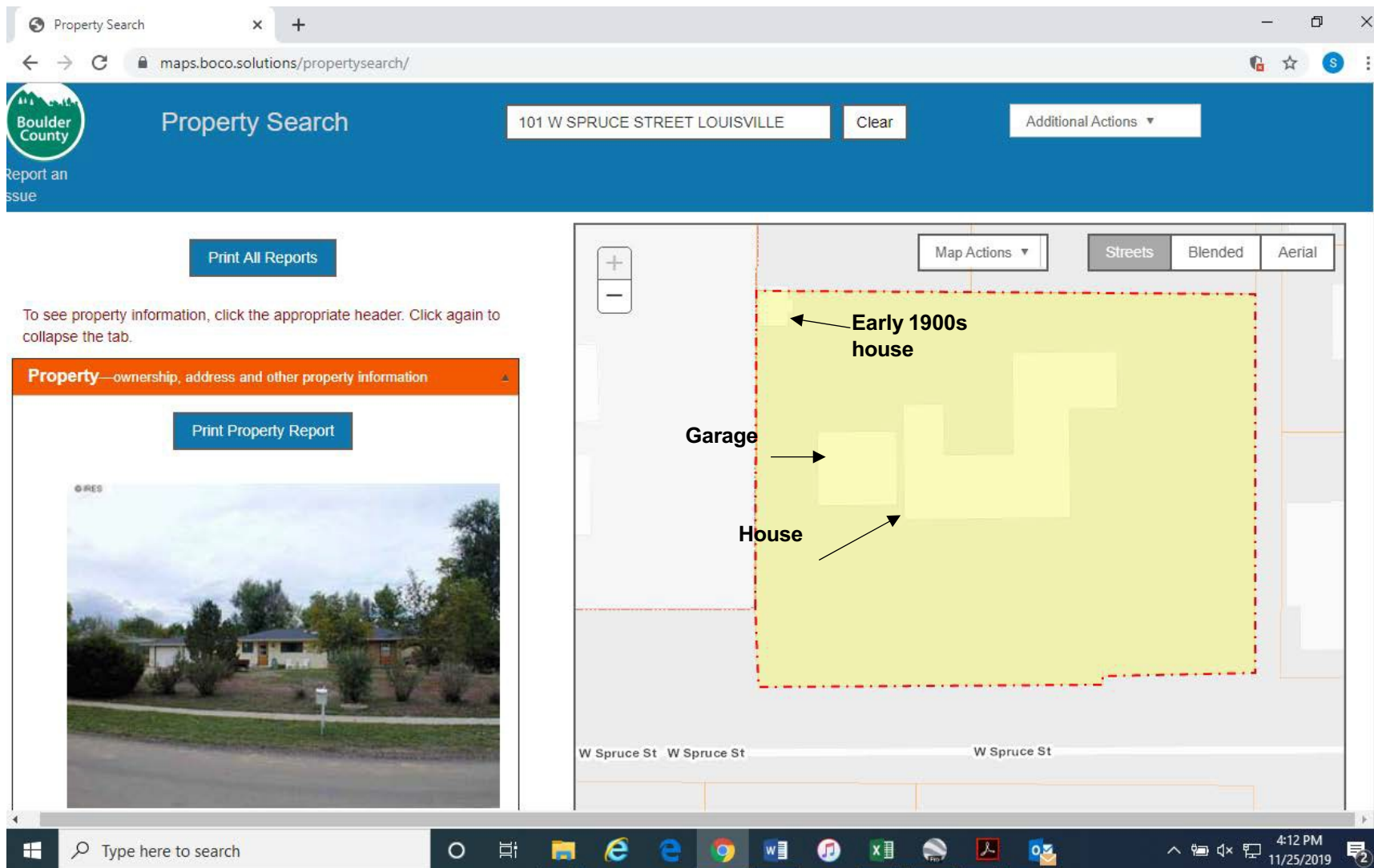


Figure 2. Sketch map of 101 W. Spruce.

Resource Number: 5BL14323
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Figure 3. 101 W. Spruce garage and house west and south sides, facing northeast.



Figure 4. 101 W. Spruce house, south side, facing north.

Resource Number: 5BL14323
Temporary Resource Number: N/A



Figure 5. 101 W. Spruce garage and house, south sides, facing northwest.



Figure 6. 101 W. Spruce garage and house, south and east sides, facing northwest.

Resource Number: 5BL14323
Temporary Resource Number: N/A



Figure 7. 101 W. Spruce early 1900s house, south side, facing north.



Figure 8. 101 W. Spruce early 1900s house, west side, facing east.

Resource Number: 5BL14323
Temporary Resource Number: N/A



Figure 9. 101 W. Spruce photo from ca. 1964 assessor card, south and east sides, facing northwest (LHM 2017).

Resource Number: 5BL14324
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OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL14324
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 109 W. Spruce Street
6. Current building name: 109 W. Spruce Street
7. Building address: 109 W. Spruce Street, Louisville CO 80027
8. Owner name and address: John & Sharon Wenzel Family Trust, 109 W. Spruce Street, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
SE ¼ of NW ¼ of NE ¼ of SW ¼ of section 8
10. UTM reference
Zone 13N; 488041 mE 4425337 mN
11. USGS quad name: Louisville, Colorado
Year: 1983 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): N/A Block: N/A
Addition: TR, NBR 155,401,410 LOUISVILLE Year of Addition: N/A
13. Boundary Description and Justification: Boulder County Assessor Legal Description: TRACT 2176 8-1S-69 PER DEED 996337 08/04/89 BCR

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 61 x Width 37
16. Number of stories: 1
17. Primary external wall material(s): Wood – horizontal siding
18. Roof configuration: Hipped roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Porch, Chimney

21. General architectural description:
House has simple hipped roof with two small brick chimneys, one on each end of the roof peak. A small front-gabled addition extends south from the west end of the south face, to accommodate the front entryway. This addition is historic but not original. An enclosed porch with hipped roof is also a non-original but historic addition and covers the entire width of the south side. Another non-original but historic addition with hipped roof extends eastward from the north end of the east side, and covers roughly 60% of the building length. Foundation is concrete block. The windows are double-hung and fixed single- and multi-pane. Siding on house and additions is the original 6-inch wood lap siding.
22. Architectural style/building type: Hipped-roof box
23. Landscaping or special setting features: A small orchard with apple, pear, plum, and possibly other fruit trees exists along the east side of the lot. Per current owner, some trees pre-date 1970. A brick pathway runs from the house to the former chicken coop and was constructed using ceramic bricks made by the current owner in the kiln next to the coop. A gravel driveway runs from the garage to the street. A concrete path runs from the east side of the house to the street.
24. Associated buildings, features, or objects: A total of 7 outbuildings exist on this property. A single-car garage is just northwest of the house. It is front-gabled with roofline running north-south, with main doors opening toward the south. Two additional doors exist on the north end of the east side, probably built for farm vehicle entry. Garage appears similar in age to the house. It has asphalt composition roofing and original 6-inch horizontal wood lap siding. A small shed roof extension covering the north side of the garage is not original, but likely historic, and has 8-inch non-lapped wood siding. A historic wiring post exists on the north end of the garage, with wires running to the roof of shed 3.

Two small sheds stand north of the garage, along the west edge of the lot. Shed 1 is a front-gabled structure oriented east-west, with door and window facing east. It has a composition roof and original wood siding. Current owner moved this shed from a nearby lot (post-1970) to avoid demolition. Shed 2 is a shed-roof structure with door facing east.

The barn is north of shed 2. Per owner it is 1940s vintage and was built after the original barn burned down. It is a 2-story structure with front-gabled roof running east-west. It has original wood lap siding and a composition roof. A shed-roof section extends southward from the main front gabled section, with a shed-roof glass-enclosed greenhouse area extending farther southward from it.

The coop, now used as a workshop and storage area, is constructed from ceramic blocks and wood. Blocks are used for the east and west walls to a height of 6 feet, and for the north wall to a height of 4 feet. The coop has a shed roof. Roofing is asphalt composition. A small brick kiln was constructed by the current owner on the west side of this building.

A small complex of structures exists between the coop and the house. A small outhouse/coal shed exists northwest of shed 3, with these two buildings connected by a covered but unenclosed storage area. The outhouse/coal shed has an unusual three-seat arrangement, with two adult seats on the northeast corner and a child's seat on the southeast. The west end appears to have been a coal shed. It is side gabled with roofline running east-west, with composition roof and original wood lap siding. Shed 3 is front-gabled with roofline running east-west, with composition roof and original wood lap siding. Its entry door and window face east, and it sits on a brick foundation. A historic wiring post exists on its west end, with wiring running to the garage.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1925 Actual: _____
Source of information: Boulder County Assessor's Office
26. Architect: Unknown

Resource Number: 5BL14324
Temporary Resource Number: N/A

27. Builder/Contractor: Unknown
28. Original owner: Unknown
29. Construction history (include description and dates of major additions, alterations, or demolitions): Per current owner John Wenzel, the original house was a square building with a 4-room floor plan. Three additions have been made, all pre-dating his purchase of the house in 1970. The building footprint shown on the 1950 Boulder County Assessor card matches the current footprint, indicating that any additions actually pre-date 1950. One addition extended the building northward, transforming the original square footprint with pyramidal roof into the current rectangular footprint with hipped roof. Another addition created the small front-gabled entryway on the southwest corner, plus the enclosed porch. Another addition created the room extending east from the north end of the building's east side. Per current owner, as told by previous owner Vera Taylor, the original barn burned down due to a fire started nearby by her sister's girl scout troop. The current barn is roughly 1940s construction. The chicken coop burned in 1989 but the brick walls survived and the wooden parts were rebuilt to roughly match their historic form. The coop is now used as a workshop and storage. Current owner built the brick kiln on the west side of the coop and used it to produce the ceramic blocks for the pathway running from house to coop. Shed 1 was moved from a nearby lot to avoid demolition.
30. Original location X Moved X (shed 1) Date of move(s): post-1970

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling
32. Intermediate use(s):
33. Current use(s): Domestic – Single Dwelling
34. Site type(s): House, garage, barn, and 5 other outbuildings
35. Historical background:

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109 W. Spruce is a hipped-roof form house constructed in approximately 1925. Like nearby homes, it was associated with a small farm. The farm is now subdivided into residential lots upon which other houses have been constructed, but the property still retains several agricultural outbuildings. The original owners of the building are not currently known. Charles Newton Dixon and Addie Autrey Dixon purchased the property in 1932 and lived on this farm. Their daughter, Vera Dixon Taylor, sold the property in 1970, following their deaths in 1965 and 1970, respectively. The house has seen few to no modifications since 1950 and appears to be in excellent condition.

Resource Number: 5BL14324
Temporary Resource Number: N/A

36. Sources of information:

Boulder County Assessor's Office

2019 Property Search. Available at: <http://maps.boco.solutions/propertysearch/>. Accessed November 2019.

Louisville Historical Museum

2017 Boulder County Assessor Cards. Available at:

<http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources>. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett

2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

2018a Stories in Places: Putting Louisville's Agricultural, Railroad and Mining Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ☐ No ☒ Date of designation:

Designating authority:

Note: The house appears to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the area of social history and architecture for its association with the early twentieth century history of the city. The property reflects both the common, simple architecture that predominated in the early twentieth century when Louisville was a mining town and the avocational farms that were located along W. Spruce Street well into the twentieth century.

It should be understood that the thresholds of significance and integrity for National Register of Historic Places eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;

☐ B. Associated with the lives of persons significant in our past;

☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.

☐ Qualifies under Criteria Considerations A through G (see Manual)

☒ Does not meet any of the above National Register criteria

39. Area(s) of significance: Community Planning and Development (potential district)

40. Period of significance: 1908–1970 (potential district)

41. Level of significance: National ☐ State ☐ Local ☒ (potential district)

Resource Number: 5BL14324
Temporary Resource Number: N/A

42. Statement of significance: PaleoWest recommends 5BL14324 not individually eligible for the NRHP and SRHP under Criterion A but it may contribute to a historic district that would be eligible under Criterion A. The potential historic district would be related to the history of residential development in Louisville, Colorado. Specifically, 100 W. Spruce may contribute to a historic district encompassing properties along W. Spruce that collectively reflect the construction of small miner-owned avocational farms in Louisville along W. Spruce Street between ca. 1908 and 1930 and the farms' consistent use until ca. 1970. PaleoWest recommends 5BL14322 not eligible for the NRHP and SRHP under Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL14322 not eligible for the NRHP and SRHP under Criterion C because the house appears to have had some marked architectural changes (e.g., front porch enclosure and replacement of windows) that make it no longer a quintessential example of a hipped-roof box. Finally, we recommend 5BL14322 not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.
43. Assessment of historic physical integrity related to significance: 109 W. Spruce retains integrity of location and association. Modifications to the house have altered its original integrity of materials, workmanship, and design. However, all changes occurred prior to 1970 and, therefore, the overall historic integrity of materials, design, and workmanship remains. The fact that this former small farm has been subdivided into multiple smaller residential lots that have subsequently been developed results in weakened integrity of setting and feeling.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☒ No

Discuss: Site 5BL14324 may contribute to a historic district encompassing properties along W. Spruce that collectively reflect the construction of small miner-owned avocational farms in Louisville along W. Spruce Street between ca. 1908 and 1930 and the farms' consistent use until ca. 1970.

This survey did not specifically delineate or evaluate historic districts.

If there is National Register district potential, is this building: Contributing ☒ Noncontributing ☐

46. If the building is in existing National Register district, is it: Contributing ☐ Noncontributing ☐

VIII. RECORDING INFORMATION

47. Photograph numbers: 268–302

Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title:

49. Date(s): November 12, 2019

50. Recorder(s): Chris Baker, Seth White, Rebecca Schwendler

51. Organization: PaleoWest Archaeology

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

Resource Number: 5BL14324

Temporary Resource Number: N/A

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

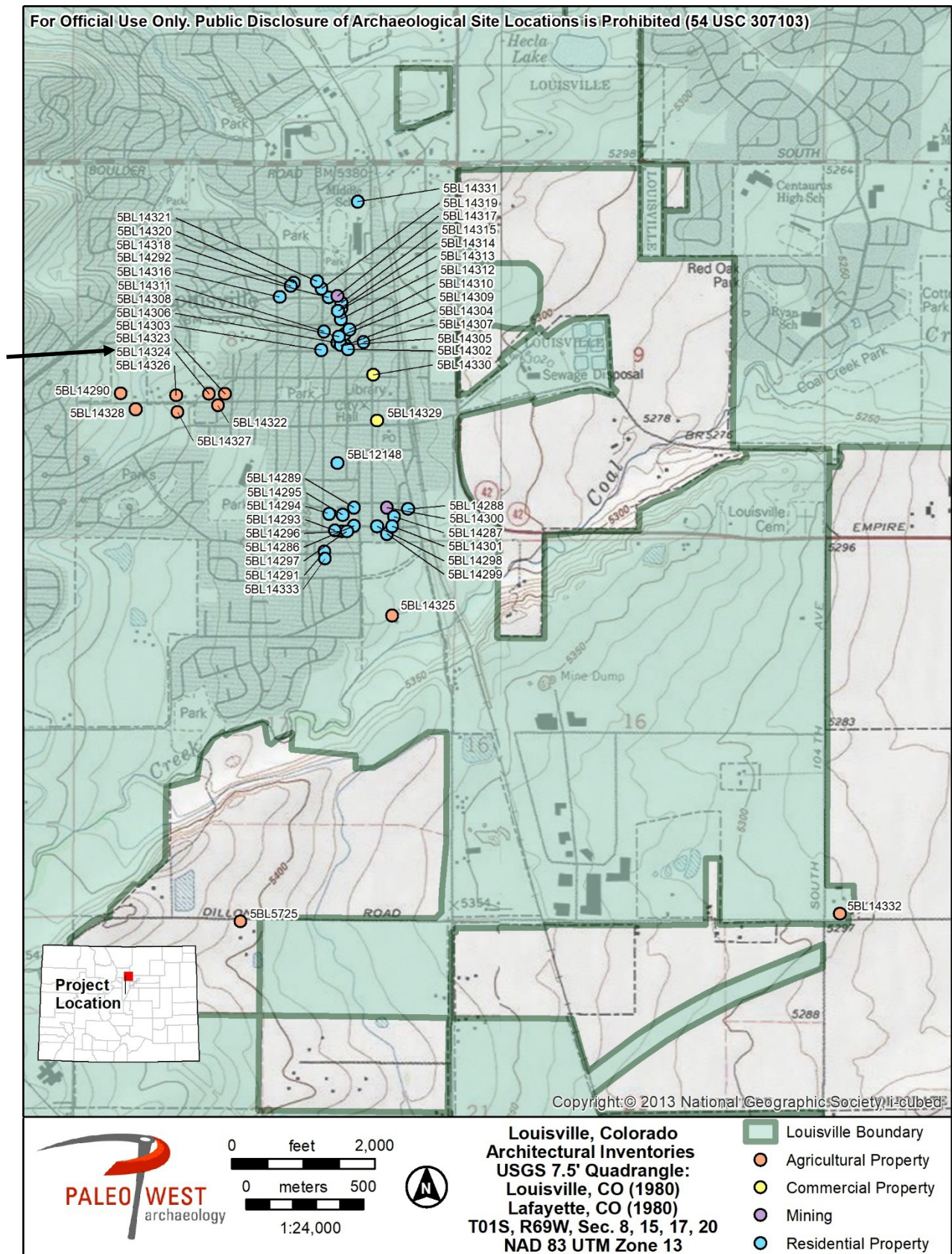


Figure 1. Location of 109 W. Spruce / 5BL14324.

Resource Number: 5BL14324
Temporary Resource Number: N/A

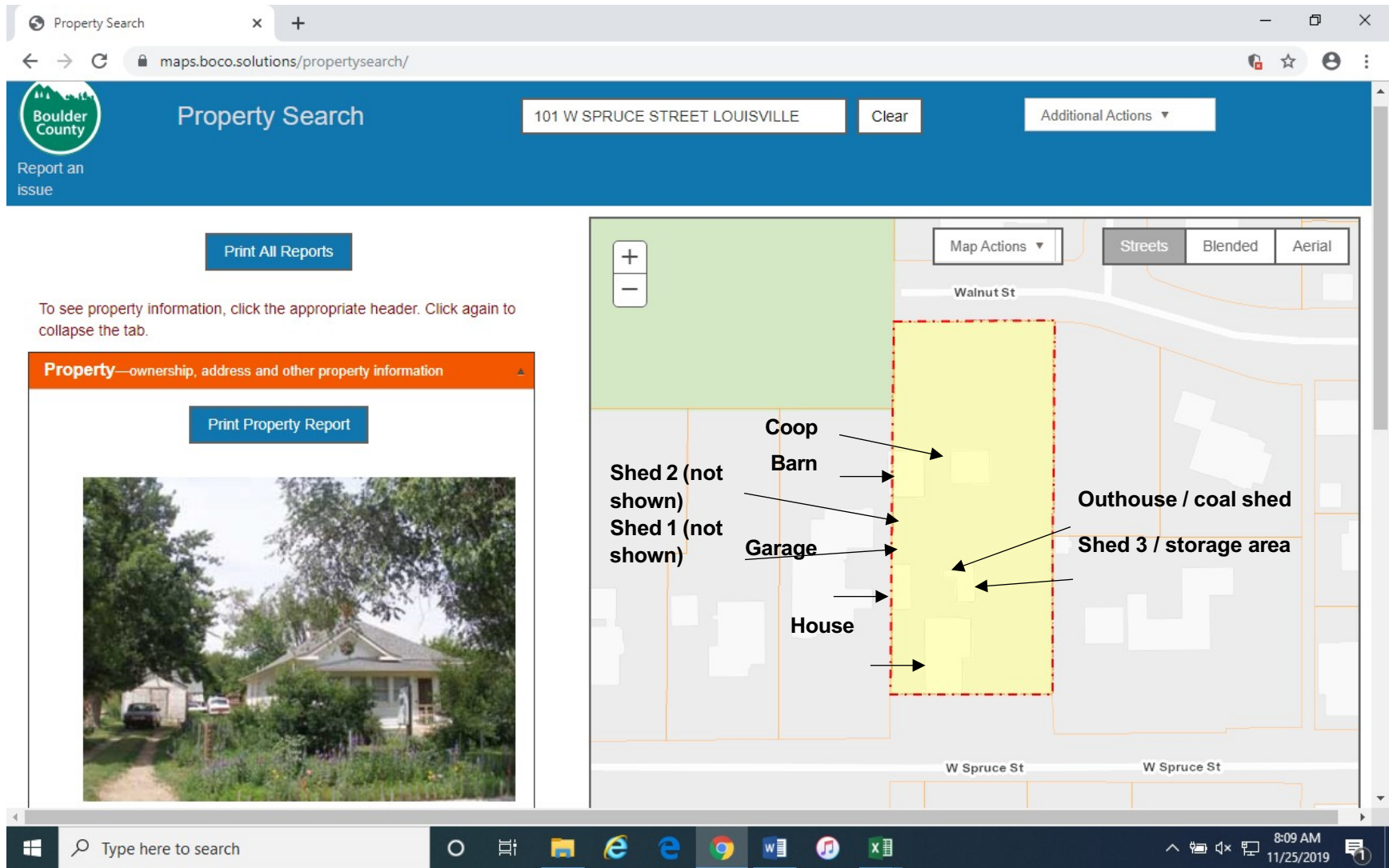


Figure 2. Sketch map of 109 W. Spruce.



Figure 3. 109 W. Spruce house, south side, facing north-northwest.



Figure 4. 109 W. Spruce house, west and south sides, facing northeast.

Resource Number: 5BL14324
Temporary Resource Number: N/A



Figure 5. 109 W. Spruce house, north and west sides, facing south-southeast.



Figure 6. 109 W. Spruce house, east and north sides, facing southwest.

Resource Number: 5BL14324
Temporary Resource Number: N/A



Figure 7. 109 W. Spruce garage and house, south and west sides, facing north.



Figure 8. 109 W. Spruce garage, south and east sides, facing northwest.

Resource Number: 5BL14324
Temporary Resource Number: N/A



Figure 9. 109 W. Spruce garage, east side, facing west.



Figure 10. 109 W. Spruce garage, east and north sides, facing southwest.

Resource Number: 5BL14324
Temporary Resource Number: N/A



Figure 11. 109 W. Spruce garage, shed 1, shed 2, east and north sides, facing southwest.



Figure 12. 109 W. Spruce shed 1, south and east sides, facing northwest.

Resource Number: 5BL14324
Temporary Resource Number: N/A



Figure 13. 109 W. Spruce shed 1, east and north sides, facing southwest.



Figure 14. 109 W. Spruce shed 2, south and east sides, facing northwest.

Resource Number: 5BL14324
Temporary Resource Number: N/A



Figure 15. 109 W. Spruce shed 2, east and north sides, facing southwest.



Figure 16. 109 W. Spruce shed 1, shed 2, barn, south and east sides, facing north- northwest.



Figure 17. 109 W. Spruce barn, south and east sides, facing northwest.



Figure 18. 109 W. Spruce barn, east and north sides, facing southwest.



Figure 19. 109 W. Spruce barn, south and east sides, facing northwest.



Figure 20. 109 W. Spruce coop, with ceramic path tiles from kiln, south side, facing north.

Resource Number: 5BL14324
Temporary Resource Number: N/A



Figure 21. 109 W. Spruce kiln and coop, west side, facing northwest.



Figure 22. 109 W. Spruce coop and kiln, north and west sides, facing southeast.

Resource Number: 5BL14324
Temporary Resource Number: N/A



Figure 23. 109 W. Spruce kiln and coop, west and south sides, facing northeast.



Figure 24. 109 W. Spruce storage area, shed 3, outhouse/coal shed, house, north and west sides, facing south-southeast.

Resource Number: 5BL14324
Temporary Resource Number: N/A



Figure 25. 109 W. Spruce storage area and outhouse/coal shed, north and west sides, facing southeast.



Figure 26. 109 W. Spruce outhouse / coal shed, storage area, shed 3, west and south sides, facing northeast.



Figure 27. 109 W. Spruce outhouse / coal shed, west and south sides, facing northeast.



Figure 28. 109 W. Spruce outhouse/coal shed interior, north and east sides, facing northeast.



Figure 29. 109 W. Spruce shed 3 and storage area, east and south sides, facing northwest.



Figure 30. 109 W. Spruce house and shed 3, east sides, facing southwest.



Figure 31. 109 W. Spruce old wiring on north end of garage, facing northwest.



Figure 32. 109 W. Spruce old wiring on west end of shed 3, facing east.



Figure 33. 109 W. Spruce photo from 1948 Assessor Card, south side, facing north (LHM 2017).

Resource Number: 5BL14326
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL14326
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Pickett House
6. Current building name: 309 W. Spruce Street
7. Building address: 309 W. Spruce Street, Louisville CO 80027
8. Owner name and address: Earl D. Pickett, 4859 Barn Owl Drive, Frederick, CO 80504

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
____ SW ____ ¼ of ____ NW ____ ¼ of ____ NE ____ ¼ of ____ SW ____ ¼ of section 8
10. UTM reference
Zone 13N; 487900 mE 4425331 mN
11. USGS quad name: Louisville, Colorado
Year: 1983 Map scale: 7.5' X 15' ____ Attach photo copy of appropriate map section.
12. Lot(s): N/A Block: N/A
Addition: TR, NBR 155,401,410 LOUISVILLE Year of Addition: N/A
13. Boundary Description and Justification: Boulder County Assessor Legal Description: R 4850B & S 264.27 FT OF TR 4850A - AKA PARCEL B

III. Architectural Description

14. Building plan (footprint, shape): Irregular plan
15. Dimensions in feet: Length 43 x Width 38
16. Number of stories: 1
17. Primary external wall material(s): Wood – Horizontal siding
18. Roof configuration: Hipped roof
19. Primary external roof material: Asphalt roof - Composition roof
20. Special features: Chimney, Window – Oriel, Porch

21. General architectural description: 309 W. Spruce is a wood-frame Folk Victorian house with a hipped roof. Fenestration consists of double-hung and non-original sliding windows. The foundation is not visible. Wood siding is 6-inch lapboard, possibly original. An oriel window extends south from west end of south face, with a small conical roof above it composed of unique decorative shingles, possibly metal. Above this conical roof is a larger front gabled roof projection extending south from the hipped roofline. An enclosed shed-roof porch begins immediately east of the oriel window, wrapping around the southeast corner of the house and extending north roughly half the length of the house. The porch has wood lap siding between its windows from 3 to 8 feet above grade, with possibly asbestos shingles from 0 to 3 feet above grade. Immediately north of this enclosed porch, on the east side, is another front gabled roof projection extending east, built above a side entryway. A small, unenclosed, shed-roof porch extends east from this entryway. Immediately north of this entryway, on the northeast corner of the house, is a covered walkway between house and garage. A small brick chimney is located at south end of the hipped roof peak.
22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: A gravel driveway runs along the west property line and turns east to meet the garage. A paved walkway runs north-south from front porch to street, with a smaller paved walkway extending southwest from it.
24. Associated buildings, features, or objects: A small two-car garage exists directly north of the house, mostly shielded from view from the street. No alleys exist on this block to allow photographs. Garage is front-gabled, with roofline running east-west. Three small sheds exist roughly in a line extending west from the garage. All sheds appear relatively modern.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1910 Actual: _____
Source of information: Bridget Bacon, Louisville History Museum
26. Architect: Unknown
27. Builder/Contractor: Unknown
Source of information:
28. Original owner: Unknown
29. Construction history (include description and dates of major additions, alterations, or demolitions):
Information on modifications was not located, but it appears that an enclosed porch was added to the south and east sides of the house sometime after construction. The addition is over 50 years old.
30. Original location X Moved ____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling
32. Intermediate use(s):
33. Current use(s): Domestic – Single Dwelling
34. Site type(s): House and garage

35. Historical background:

General History of Louisville

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company (CCR), a line that, by 1877, ran through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site 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. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, 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.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

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. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

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 Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miners' strike began in 1910 and the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. 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. However, by the 1940s the use of coal was in decline, especially locally. 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.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. 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), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

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, affected Louisville's local economics and demographics. 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.

The 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, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

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, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people. The population increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

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.

309 West Spruce Street

This house is located on what was originally the primary street that led west out of Louisville. It was historically called Spruce Lane, or just The Lane. The street, which was unpaved until the 1990s, retained a country feeling, with farms that raised horses, cows, ducks, and chickens. When people began to build on and use the road at the beginning of the nineteenth century, some residents called it "Matchless Lane" for the Matchless Mine that was located at the road's west end. Miners would walk from Old Town Louisville west along the lane to work.

Some families owned multiple properties on W. Spruce Street. For example, the Fischer family, which constructed many houses and buildings in Louisville, owned multiple farms there. The Rickman family owned two lots adjacent to one another on the south side of the street. The Pickett family also owned two houses on W. Spruce Street.

Earl and Emily Pickett purchased 309 W. Spruce Street in 1921. They also owned the house at 201 W. Spruce Street. They lived in one of the houses (probably 201) and Earl's parents lived in the other (probably 309). Together, the lots encompassed approximately 5 acres upon which they raised cows. However, Earl's primary occupation was that of a coal miner. The property at 309 W. Spruce remains in the Pickett family (Bacon 2016).

309 W. Spruce Street is a Folk Victorian-style house constructed in 1910, according to Earl Pickett's great-granddaughter, Donna Eberharter Hammond. The farm is now subdivided into residential lots upon which other houses have been constructed, but the property still retains some of its agricultural character. The house appears relatively unchanged from its original construction (Bacon 2016).

36. Sources of information:

Bacon, Bridget

2016 Pickett Notes. On file with the Louisville History Museum, Louisville Colorado.

Boulder County Assessor's Office

2019 Property Search. Available at: <http://maps.boco.solutions/propertysearch/>. Accessed November 2019.

Schwendler, Rebecca H., and Kathleen Corbett

2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

2018a Stories in Places: Putting Louisville's Agricultural, Railroad and Mining Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No X Date of designation: ____

Designating authority:

Note: The house appears to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the areas of architecture and social history for its association with the early twentieth century history of the city. The property reflects both the common, simple architecture that predominated in the early twentieth century when Louisville was a mining town and the avocational farms that were located along W. Spruce Street well into the twentieth century.

It should be understood that the thresholds of significance and integrity for National Register of Historic Places eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ☐ B. Associated with the lives of persons significant in our past;
- ☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G (see Manual)
- ☒ Does not meet any of the above National Register criteria

39. Area(s) of significance: Community Planning and Development (potential district)

40. Period of significance: 1908–1970 (potential district)

41. Level of significance: National ☐ State ☐ Local ☒ (potential district)

42. Statement of significance: PaleoWest recommends 5BL14326 not individually eligible for the NRHP and SRHP under Criterion A but it may contribute to a historic district that would be eligible under Criterion A. The potential historic district would be related to the history of residential development in Louisville, Colorado. Specifically, 309 W. Spruce may contribute to a historic district encompassing properties along W. Spruce that collectively reflect the construction of small miner-owned avocational farms in Louisville along W. Spruce Street between ca. 1908 and 1930 and the farms' consistent use until ca. 1970. PaleoWest recommends 5BL14326 not eligible for the NRHP and SRHP under Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL14326 not eligible for the NRHP and SRHP under Criterion C because it does not represent a NRHP or SRHP-level work of a master. Finally, we recommend 5BL14326 not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: The house retains integrity of location, materials, association, design, and workmanship. Integrity of feeling and setting have been altered since the 1990s when some of the former agricultural properties along West Spruce Street were subdivided for development.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☒ No ☐

Discuss: Site 5BL14326 may contribute to a historic district encompassing properties along W. Spruce that collectively reflect the construction of small miner-owned avocational farms in Louisville along W. Spruce Street between ca. 1908 and 1930 and the farms' consistent use until ca. 1970.

Resource Number: 5BL14326
Temporary Resource Number: N/A

This survey did not specifically delineate or evaluate historic districts.

If there is National Register district potential, is this building: Contributing X Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: 246–252

Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): November 12, 2019

50. Recorder(s): Chris Baker, Seth White, Rebecca Schwendler

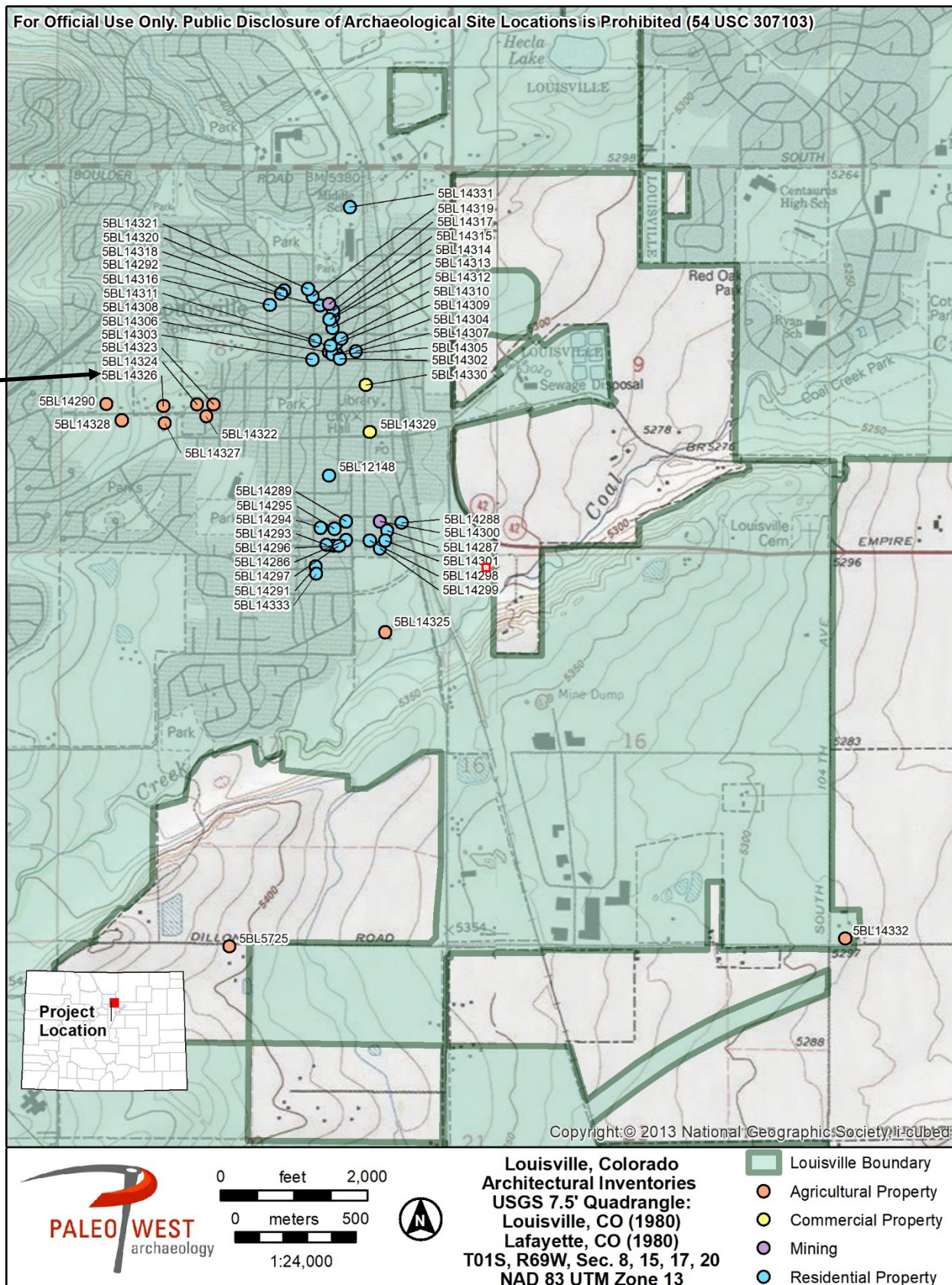
51. Organization: PaleoWest Archaeology

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395



Resource Number: 5BL14326
Temporary Resource Number: N/A

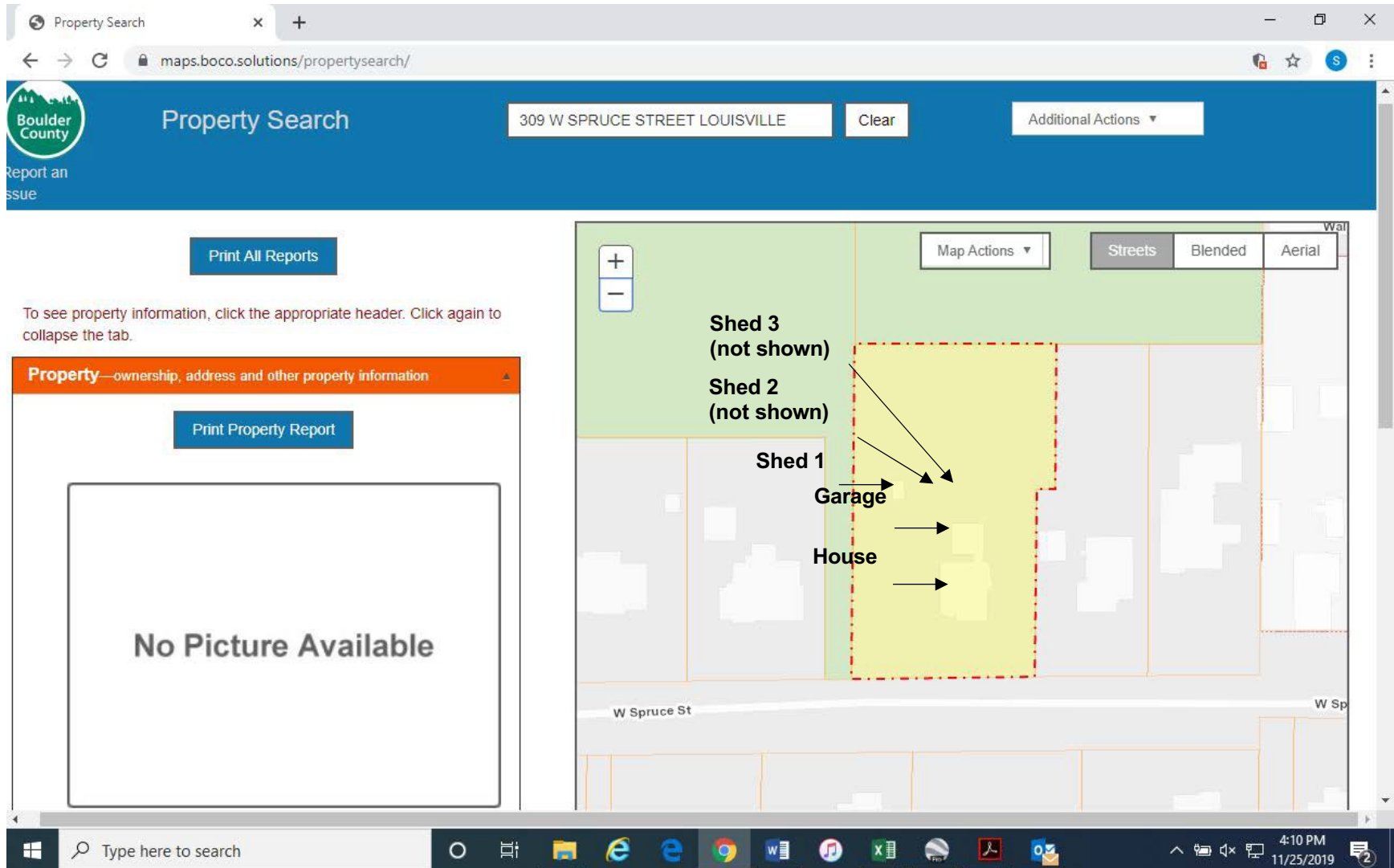


Figure 2. Sketch map of 309 W. Spruce.

Resource Number: 5BL14326
Temporary Resource Number: N/A



Figure 3. 309 W. Spruce house, west and south sides, facing northeast.



Figure 4. 309 W. Spruce house, south and east sides, facing northwest.

Resource Number: 5BL14326
Temporary Resource Number: N/A



Figure 5. 309 W. Spruce shed 1, south side, facing north.



Figure 6. 309 W. Spruce shed 2, west and south sides, facing north-northeast.

Resource Number: 5BL14326
Temporary Resource Number: N/A



Figure 7. 309 W. Spruce garage and house, west sides, facing northeast.



Figure 8. 309 W. Spruce shed 3, south side, and house, west side, facing north

14. Building plan (footprint, shape): Irregular plan
15. Dimensions in feet: Length 63 x Width 63
16. Number of stories: 2
17. Primary external wall material(s): Wood – horizontal siding
18. Roof configuration: Gabled Roof: Cross Gabled Roof
19. Primary external roof material: Asphalt Roof - Composition Roof
20. Special features: Chimney, Porch, Balcony

21. General architectural description: 310 W. Spruce is a wood frame house with a complex gabled roof. Visible parts of foundation appear to be concrete. Many windows on north and east side appear to be single-hung, with the upper fixed sashes containing multiple panes. A large exterior brick chimney is present on the east side of the house, with ornate brickwork at its top. A large, unenclosed, hipped-roof porch, covering the full width of the main house, extends north from the main house. A second unenclosed front-gable porch extends westward from the north end of the main house west side. A small balcony extends north-northwest from the front-gabled second story addition. Both porches have roughly 4-ft.-tall brick pillars, with six in total.
22. Architectural style/building type: Mixed Style
23. Landscaping or special setting features: A gravel driveway runs south from W. Spruce Street to the garage/dwelling building. The area between the house and garage, extending west to the property line, is landscaped, including a water pond and a covered patio with barrel roof. The large L-shaped lot extends from Spruce Street to Pine Street.
24. Associated buildings, features, or objects: A front-gabled 1-1/2 story building stands approximately 30 feet south from the southeast corner of the house. Design and location suggest original use was a garage or barn, but now appears to be a dwelling. Its roofline runs south-southwest to north-northeast, with front side facing north-northeast. It has solar panels on its east roof face, asphalt composition roofing, and horizontal lap siding. A historic hollow glazed-clay tile silo stands about 70 feet southwest from the garage, on the south-central portion of the property. The silo's top edge is crenellated. Silo is a prominent feature easily visible from Pine Street, but difficult to see from W. Spruce Street. Several bee houses surround the silo area. A small building stands about 90 feet west of the silo, toward the southwest corner of the property. This building has a gabled roof running north-south, with solar panels on its east face and main door facing east. Building age is unknown. It has weathered wood shingle siding and asphalt composition roofing. A small metal telescope building has been erected about 70 feet east of the silo.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1930 Actual: _____
Source of information: Boulder County Assessor's Office
26. Architect: Unknown
27. Builder/Contractor: Unknown
28. Original owner: Unknown
Source of information: Boulder County Assessor's Office
29. Construction history (include description and dates of major additions, alterations, or demolitions):
There have been many additions to the house but no documentation is available to date them. The modifications obscure any coherent original portions of the house. The additions likely date to the period after 1973 when the Gosselins sold their farm and moved to Boulder.

Several deteriorating wood farm buildings still stood surrounding the silo as of the late 1980's / early 1990's but have since been removed. Traces of the building footprints are still visible.

30. Original location X Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling
32. Intermediate use(s):

Resource Number: 5BL14327
Temporary Resource Number: N/A

- 33. Current use(s): Domestic – Single Dwelling
- 34. Site type(s): House, garage, silo, outbuildings
- 35. Historical background:

General History of Louisville

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company (CCR), a line that, by 1877, ran through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site 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. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, 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.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

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. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

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 Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miners' strike began in 1910 and the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Resource Number: 5BL14327
Temporary Resource Number: N/A

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. 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. However, by the 1940s the use of coal was in decline, especially locally. 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.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. 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), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

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The 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, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

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, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people. The population increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

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

Resource Number: 5BL14327
Temporary Resource Number: N/A

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.

310 West Spruce Street

This house is located on what was originally the primary street that led west out of Louisville. It was historically called Spruce Lane, or just The Lane. The street, which was unpaved until the 1990s, retained a country feeling, with farms that raised horses, cows, ducks, and chickens. When people began to build on and use the road at the beginning of the nineteenth century, some residents called it "Matchless Lane" for the Matchless Mine that was located at the road's west end. Miners would walk from Old Town Louisville west along the lane to work.

Some families owned multiple properties on W. Spruce Street. For example, the Fischer family, which constructed many houses and buildings in Louisville, owned multiple farms there. The Rickman family owned two lots adjacent to one another on the south side of the street. The Pickett family also owned two houses on W. Spruce Street.

310 W. Spruce Street was associated with the Gosselin Farm. The Gosselin family were French immigrants who came to Louisville in the late nineteenth or early twentieth century. Brothers Henry and Jules Gosselin were miners and farmers who ran a dairy farm at the west end of Pine Street. Their land spanned from Pine to W. Spruce Street, where their home was located. The property also included outbuildings, some of which are still standing. The most notable outbuilding is a silo constructed of hollow glazed-clay tile. The Gosselins operated their farm until 1973, when Henry and Jules sold their land and moved to Boulder (Schwendler and Corbett, 2018; *Louisville Times*, March 7, 1990).

310 W. Spruce Street was constructed in approximately 1930. Much of the farm is now subdivided into residential lots upon which more houses have been constructed, but the property still retains some of its agricultural character and outbuildings. The house has been modified dramatically over the years.

36. Sources of information:

Bacon, Bridget
n.d. [Notes. Gosselin's Farm]. On file with the Louisville History Museum, Louisville Colorado.

Boulder County Assessor's Office
2019 Property Search. Available at: <http://maps.boco.solutions/propertysearch/>. Accessed November 2019.

Louisville Times
1990 "Silent Sentinel." *Louisville Times* March 7, 1990.

Schwendler, Rebecca H., and Kathleen Corbett
2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

2018a Stories in Places: Putting Louisville's Agricultural, Railroad and Mining Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No X Date of designation: ____
Designating authority:

Resource Number: 5BL14327
Temporary Resource Number: N/A

Note: The farm appears to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in the area of social history for its association with the agricultural history of the city. The farm reflects the avocational farms that were located along W. Spruce Street well into the twentieth century.

It should be understood that the thresholds of significance and integrity for National Register of Historic Places eligibility are different than those for local landmark eligibility.

38. Applicable National Register Criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ☐ B. Associated with the lives of persons significant in our past;
- ☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G (see Manual)
- ☒ X Does not meet any of the above National Register criteria

39. Area(s) of significance: Community Planning and Development (potential district)

40. Period of significance: 1908–1970 (potential district)

41. Level of significance: National ☐ State ☐ Local ☒ X (potential district)

42. Statement of significance: PaleoWest recommends 5BL14327 not individually eligible for the NRHP and SRHP under Criterion A but it may contribute to a historic district that would be eligible under Criterion

A. The potential historic district would be related to the history of residential development in Louisville, Colorado. Specifically, 310 W. Spruce may contribute to a historic district encompassing properties along W. Spruce that collectively reflect the construction of small miner-owned avocational farms in Louisville along W. Spruce Street between ca. 1908 and 1930 and the farms' consistent use until ca. 1970. PaleoWest recommends 5BL14327 not eligible for the NRHP and SRHP under Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL14327 not eligible for the NRHP and SRHP under Criterion C because the house has undergone marked architectural changes so its original form is undetectable. Finally, we recommend 5BL14327 not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: The farmhouse has been significantly modified. It retains integrity of location and association but does not have integrity of setting, feeling, materials, workmanship, or design.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ X Need Data ☐

45. Is there National Register district potential? Yes ☒ X No ☐

Resource Number: 5BL14327
Temporary Resource Number: N/A

Discuss: Site 5BL14327 may contribute to a historic district encompassing properties along W. Spruce that collectively reflect the construction of small miner-owned avocational farms in Louisville along W. Spruce Street between ca. 1908 and 1930 and the farms' consistent use until ca. 1970.

This survey did not specifically delineate or evaluate historic districts.

If there is National Register district potential, is this building: Contributing X Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: 253–258, 258A–H

48. Negatives filed at: PaleoWest Server, Phoenix AZ

49. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): November 12 and December 10, 2019

50. Recorder(s): Chris Baker, Seth White, Rebecca Schwendler

51. Organization: PaleoWest Archaeology

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

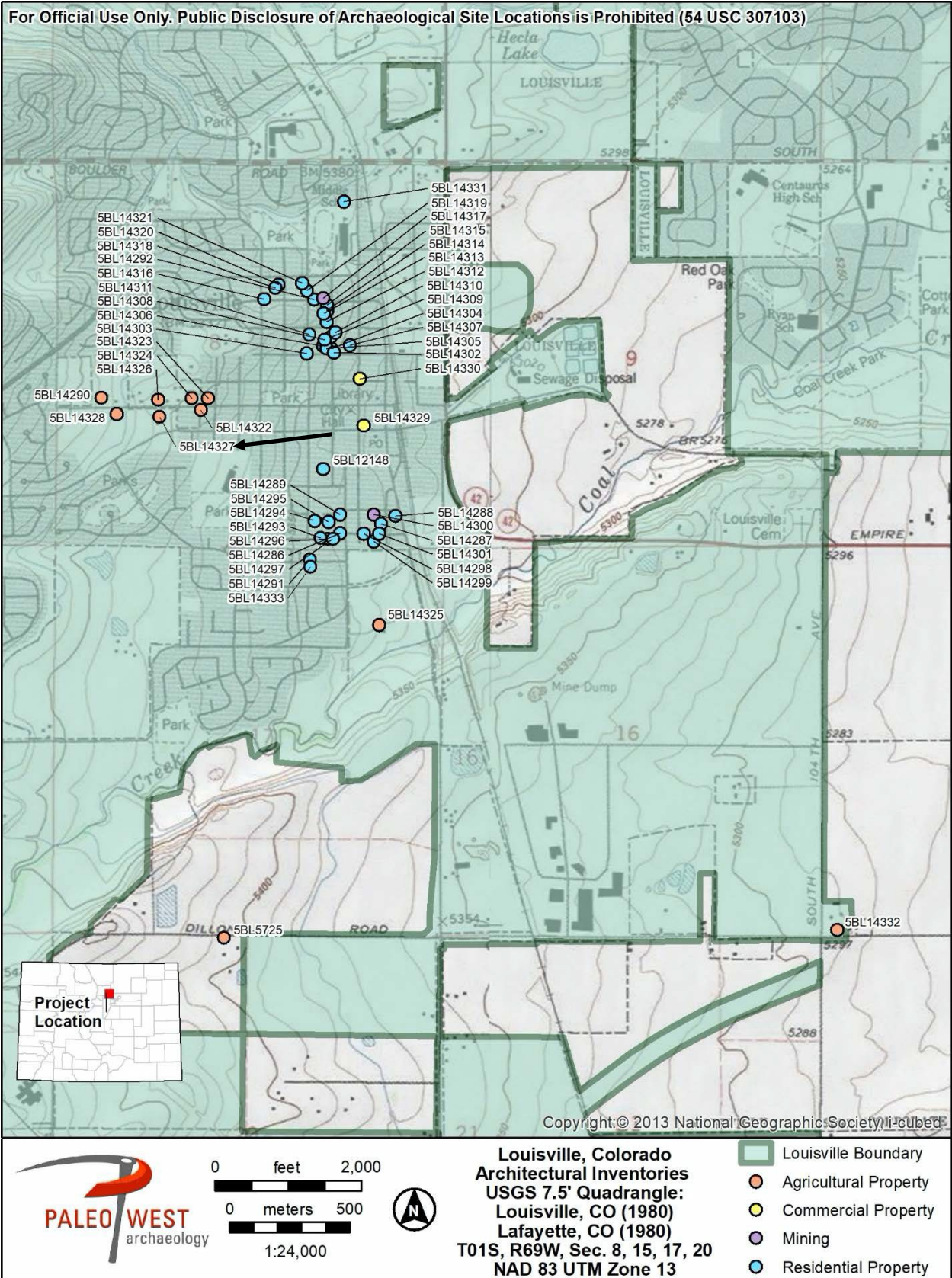


Figure 1. Location of 310 W. Spruce / 5BL14327.

Resource Number: 5BL14327
Temporary Resource Number: N/A

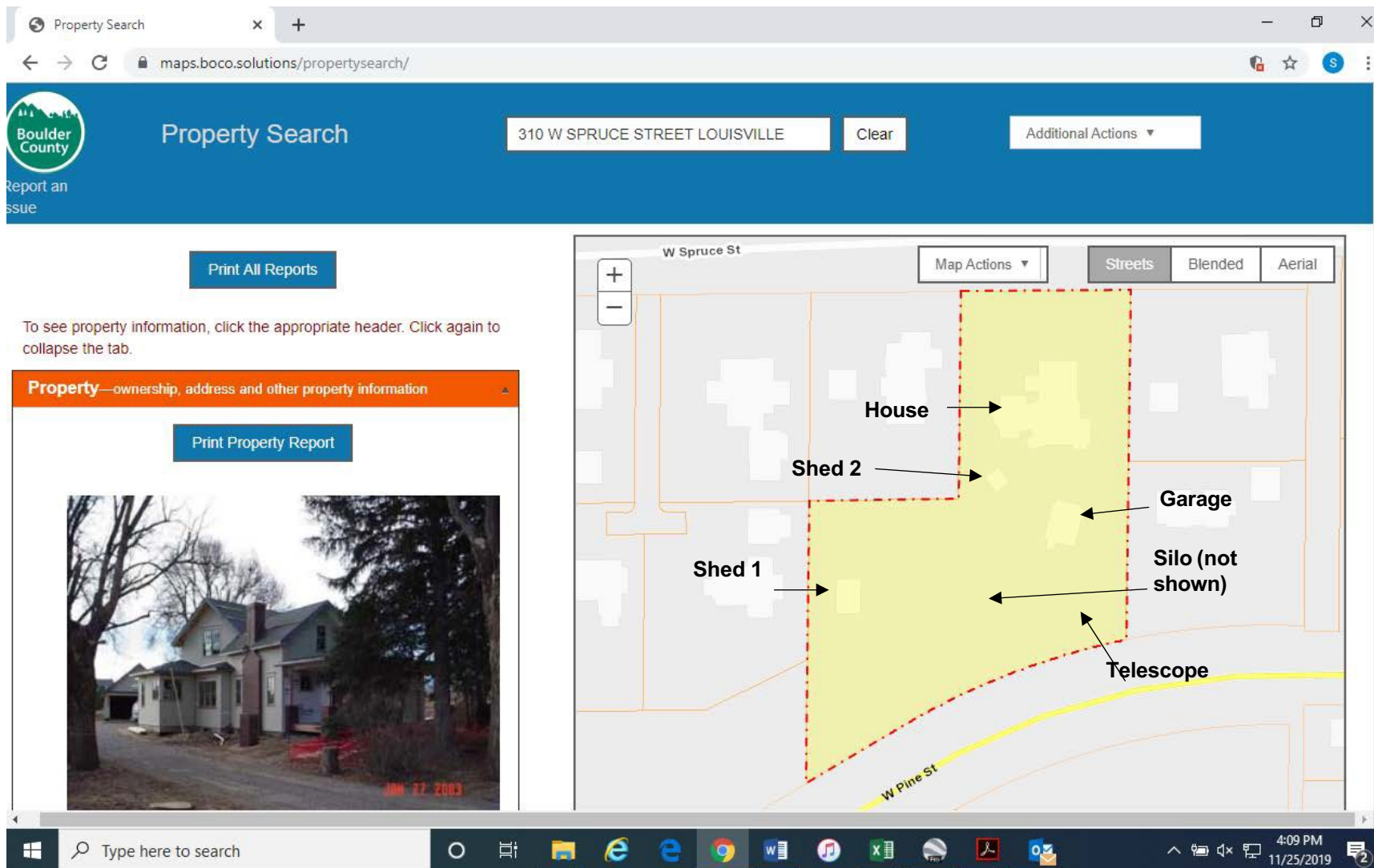


Figure 2. Sketch map of 310 W. Spruce.

Resource Number: 5BL14327
Temporary Resource Number: N/A



Figure 3. 310 W. Spruce house, north and west sides, facing southeast.



Figure 4. 310 W. Spruce house, east side, facing southwest.

Resource Number: 5BL14327
Temporary Resource Number: N/A



Figure 5. 310 W. Spruce garage, north side, and house, east side, facing south- southwest.



Figure 6. 310 W. Spruce house and silo, north side, facing south.

Resource Number: 5BL14327
Temporary Resource Number: N/A



Figure 7. 310 W. Spruce garage, south and east side, facing north-northwest.



Figure 9. 310 W. Spruce telescope, southeast side, facing northwest



Figure 10. 310 W. Spruce silo, southeast side, facing northwest.



Figure 11. 310 W. Spruce silo, southwest side, facing northeast.

Resource Number: 5BL14327
Temporary Resource Number: N/A



Figure 12. 310 W. Spruce studio, south and east sides, facing northwest.



Figure 13. 310 W. Spruce studio, south side, facing north.

Resource Number: 5BL14327
Temporary Resource Number: N/A



Figure 14. 310 W. Spruce pond, covered patio, house, south and west sides, facing north.

Figure 15. 310 W. Spruce, photo from late 1980s / early 1990s showing silo and agricultural outbuildings,



facing northeast (Photograph on file with the Louisville Historical Museum).

Resource Number: 5BL14290
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

Determined Eligible- NR

 Determined Not Eligible- NR

 Determined Eligible- SR

 Determined Not Eligible- SR

_____ Need Data

 Contributes to eligible NR District

____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL14290
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Fiechtl House
6. Current building name: 501 W. Spruce Street
7. Building address: 501 W. Spruce Street, Louisville CO 80027
8. Owner name and address: Victoria Farrel Summerfield, 501 W. Spruce Street, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
 _____ SW ¼ of _____ NE ¼ of _____ NW ¼ of _____ SW ¼ of section 8
10. UTM reference
 Zone 13N; 487663 mE 4425337 mN
11. USGS quad name: Louisville, Colorado
 Year: 1983 Map scale: 7.5' X 15' _____ Attach photo copy of appropriate map section.
12. Lot(s): 1 Block: 4
 Addition: Spruce Lane Year of Addition: 1986
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOT 1 BLK 4
 SPRUCE LANE

III. Architectural Description

14. Building plan (footprint, shape): Irregular plan
15. Dimensions in feet: Length 88 x Width 46
16. Number of stories: 2
17. Primary external wall material(s): Vinyl
18. Roof configuration: Gable
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Fence

Resource Number: 5BL14290
Temporary Resource Number: N/A

21. General architectural description: 501 W. Spruce is a wood frame house that has been heavily modified since it was constructed. This primary entry, which faces south, is the only intact remnant of the original house. A small portion of the original pyramidal roof is visible above the entrance and a small octagonal room with bay windows extends south from the southwest corner of the entryway extension with a front-gabled roof. The rest of the house has a cross-gabled roof. Modern additions include an extension to the east of the house, and a cross-gabled second story which mostly obscures the original pyramidal roofline. Just east of the front entryway is a small front-gabled extension which extends south, with a small deck extending south from it. A two-bay three-car side-gabled garage is attached to the northwest corner of the house, opening west toward the street. A small, modern oriel window extends west from the west side of the house. Window arrangement is asymmetrical on all elevations. All windows are double-hung and casement replacements. Visible parts of foundation are concrete.
22. Architectural style/building type: Mixed Style
23. Landscaping or special setting features: A concrete driveway extends west along the north side of lot from garage to street. A concrete pathway runs north-south from main entry to street on south side of house. The west side of the house roof is covered with solar panels. A small concrete patio extends west from the southwest corner of the house.
24. Associated buildings, features, or objects: A small side-gabled shed exists at northeast corner of lot.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1908 Actual: _____
Source of information: Bridget Bacon, Louisville Historical Museum, personal communication to Vicki Gigone, homeowner, May 22, 2009.
26. Architect: Unknown
27. Builder/Contractor: Unknown
28. Original owner: Paul Fischer
Source of information: Bridget Bacon, Louisville Historical Museum, personal communication to Vicki Gigone, homeowner, May 22, 2009.
29. Construction history (include description and dates of major additions, alterations, or demolitions):
Original house was one-story home with pyramidal roof. An octagonal room on southwest corner appears on 1950 assessor card and may be original. By the late 1970s a small detached garage existed off the northwest corner of the house but has since been demolished. The existing three-car garage, the oriel window on the west side, the first-floor addition to the east of the original house, and the entire second story were added post-1984, likely in the early 1990s.
30. Original location X Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling
32. Intermediate use(s):
33. Current use(s): Domestic – Single Dwelling
34. Site type(s): House, attached garage, and outbuilding

35. Historical background:

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Resource Number: 5BL14290
Temporary Resource Number: N/A

501 West Spruce Street

This house is located on what was originally the primary street that led west out of Louisville. It was historically called Spruce Lane, or just The Lane. The street, which was unpaved until the 1990s, retained a country feeling, with farms that raised horses, cows, ducks, and chickens. When people began to build on and use the road at the beginning of the nineteenth century, some residents called it "Matchless Lane" for the Matchless Mine that was located at the road's west end. Miners would walk from Old Town Louisville west along the lane to work.

Some families owned multiple properties on W. Spruce Street. For example, the Fischer family, which constructed many houses and buildings in Louisville, owned multiple farms there. The Rickman family owned two lots adjacent to one another on the south side of the street. The Pickett family also owned two houses on W. Spruce Street.

The house at 501 W. Spruce is the farmhouse associated with a small family farm. The farm was subdivided and developed into residential lots in the 1980s. The farm's original owner, Paul Fischer, was a farmer and building contractor who owned a considerable amount of property in Louisville. Fischer sold the farm to Benedict Fiechtl in 1918. Fiechtl worked in the local coal mines. The farm remained in the Fiechtl family until 1985. The farm was subdivided into the Spruce Lane neighborhood in 1986.

501 West Spruce Street was originally a hipped-roof box form house with a pyramidal roof. The octagonal room on the southwest side is also likely original and is similar to some houses on La Farge Avenue and elsewhere in Louisville. The house was constructed in approximately 1908 and was associated with a small farm for almost 80 years. The farm is now subdivided into residential lots upon which other houses have been constructed.

The house at 501 W. Spruce has been heavily modified since the 1980s. An addition on the east side and a second story were added to the house, significantly increasing the size of the building. An attached garage was also added. According to county assessor records, listed square footage of the home was just shy of 880 square feet in 1965. The current listed square footage is just under 4,000 square feet, not including the basement or garage.

36. Sources of information:

Boulder County Assessor's Office

2019 Property Search. Available at: <http://maps.boco.solutions/propertysearch/>. Accessed November 2019.

Louisville Historical Museum (LHM)

2017 Boulder County Assessor Cards. Available at:

<http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources>. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett

2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

2018a Stories in Places: Putting Louisville's Agricultural, Railroad and Mining Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No X Date of designation: ____

Designating authority:

Resource Number: 5BL14290

Temporary Resource Number: N/A

Note: The house has been heavily modified and does not meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code).

38. Applicable National Register Criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ☐ B. Associated with the lives of persons significant in our past;
- ☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G (see Manual)
- ☒ X Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ☐ State ☐ Local ☐

42. Statement of significance: PaleoWest recommends 5BL14290 not individually eligible for the NRHP and SRHP under Criterion A because it does not retain sufficient integrity to be associated with a potential historic district that collectively reflects the construction of small miner-owned avocational farms in Louisville along W. Spruce Street between ca. 1908 and 1930 and the farms' consistent use until ca. 1970. PaleoWest recommends 5BL14290 not eligible for the NRHP and SRHP under Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL14290 not eligible for the NRHP and SRHP under Criterion C because the house has undergone marked architectural changes that make it no longer a quintessential example of a hipped-roof box. Finally, we recommend 5BL14290 not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 5BL14290 retains integrity of location. However, the house has been heavily modified and it does not retain integrity of design, workmanship, or materials. The house was originally part of a small farm but is now a large residence without any farm attributes. Therefore, it no longer retains integrity of feeling, association, or setting.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ X Need Data ☐

45. Is there National Register district potential? Yes ☒ X No ☐

Discuss: Site 5BL14290 is located within what could be a historic district encompassing properties along W. Spruce that collectively reflect the construction of small miner-owned avocational farms in Louisville along W. Spruce Street between ca. 1908 and 1930 and the farms' consistent use until ca. 1970. However, 501 W. Spruce would likely not contribute to the historic district because it has seen so many architectural and developmental changes.

Resource Number: 5BL14290

Temporary Resource Number: N/A

If there is National Register district potential, is this building: Contributing ____ Noncontributing X

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing ____

VIII. RECORDING INFORMATION

47. Photograph numbers: 232–235

Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): November 12, 2019

50. Recorder(s): Chris Baker, Seth White, Rebecca Schwendler

51. Organization: PaleoWest Archaeology

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

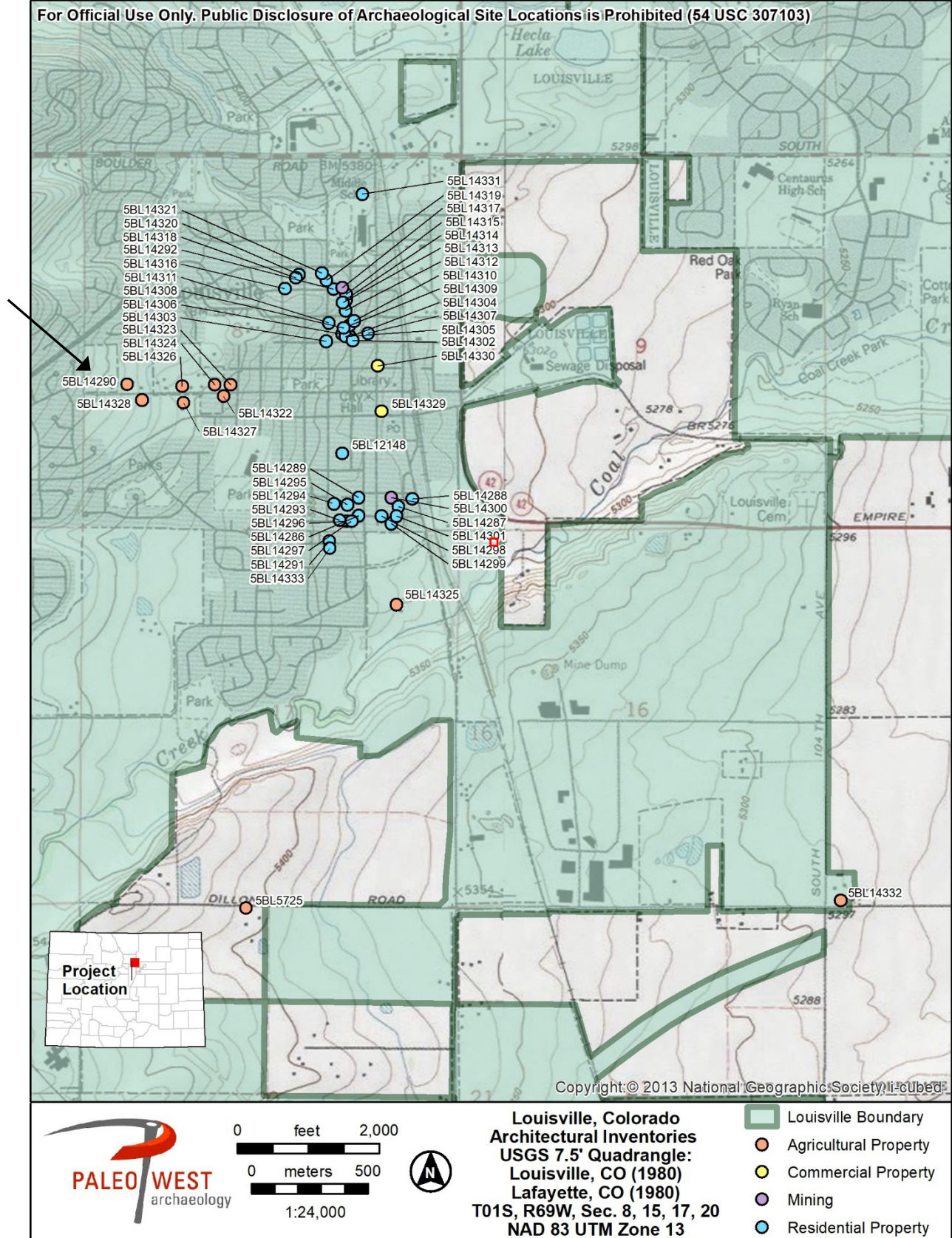


Figure 1. Location of 501 W. Spruce / 5BL14290.

Resource Number: 5BL14290
Temporary Resource Number: N/A

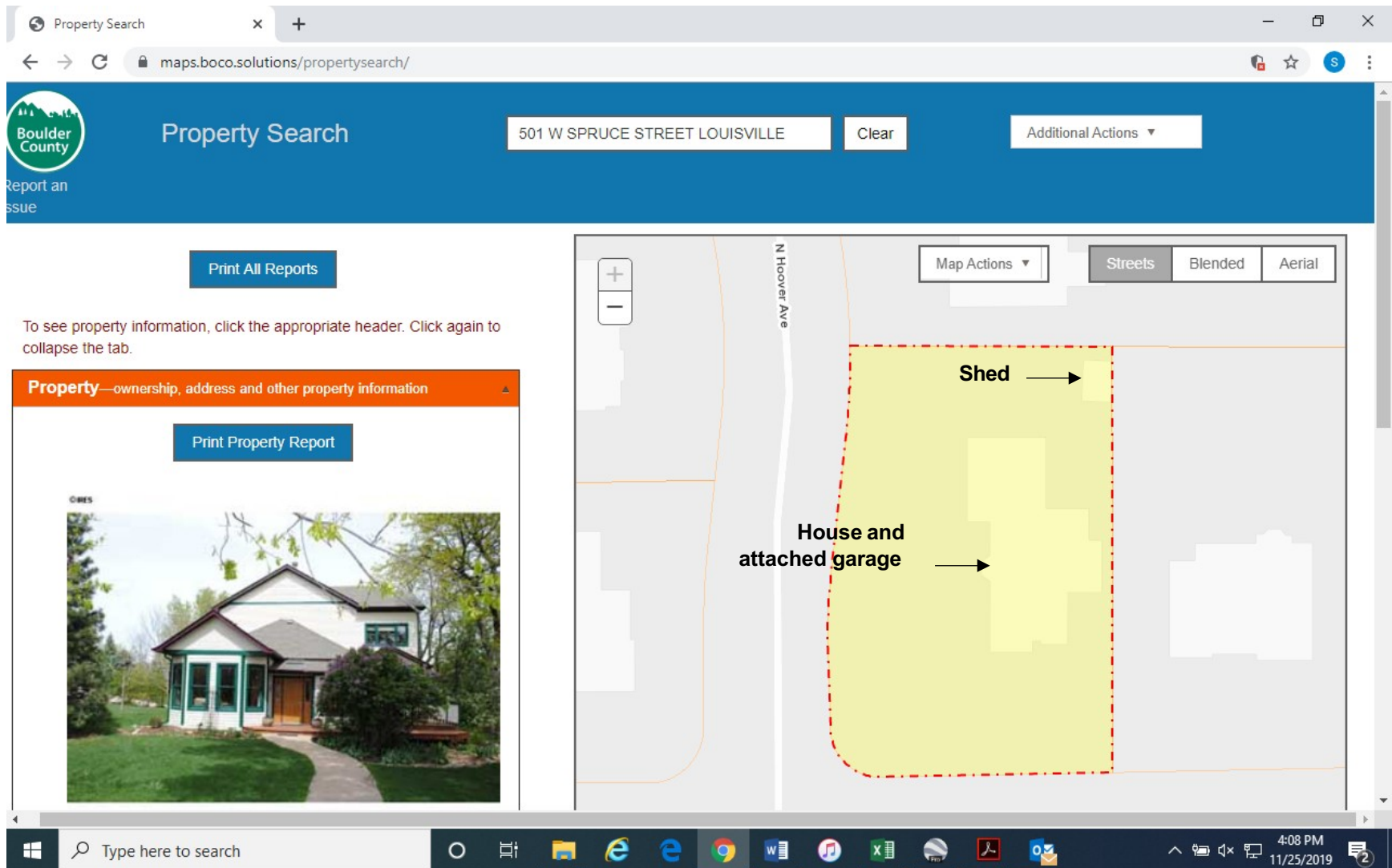


Figure 2. Sketch map of 501 W. Spruce.

Resource Number: 5BL14290
Temporary Resource Number: N/A



Figure 3. 501 W. Spruce house, south side, facing north.



Figure 4. 501 W. Spruce garage and house, west and south sides, facing northeast.

Resource Number: 5BL14290
Temporary Resource Number: N/A



Figure 5. 501 W. Spruce garage and house, west side, facing east-southeast.



Figure 6. 501 W. Spruce shed, west side, facing east-southeast.



Figure 7. 501 W. Spruce photo from 1950 Assessor Card, south side, facing north (LHM 2017).



Figure 8. 501 W. Spruce photo from 1977 Assessor Card, south side, facing north (LHM 2017).

Resource Number: 5BL14328
Temporary Resource Number: N/A

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL14328
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Brimble House
6. Current building name: 504 W. Spruce Lane
7. Building address: 504 W. Spruce Lane, Louisville, CO 80027
8. Owner name and address: Shawn & Ashley B. Lowe, 504 W. Spruce Lane, Louisville CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
____ SW ____ ¼ of ____ NE ____ ¼ of ____ NW ____ ¼ of ____ SW ____ ¼ of section 8
10. UTM reference
Zone 13N; 487728 mE 4425271 mN
11. USGS quad name: Louisville, Colorado
Year: 1983 Map scale: 7.5' X 15' ____ Attach photo copy of appropriate map section.
12. Lot(s): 5 Block: 1
Addition: Spruce Lane Year of Addition: 1986
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOT 5 BLK 1 SPRUCE LANE

III. Architectural Description

14. Building plan (footprint, shape): Irregular plan
15. Dimensions in feet: Length 50 x Width 34
16. Number of stories: 1
17. Primary external wall material(s): Vinyl
18. Roof configuration: Hipped roof
19. Primary external roof material: Asphalt Roof - composition roof
20. Special features: Fence

Resource Number: 5BL14328

Temporary Resource Number: N/A

21. General architectural description: 504 W. Spruce is wood-frame house with a concrete foundation. The original section of the house is rectangular with a hipped roof. A small shed-roof addition exists on east side of the building and a covered walkway runs from this addition to the detached garage. The house has sliding and single-pane windows. A small glass-block window (10 blocks) is located on north side of another addition on the southwest corner of the house. This addition has a hipped roof. There is a small stepped front-gable roof above the house's main entryway on its north side.
22. Architectural style/building type: Hipped-Roof Box
23. Landscaping or special setting features: A gravel driveway runs along the east edge of the lot from garage to street, and a hardscape pathway runs north-south from sidewalk to the front entry. A modern wood fence encloses the back yard.
24. Associated buildings, features, or objects: A hipped-roof detached two-car garage exists to the east of the house, opening to the north, with covered walkway leading to the shed roof extension on the east side of the house. The garage has a decorative front gable intersecting its hipped roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1908 Actual: _____
Source of information: Bridget Bacon, Louisville Historical Museum
26. Architect: Unknown
27. Builder/Contractor: Unknown
28. Original owner: George Brimble
Source of information: Bridget Bacon, Louisville Historical Museum
29. Construction history (include description and dates of major additions, alterations, or demolitions):
Original house was a hipped-roof house with rectangular footprint. The small shed-roof extension on the east side was constructed before 1965. A hipped-roof section was added to the south and west sides of the house post-1977. This addition creates the current cross-hipped roofline. The detached garage and covered walkway were also constructed after 1977. The 1965 assessor record describes an older garage located just south of the current garage, constructed partly from wood and partly from brick. As of 2013, only the brick section remained.
30. Original location X Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Single Dwelling
32. Intermediate use(s):
33. Current use(s): Residence
34. Site type(s): Domestic – Single Dwelling
35. Historical background:

General History of Louisville

Louisville was established by Louis Nawatny in 1878, with financial support from Charles C. Welch, an entrepreneur based in Golden. Welch, a business partner with William A.H. Loveland, was heavily invested in mining, railroads, and real estate. He and Loveland also operated the Colorado Central Railroad Company (CCR), a line that, by 1877, ran through Golden, Boulder, and Longmont before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

In the mid-1870s Welch and Nawatny became interested in opening a new coal mine in Boulder County. On July 25, 1877, Nawatny and Welch leased the exclusive right to mine coal on 240 acres of land northeast of the present-day intersection of Highway 42 and 96th Street. Welch also purchased an additional 240 acres north of the mine site. Welch appointed Nawatny superintendent of the new mine (the Welch Mine) but soon hired a replacement manager with more coal mining experience and shifted Nawatny to developing the town of Louisville. Mining became the economic driver of Louisville's early history.

Welch provided financial support for Nawatny to purchase land for a town site 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. By May 1878, approximately 75 people lived within the townsite. While Nawatny and Welch were associated with the mining industry, Louisville was not established as a company town. Instead, 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.

In 1880, approximately 450 people, including about 180 miners, lived in the town of Louisville, with 130 other people living on surrounding farms. Residents were largely immigrants from western Europe. Only 30 people, representing approximately six percent of the town's inhabitants, were born in the United States. The Town of Louisville was officially incorporated on May 26, 1882.

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. In 1895, the town reservoir was constructed and the volunteer fire department was established. In 1899, the town hall was constructed, and electricity became available. Not long afterwards, in 1903, the first telephones were installed. The peak of coal mining in Louisville occurred between 1907 and 1909, when 12 of its 30 total mines were in operation simultaneously.

However, the coal produced in the mines was of rather poor quality. It disintegrated rapidly once exposed to the atmosphere, so it could not be effectively stockpiled. Therefore, coal mining was conducted largely during the cold months of the year when there was a market for coal to be used locally to heat houses and other buildings. During warm months, when the demand for coal decreased and mining activity constricted, many coal miners farmed and performed other odd jobs.

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 Colorado & Southern tracks, operating 16 passenger trains a day between Denver and Boulder, with stops in Louisville and other Front Range towns. A coal miners' strike began in 1910 and the town's population plummeted to approximately 1,706. The population decline lasted for decades and did not return to its pre-1910 level until the late 1970s.

Between 1910 and 1940, Louisville's population increased by just over 300 people and decreased again by approximately 45 people by 1950. 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. However, by the 1940s the use of coal was in decline, especially locally. 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.

Between the 1930s and 1950s, people moved some houses from nearby mines to Louisville when the mines closed. However, in general, Louisville's housing industry was very slow during this period. Only three small

Resource Number: 5BL14328

Temporary Resource Number: N/A

subdivisions were filed between about 1912 and 1947: Acme Terrace Addition, Robert DiGiacomo Addition, and High School Addition, all in 1939.

The post-World War II era did result in a boom in population growth, house construction, automobile use, and new industry. America also became an automobile-based society. The rise of automobiles and the development of associated infrastructure shifted development to the edges of town and encouraged suburbanization. The result included strip malls, large parking lots, curvilinear street designs, cul-de-sacs, large planned subdivisions, and new forms of houses that had attached garages. Towns became decentralized. In Louisville, this shift took a couple decades, as the town's growth was slow from 1945 to 1970. 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), and three more in 1960 (Industrial Area), 1963 (Paragon Heights), and 1969 (Cottonwood Manor).

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, affected Louisville's local economics and demographics. 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.

The 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, with a concomitant increase in marriage and birth rates and a need for a large amount of housing. Second, Federal Housing Administration policies heavily favored suburban development, versus alternatives such as multi-family housing in urban settings. Third, developers took an assembly line approach to building. This enabled developers to build at an unprecedented scale and rate.

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, and then decreasing to 2,409 people in 1970. A data storage company, Storage Technology (later Storage Tek), started in Boulder in 1969 and moved to Louisville in 1970. It employed a large number of residents until 2004. A dramatic increase in Louisville's growth occurred between 1970 and 1980, by which time the city's population had reached 5,593 people. Twenty-two new subdivisions were filed between 1973 and 1979. That decade was followed by a population explosion between 1980 and 1990, with the population reaching 12,361 people. The population increased to 18,937 in 2000. Ninety-eight new subdivisions and subdivision filings were platted during the 1980s, and 87 were platted during the 1990s. Between 2000 and early 2016, 46 new subdivisions and filings were platted.

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.

504 West Spruce Street

This house is located on what was originally the primary street that led west out of Louisville. It was historically called Spruce Lane, or just The Lane. The street, which was unpaved until the 1990s, retained a country feeling, with farms that raised horses, cows, ducks, and chickens. When people began to build on and use the road at the beginning of the nineteenth century, some residents called it "Matchless Lane" for

Resource Number: 5BL14328
Temporary Resource Number: N/A

the Matchless Mine that was located at the road's west end. Miners would walk from Old Town Louisville west along the lane to work.

Some families owned multiple properties on W. Spruce Street. For example, the Fischer family, which constructed many houses and buildings in Louisville, owned multiple farms there. The Rickman family owned two lots adjacent to one another on the south side of the street. The Pickett family also owned two houses on W. Spruce Street.

The house at 504 W. Spruce is the farmhouse associated with the Brimble family farm. The originally 10-acre farm was subdivided and developed into residential lots in the 1980s. The home's original owner, George Brimble, was a miner who emigrated to the United States from Wales in 1901. George Brimble sold the farm in 1920 to his cousin Aaron Brimble, who worked in the local coal mines and operated the farm. The farm remained in the Brimble family into the 1950s when it began to go through a succession of owners.

The building that remains at 504 W. Spruce is a hipped-roof house that was constructed in approximately 1908. It was associated with a 10-acre farm for almost 80 years. The farm is now subdivided into residential lots upon which other houses have been constructed. Historic photographs of 504 W. Spruce have not been located, but it is clear from data and a sketch on the 1965 assessor card that the home has been expanded to a moderate degree since the 1960s. According to county assessor records, listed square footage of the home was just under 1,000 feet in 1965. The current listed square footage is just under 1,500 square feet. More detailed history can be found in Bacon 2013.

36. Sources of information:

Bacon, Bridget

2013 504 W. Spruce St. History. Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

Boulder County Assessor's Office

2019 Property Search. Available at: <http://maps.boco.solutions/propertysearch/>. Accessed November 2019.

Louisville Historical Museum

2017 Boulder County Assessor Cards. Available at: <http://www.louisvilleco.gov/government/departments/louisville-library/historicalmuseum/research-resources>. Original Assessor Cards located at Carnegie Branch Library of Local History, Boulder, CO. Accessed July 2017.

Schwendler, Rebecca H., and Kathleen Corbett

2018 Stories in Places: Putting Louisville's Residential Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

2018a Stories in Places: Putting Louisville's Agricultural, Railroad and Mining Development in Context, Boulder County, Colorado. Prepared for the City of Louisville, Colorado. PaleoWest Archaeology, Lafayette Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No X Date of designation: ____

Designating authority:

Note: The house does not appear to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code).

Resource Number: 5BL14328
Temporary Resource Number: N/A

38. Applicable National Register Criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ☐ B. Associated with the lives of persons significant in our past;
- ☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G (see Manual)
- ☒ X Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ☐ State ☐ Local ☐

42. Statement of significance: PaleoWest recommends 5BL14328 not individually eligible for the NRHP and SRHP under Criterion A because it does not retain sufficient integrity to be associated with a potential historic district that collectively reflects the construction of small miner-owned avocational farms in Louisville along W. Spruce Street between ca. 1908 and 1930 and the farms' consistent use until ca. 1970. PaleoWest recommends 5BL14328 not eligible for the NRHP and SRHP under Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL14328 not eligible for the NRHP and SRHP under Criterion C because the house has undergone marked architectural changes that make it no longer a quintessential example of a hipped-roof box. Finally, we recommend 5BL14328 not eligible for the NRHP and SRHP under Criterion D/E because there is no evidence to suggest that the property retains the potential to yield important additional historical information.

43. Assessment of historic physical integrity related to significance: 5BL14328 retains integrity of location but the house and its associated farm have been heavily modified since it was constructed. Therefore, 504 W. Spruce no longer retains integrity of design, workmanship, materials, feeling, setting, and association.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ X Need Data ☐

45. Is there National Register district potential? Yes ☒ X No ☐

Discuss: Site 5BL14328 is located within what could be a historic district encompassing properties along W. Spruce that collectively reflect the construction of small miner-owned avocational farms in Louisville along W. Spruce Street between ca. 1908 and 1930 and the farms' consistent use until ca. 1970. However, 504 W. Spruce would likely not contribute to the historic district because it has seen so many architectural and developmental changes.

This evaluation did not endeavor to officially identify or delineate NR eligible historic districts.

Resource Number: 5BL14328

Temporary Resource Number: N/A

If there is National Register district potential, is this building: Contributing ____ Noncontributing X

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing ____

VIII. RECORDING INFORMATION

47. Photograph numbers: 243–245

Negatives filed at: PaleoWest Server, Phoenix AZ

48. Report title: Summary of Findings from 100 Architectural Inventories Completed in the City of Louisville, Boulder County, Colorado

49. Date(s): November 12, 2019

50. Recorder(s): Chris Baker, Seth White, Rebecca Schwendler

51. Organization: PaleoWest Archaeology

52. Address: 308 East Simpson Street, Suite 101, Lafayette, CO 80026

53. Phone number(s): 720-837-5159

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

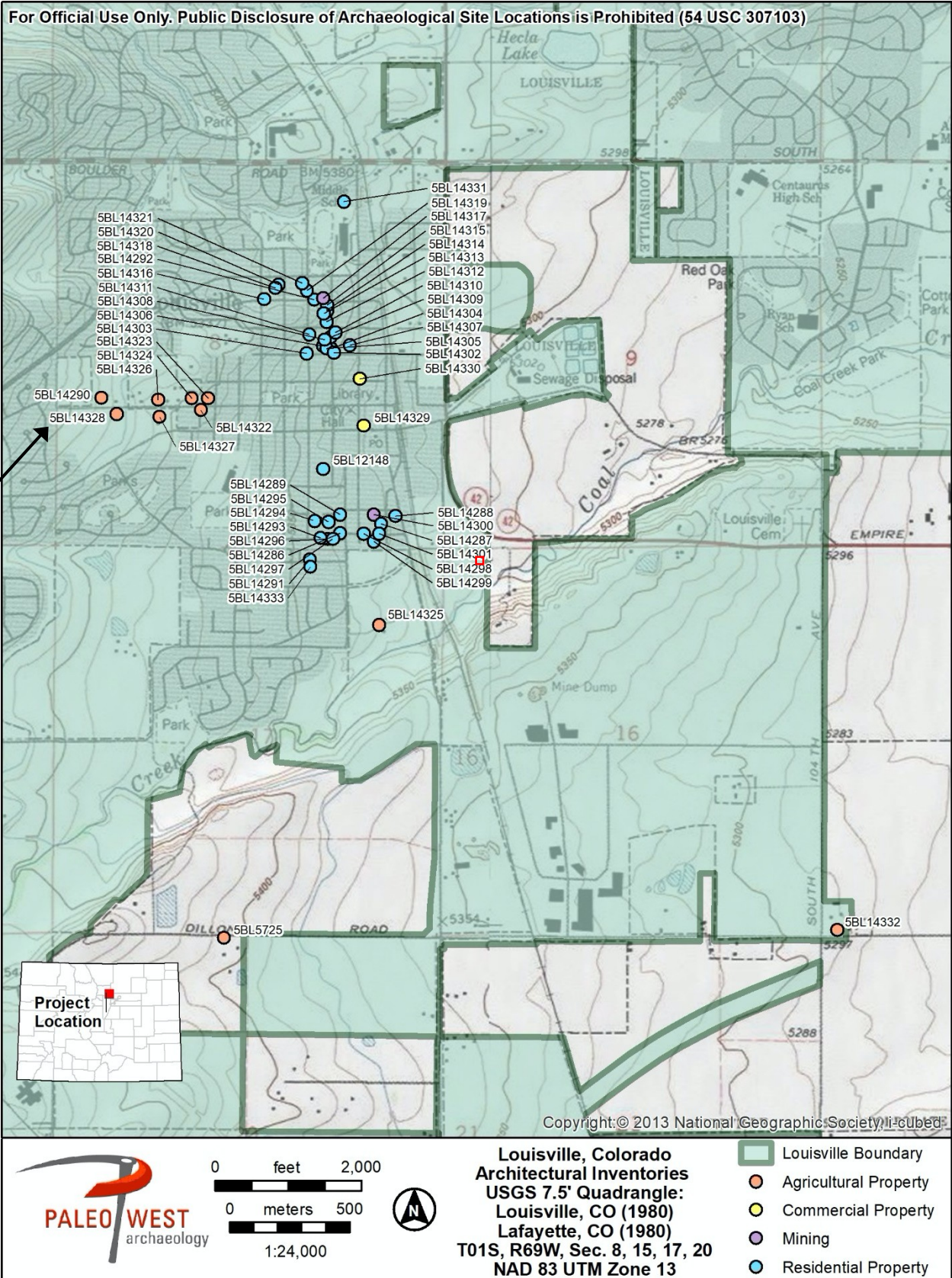


Figure 1. Location of 504 W. Spruce Street / 5BL14328.

Resource Number: 5BL14328
Temporary Resource Number: N/A

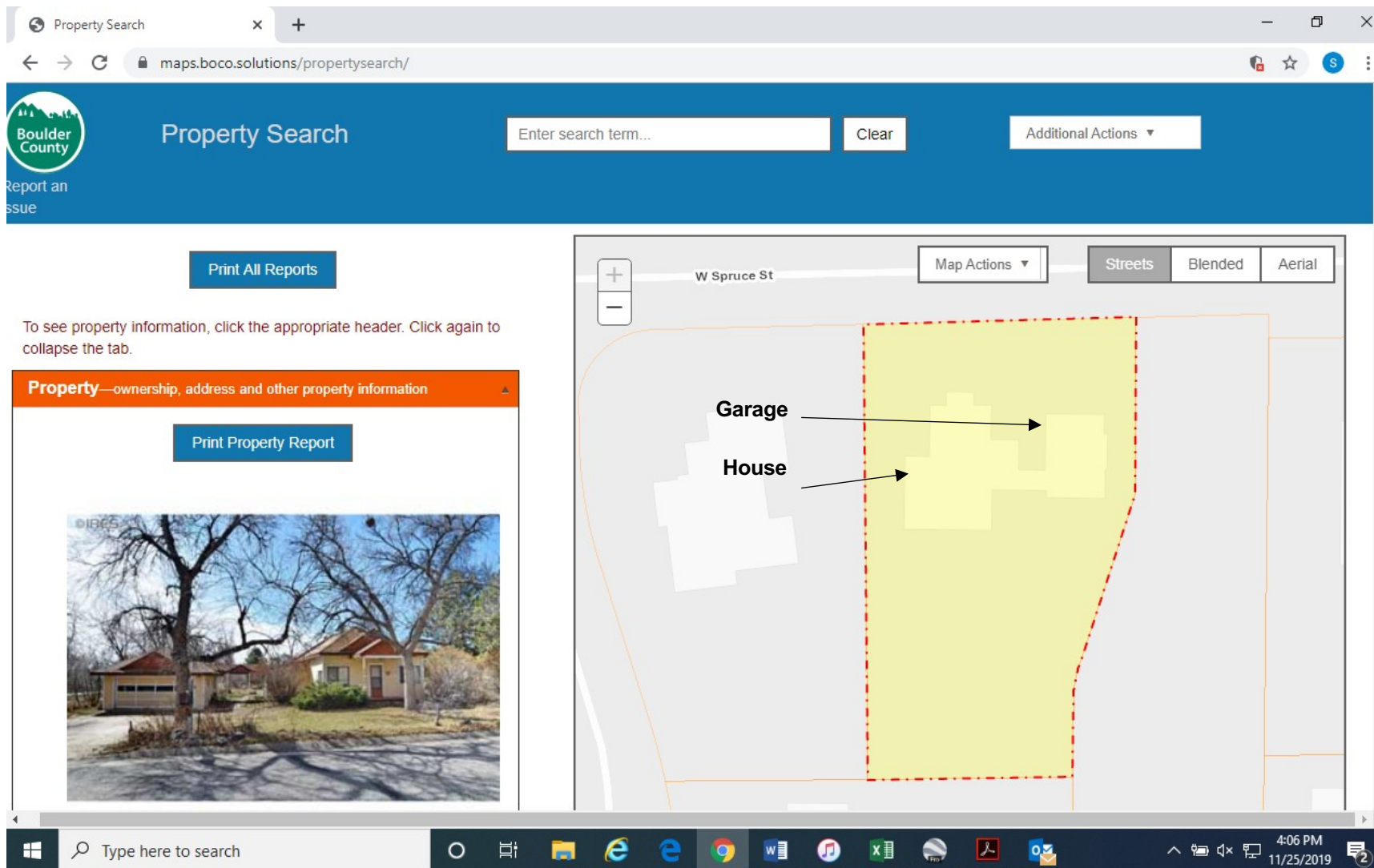


Figure 2. Sketch map of 504 W. Spruce Lane.

Resource Number: 5BL14328
Temporary Resource Number: N/A



Figure 3. 504 W. Spruce Lane house and garage, north and west sides, facing southeast.



Figure 4. 504 W. Spruce Lane house, east and north sides, facing southwest.

Resource Number: 5BL14328
Temporary Resource Number: N/A



Figure 5. 504 W. Spruce Lane garage, facing south.

COLORADO CULTURAL RESOURCE SURVEY
Management Data Form

OAHP1400

Rev. 11/10

A *Management Data Form* should be completed for each cultural resource recorded during an archaeological survey. Isolated finds and revisits are the exception and they do not require a *Management Data Form*. Please attach the appropriate component forms and use continuation pages if necessary. Fields can be expanded or compressed as necessary.

. **Resource Number:** 5BL9577.2

2. **Temporary Resource Number:** N/A

. **Attachments (check as many as apply)**

- ☐ Prehistoric Archaeological Component
☐ Historic Archaeological Component
☒ Linear Component
☒ Sketch/Instrument Map (required)
☒ U.S.G.S. Map Photocopy (required)
☒ Photograph(s) (required)
☐ Other, specify:

4. **Official determination (OAHP use only)**

- ☐ Determined Eligible NR\SR _____
☐ Determined Not Eligible NR\SR _____
☐ Nominated _____
☐ Need Data NR\SR _____
☐ Contributing to NR Dist.\SR Dist. _____
☐ Not Contributing to NR Dist.\SR Dist. _____
☐ Supports overall linear eligibility NR\SR _____
☐ Does not support overall linear eligibility NR\SR _____

IDENTIFICATION

. **Resource Name:** Louisville Reservoir Inlet/Louisville Lateral Ditch/Community Ditch Lateral (segment)

. **Project Name/Number:** Louisville 100 Architectural Inventories/PW 19-241

. **Government Involvement:** ☒ Local ☐ State ☐ Federal

Agency: City of Louisville, Colorado

. **Site Categories** (check as many as apply):

Prehistoric: ☐ archaeological site ☐ paleontological site ☐ In existing National Register District

National Register District name:

Historic: ☐ archaeology ☐ building(s) ☒ structure(s) ☐ object(s) ☐ In existing National Register District

National Register District name:

. **Owner(s) Name and Address:** City of Louisville, 749 Main St, Louisville, CO, 80027

0. **Boundary Description and Justification:** The full extent of the ditch within the current project area plus 100 feet (30 m) on both ends and 10 feet (3 m) along both sides.

1. **Site/Property Dimensions**
Length: 4,023 m Width: 7 m Area: 28,161 m² Acres (m²/4047): 7
Area was calculated as: ☐ Length x Width (rectangle/square) ☐ Length x Width x 0.785 (Ellipse) ☒ GIS

II. LOCATION

12. Legal Location

PM	<u>6th</u>	Township	<u>1S</u>	Range	<u>69W</u>	Section	<u>6</u>	Lot	<u>1</u>
PM	<u>6th</u>	Township	<u>1S</u>	Range	<u>69W</u>	Section	<u>7</u>	Lot	<u>2</u>
PM	<u>6th</u>	Township	<u>1S</u>	Range	<u>70W</u>	Section	<u>12</u>	1/4	1/4
PM	<u>6th</u>	Township	<u>1S</u>	Range	<u>70W</u>	Section	<u>13</u>	1/4	1/4

Management Data Form

Resource Number: 5BL9577.2

Temporary Resource Number: N/A

If section is irregular, explain alignment method:

3. **USGS Quad:** Louisville, CO (1980)

14. **County:** Boulder

5. **UTM Coordinates:** Datum used ☐ NAD 27

☒ NAD 83 ☐ WGS 84 Other:

A. Zone 13; 485807 mE

4425312 mN (Datum)

B. Zone 13; 486451 mE

4426620 mN (N end)

C. Zone 13; 486125 mE

4426287 mN (Ditch emerges from W South Boulder Rd)

D. Zone 13; 485807 mE

4425312 mN (Ditch emerges from S McCaslin Blvd)

E. Zone 13; 485789 mE

4425219 mN (Ditch emerges from Davidson Mesa Trail)

F. Zone 13; 485641 mE

4424752 mN (Ditch emerges from W Century Dr)

G. Zone 13; 484463 mE

4423833 mN (S end)

6. **UTM Source:** ☒ Corrected GPS/rectified survey (<5m error) ☐ Uncorrected GPS ☐ Map template

Other (explain):

7. **Site elevation** (feet): 5,612

8. **Address:** N/A

Lot:

Block:

Addition:

9. **Location/Access:** From Louisville City Hall follow Main Street north for 0.7 miles and turn left on South Boulder Road. In 1.0 mile, turn right onto Washington Avenue for 0.2 miles. The ditch begins at the southwest end of Louisville City Reservoir and continues 2.7 miles southwest, ending 300 meters northeast of Highway 6.

I. NATURAL ENVIRONMENT/SITE CONDITION

0. **General Description** (should include both on site as well as geographical setting with aspect, landforms, vegetation, soils, depositional environment, water, ground visibility): Site 5BL9577.2 flows generally southwest to northeast next to agricultural fields and undeveloped lands in the southwest, into Harper Lake, then within an open space corridor flanked by residential developments to Louisville Reservoir. The ground has a generally mild (1–2-degree) northeast slope. Adjacent vegetation includes various agricultural crops, mixed grasses, thistles, cattails, cottonwoods, and planted lawn grass and ornamental trees. Ground surface visibility along the ditch ranges from 0 to 100 percent, depending on vegetation cover. Soils visible along the sides of the ditch are tan to light brown sand. Water originates approximately 5.5 miles to the southwest (straight line) in South Boulder Creek just west of Eldorado Springs. From there, water is diverted into the Community Ditch, which flows to and then from Marshall Lake. The Louisville Reservoir Inlet/Louisville Lateral/Community Ditch Lateral diverges from the Community Ditch just west of the Denver-Boulder Turnpike/Highway 36.

1. **Soil depth (cm) and description:** Soils visible along the sides of the ditch are tan to dark brown sand. A soil test was not conducted as the site is limited to the surface.

2. Condition

a. Architectural/Structural

- ☐ Excellent
☐ Good
☒ Fair

b. Archaeological/Paleontological

- ☐ Undisturbed
☐ Light disturbance
☐ Moderate disturbance

Management Data Form

Resource Number: 5BL9577.2

Temporary Resource Number: N/A

- ☐ Deteriorated
☐ Ruin

- ☐ Heavy disturbance
☐ Total disturbance

3. **Describe condition:** A portion of the ditch south of Davidson Mesa Open Space is filled in with gravel. However, the channel retains overall structural integrity and is still used and maintained today by the Farmers Reservoir and Irrigation Company (FRICO), and the Town of Superior.

4. **Vandalism:** ☐ Yes ☒ No
Describe:

7. NATIONAL/STATE REGISTER ELIGIBILITY ASSESSMENT

5. **Context or Theme:** Agriculture

6. Applicable National Register Criteria:

- ☒ A. Associated with events that have made a significant contribution to the ditch pattern of our history
☐ B. Associated with the lives of persons significant in our past
☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction
☐ D. Has yielded, or may be likely to yield, information important in history or prehistory
☐ Does not meet any of the National Register criteria
☐ Qualifies under exceptions A through G. List exception(s):

7. Applicable State Register Criteria:

- ☒ A. Property is associated with events that have made a significant contribution to history
☐ B. Property is connected with persons significant in history
☐ C. Property has distinctive characteristics of a type, period, method of construction or artisan
☐ D. Property is of geographic importance
☐ E. Property contains the possibility of important discoveries related to prehistory or history
☐ Does not meet any of the State Register criteria

8. **Area(s) of significance:** Agriculture

9. **Period(s) of significance:** ca. 1897

10. **Level of significance:** ☐ National ☐ State ☒ Local

11. **Statement of significance:** For the purposes of Section 106, the State Historic Preservation Officer considers linear resources eligible until their entire lengths are evaluated and shown to be otherwise. Furthermore, the Louisville Reservoir Inlet/Louisville Lateral Ditch/Community Ditch Lateral enabled the creation of the Louisville Reservoir by 1897. The reservoir, in turn, was vital for the economic development and population growth of the town and then city of Louisville. Therefore, PaleoWest recommends that the ditch as a whole is eligible for the National Register under Criterion A for its association with the development of agriculture and the city of Louisville in Boulder County. John J. Harper, who created the ditch and reservoir, was important in local history but does not rise to a National or State Register-level of significance. Therefore, we recommend the ditch not eligible under Criterion B. Likewise, the ditch does not represent an innovative or distinctive method of construction, so we recommend it not eligible under Criterion C. Finally, the ditch does not have the potential to yield important historical information, as its information potential was exhausted during its recording, so we recommend it not eligible under National Register Criterion D or State Register Criterion E.

PaleoWest recommends that segment 5BL9577.2 is not supporting of the ditch's overall eligibility because it no longer retains sufficient integrity (see #32).

Management Data Form

Resource Number: 5BL9577.2

Temporary Resource Number: N/A

2. Statement of historic integrity related to significance: Segment 5BL9577.2 retains integrity of setting and feeling, as it currently runs through agricultural land. In contrast, because the segment has been rerouted and some of the channel has been lined with gravel, it no longer retains integrity of location, simple materials, design, or workmanship. Due to the lack of these aspects of integrity, the segment does not convey integrity of association with early Louisville County agricultural development.

3. National Register Eligibility Field

Assessment:

☒ Eligible

☐ Not eligible

☐ Need data

☐ Supporting

☒ Non Supporting

4. Status in an Existing National Register

District:

☐ Contributing

☐ Non-contributing

5. State Register Eligibility Field

Assessment:

☒ Eligible

☐ Not eligible

☐ Need data

6. Status in an Existing State Register

District:

☐ Contributing

☐ Non-contributing

7. National/State Register District Potential: ☐ Yes ☒ No Describe: The paucity of Historic period sites in the vicinity that are from the same era and that have integrity and regional or national significance precludes the formation of a historic district.

8. Cultural Landscape Potential: ☐ Yes ☒ No Describe: The paucity of related or complementary National Register-eligible Historic period sites in the area precludes the identification of a cultural landscape.

9. If Yes to either 37 or 38, is this site: ☐ Contributing ☐ Non-contributing Explain:

MANAGEMENT AND ADMINISTRATIVE DATA

0. Threats to

Resource:

☒ Water erosion

☐ Wind erosion

☐ Grazing

☐ Neglect

☐ Vandalism

☐ Recreation

☒ Construction

☐ Other (explain):

1. Existing protection

☒ None

☐ Marked

☐ Fenced

☐ Patrolled

☐ Access controlled

Other (specify):

Comments:

2. Local landmark

Designation:

N/A

43. Easement:

N/A

4. Recorder's Management Recommendations: No further work

DOCUMENTATION

5. Previous actions accomplished at the site:

☐ Tested

☐ Partial excavation

☐ Complete excavation

Date(s):

a. Excavations:

b. Stabilization:

Date(s):

c. HABS/HAER documentation [date(s) and numbers]:

d. Other:

Management Data Form

Resource Number: 5BL9577.2

Temporary Resource Number: N/A

6. Known collections/reports/interviews and other references (list):

owen, Mark, and David S. Byrd
004 Colorado Cultural Resource Survey Management Data Form and Linear Component Form for
BL9577.1. Associated with the Historic Property Survey Report. Phase I (DRAFT) for the US 36 EIS Project.
prepared by Jones & Stokes, Sacramento.

7. Primary location of additional data: Office of Archaeology and Historic Preservation, Denver

8. State or Federal Permit

umber:

State of Colorado Archaeological Permit 77512

49. Artifact collection ☐ Yes ☒ No Were artifacts collected: ☐ Yes ☒ No
Collection: authorized:
Artifact repository:

Collection method: ☐ Diagnostics ☐ Grab Sample ☐ Random Sample

Other
(specify):

50. Photograph Numbers:

5BL9577.2 photographs 1–24

Files or negatives stored at: PaleoWest office servers in Lafayette, CO and Phoenix, AZ

51. **Report title:** Summary Report for 100 Architectural Inventories for the City of Louisville, Boulder County Colorado

52. Rebecca H. Schwendler, Chris Baker, Marie Matsuda Date: October 29, 2020
Recorder(s):

53. **Recorder affiliation:** PaleoWest

Phone number/Email: 970-409-9893/rschwendler@paleowest.com

NOTE: Please attach a site map, a photocopy of the USGS 1:24000 map indicating resource location, and photographs.

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

Linear Component Form

This form should be completed for each linear resource or linear segment. Use this form in conjunction with the *Management Data Form*. Call OAHP staff (303-866-5216) prior to assigning a resource number.

I. Resource Identification

1. **Resource Number:** 5BL9577.2 2. **Temporary Resource Number:** N/A

3. **Site Name:** Louisville Reservoir Inlet/Louisville Lateral Ditch/Community Ditch Lateral

4. **Record of:** ☐ Entire resource ☒ Segment

II. Resource Description

5. **Resource Type:** ☐ Road ☐ Railroad ☐ Trail ☒ Ditch/Canal

Other (specify):

6. **Component Description:** Site 5BL9577.2 is an approximately 2.5-mile (4,332-m) segment of the Louisville Reservoir Inlet/Louisville Lateral Ditch/Community Ditch Lateral. The segment comprises an earthen channel that measures approximately 21 feet 3 inches wide × 5 feet 5 inches deep (maximum measurements). The walls of the channel curve inward towards the base and measures approximately 5 feet 5 inches wide. No water was seen at the time of recording. Earthen berms were difficult to measure as they were cut by a walking trail. The segment runs parallel to both Community Ditch trail and Davidson Mesa Trail. A portion of the segment is completely disturbed by gravel fill. PaleoWest recorded five features (Feature 1, 2, 4 and 5 are round metal culverts and Feature 3 a metal flume) within this segment (see #12). In addition, ten culverts of modern or unknown age and a wooden pedestrian bridge were also observed.

7. **Original use:** Irrigation

8. **Current use:** Irrigation

9. **Modifications (describe and include dates):** None known

10. **Extent of Entire Resource:** The headgate of the ditch is located on the Community Ditch (5BL2711), just southwest of the Denver-Boulder Turnpike/Highway 36 at the Superior/Louisville border in T1S R70W Section 14 (SE¼ of NW¼). The ditch then flows generally northeast through Sections 13 and 12, entering and exiting Harper Lake in T1S R69W Section 7, continuing north, and terminating at the southwest side of the Louisville Reservoir in T1S R69W Section 6 (L1). The full extent of the ditch runs approximately 2.5 miles (4 km).

11. **Associated Artifacts:** None

12. **Associated Features or Resources:** PaleoWest recorded five features in association with segment 5BL9577.2.

Feature 1 is a metal culvert located at 486182 mE, 4426336 mN. The culvert has a southwest-northeast aspect and is situated north of South Boulder Road. The culvert comprises a corrugated galvanized metal pipe set within a larger metal wingwall and bottom plate system. The wingwall is 1-inch thick and measures 74 × 27 ½ inches (maximum opening × maximum height). The base plate is completely obscured by vegetation and sediment. The interior corrugated metal pipe measures 34 × 27 × ½ inches (height × width × thickness). The interior of the pipe has some rusting. No artifacts were found associated with this feature.

Feature 2 is a metal culvert located at 486125 mE, 4426287 mN. The culvert has a southwest-northeast aspect and is situated south of South Boulder Road. The culvert comprises a corrugated galvanized metal pipe set within a larger metal wingwall and bottom plate system. The wingwall is 1-inch thick and measures 85 × 30 inches (maximum opening × maximum height). The base plate extends 50 ¾ inches from the interior pipe. The interior corrugated metal pipe measures 41 × 26 ¾ × ½ inches (height × width × thickness). The exterior of the pipe has some rusting. A small degrading sticker indicates that the pipe is made by J & J drainage products. No artifacts were found associated with this feature.

Feature 3 is a metal flume located at 485806 mE, 4425312 mN. The flume has a southern aspect and is situated west of McCaslin Boulevard. The flume comprises a rusted iron base, and concrete block ends with wood exterior paneling. The flume measures 128 × 112 inches (maximum length × maximum width at intake/outtake). The center throat section measures 40 inches. Five linear metal bars measuring approximately 100 inches are laid across connecting either sides

Linear Component Form

Resource Number: 5BL9577.2

Temporary Resource Number: N/A

of the flume. A center metal "x" is positioned at the throat section. One measuring scale, with a maximum measurement of 2 feet, is at the end of the diverging(outtake) section. No artifacts were found associated with this feature.

Feature 4 is a metal culvert located at 485789 mE, 4425218 mN. The culvert comprises a corrugated galvanized round metal pipe. It has a southwest aspect and passes under Davidson Mesa Trail. The culvert has a diameter of 42 ½ inches and is approximately 50 feet in length. No artifacts were found associated with this feature.

Feature 5 is a metal culvert located at 485330 mE, 4424860 mN. The culvert comprises a corrugated galvanized round metal pipe. It has a southeast aspect and passes under Davidson Mesa Trail. The culvert has a diameter of 39 inches and is approximately 60 feet in length.

III. Research Information

13. **Architect/Engineer:** Unknown

Source(s) of Information: N/A

14. **Builder:** Unknown

Source(s) of Information: N/A

15. **Date of Construction / Date Range:** by 1897

The ditch was in place by 1897, when a feeder ditch from it was proposed to fill a new Louisville Reservoir (Bacon 2015:2). The ditch is also shown on the 1899 Willits Farm Map (Willits 1899).

Source(s) of Information: Bacon, Bridget
2015 The Harpers and Harper Lake: How One Family Left Its Mark on Louisville, Colorado. *The Louisville Historian* Issue No. 105, Winter 2015, pp. 1–4. Louisville Historical Museum, Louisville, Colorado.

Willits, Warren C.
1899 Willits Farm Map. On file at the Louisville Historical Museum, Louisville, Colorado.

16. **Historical / Archival Data:** The year of construction of the Louisville Lateral Ditch has yet to be specifically determined but the ditch was in place by 1897. That year, John J. Harper filed a plat with the Boulder County Recorder and proposed that Harper Reservoir would derive its water from a feeder ditch off the Louisville Lateral Ditch (Bacon 2015:2). The ditch is also shown on the 1899 Willits Farm Map. The Willits Farm Map, created and published by Warren C. Willits, depicts land ownership boundaries in all or part of Arapahoe, Boulder, Jefferson, and Weld Counties (Willits 1899).

The Louisville Lateral Ditch diverts water from the Community Ditch just southwest of the Denver-Boulder Turnpike/Highway 36. The Community Ditch completely skirts the present-day boundary of Louisville. Land speculator and coal company owner Joseph Marshall, together with coal magnates Samuel F. Rouse and John Lathrop Jerome, sponsored the construction of the Community Ditch (also called Community Canal) in 1885. The Community Ditch diverts water from South Boulder Creek just west of Eldorado Springs, runs northeast to fill and then exit Marshall Lake, turns south-southwest just west of the Denver-Boulder Turnpike/Highway 36, bends back to the northeast after crossing Coal Creek, passes under McCaslin Boulevard, and then winds east, southeast, and northeast through Superior and Broomfield. By 1900, Marshall, Rouse, and Jerome sold their interests in the ditch to landowners who were using its water for irrigation. Land speculator and agriculturalist Charles Toll, who had acquired large amounts of land in Boulder and Jefferson Counties, obtained and briefly held the largest interest in the ditch (Crifasi 2015). However, in 1902, a group of land development companies purchased the ditch from the Toll family, looking to make a large profit. Their venture failed due to a lack of expertise and funds. Subsequently, the Farmers Reservoir and Irrigation Company (FRICO), which is a consortium of farmers and investors that was incorporated in 1902 (FRICO 2018), purchased the

Linear Component Form

Resource Number: 5BL9577.2

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ditch and established public and private partnerships to maintain and grow the ditch's water portfolio. When families inhabited Superior's Industrial Mine Camp in the early 1900s, children used the ditch for swimming. FRICO and the Town of Superior use and maintain the ditch today. The ditch delivers water to Louisville, Superior, Broomfield, and to individual shareholders as far away as Frederick (Black 2018; Superior Historical Commission 2008).

Harper Lake was created as an irrigation water reservoir in the late 1890s. John J. Harper filed a plat for the lake with the Boulder County Recorder in 1897 (Bacon 2015:2), although the 1899 Willits Wall Map of Louisville appears to depict the lake being constructed in 1899 (Willits 1899). The Harpers were one of the area's early farming families. John J. Harper was the middle child of Scottish immigrant John Harper and his wife, Margaret. John J. was a Columbia Law School-educated lawyer but he devoted some years to agriculture and created Harper Reservoir for water storage, possibly with design help from his younger brother and civil engineer, George. When John J. filed a plat with the Boulder County Recorder in 1897, he proposed that the reservoir would cover 10 surface acres. In 1903, the Colorado State Business Directory lists J. J. Harper as president of the Davidson Ditch Company (Gazetteer Publishing Company 1903), so it is clear that Harper's role in local irrigation continued to expand. The Matchless Mine, which operated on Harper land from 1903 to 1927, extended under Harper Lake (Bacon 2015:3). Through the middle of the twentieth century, many local children used Harper Lake for swimming in the summer and ice skating in the winter (Marino 2007:2).

Bacon, Bridget

2015 The Harpers and Harper Lake: How One Family Left Its Mark on Louisville, Colorado. *The Louisville Historian* Issue No. 105, Winter 2015, pp. 1–4. Louisville Historical Museum, Louisville, Colorado.

Black, Elizabeth

2018 Our Ditches: Community Ditch. The Ditch Project 150 Years of Ditches: Boulder's Constructed Landscape. Available at: http://bcn.boulder.co.us/basin/ditchproject/?Our_Ditches:Community_Ditch. Accessed March 2, 2018.

Crifasi, Robert R.

2015 *A Land Made from Water: Appropriation and the Evolution of Colorado's Landscape, Ditches, and Water Institutions*. University Press of Colorado, Boulder.

Farmers Reservoir and Irrigation Company (FRICO)

2018 About. Available at: <http://www.farmersres.com/about>. Accessed March 2, 2018.

Gazetteer Publishing Company

1903 *Colorado State Business Directory*. Gazetteer Publishing Company, Denver.

Marino, Diane

2007 The Games We Played: Childhood in Louisville's Little Italy. *The Louisville Historian* Issue No. 75, Summer 2007, pp. 1–2. Louisville Historical Museum, Louisville, Colorado.

Superior Historical Commission

2008 Ribbons of Water Brought Life to Superior. *Superior Historian* Volume 5, Issue 3, Spring 2008, pp. 1–2. Superior, Colorado.

Willits, Warren C.

1899 Willits Farm Map. On file at the Louisville Historical Museum, Louisville, Colorado.

17. Cultural Affiliation and Justification: Euro-American, based on the ethnicity of the Harper family.

IV. Management Recommendations

18. Eligibility of Entire Resource

☒ Eligible ☐ Not Eligible ☐ Need Data Is this an official determination? ☐ Yes ☒ No

Linear Component Form

Resource Number: 5BL9577.2

Temporary Resource Number: N/A

Remarks / Justification: For the purposes of Section 106, the State Historic Preservation Officer considers linear resources eligible until their entire lengths are evaluated and shown to be otherwise. Furthermore, the Louisville Reservoir Inlet/Louisville Lateral Ditch/Community Ditch Lateral enabled the creation of the Louisville Reservoir by 1897. The reservoir, in turn, was vital for the economic development and population growth of the town and then city of Louisville. Therefore, PaleoWest recommends that the ditch as a whole is eligible for the National Register under Criterion A for its association with the development of agriculture and Louisville.

19. **Evaluation of integrity of the segment of the entire linear resource being recorded** (Complete only if "Segment" under item 4 is checked and the entire resource is marked as Eligible under item 18)

☐ Supporting ☒ Non-supporting ☐ Not applicable

Remarks / Justification: Segment 5BL9577.2 retains integrity of setting and feeling, as it currently runs through agricultural land. In contrast, because the segment has been rerouted and some of the channel has been lined with gravel, it no longer retains integrity of location, simple materials, design, or workmanship. Due to the lack of these aspects of integrity, the segment does not convey integrity of association with early Louisville County agricultural development.

20. **Recorder(s):** Rebecca H. Schwendler, Chris Baker, Marie Matsuda 21. **Date:** October 28, 2020

Colorado Historical Society - Office of Archaeology & Historic Preservation
1560 Broadway, Suite 400 Denver, CO 80202
303-866-3395

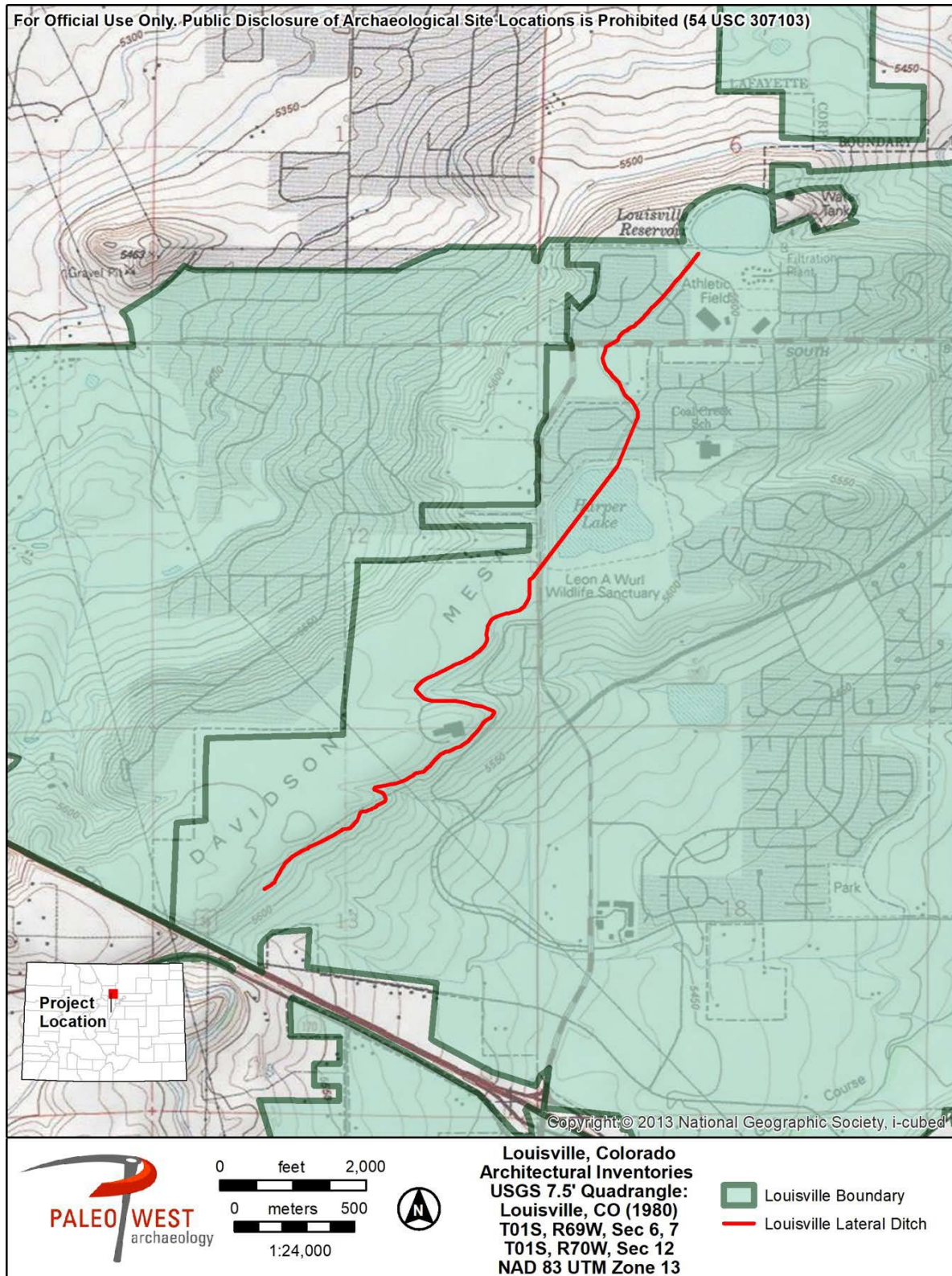


Figure 1: Location of 5BL9577.2 / Louisville Lateral

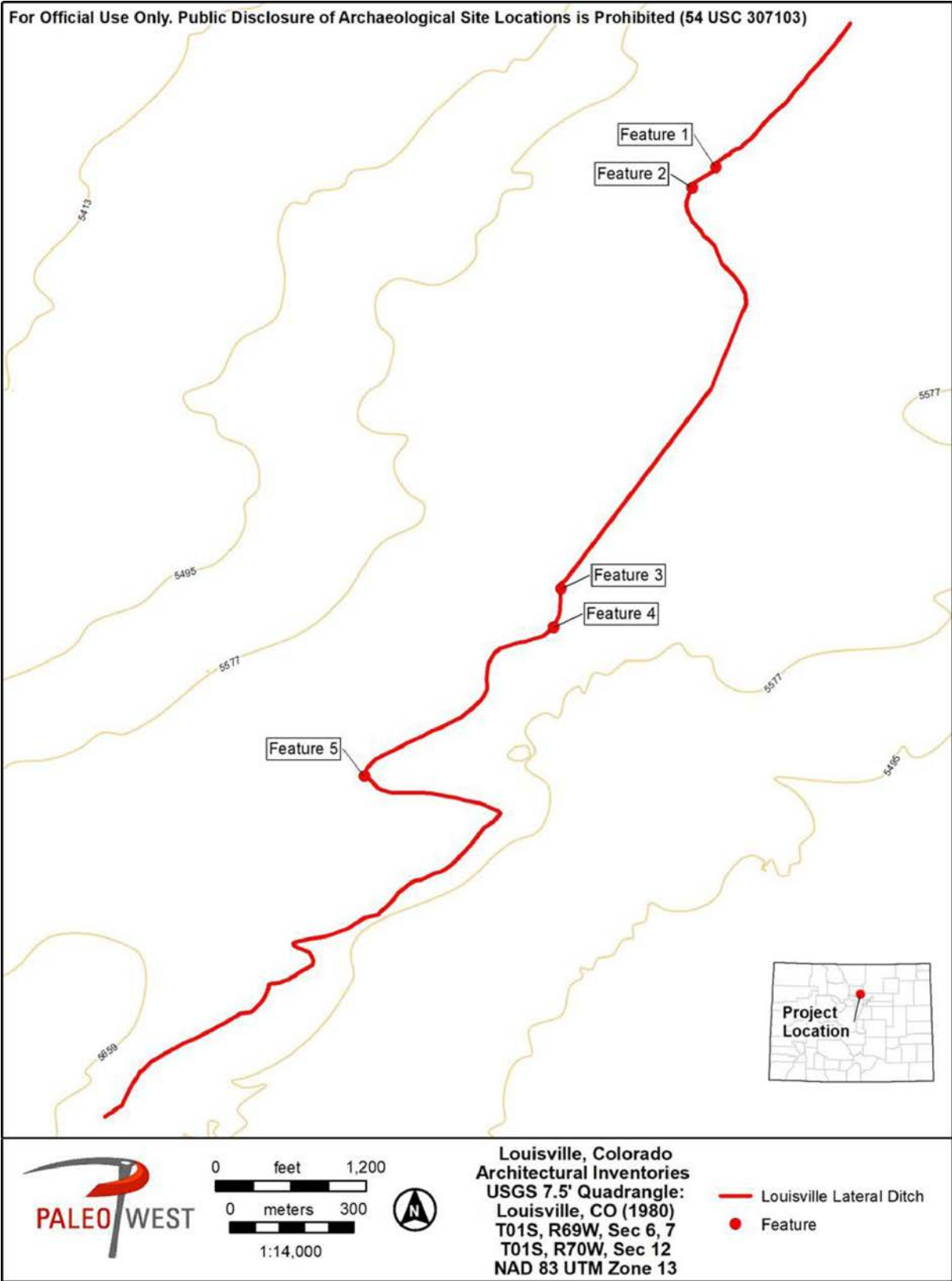


Figure 2: Sketch Map of 5BL9577.2 / Louisville Lateral



Figure 3. 5BL9577.2 northern extent of ditch, facing southwest, M. Taylor, 10/8/2020.



Figure 4. 5BL9577.2 concrete u-culvert, facing south, M. Taylor, 10/8/2020.



Figure 5. 5BL9577.2 concrete u-culvert, facing south, M.Taylor, 10/8/2020.



Figure 6. 5BL9577.2 wooden pedestrian bridge, facing north, M. Taylor, 10/8/2020.



Figure 7. 5BL9577.2 feature 1, facing southwest, M. Taylor, 10/6/2020.



Figure 8. 5BL9577.2 feature 2, facing north, M. Taylor, 10/8/2020.



Figure 9. 5BL9577.2 detail of feature 2, plan view, M. Taylor, 10/8/2020.



Figure 10. 5BL9577.2 double concrete culvert, facing east, M. Taylor, 10/8/2020.



Figure 11. 5BL9577.2 concrete headwall with metal grate, facing north, M. Taylor, 10/8/2020.



Figure 12. 5BL9577.2 concrete culvert with metal grate, facing west, M. Taylor, 10/8/2020.



Figure 13. 5BL9577.2 concrete culvert with metal grate, exit point from Harper Lake, facing southwest, M. Taylor, 10/8/2020.



Figure 14. 5BL9577.2 concrete box culvert on west side of McCaslin Boulevard, facing east, M. Taylor 8/12/2020.



Figure 15. 5BL9577.2 ditch overview, facing south, M. Taylor, 10/8/2020.



Figure 16. 5BL9577.2 feature 3, facing west, M. Taylor, 10/8/2020.



Figure 17. 5BL9577.2 detail of feature 3, plan view, M. Taylor, 10/8/2020.



Figure 18. 5BL9577.2 feature 4, facing south, M. Taylor, 10/8/2020.



Figure 19. 5BL9577.2 feature 5, facing southwest, M. Taylor 10/8/2020



Figure 20. 5BL9577.2 concrete u-culvert, facing northeast, M. Taylor, 10/8/2020.



Figure 21. 5BL9577.2 concrete culvert, gravel filled, facing north, M. Taylor, 10/8/2020.



Figure 22. 5BL9577.2 gravel filled ditch segment, facing southwest, M. Taylor, 10/8/2020.



Figure 23. 5BL9577.2 ditch overview, facing east, M. Taylor, 10/8/2020.



Figure 24. 5BL9577.2 concrete u-culvert, facing southwest, M. Taylor, 10/8/2020.

Resource Number: 5BL9577.2
Temporary Resource Number: N/A



Figure 25. 5BL9577.2 southern extent of ditch, facing northeast, M. Taylor, 10/8/2020.



Figure 26. 5BL9577.2 ditch overview, facing south, M. Taylor, 10/8/2020.