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: 5BL12488
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 520 Short Street
7. Building address: 520 Short Street, Louisville, CO 80027
8. Owner name and address: Lesley T. Julian, 520 Short Street, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   NW ¼ of SW ¼ of SW ¼ of NE ¼ of section 8
10. UTM reference
    Zone 13N; 488335mE 4425600mN
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: N/A
    Addition: Capitol Hill Year of Addition: 1904
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOT 1 CAPITOL HILL REPLAT & VAC ALLEY PER REC 599568

III. Architectural Description

14. Building plan (footprint, shape): L-shaped
15. Dimensions in feet: Length 38 x Width 36
16. Number of stories: 1
17. Primary external wall material(s): Wood: Vertical Siding
18. Roof configuration: Gabled Roof – Cross Gabled Roof
19. Primary external roof material: Asphalt
20. Special features: None

21. General architectural description: 520 Short Street is an L-shaped building clad in vertical wood siding and having a cross gabled roof covered in asphalt shingles. The north-facing elevation forms the house's primary façade and is the top of the "L". A single entry door has a single double hung window with decorative wood shutters to its west. An attic vent is located at the roof apex. There is no other fenestration on the north elevation. The west side of the building has a single central double hung window with decorative wood shutters. Views of the east elevation are largely obscured from the public right-of-way. There appears to be a small addition in the crook of the "L". No fenestration is visible. The south side of the building has, from west to east, a single double hung window with decorative shutters, an entry door, and a bay window. There is an attic vent near the apex of the roof. All windows appear to be aluminum frame replacements.

22. Architectural style/building type: Gabled Ell

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: There is a small, side gable roofed shed clad in vertical wood siding, with a barn style door in its north elevation, at the rear lot line. Its age is unknown.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1912

    Source of information:

    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: Otto F. Todd

    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 house appears relatively unchanged since at least 1955.

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): House

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.

520 Short Street

The house at 520 Short Street is located in the Capitol Hill Subdivision, which was platted by Irving Elberson and J. C. Williams in 1904. Envisioned as Louisville's affluent subdivision, Capitol Hill was located on "the hill" overlooking the town to the southeast and the mountains to the west. The cost of land in the neighborhood reinforced its elite status. Lots in Capitol Hill could be more than twice as expensive as those in the less affluent parts of town. Not surprisingly, then, this subdivision has relatively larger and fancier houses than many other parts of historic Louisville. Capitol Hill contains the most Queen Anne-style houses in Louisville. The neighborhood also contains many Folk Victorians and Classic Cottages, including four of the latter that remain on the 1040 block of Jefferson Avenue. The subdivision's affluence was not opulent, however. Most residents were local low- and mid-level white collar workers. The subdivision also became a locus of public leisure in the winter when youth and adults of all income levels enjoyed sledding on the subdivision's hills.

520 Short Street is somewhat atypical of homes in the Capitol Hill neighborhood. It is a small, simple, vernacular, gabled ell plan house typical of the National form, which was common in working-class towns located near railroads. According to Boulder County Assessor records, the house was constructed in 1912. The original owner of the parcel upon which the house was constructed was Otto F. Todd. It is likely that he constructed the house at 520 Short Street. Mr. Todd subsequently sold the property to H. G. Dearing in 1920. However, George and Mattie Laverty were living in the house with their children by 1921 (Bacon 2013). They were renters, not owners. The family left Louisville by the mid-1920s and it is likely that other tenants followed. A large new house (1041 Grant) was constructed on the same lot as 520 Short Street in 1931. It appears that Antonio and Katherine La Salle, the owners of the new house, also owned 520 Short Street. Indeed, the small house was platted with the 1041 property until the late 1970s when the two buildings were finally separated into discrete properties by the Boulder County Assessor.

520 Short Street appears relatively unchanged since its original construction.

36. Sources of information:

Bacon, Bridget.
2013 520 Short Street 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 does not appear to meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code). It exhibits the most common early 20th century architectural form in Louisville (National form) and this house is not particularly distinctive.

    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 5BL12488 not individually significant under NRHP/SRHP Criterion A because it is not, by itself, illustrative of a significant trend in history at the NRHP/SRHP level. PaleoWest recommends 5BL12488 not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We recommend 5BL12488 not significant under NRHP/SRHP Criterion C because the house is not a quintessential example of a National form home. Finally, we recommend 5BL12488 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: 5BL12488 retains integrity of location, setting, design, feeling, and workmanship. The vertical siding is likely not original, which weakens integrity of materials. There is no integrity of association because the home has no link to a historically important person or event.

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 Capitol Hill subdivision was platted in 1904. As a relatively exclusive part of town in the early 1900s, the area has relatively larger and fancier houses than many other parts of historic Louisville. Specifically, the subdivision contains a higher density of Queen Anne, Folk Victorian, and Classic Cottage styles than other Louisville subdivisions, although it also contained simpler National form houses. This assessment did not formally evaluate a Capitol Hill Historic District, but a potential district is apparent.

520 Short may contribute to a potential Capitol Hill historic district because it illustrates the full range of house types present in this historical 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: 520 Short Photograph 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.

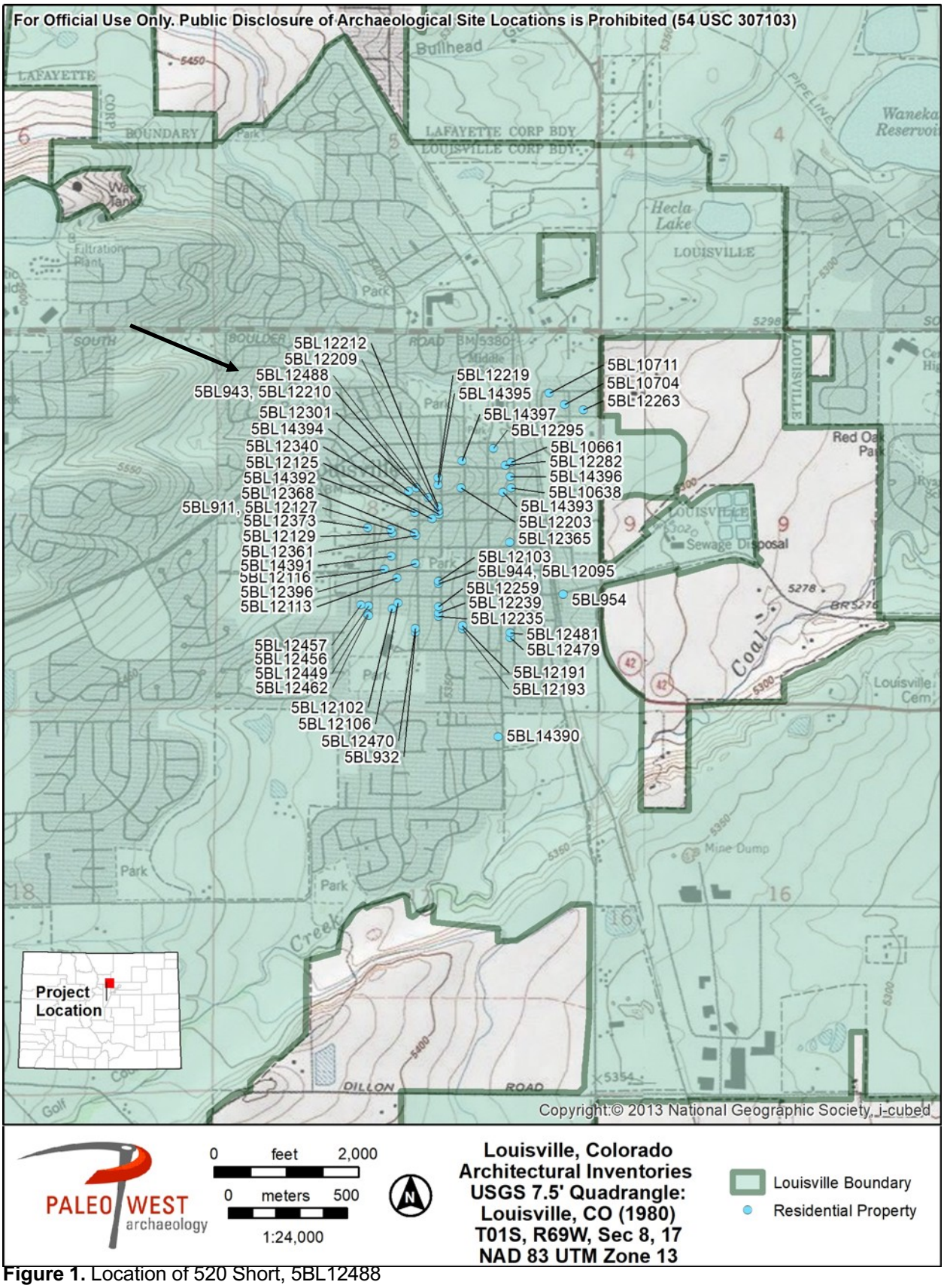

Figure 1. Location of 520 Short, 5BL12488

Resource Number: 5BL12488
Temporary Resource Number: N/A

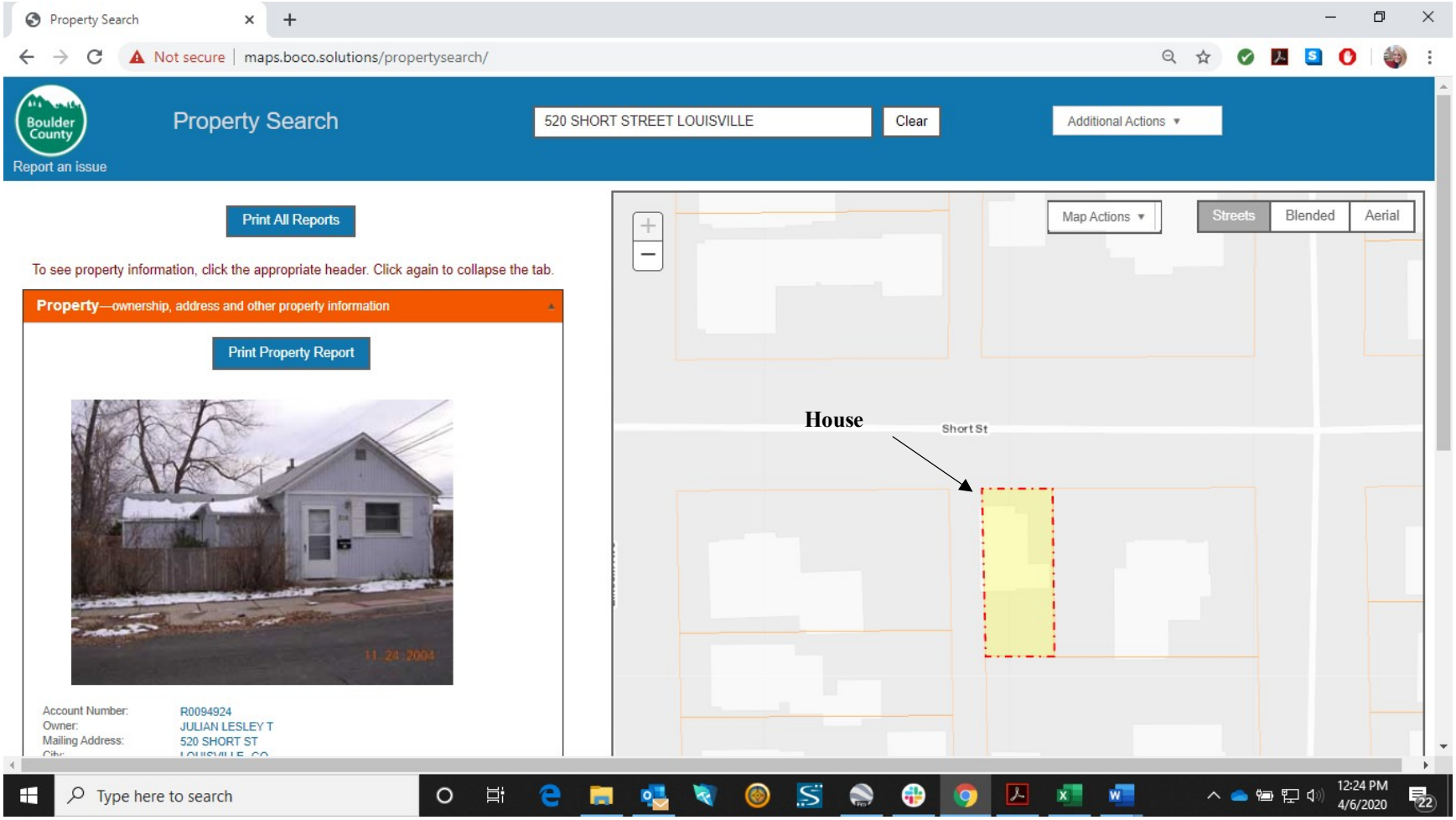

Figure 2. Sketch map of 520 Short.

Resource Number: 5BL12488
Temporary Resource Number: N/A

Figure 3. 520 Short, facing southeast.

Figure 4. 520 Short, facing southwest.

Resource Number: 5BL12488
Temporary Resource Number: N/A

Figure 5. 520 Short, facing west.

Figure 6. 520 Short, facing northwest.

Figure 7. 520 Short, shed, facing south-southeast

Figure 8. 520 Short, photo from 1948 Assessor Card (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: 5BL954
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 1105 Pine Street
7. Building address: 1105 Pine Street, Louisville, CO 80027
8. Owner name and address: Virginia K. Chavez Trust, 800 Front Street, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

P.M. 6 Township 1S Range 69W

NW ¼ of SE ¼ of NE ¼ of SE ¼ of section 8

10. UTM reference

    Zone 13N; 488936mE 4425231mN

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: Louisville Year of Addition: 1906

13. Boundary Description and Justification: Boulder County Assessor Legal Description: TRS 700 A & 699C2 8-1S-69

III. Architectural Description

14. Building plan (footprint, shape): L-Shaped
15. Dimensions in feet: Length 38 x Width 36
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
20. Special features: Chimney
21. General architectural description: 1105 Pine is a two-story, gabled-ell type National form home clad in horizontal wood siding. It has a cross-gabled roof with asphalt shingles. The home's primary façade faces south and forms the top of the "L". A single entry door is located near the east end of the façade. A pair of large double hung windows are located to the west. There is another pair of large double hung windows accentuating the second story of the home above the entry. The lower portion of the "L" extends to the west. It has a series of sliding windows that appear to be

replacements. This portion was originally an open porch. A single double hung window and a pair of double hung windows are located on the first and second stories of the west side of the house. The rear of the home is not visible from the public right-of-way. A single double hung window is visible on the east side of the house.

22. Architectural style/building type: Gabled Ell
23. Landscaping or special setting features: None
24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _1905___ Actual:

    Note: The Boulder County Assessor's Office proposes a construction date of 1900. However, William J. Lee was not living in Louisville at the time. Lee's grandson, Lee Evans, implied in an autobiography he wrote, that the house was built in "about 1910."

Source of information:

Boulder County Assessor's Office
2020 Property Search. Available at: http://maps.boco.solutions/propertysearch/. Accessed April 2020.

Evans, Lee.
2002 *From Happy Valley to the Mountaintop* (McKinleyville, CA.: Daniel Publishing Croup, 2002)

26. Architect: Unknown
27. Builder/Contractor: Unknown
28. Original owner: William J. Lee

    Source of information:

Bacon, Bridget.
n.d. [Notes 1105 Pine]. 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): An addition was constructed on the rear of the house sometime between 1948 and 1978. The front porch located at the inside corner of the L was enclosed sometime between 1950 and 2017.

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

Note: There is an unconfirmed claim that the house was moved in the late 1940s.

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:

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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.

1105 Pine

William J. Lee, a horse dealer, was born in Wisconsin in 1857, and moved to Louisville in the early 1900s. He and his brother George purchased land from Rebecca Welch and platted the East Louisville subdivision of East Louisville in 1906. This area included South, Walnut, Spruce, and Park Streets and Lee Avenue between the railroad tracks and present-day Highway 42. The subdivision attracted working class residents and was subjected to steady home construction from 1900 through 1945, with limited infill between 1950 and 1980. Many of the houses in East Louisville, and especially those constructed in the 1930s and 1940s, are exceptionally small. The generally small and architecturally simple houses present within East Louisville are consistent with the area's history as a home for miners and railroad workers. This area of Louisville was reportedly called Little Bulgaria by some of its inhabitants because it was apparently a favorite neighborhood for immigrants from that country.

William Lee lived at 1105 Pine with his wife and children. The Lee house was not included in the East Louisville subdivision. The home was located in a wye created by railroad tracks that entered the core of Louisville. William Lee's daughter, Jennie Lee Evans, lived in the house after the death of her husband in 1920.Her son Lee Evans wrote about the home in his autobiography. The house stayed in the Lee family until 1946, when William's daughter sold it to Benjamin Emmett and Laura Trott who, in turn, sold it to Mary Duran in1950. Mary Duran transferred ownership to Jesse Duran in 1956. He transferred ownership to himself and his two siblings, Virginia Chavez and Eva Arroyas in 1977. The house remains in the Duran family under the Virginia K. Chavez Trust (Bacon, n.d.).

36. Sources of information:

Bacon, Bridget.
n.d. [Notes 1105 Pine]. 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.

Evans, Lee.
2002 *From Happy Valley to the Mountaintop* (McKinleyville, CA.: Daniel Publishing Croup, 2002)

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 area of social history for its connection with the development of the East Louisville subdivision and local real estate developer William J Lee.

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 5BL954 not individually significant under NRHP/SRHP Criterion A because it is not associated with events or patterns important at the NRHP level. PaleoWest recommends 5BL594 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 5BL594 not significant under NRHP/SRHP Criterion C because the house is not a quintessential example of a National form home at the NRHP level. Finally, we recommend 5BL594 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: 1105 Pine retains integrity of location, setting, design, materials, workmanship, and feeling. However, the home appears somewhat neglected, which can result in the loss of historic fabric and ultimately undermine integrity. Because the house is not directly connected with important events or people 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 ____ No __X___

    Discuss:

    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: 1105 Pine Photograph 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.

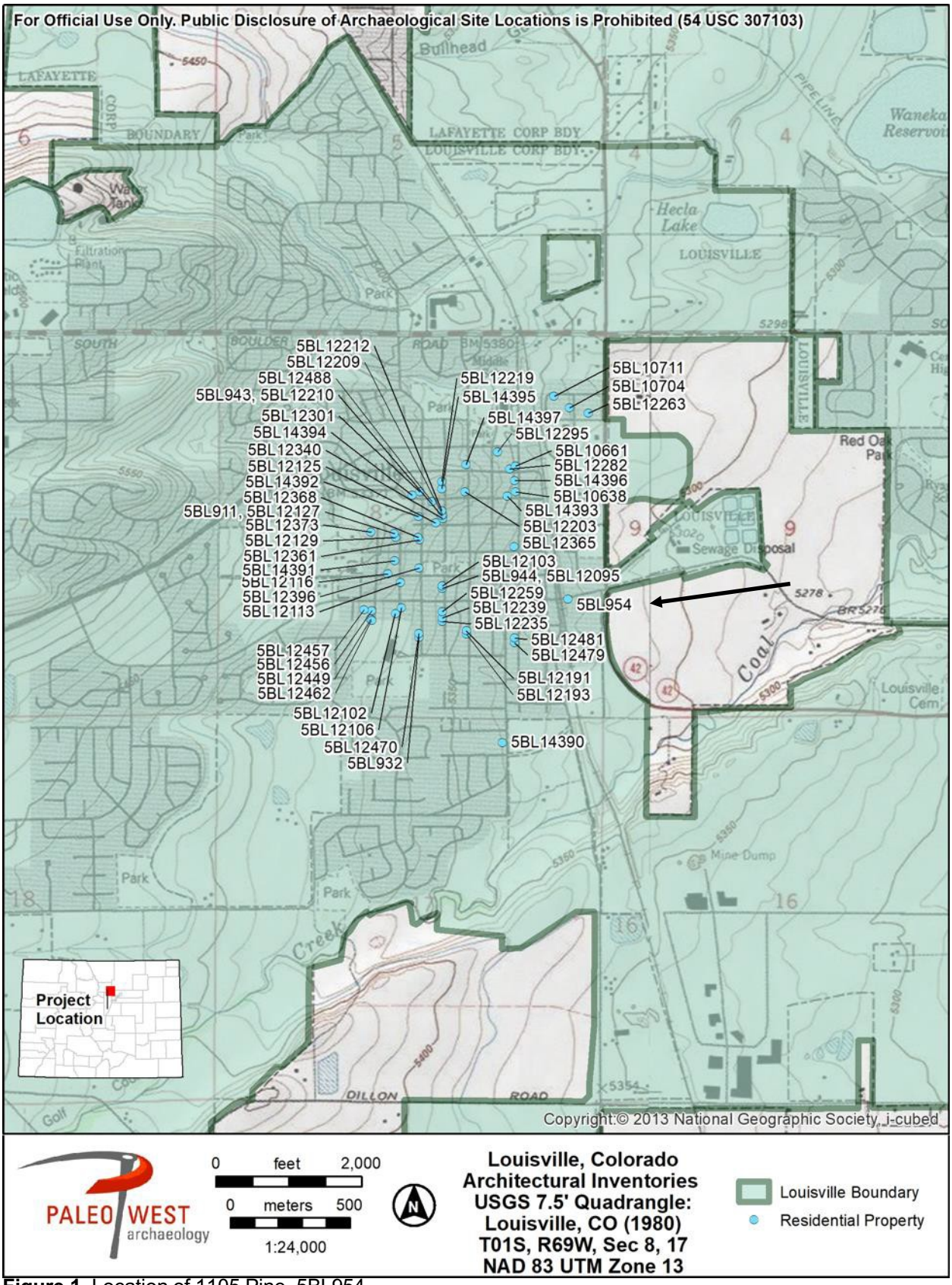

Figure 1. Location of 1105 Pine, 5BL954.

Resource Number: 5BL954
Temporary Resource Number: N/A

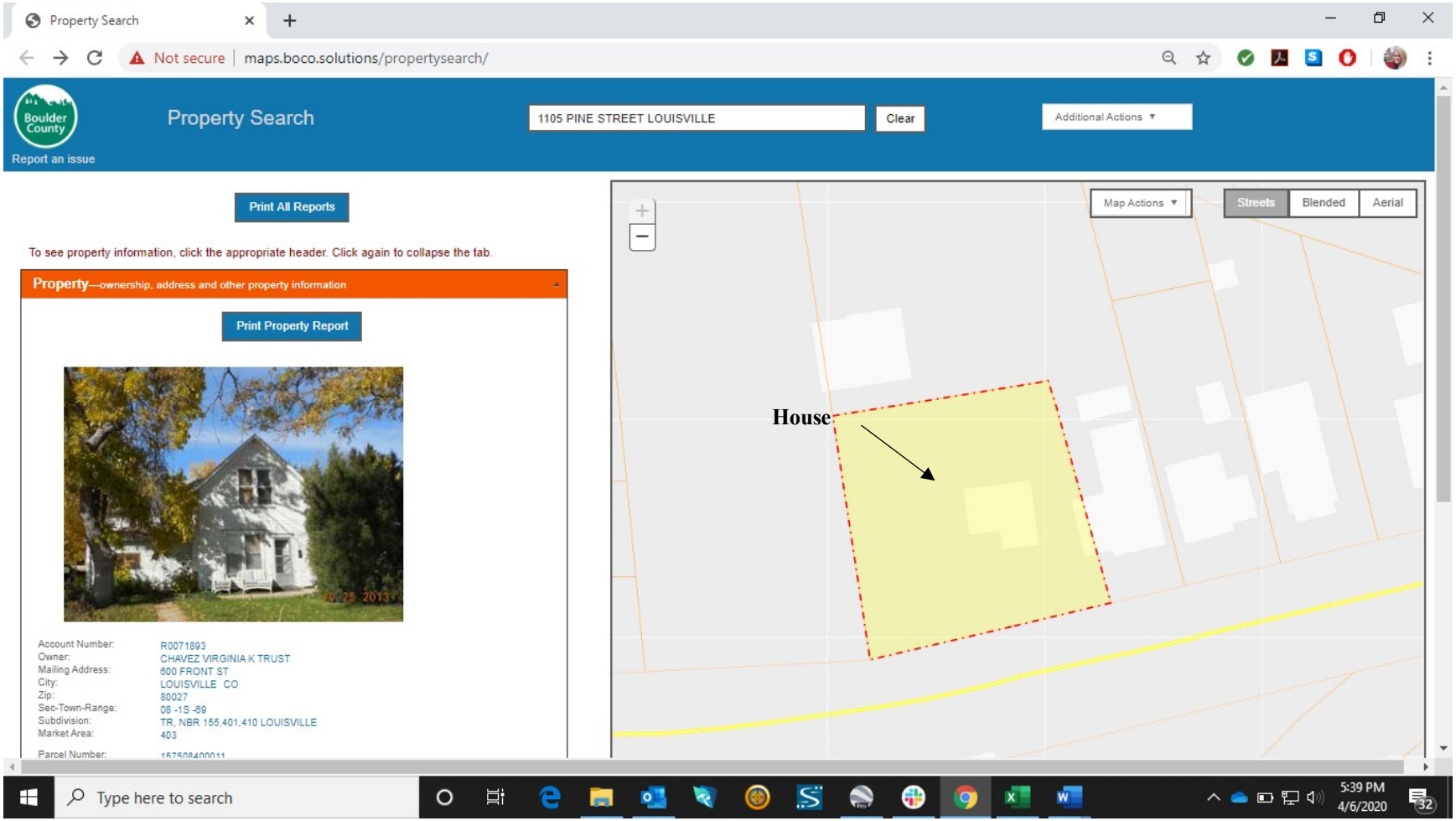

Figure 2. Sketch map of 1105 Pine.

Resource Number: 5BL954
Temporary Resource Number: N/A

Figure 3. 1105 Pine, facing north.

Figure 4. 1105 Pine, facing northwest.

Figure 5. 1105 Pine, facing northeast.

Figure 6. 1105 Pine, facing southeast.

Figure 7. 1105 Pine photo from 1948 Assessor Card (LHM 2017).

Figure 8. 1105 Pine, Date Unknown.

Resource Number: 5BL14333
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: 5BL14333
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 704 Johnson Street
6. Current building name: 704 Johnson Street
7. Building address: 704 Johnson Street, Louisville, CO 80027
8. Owner name and address: C. W. and Carolyn Kranker, 704 Johnson Street, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   NW ¼ of NE ¼ of NW ¼ of NE ¼ of section 17
10. UTM reference
    Zone 13N; 488533 mE 4424636 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): 5-6 Block: 4
    Addition: Johnson's First Addition Year of Addition: 1890
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 5-6 & 10 FT ALLEY ADJ ON S & 10 FT ALLEY ADJ L 5 ON W BLK 4 JOHNSONS 1

III. Architectural Description

14. Building plan (footprint, shape): Irregular plan
15. Dimensions in feet: Length 70 x Width 60
16. Number of stories: 1
17. Primary external wall material(s): Brick
18. Roof configuration: Hipped roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Chimney

21. General architectural description: 704 Johnson Street is a wood frame house with a concrete foundation. The house is clad in light tan brick. The primary elevation faces north. A large two-car garage forms the western third of the primary façade. The garage is an addition. An entry door, recessed in a porch, is located just east of the garage. Two sliding windows are located east of the entry. Sliding windows are symmetrically located on the east and west elevations. The rear of the building (south elevation) was not visible during the survey. There is a brick double chimney at center of roof peak. The hipped roof of the garage intersects the hipped roof of the house.

22. Architectural style/building type: Post-World War II - Ranch Type

23. Landscaping or special setting features: A concrete driveway runs along the west edge of the lot, with a concrete walkway extending to the front entrance.

24. Associated buildings, features, or objects: N/A

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _1954_ Actual:

    Source of information: Assessor Card (Louisville Historical Museum 2017)

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Russell and Gloria Green

    Source of information: Assessor Card (Louisville Historical Museum 2017)

29. Construction history (include description and dates of major additions, alterations, or demolitions): The original house was 50 ft x 31 ft with wood lap siding. The attached garage and existing brick cladding are post-1963 additions.

    Source of information: Assessor Card (Louisville Historical Museum 2017)

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 attached 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.

704 Johnson Street

The house at 704 Johnson Street is in Johnson's First Addition. The subdivision was platted by Mahlon V. Johnson, a civil engineer with the Colorado Central Railroad Company. Johnson, who lived in Denver, platted another subdivision for local miners in 1890. The subdivision was likely intended to house workers from the Ajax Mine, which was located southwest of the original town in what is now the green space between East and West Lois Drive. Most of the early houses found within Johnson's First Addition were small and architecturally simple 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.

704 Johnson Street is a small ranch style home constructed ca. 1954. The attached garage and brick cladding were added sometime after 1963.

36. Sources of information:

Bacon, Bridget
2013 737 Johnson 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 (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 ____

42. Statement of significance: PaleoWest recommends 5BL14333 not eligible for the NRHP and SRHP under Criteria A and B because it is not associated, at the NRHP or SRHP level, with important events or people in local, state, or national history. We also recommend 5BL14333 not eligible for the NRHP and SRHP under Criterion C because, while it is a Ranch form house, it is not a quintessential example of this architectural form, an architectural innovation, or the work of a master at the NRHP or SRHP level. Finally, we recommend 5BL14333 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: 5BL14333 retains integrity of location. The house has been altered since it was originally constructed, and new houses are located next to it. These changes undermine the property's integrity of feeling, setting, design, materials, and workmanship. Because 5BL14333 is not connected with important events or people, 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 ___ No X

    Discuss: The house 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: 236–238

    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 11, 2019

50. Recorder(s): Chris Baker and Seth White

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.

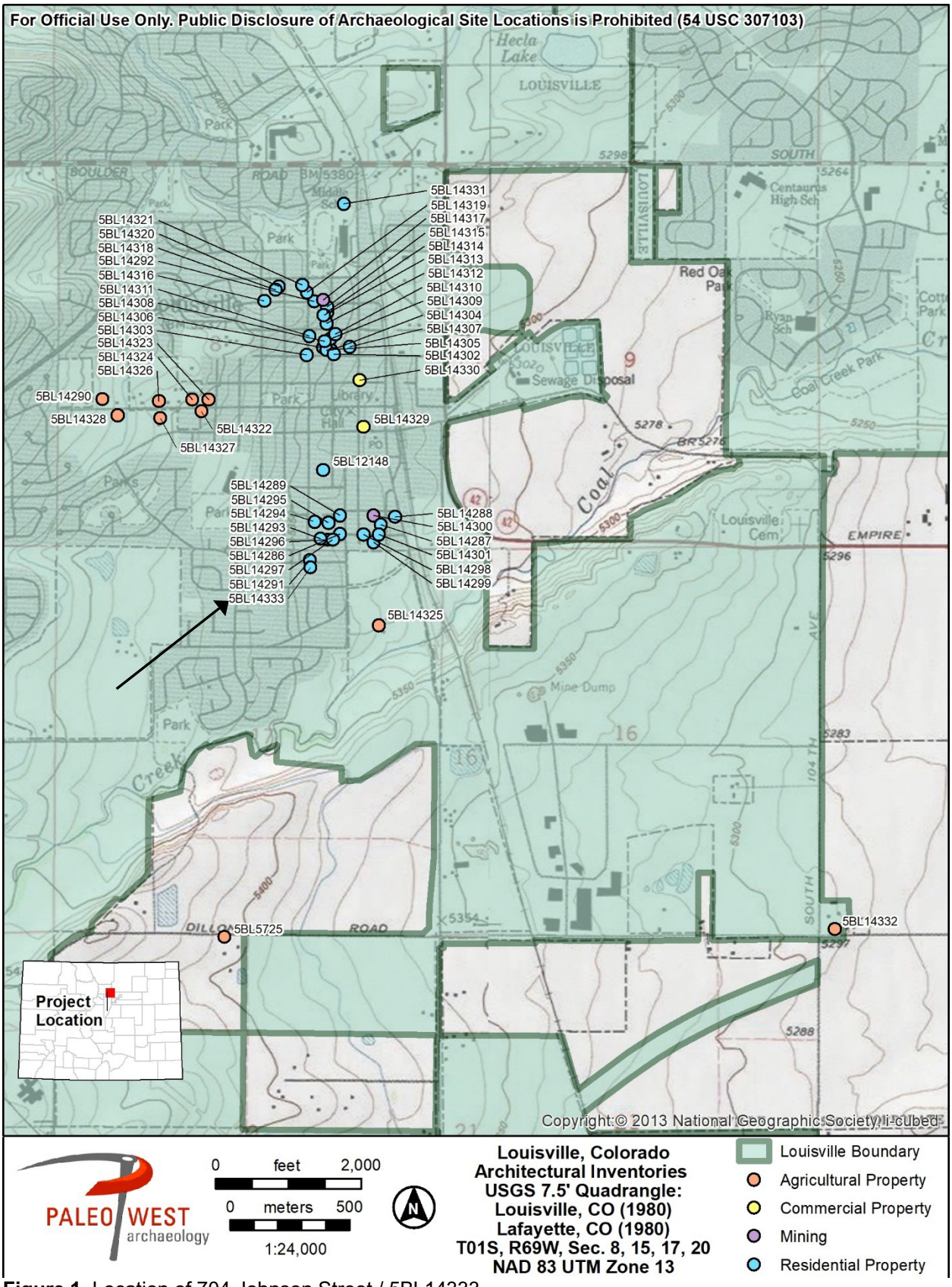

Figure 1. Location of 704 Johnson Street / 5BL14333.

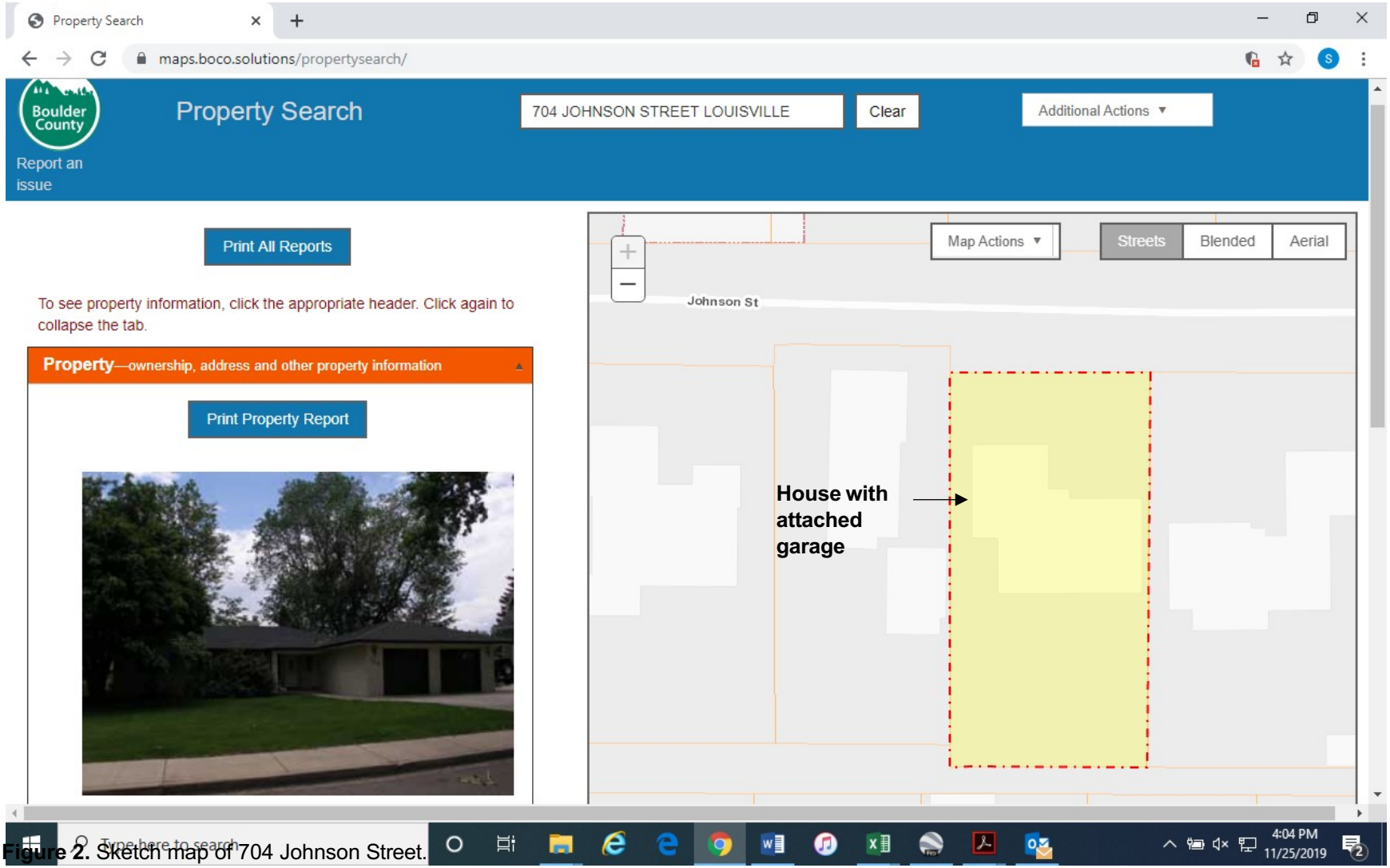

Figure 2. Sketch map of 704 Johnson Street.

Figure 3. 704 Johnson Street house and garage, north and west sides, facing southeast.

Figure 4. 704 Johnson Street house and garage, east and north sides, facing southwest.

Figure 5. 704 Johnson Street house and garage, north side, facing south.

Figure 6. 704 Johnson photo from 1954 Assessor Card, east and north sides, facing southwest (LHM 2017).

Resource Number: 5BL14291
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: 5BL14291
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 705 Johnson Street
6. Current building name: 705 Johnson Street
7. Building address: 705 Johnson Street, Louisville, CO 80027
8. Owner name and address: Keith C. and Carla K. Doggett, 705 Johnson Street, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   NW ¼ of NE ¼ of NW ¼ of NE ¼ of section 17
10. UTM reference
    Zone 13N; 488531 mE 4424666 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): 5-6-7 Block: 5
    Addition: Johnson's First Addition Year of Addition: 1890
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 5-6-7 BLK 5 JOHNSONS 1 & VAC ALLEY ADJ LOT 5

III. Architectural Description

14. Building plan (footprint, shape): Square plan
15. Dimensions in feet: Length 29 x Width 29
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

21. General architectural description: 705 Johnson Street is a wood frame home with a concrete foundation and full basement. The primary façade faces south and has an entry in the western portion of the façade. The entry is located under a cross-gabled roof. The house has double-hung, sliding, and fixed picture windows in various configurations.

22. Architectural style/building type: Post-World War II – Minimal Traditional

23. Landscaping or special setting features: A gravel driveway runs along the west edge of the lot. A concrete pathway meanders from sidewalk to the front entry. A modern wood and chain link fence encloses the back yard.

24. Associated buildings, features, or objects: A side-gabled, rectangular garage exists north of the house, in the rear of the lot. According to current owner, garage was constructed in the 1970s.

IV. ARCHITECTURAL HISTORY

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

    Source of information: Boulder County Assessor's Office

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: William E. and Rosemary Dirkes

29. Construction history (include description and dates of major additions, alterations, or demolitions): The general form of the home is unchanged, but windows and siding are modern.

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.

705 Johnson Street

The house at 705 Johnson Street is located in Johnson's First Addition. The subdivision was platted by Mahlon V. Johnson, a civil engineer with the Colorado Central Railroad Company. Johnson, who lived in Denver, platted another subdivision for local miners in 1890. The subdivision may have been intended to house workers from the Ajax Mine, which was located southwest of the original town in what is now the green space between East and West Lois Drive. Most of the early houses found within Johnson's First Addition were small and architecturally simple 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.

705 Johnson Street is a small Minimal Traditional form house constructed in approximately 1952. The house appears relatively unchanged since its mid-twentieth-century construction or renovation. According to the current owner and the Boulder County Clerk and Recorder, a Mr. Dirkes (appears to be William E., with wife

Rosemary Dirkes) lived in this house and was the builder of several other houses on Johnson Street. However, County Clerk and Recorder records show that William E. Dirkes purchased Lot 5 Block 5 from Charles M. Penn in 1952. Penn purchased Lots 5–7 Block 5 from Henry T. Le Fevre, Jr. in 1949. Le Fevre purchased Lots 5–10 Block 5 and Lots 6–7 Block 4 in Johnson's First Addition from the Rocky Mountain Fuel Company in 1947, suggesting that Le Fevre (possibly working with Penn) was the developer of the mid-twentieth-century infill in Johnson's First Addition. The shape and roof line of 705 Johnson suggest that the house could potentially be the remnant of an earlier hipped-roof miner's cottage that received a mid-twentieth-century renovation, although that could not be confirmed.

36. Sources of information:

Bacon, Bridget
2013 737 Johnson 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.

Boulder County Office of the Clerk and Recorder
2019 Search for Dirkes and related property owners. Available at: https://recorder.bouldercounty.org/countyweb/disclaimer.do. Accessed December 26, 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 ____

42. Statement of significance: PaleoWest recommends 5BL14291 not eligible for the NRHP and SRHP under Criteria A and B because it is not associated, at the NRHP or SRHP level, with important events or people in local, state, or national history. We also recommend 5BL14291 not eligible for the NRHP and SRHP under Criterion C because its construction history is unconfirmed and its architectural form is atypical for a ca. 1952 house, making it not a quintessential example of an architectural form, an architectural innovation, or the work of a master at the NRHP or SRHP level. Finally, we recommend 5BL14291 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: 705 Johnson Street retains integrity of location. New houses are located next to 705 Johnson Street, undermining its integrity of setting and feeling. The house's integrity of design, materials, and workmanship have been diminished by the addition of vinyl siding and the replacement of windows. Because the house is not connected with important events or people, 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 ___ No

Discuss: The house 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: 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 11, 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.

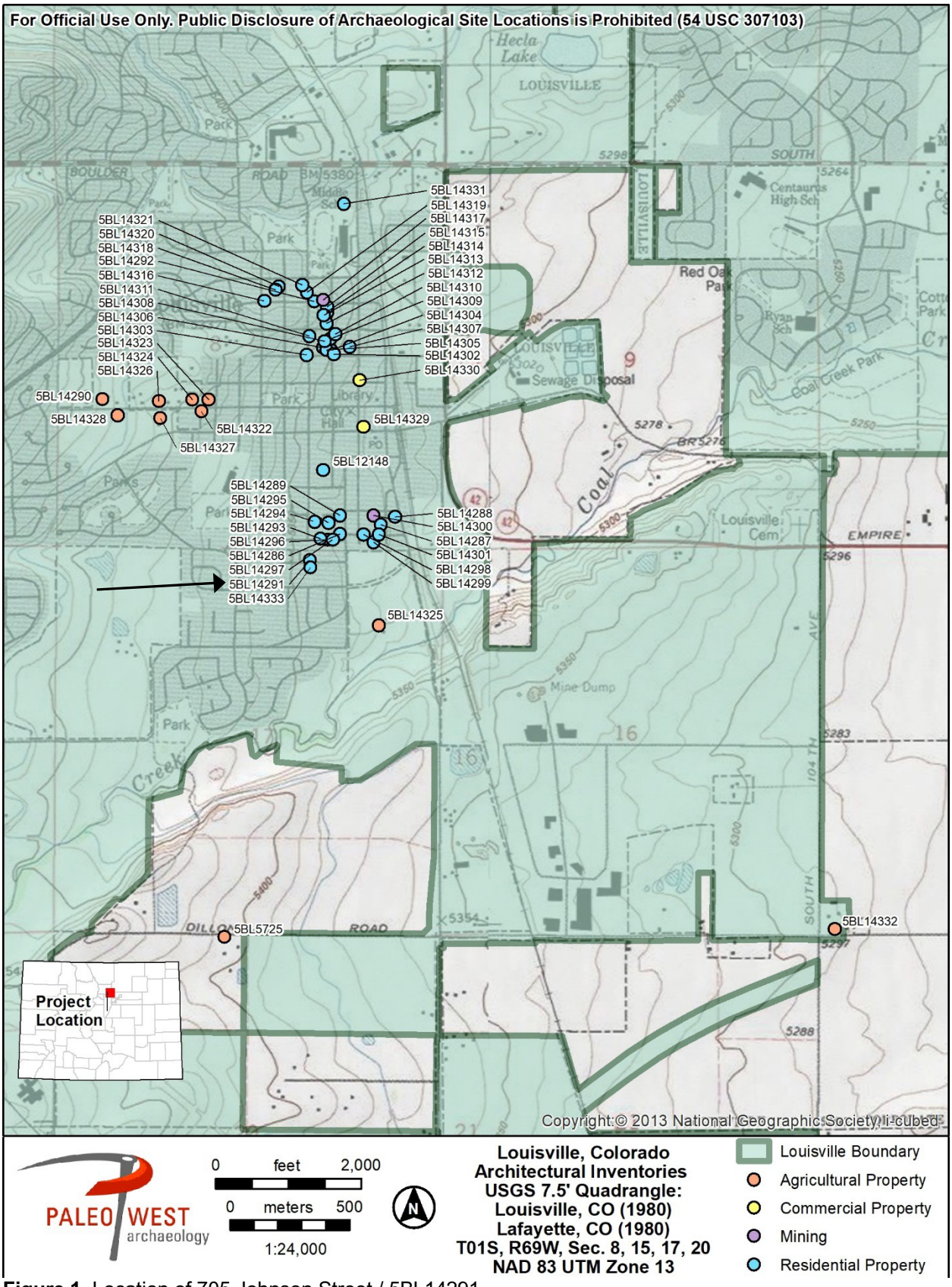

Figure 1. Location of 705 Johnson Street / 5BL14291.

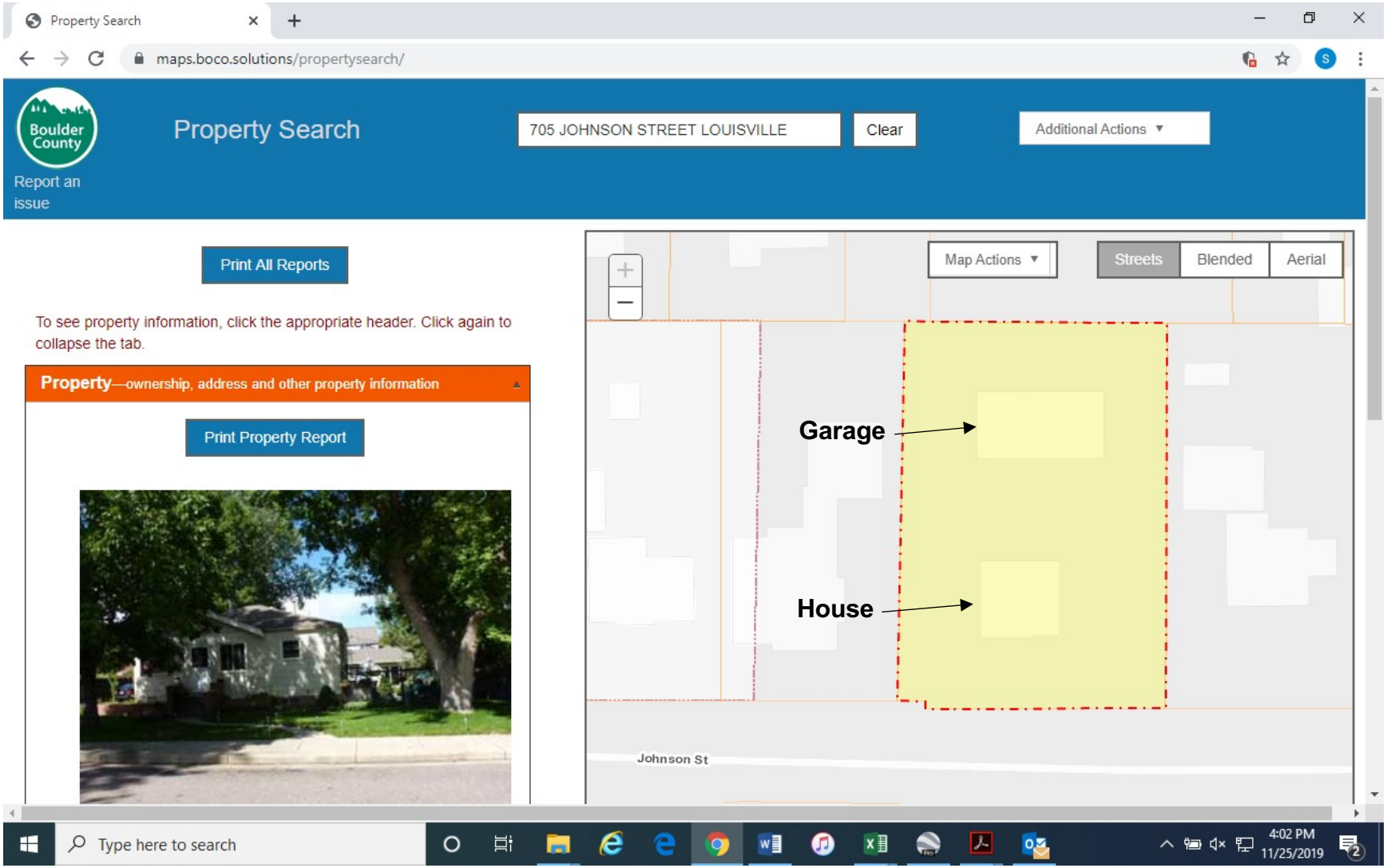

Figure 2. Sketch map of 705 Johnson Street.

Figure 3. 705 Johnson Street house, south and east sides, facing north-northwest.

Figure 4. 705 Johnson Street house, west and south sides, facing northeast.

Figure 5. 705 Johnson Street garage and house, west sides, facing north-northeast.

Figure 6. 705 Johnson Street garage, south side, facing north.

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: 5BL12259
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 620 Grant Avenue
7. Building address: 620 Grant Avenue, Louisville, CO 80027
8. Owner name and address: Richard A. & Nicole E. Schwalm, 620 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; 488429mE 4425151mN
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: 12
    Addition: Pleasant Hill Year of Addition: 1894
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 4-5 BLK 12 PLEASANT HILL

III. Architectural Description

14. Building plan (footprint, shape): L-shaped
15. Dimensions in feet: Length 42 x Width 30
16. Number of stories: 1
17. Primary external wall material(s): Synthetics: Vinyl Siding
18. Roof configuration: Gable
19. Primary external roof material: Asphalt
20. Special features: None

21. General architectural description: 620 Grant is a small Folk Victorian style home with a cross gable roof. An addition has been added to the rear of the building. The house is clad in horizontal vinyl siding and asphalt shingles. All windows are double hung. The primary façade faces west. An open porch supported by turned wood posts spans the south half of the elevation. A single west-facing window is located under the porch. The home's entry door faces south and is at the junction of the porch and house. Two narrow double hung windows are north of the entry, in the portion of the house that projects to the west. The south side of the house has a single narrow double hung window and, in the addition, a pair of narrow double hung windows. The north elevation has a single, small, high window (e.g., bathroom) near its east end. Fenestration on the east (rear) side of the home is nearly identical to that in the original portion of the building and the addition. The original portion and the addition both have a central sliding glass door, and a single louver vent at attic level near the apex of the roof.

22. Architectural style/building type: Gabled Ell

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: There is a small building at the back of the lot. It has a side gable roof and horizontal wood siding. The building is very well maintained. A new door provides entry to the building, which is likely a small shop or studio. Two small double hung windows allow natural light into the building. This was the original home on the lot, constructed in 1908. It appears in a historical photograph of the property (see attached).

IV. Architectural History

25. Date of Construction: Estimate: 1910 Actual:

    Source of information:

Bacon, Bridget.
2017 620 Grant 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: John Harney

    Source of information:

Bacon, Bridget.
2017 620 Grant 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): An addition was added to the rear of the house sometime after 1950.

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.

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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

620 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.

620 Grant Avenue is a small Gabled Ell National form home with Folk Victorian stylistic elements. It was constructed in approximately 1910. The house is located in an area that was populated by a dozen eastern European families whose members worked in the coal mines. John Harney, a Slovak miner, purchased the lot for 620 Grant from Orrin Welch in 1906. He subsequently constructed a home on the property in 1908. The original house was very small, approximately 120 square feet. A larger house was constructed on the lot approximately two years later. This is the current 620 Grant Avenue home. The first home became an outbuilding on the lot (Bacon 2017).

John Harney died in 1937 and the house passed to his widow, Katherine, and children in 1951. The family owned the home until 1970 when it was sold and became a rental property for the next 20 years.

36. Sources of information:

Bacon, Bridget.
2017 620 Grant 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 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. 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:

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: Community Planning and Development

40. Period of significance: 1908–1970

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

42. Statement of significance: PaleoWest recommends 5BL12259 individually eligible for the NRHP and SRHP under Criterion A. The home was one of the earliest houses constructed in the Pleasant Hill subdivision and it is located in an enclave of homes originally settled by immigrants from Eastern Europe who came to Louisville to work in the coal mines. Moreover, the original home, which was constructed in 1908, still stands on the property as an outbuilding. Together both buildings clearly reflect the history of residential development in Louisville, the town's link with the development of coal mines in the region, and the importance of immigrants to the economic development of the town. PaleoWest recommends 5BL12259 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 5BL12259 not eligible for the NRHP and SRHP under Criterion C because the house is not a particularly intact example of a Folk Victorian style home. Finally, we recommend 5BL12259 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: 620 Grant retains integrity of location, workmanship, setting, feeling, and association. The addition to the rear of the house has weakened integrity of design and the addition of vinyl siding has weakened integrity of materials, although the original wood is undoubtedly present under the siding. Still, the fact that the addition is unobtrusive from the public right of way, the original 1908 house is still on the lot, and three of the original elevations of the larger primary 1910 home remain intact, support overall integrity.

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 __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.

    620 Grant would likely contribute to a potential Pleasant Hill historic district because it is an intact example of the kinds of simple houses that were built by an enclave of Eastern European immigrants who came to Louisville to work in the coal mines.

    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: 620 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.

Resource Number: 5BL12259
Temporary Resource Number: N/A

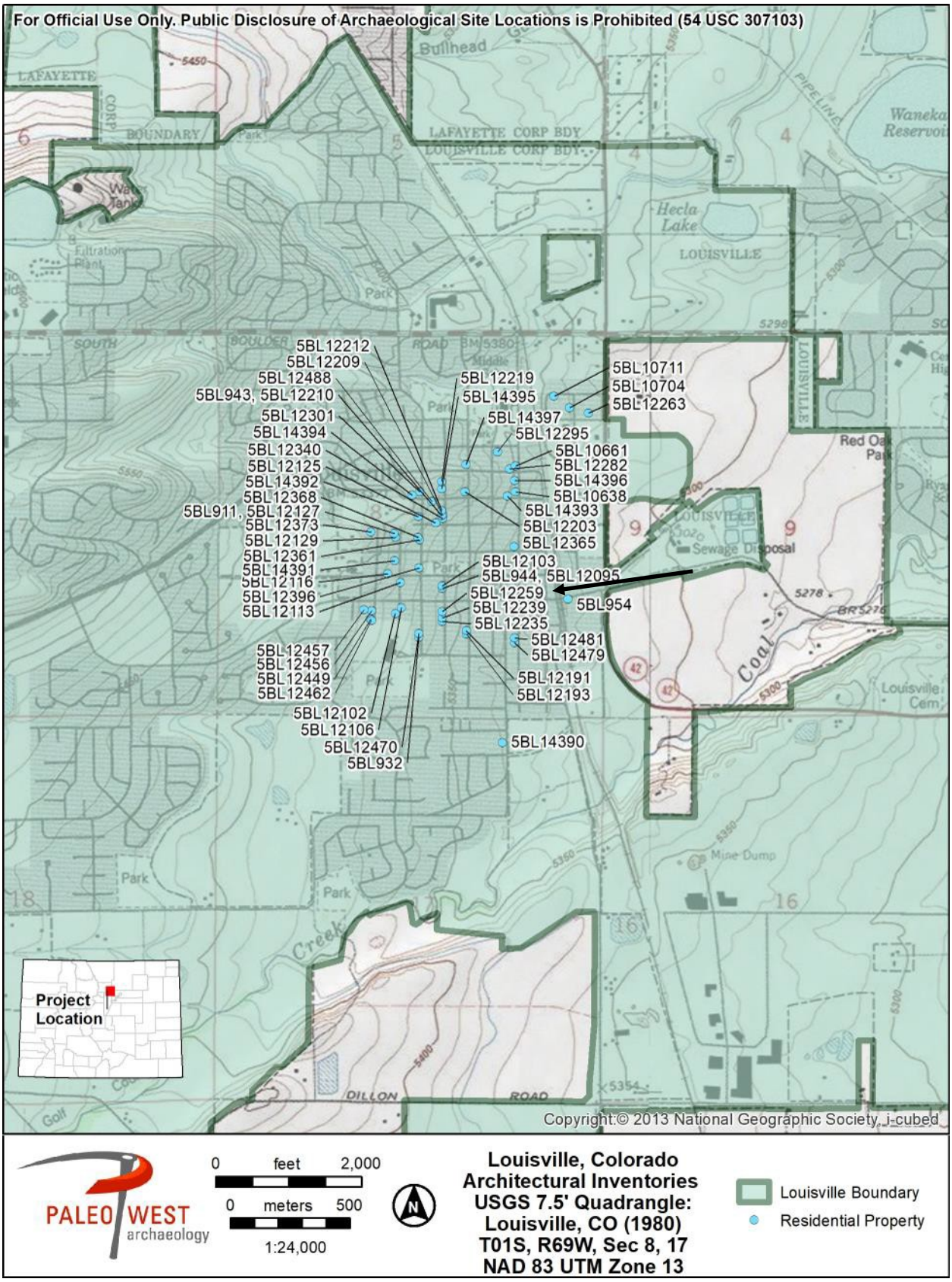

Figure 1. Location of 620 Grant, 5BL12259.

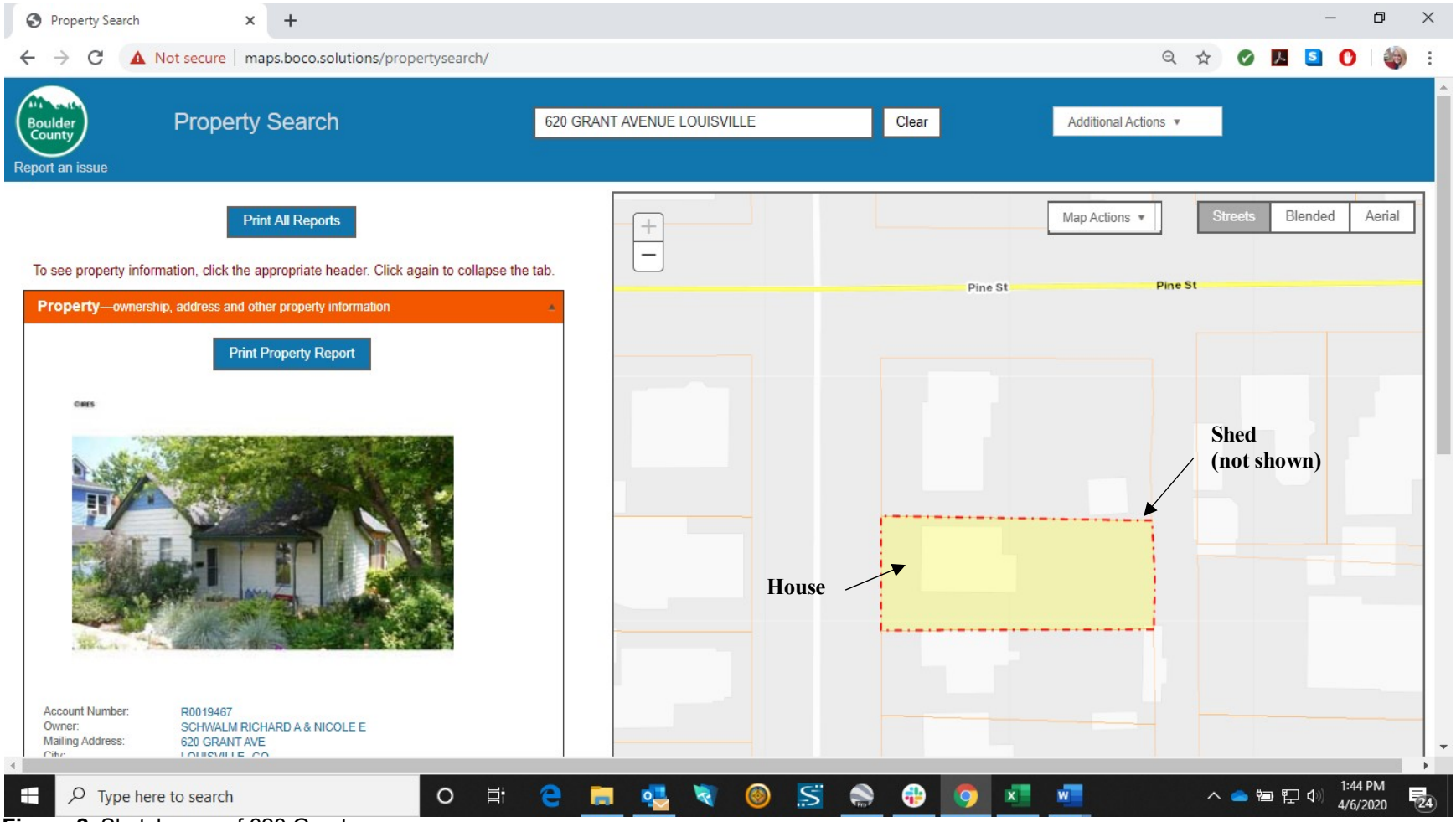

Figure 2. Sketch map of 620 Grant.

Resource Number: 5BL12259
Temporary Resource Number: N/A

Figure 3. 620 Grant, facing east.

Figure 4. 620 Grant, facing northeast.

Resource Number: 5BL12259
Temporary Resource Number: N/A

Figure 5. 620 Grant, shed, facing northwest.

Figure 6. 620 Grant, back of house, facing west.

Figure 7. 620 Grant_A1 photo from 1948 Assessor Card, south and west sides, facing northeast (LHM 2017).

Figure 8. 620 Grant_B1 photo from 1948 Assessor Card, west side, facing east (LHM 2017).

Resource Number: 5BL14294
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: 5BL14294
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 728 Mead Street
6. Current building name: 728 Mead Street
7. Building address: 728 Mead Street, Louisville, CO 80027
8. Owner name and address: Tara Eastcott, 728 Mead Street, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SE ¼ of SE ¼ of SW ¼ of SE ¼ of section 8
10. UTM reference
    Zone 13N; 488649 mE 4424785 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): 4, 5 Block: 4
    Addition: Kimberly Year of Addition: 1911
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOT 4 & W 4 FT LOT 5 BLK 4 KIMBERLY SPLIT SEE ID 101344

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 48 x Width 30
16. Number of stories: 1
17. Primary external wall material(s): Wood – horizontal siding
18. Roof configuration: Gabled roof – Front gabled roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: None

21. General architectural description: 728 Mead is a wood frame home with a front-gabled roof that runs north-south. The house has a concrete foundation. The primary façade is the north elevation. A small front-gabled section extends north from primary structure on the north elevation. This is an addition enclosing an original porch. An entry door is located at the east end of the north elevation. A large window is west of center. The original entrance was centrally located under a porch. The south elevation has a sliding door that leads to a patio. The east and west elevations have asymmetrical fenestration. Window configurations consist of double hung and sliding types.

22. Architectural style/building type: Other Style: National

23. Landscaping or special setting features: A modern wood fence encloses the backyard.

24. Associated buildings, features, or objects: Two small wooden sheds are present at the southwest corner of the lot. At the far southwest corner, shed 1 is a gabled-roof structure with its roofline running east-west. It has two entry doors facing east toward a small parking area. Shed 2 is directly north of shed 1 and is a small shed-roofed structure with a door and window. Both sheds have weatherboard siding.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: ___1902___ Actual:

    Source of information: Assessor Card (Louisville Historical Museum 2017)

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: The Kimber Family

Source of information: Bridget Bacon. Louisville Historical Museum

29. Construction history (include description and dates of major additions, alterations, or demolitions): The 1948 Boulder County Assessor card appears to show a hipped-roof box, consistent with its original construction date of 1902. However, the current house retains none of this original form. The assessor card describes a 1965 addition that nearly doubled the length of the house and created the existing gabled roof form at the rear of the house. This addition also widened the house by 5 feet to the east. The front roof section was modified to its current gabled form at a later date. The small north gabled addition was also built at this time. Both front and rear porches were demolished when the additions were built.

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

35. Historical background:

<u>General History</u>

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

Resource Number: 5BL14294
Temporary Resource Number: N/A

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.

Resource Number: 5BL14294
Temporary Resource Number: N/A

728 Mead Street

The house at 728 Mead Street is located in Kimberly Addition. Members of the Kimber/Wardle family platted the Kimberly Addition (also known as Kimbertown) near the southwest corner of the town in 1911.
Kimbertown was separated from Louisville's commercial area by the large Acme Mine dump until 1933. The patriarch of the family, George Kimber, an immigrant from England, owned the land comprising Kimbertown and constructed houses for his family members on it. After he died, his wife, children, and stepchildren platted the area as a formal subdivision. Many of the people who lived in the Kimberly Addition, including members of the Kimber/Wardle, Dixon, and Barker families, originated in a coal mining village in northeastern England called Coffee Pot Row. The village, which was located in Trimdon Colliery, County Durham, was the site of a mine explosion that killed 74 people in 1882.

The Kimbertown subdivision originally comprised approximately 20 houses located on Mead Street, West Street, and the west side of Roosevelt Avenue. Extant historic houses in the neighborhood were constructed during three periods: between about 1900 and 1912, the late 1920s, and the 1950s. Some modern infill houses are also present.

728 Mead Street is a vernacular style home constructed in approximately 1902. It was one of the original houses constructed by the Kimber family in the Kimbertown subdivision. The Kimber/Wardle family sold the property to Anna Simons in 1921. She then sold it to the Slovak Vaschak/Waschak family in 1924. Their son, Stephen/Stephan Jr., was killed in WWII in 1944. The Vaschak/Waschak family owned the house from 1924 to 1959. At that time, the parcel comprised Lot 4 and four feet of Lot 5 of Block 4 of the Kimberly Addition. They subsequently sold the property to Merle and Shirley Imhoff in 1959. The Imhoffs had separately purchased Lot 3 next to 728 Mead in 1958. After purchasing 728 Mead, the combined property comprised Lot 3, Lot 4, and four feet of Lot 5. Later Lot 3 was split off again. It currently contains a house with the address of 726 Mead. The house at 728 Mead does not retain its original form. It was substantially remodeled in and after 1965.

36. Sources of information:

Bacon, Bridget
2010 [Notes on 728 Mead]." August 31, 2010. On file with the Louisville Historical Museum, Louisville, Colorado.

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

Boulder County Office of the Clerk and Recorder
2019 Search for Alfred and Mary Helart and related property owners. Available at: https://recorder.bouldercounty.org/countyweb/disclaimer.do. Accessed December 31, 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 ____

42. Statement of significance: PaleoWest recommends 5BL14294 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 at the NRHP or SRHP level. We also recommend 5BL14294 not eligible for the NRHP and SRHP under Criterion C because it is a common frame vernacular form house that does not represent an innovation or the work of a master. Finally, we recommend 5BL14294 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 and setting. Substantial modifications have removed its integrity of design, workmanship, materials, and feeling. Because the property is not connected with important events or people in history, 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 ___ No _X_

    Discuss: The house 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 ____

Resource Number: 5BL14294
Temporary Resource Number: N/A

VIII. RECORDING INFORMATION

47. Photograph numbers: 210–215

    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.

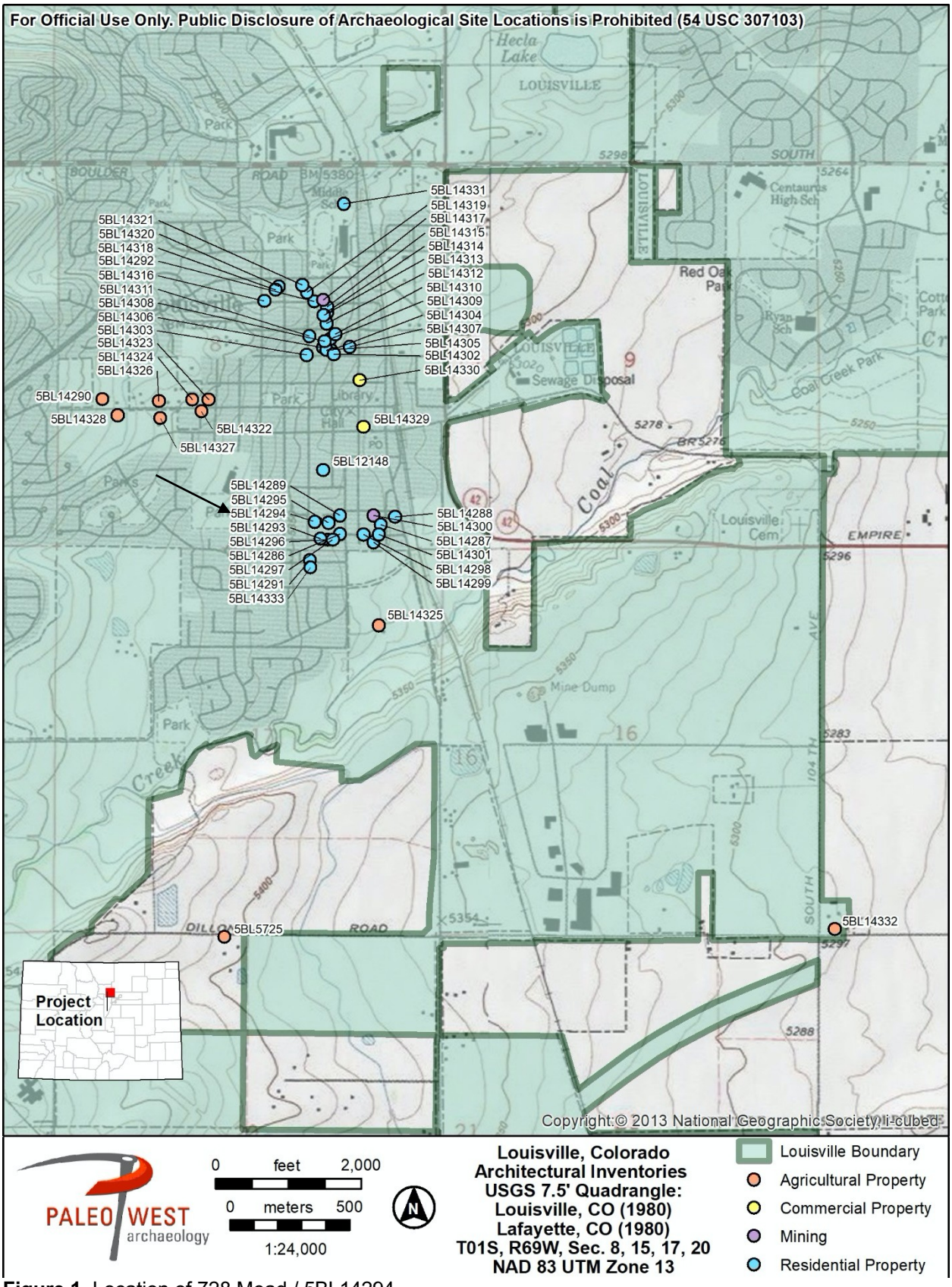

Figure 1. Location of 728 Mead / 5BL14294.

Resource Number: 5BL14294
Temporary Resource Number: N/A

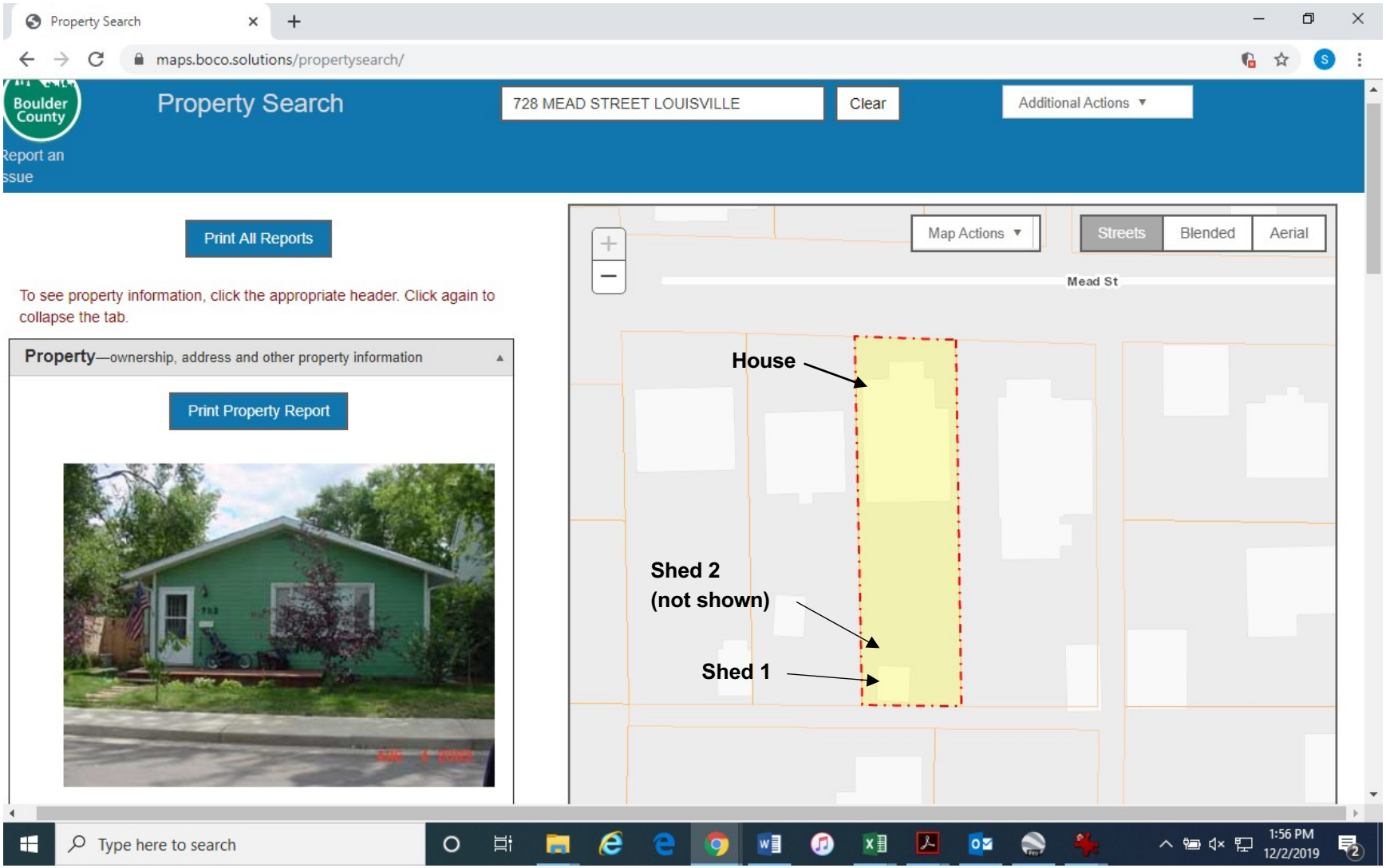

Figure 2. Sketch map of 728 Mead.

Figure 3. 728 Mead house, north and west sides, facing southeast.

Figure 4. 728 Mead house, north and east sides, facing southwest.

Figure 5. 728 Mead house, south side, facing north from alley.

Figure 6. 728 Mead shed 1 and shed 2, south and east sides, facing northwest from alley.

Figure 7. 728 Mead shed 1, south and west sides, facing northeast from alley.

Figure 8. 728 Mead shed 2, east side, facing west from alley.

Figure 9. 728 Mead photo from 1948 Assessor Card, south side, facing north (LHM 2017).

Resource Number: 5BL14295
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: 5BL14295
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 732 Mead Street
6. Current building name: 732 Mead Street
7. Building address: 732 Mead Street, Louisville, CO 80027
8. Owner name and address: Barbara S. Westbrook, 732 Mead Street, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   NE ¼ of SE ¼ of SW ¼ of SE ¼ of section 8
10. UTM reference
    Zone 13N; 488608 mE 4424823 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): 5–6 Block: 4
    Addition: Kimberly Year of Addition: 1911
13. Boundary Description and Justification: Boulder County Assessor Legal Description: E 31 FT LOT 5 & ALL LOT 6 BLK 4 KIMBERLY

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 54 x Width 24
16. Number of stories: 2
17. Primary external wall material(s): Stucco
18. Roof configuration: Gabled roof – Front gabled roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Fence, Car port, Porch

21. General architectural description: 732 Mead is a 1-1/2 story wood frame house with a front-gabled roof and a concrete foundation. The primary façade is the north elevation. A small gable-roofed unenclosed front porch extends north from a central entrance. A large car port that runs the length of the original house is located on the east side of the building. It has a shed roof and decorative ironwork. Fenestration consists of double hung and sliding windows. A small brick chimney is present at the midpoint of the roof peak. A flat roofed brick addition is located on the south elevation. It has a brick chimney at its southwest corner.

22. Architectural style/building type: Other Style: National

23. Landscaping or special setting features: A wide concrete driveway extends along east lot line from street to south end of house. The rear yard is enclosed partly by a metal chain link fence, and partly by a wood slat fence.

24. Associated buildings, features, or objects: A front-gabled one-car garage is present on the southeast corner of the lot, with its roofline running north-south and opening south to the alley. The garage has stucco to about 6 feet above grade, with vinyl or aluminum horizontal siding above. Two small sheds are also present. Shed 1 is a gabled roof structure just north of the garage, opening to the west. Shed 2 is a small cross-gabled structure with stucco siding and a wood shake roof, west of shed 1.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1904 Actual:

    Source of information: Assessor Card (Louisville Historical Museum 2017)

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Unknown

29. Construction history (include description and dates of major additions, alterations, or demolitions): According to the online assessor record, the house was constructed around 1904. The 1948 Boulder County Assessor card mentions 1940 improvements but does not provide details. A 6 x 8-foot playhouse is also mentioned and may refer to the existing “shed 2.” The main house appears largely unchanged from its appearance in 1948, including its stucco siding. The carport and a one-story brick section on the south end of the house are later 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, garage, and shed

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 (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.

732 Mead Street

The house at 732 Mead Street is located in the Kimberly Addition. Members of the Kimber/Wardle family platted the Kimberly Addition (also known as Kimbertown) near the southwest corner of the town in 1911. Kimbertown was separated from Louisville's commercial area by the large Acme Mine dump until 1933. The

patriarch of the family, George Kimber, an immigrant from England, owned the land comprising Kimbertown and constructed houses for his family members on it. After he died, his wife, children, and stepchildren platted the area as a formal subdivision. Many of the people who lived in the Kimberly Addition, including members of the Kimber/Wardle, Dixon, and Barker families, originated in a coal mining village in northeastern England called Coffee Pot Row. The village, which was located in Trimdon Colliery, County Durham, was the site of a mine explosion that killed 74 people in 1882.

The Kimbertown subdivision originally comprised approximately 20 houses located on Mead Street, West Street, and the west side of Roosevelt Avenue. Extant historic houses in the neighborhood were constructed during three periods: between about 1900 and 1912, the late 1920s, and the 1950s. Some modern infill houses are also present.

732 Mead Street is a National form house constructed in approximately 1904, according to online assessor records. While not verified, it is likely one of the original homes constructed by the Kimber family in the Kimbertown subdivision. According to Clerk and Recorder information, Charles H. Wardle sold the property to Mary R. Rotar in 1924. The house retains much of its historic form.

36. Sources of information:

Bacon, Bridget
2019 [Notes for 732 Mead] On file with the Louisville Historical Museum, Louisville, Colorado.

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

Boulder County Office of the Clerk and Recorder
2019 Search for Alfred and Mary Helart and related property owners. Available at: https://recorder.bouldercounty.org/countyweb/disclaimer.do. Accessed December 31, 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 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 reflection of the common, simple, National form architecture that predominated in the early twentieth century when Louisville was a mining town, and for its association with the early residential development of Louisville, and specifically Kimbertown, that was connected with immigrants and mining.

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: N/A

40. Period of significance: N/A

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

42. Statement of significance: PaleoWest recommends 5BL14295 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 at the NRHP or SRHP level. We also recommend 5BL14295 not eligible for the NRHP and SRHP under Criterion C because it is a, common, simply designed home that does not represent an innovation or the work of a master. Finally, we recommend 5BL14295 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: 732 Mead retains integrity of location, setting, and feeling. It also appears to retain overall integrity of design, materials, and workmanship. Because the property is not connected with important events or people in history, 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 ___ No _X_

Discuss: The house 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: 201–209

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

Resource Number: 5BL14295
Temporary Resource Number: N/A

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.

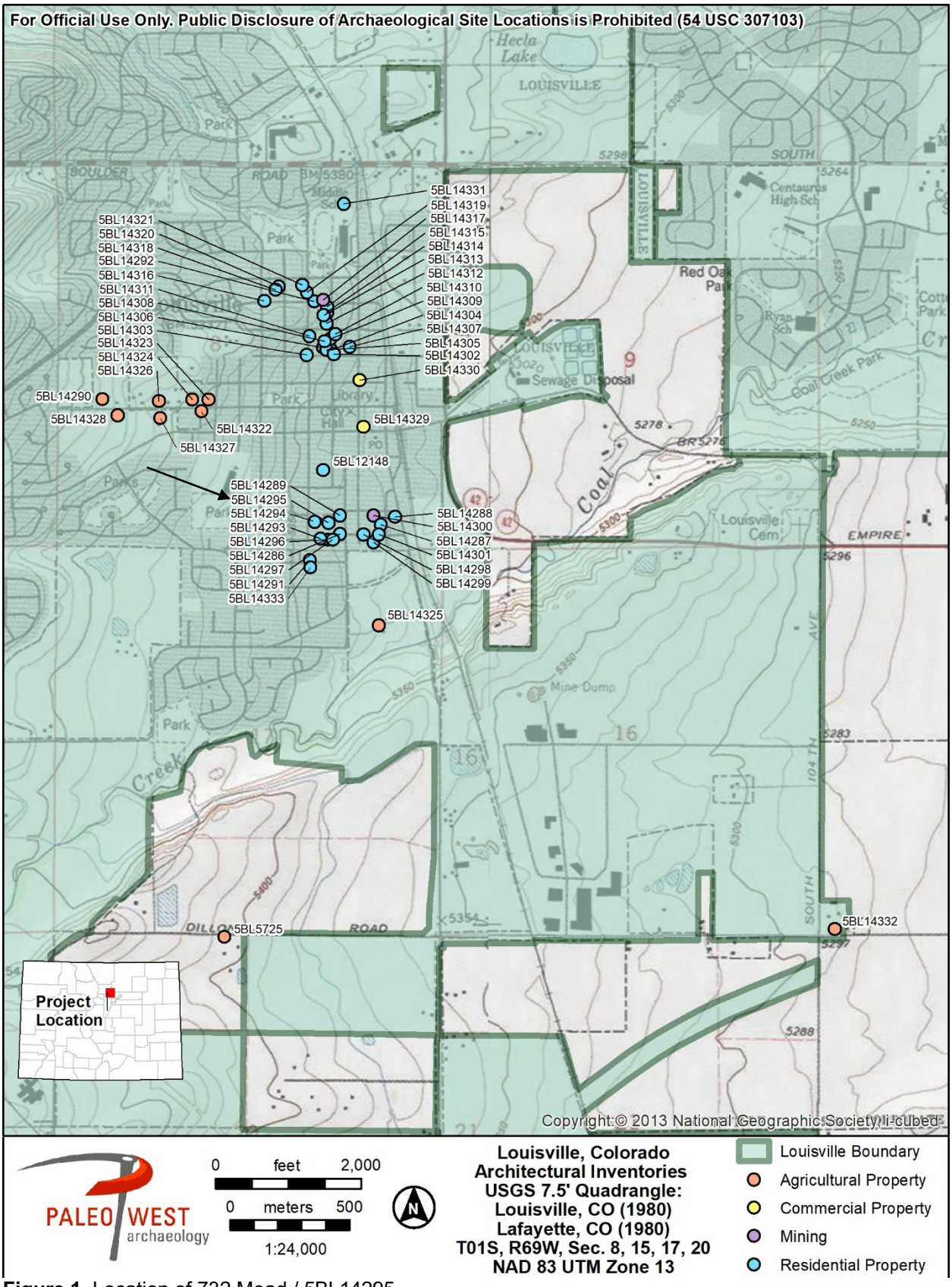

Figure 1. Location of 732 Mead / 5BL14295.

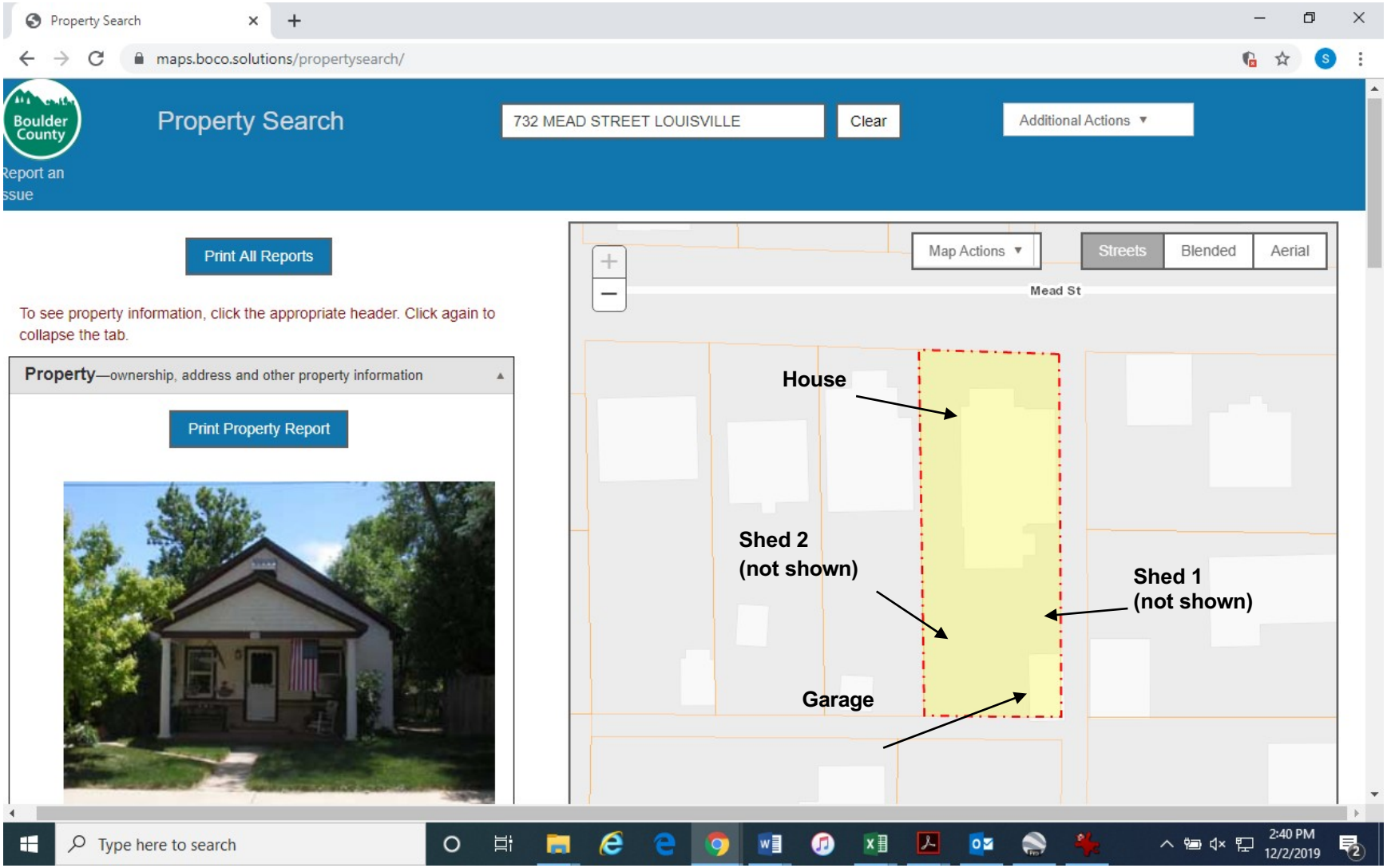

Figure 2. Sketch map of 732 Mead.

Figure 3. 732 Mead house, north and east sides, facing southwest.

Figure 4. 732 Mead house, north side, facing south-southeast.

Figure 5. 732 Mead house, south and east sides, facing northwest from alley.

Figure 6. 732 Mead shed 1 and house, south and east sides, facing northwest from alley.

Figure 7. 732 Mead garage, north and east sides, facing southwest from alley.

Figure 8. 732 Mead garage, south and east sides, facing northwest from alley.

Figure 9. 732 Mead house and garage, south and west sides, facing north.

Figure 10. 732 Mead, shed 2, southeast side, facing northwest.

Figure 11. 732 Mead photo from 1948 Assessor Card, north side, facing south (LHM 2017).

Resource Number: 5BL14286
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: 5BL14286
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 325 Roosevelt Avenue
6. Current building name: 325 Roosevelt Avenue
7. Building address: 325 Roosevelt Avenue, Louisville, CO 80027
8. Owner name and address: Michael P. and Sheila A. Ryan, 325 Roosevelt Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SE ¼ of SE ¼ of SW ¼ of SE ¼ of section 8
10. UTM reference
    Zone 13N; 488658 mE 4424775 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): 3, 4, 5 Block: 2
    Addition: Kimberly Year of Addition: 1911
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 3-4-5 BLK 2 KIMBERLY

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 48 x Width 36
16. Number of stories: 1
17. Primary external wall material(s): Metal – Aluminum or Synthetics - Vinyl
18. Roof configuration: Front gabled roof
19. Primary external roof material: Asphalt Roof - composition roof
20. Special features: Porch, Fence, Chimney

21. General architectural description: 325 Roosevelt is a wood frame house with narrow-width aluminum or vinyl siding. A small brick chimney exists at the center of roof peak. The house has a concrete foundation with at least a partial basement. Fenestration consists of double-hung windows. The east side of the house is the primary façade. It is dominated by a large, full length, enclosed screened porch. A small concrete stairway extends east from the center of the façade. A small shed-roofed section extends south from the west end of the south side of the building and serves as a side entryway.

22. Architectural style/building type: Bungalow

23. Landscaping or special setting features: A gravel driveway runs along the south lot line from street to a large concrete parking area just east of the garage. A metal chain link fence encloses the front and rear yards. A concrete walkway extends east from porch stairway to street. Another concrete walkway runs north-south along the front of the porch, wrapping around the southeast corner and extending west to the side entrance.

24. Associated buildings, features, or objects: A large garage is present at the southwest corner of the lot, with side-gabled roof running north-south and two large sliding doors facing east. Garage walls are stucco to roughly 6 feet above grade, with what appears to be original wooden horizontal siding above. Three windows face the alley to the west. One door and window face north.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1928 Actual:

    Source of information: Assessor Card (Louisville Historical Museum 2017)

26. Architect: Unknown

27. Builder/Contractor: Unknown

    Source of information:

28. Original owner: Alfred Helart

    Source of information: Boulder County Office of the Clerk and Recorder 2019

29. Construction history (include description and dates of major additions, alterations, or demolitions): Both the front porch and side entryway addition were present as of 1948. However, the porch was unenclosed at that time. The garage also was present at this time, including its stucco siding. Relatively little modification to house or garage since that time, aside from the house's post-1956 porch enclosure and addition of metal or vinyl siding over the original wood siding.

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.

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325 Roosevelt Avenue

The house at 325 Roosevelt Avenue is located in the Kimberly Addition. Members of the Kimber/Wardle family platted the Kimberly Addition (also known as Kimbertown) near the southwest corner of Louisville in 1911. Kimbertown was separated from Louisville's commercial area by the large Acme Mine dump until 1933. The patriarch of the family, George Kimber, an immigrant from England, owned the land comprising Kimbertown and constructed houses for his family members on it. After he died, his wife, children, and stepchildren platted the area as a formal subdivision. Many of the people who lived in the Kimberly Addition, including members of the Kimber/Wardle, Dixon, and Barker families, originated in a coal mining village in northeastern England called Coffee Pot Row. The village, which was located in Trimdon Colliery, County Durham, was the site of a mine explosion that killed 74 people in 1882.

The Kimbertown subdivision originally comprised approximately 20 houses located on Mead Street, West Street, and the west side of Roosevelt Avenue. Extant historic houses in the neighborhood were constructed during three periods:

between ca. 1900 and 1912, the late 1920s, and the 1950s. Some modern infill houses are also present.

325 Roosevelt Avenue is a small bungalow that was constructed in approximately 1928. Boulder County Clerk and Recorder records show that Charlotte Kimber sold Lot 3-8 Block 2 to Mary Helart in 1911 and that Mary sold Lots 3, 4, and 5 Block 2 to Alfred A. Helart and May Lawson Helart in 1927, perhaps just prior to building the house at 325 Roosevelt Avenue on a property that formerly comprised six lots. Census records and directories show that the Helarts were longtime residents of 325 Roosevelt. They raised their son, Alfred G. Helart in the home. Alfred A. Helart died in 1958 and May Helart died in 1973. Their son owned 325 Roosevelt Avenue until 1981, when he sold it to Michael and Sheila Ryan. The house at 325 Roosevelt Avenue appears to be relatively unmodified from its original form.

36. Sources of information:

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

Boulder County Office of the Clerk and Recorder
2019 Search for Alfred and Mary Helart and related property owners. Available at: https://recorder.bouldercounty.org/countyweb/disclaimer.do. Accessed December 26, 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 may 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 nearly original Bungalow form architecture and its association with the early twentieth-century residential development of the city in Kimbertown.

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: N/A

40. Period of significance: N/A

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

42. Statement of significance: PaleoWest recommends 5BL14286 not eligible for the NRHP and SRHP under Criteria A and B because it is not associated, at the NRHP or SRHP level, with important events or people in local, state, or national history. We also recommend 5BL14286 not eligible for the NRHP and SRHP under Criterion C because, while it is a nearly intact Bungalow form house, it does not represent a quintessential architectural form, an architectural innovation, or the work of a master at the NRHP or SRHP level. Finally, we recommend 5BL14286 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: 5BL14286 retains integrity of location, design, and workmanship. Its integrity of materials has been diminished somewhat by the application of metal or vinyl siding over the original wood siding on the house, although the siding remains a narrow width and echoes (and undoubtedly preserves underneath) the original siding. The property's integrity of setting and feeling have been diminished by the construction of a new house on the adjacent lot. 5BL14286 does not exhibit integrity of association because it is not connected with important events or people at the NRHP or SRHP level.

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 home 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: 222–227

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

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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.

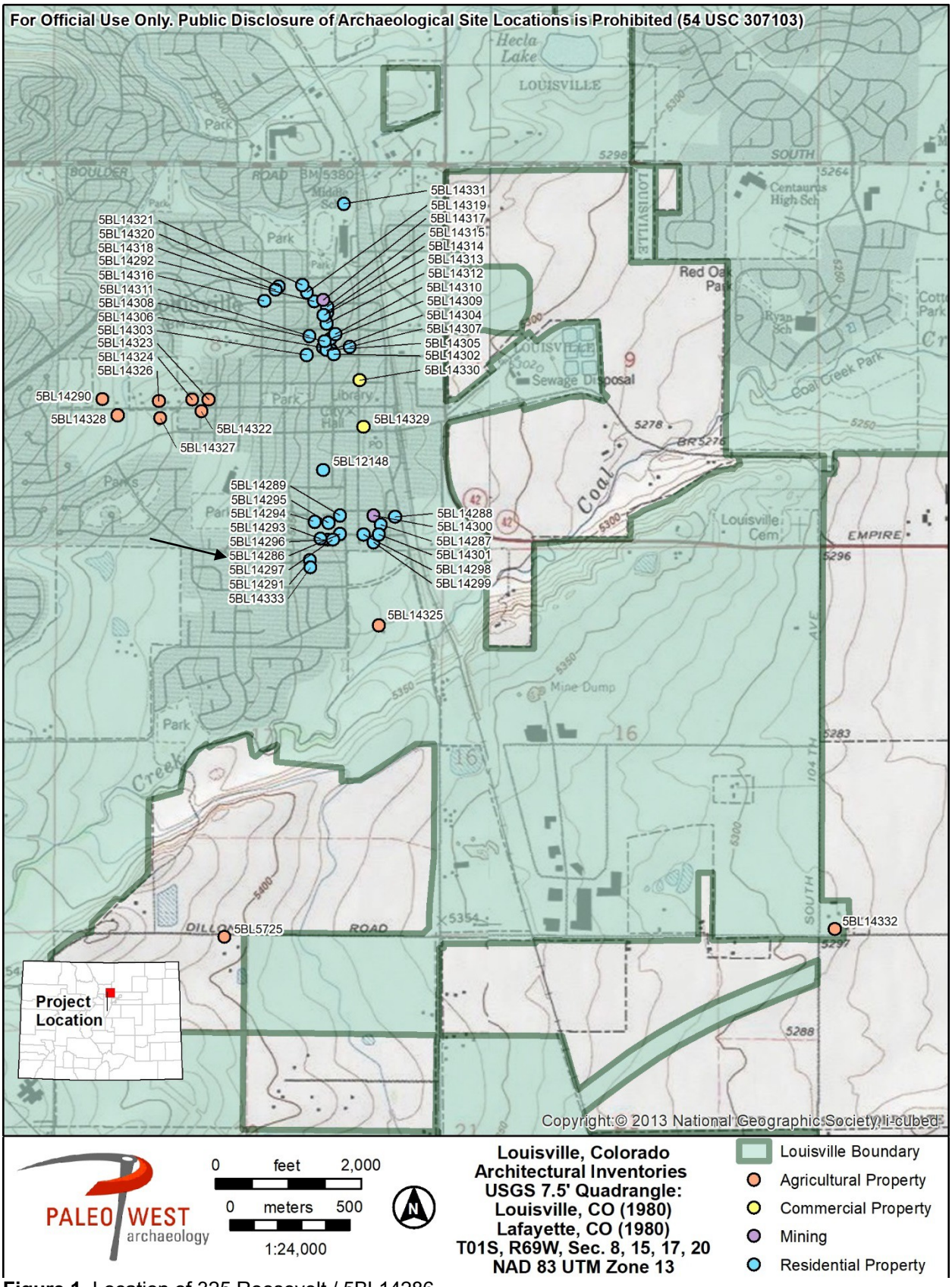

Figure 1. Location of 325 Roosevelt / 5BL14286.

Resource Number: 5BL14286
Temporary Resource Number: N/A

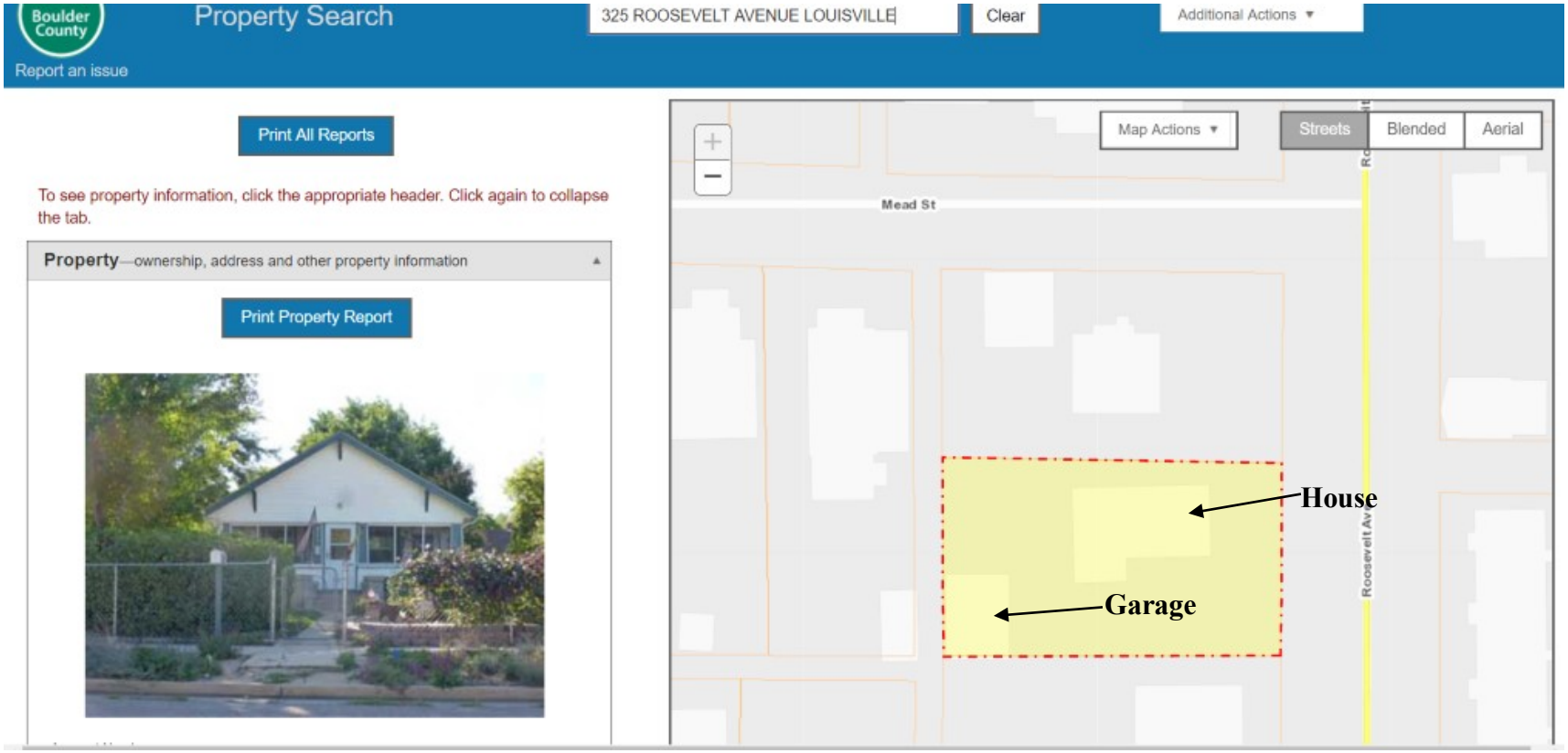

Figure 2. Sketch map of 325 Roosevelt / 5BL14286.

Figure 3. 325 Roosevelt house, north and east sides, facing west-southwest.

Figure 4. 325 Roosevelt house, south and east sides, facing northwest.

Figure 5. 325 Roosevelt garage, east side, facing west from street.

Figure 6. 325 Roosevelt house, west and north sides, facing east-southeast from alley.

Figure 7. 325 Roosevelt garage, north and west sides, facing south-southeast from alley.

Figure 8. 325 Roosevelt garage, south and west sides, facing northeast from alley.

Figure 9. 325 Roosevelt photo from 1948 assessor card, east side, facing west- northwest (LHM 2017).

Resource Number: 5BL14289
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: 5BL14289
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 401 Roosevelt Avenue
6. Current building name: 401 Roosevelt Avenue
7. Building address: 401 Roosevelt Avenue, Louisville, CO 80027
8. Owner name and address: Whitney E. and Elizabeth A. Childs Goodrich, 401 Roosevelt Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W

   NE ¼ of SE ¼ of SW ¼ of SE ¼ of section 8

10. UTM reference

    Zone 13N; 488657 mE 4424853 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: 3

    Addition: Kimberly Year of Addition: 1911

13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOT 1 BLK 3 KIMBERLY

III. Architectural Description

14. Building plan (footprint, shape): Irregular plan
15. Dimensions in feet: Length 48 x Width 30
16. Number of stories: 2
17. Primary external wall material(s): Wood – horizontal siding
18. Roof configuration: Gabled roof – Front gabled roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Window – Oriel, Fence, Porch, Dormer

21. General architectural description: 401 Roosevelt is a wood frame house that has been subjected to a large addition that more than doubled the size of the house (from 900 square feet to more than 2,000 square feet). The original portion of the building is a 2-story front gabled structure with roofline running east-west. A smaller front-gabled section extends east from the north end of the east side, with a small unenclosed hipped-roof porch just south, extending east from the south end of the east side. An oriel window is present on the south side of the original house. A large, modern, two-story addition is present to the west and extends the gabled roofline. An enclosed porch extends south from this addition, with two dormers on the second story directly above the porch. A small gabled section extends west from the north end of the west side, with a small oriel window facing west. A small hipped roof entryway exists on the southwest corner. A shed roof projection extends north from the west end of the north side of the addition's second story. The foundation is stacked stone under the original house, and concrete under the west addition. All windows are double hung. According to the current owner, some windows on the south and east sides, the front door, and the wood siding on the original house are likely historic. There had been a coal fire in the basement, and fire damage is still evident on some interior beams, including some on the first floor. The front entryway has an original two-door arrangement, with one facing east and one facing south. Only the east-facing door is now used.

22. Architectural style/building type: Late Victorian – Queen Anne

23. Landscaping or special setting features: A wood picket fence extends along the south and east property lines. Most of this fence features sections of railway rails used as vertical posts. Per owner these were taken from a nearby coal mine.

24. Associated buildings, features, or objects: A modern two-car garage is present on the northwest corner of the lot, constructed in the 1990s. It is side gabled and opens south toward the street.

IV. ARCHITECTURAL HISTORY

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

    Source of information: Bridget Bacon, Louisville Historical Museum

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: James Wardle

    Source of information: Bridget Bacon, Louisville Historical Museum

29. Construction history (include description and dates of major additions, alterations, or demolitions): The 1948 Boulder County Assessor card shows a small enclosed porch just west of the oriel window on the south side; this porch has since been demolished. Other than this porch, the remaining form of the original house is largely intact on the south, east, and north sides. The large two-story addition on west side was added in 1993, using old wood siding to match 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 and garage

35. Historical background:

Resource Number: 5BL14289
Temporary Resource Number: N/A

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.

Resource Number: 5BL14289
Temporary Resource Number: N/A

401 Roosevelt Avenue

401 Roosevelt Avenue is located in the Kimberly Addition. Members of the Kimber/Wardle family platted the Kimberly Addition (also known as Kimbertown) near the southwest corner of Louisville in 1911. Kimbertown was separated from Louisville's commercial area by the large Acme Mine dump until 1933. The patriarch of the family, George Kimber, an immigrant from England, owned the land comprising Kimbertown and constructed houses for his family members on it. After he died, his wife, children, and stepchildren platted the area as a formal subdivision. Many of the people who lived in the Kimberly Addition, including members of the Kimber/Wardle, Dixon, and Barker families, originated in a coal mining village in northeastern England called Coffee Pot Row. The village, which was located in Trimdon Colliery, County Durham, was the site of a mine explosion that killed 74 people in 1882.

The Kimbertown subdivision originally comprised approximately 20 houses located on Mead Street, West Street, and the west side of Roosevelt Avenue. Extant historic houses in the neighborhood were constructed during three periods: between ca. 1900 and 1912, the late 1920s, and the 1950s. Some modern infill houses are also present.

401 Roosevelt Avenue is a small Queen Anne style home that was constructed in approximately 1905 by James Wardle, a coal miner from England. Wardle lived in the house with his wife, Frona, until his death in 1951. His widow remained at 401 Roosevelt until her death in 1956 (Bacon 2016). The house at 401Roosevelt Avenue was relatively unmodified from its original form until the 1990s when the homeowners constructed additions nearly tripling the size of the building.

36. Sources of information:

Bacon, Bridget
2006 "401 Roosevelt Avenue." December 6, 2006. 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.

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 likely 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 5BL14289 not eligible for the NRHP and SRHP under Criteria A and B because it is not associated, at the NRHP or SRHP level, with important events or people in local, state, or national history. We also recommend 5BL14289 not eligible for the NRHP and SRHP under Criterion C because, while its original portion is a good and rare example of the Queen Anne Victorian style, the house's large modern addition that more than doubled the size of the house makes 401 Roosevelt no longer a quintessential example of the application of this architectural style to a small house. The house also does not represent an architectural innovation or the work of a master at the NRHP or SRHP level. Finally, we recommend 5BL14289 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: 401 Roosevelt retains integrity of location. In contrast, it does not retain integrity of design or feeling because of its large modern addition. It also does not retain integrity of setting due to the construction of modern houses around it. While some original materials and workmanship remain, they do not retain substantial integrity. The house does exhibit integrity of association because it is not connected with important events or people.

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: 401 Roosevelt does not appear to be associated with any potential or existing 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 ____

Resource Number: 5BL14289
Temporary Resource Number: N/A

VIII. RECORDING INFORMATION

47. Photograph numbers: 228–231, 231A

    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.

Resource Number: 5BL14289
Temporary Resource Number: N/A

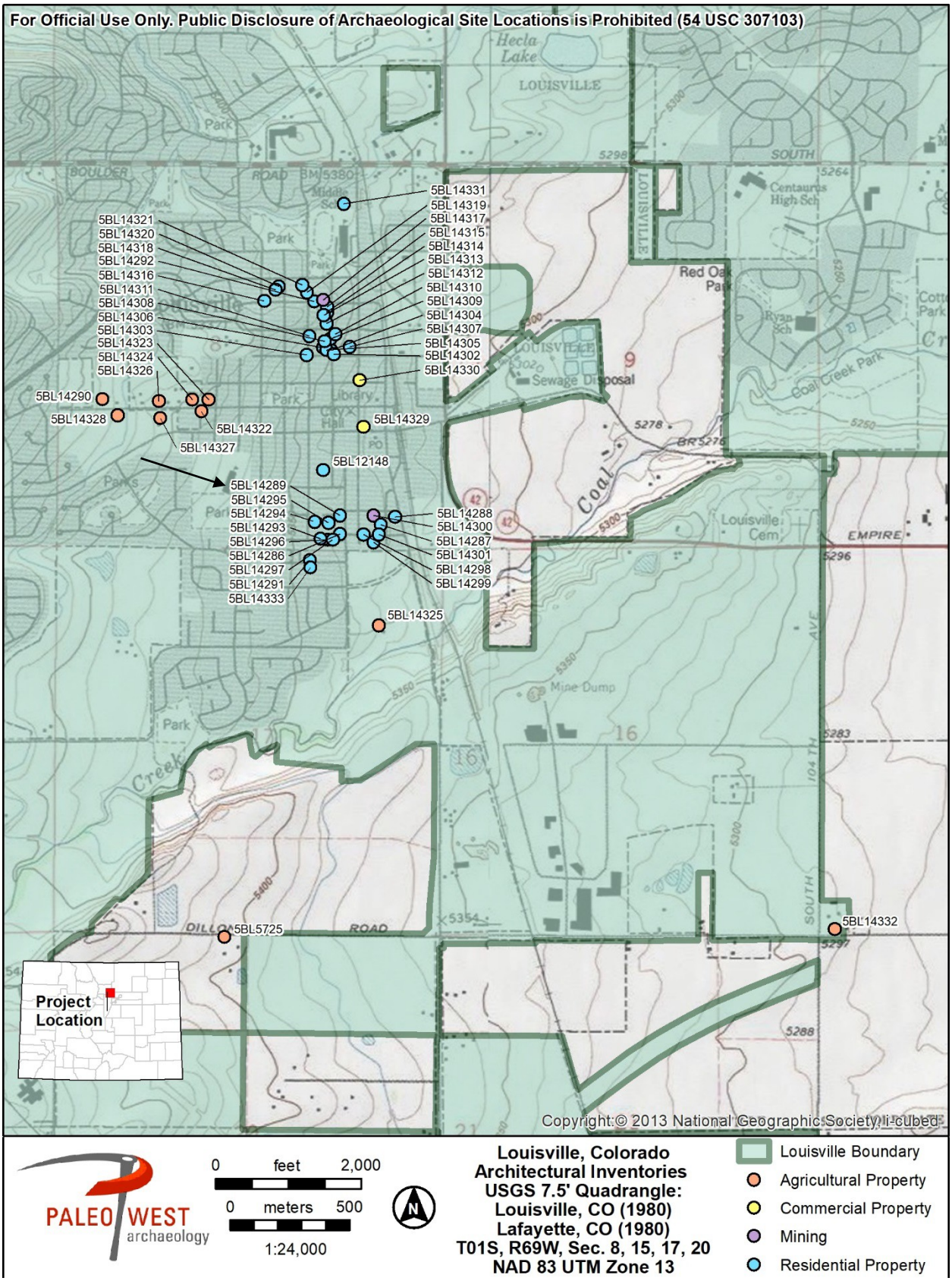

Figure 1. Location of 401 Roosevelt / 5BL14289.

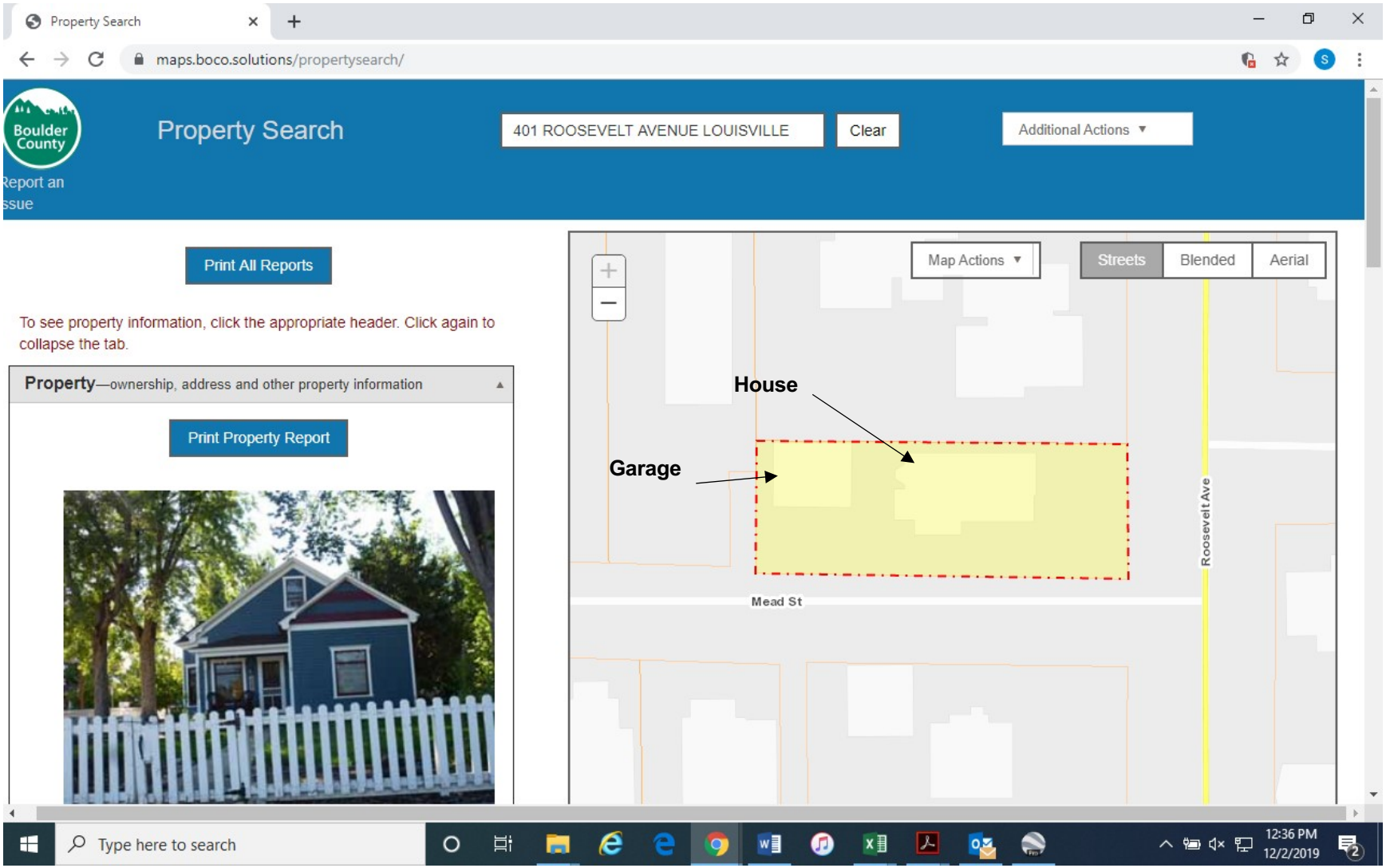

Figure 2. Sketch map of 401 Roosevelt.

Figure 3. 401 Roosevelt house, south and east sides, facing northwest.

Figure 4. 401 Roosevelt house, east and north sides, facing west-southwest.

Figure 5. 401 Roosevelt house, south and west sides, facing northeast

Figure 6. 401 Roosevelt garage, south side, facing north from street.

Figure 7. 401 Roosevelt mine rail track fence on south side, facing west.

Figure 8. 401 Roosevelt photo from 1948 Assessor Card, south and east sides, facing northwest (LHM 2017).

Resource Number: 5BL14293
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: 5BL14293
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 725 West Street
6. Current building name: 725 West Street
7. Building address: 725 West Street, Louisville, CO 80027
8. Owner name and address: William & Stephanie Hempen, and Sheila Poncher 725 West Street, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SW ¼ of SE ¼ of SW ¼ of SE ¼ of section 8
10. UTM reference
    Zone 13N; 488576 mE 4424755 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: N/A
    Addition: Kimberly Year of Addition: 1911
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOT 1 STEWART LESS THE ELY 53.50 FT. SPLIT SEE ID 109682 08/09/90

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 54 x Width 26
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, Fence

21. General architectural description: 725 West Street is a wood frame house that includes original portions and subsequent small- to medium-sized additions. The original house is a hipped-roof building with rectangular plan. The 1948 Boulder County Assessor card shows a small extension on the north side but this has been removed and/or obscured by a later, larger addition to the north. This north addition has a gable on the north end and extends the original roofline. A small gabled section extends west from the north end of the west side of the addition, as a rear entryway. A small unenclosed front porch is present on the south side. The home's position on the lot is unusual, with the small front porch bordering the sidewalk. Fenestration consists of double-hung and sliding windows. All windows are replacements. The house's front porch has been rebuilt and enlarged. The foundation of the original house is stone. The addition's foundation is not visible.

22. Architectural style/building type: Hipped-roof box (original house)

23. Landscaping or special setting features: A wooden fence encloses the yard to the west and north of the house.

24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1900 Actual: _____

Source of information: Boulder County Assessor's Office

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Possibly Charlotte Kimber

Source of information: Bridget Bacon, Louisville Historical Museum

29. Construction history (include description and dates of major additions, alterations, or demolitions): A moderately sized addition was added to the north side of the house sometime after 1948. A garage is listed on the 1948 Boulder County Assessor card but has since been demolished. A small brick chimney at the north end of the house was removed, probably due to construction of the north addition.

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

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Resource Number: 5BL14293
Temporary Resource Number: N/A

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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.

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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.

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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).

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.

<u>725 West Street</u>

The house at 725 West Street is located in the Kimberly Addition. Members of the Kimber/Wardle family platted the Kimberly Addition (also known as Kimbertown) near the southwest corner of the town in 1911. Kimbertown was separated from Louisville's commercial area by the large Acme Mine dump until 1933. The patriarch of the family, George Kimber, an immigrant from England, owned the land comprising Kimbertown and constructed houses for his family members on it. After he died, his wife, children, and stepchildren platted the area as a formal subdivision. Many of the people who lived in the Kimberly Addition, including members of the Kimber/Wardle, Dixon, and Barker families, originated in a coal mining village in northeastern England called Coffee Pot Row. The village, which was located in Trimdon Colliery, County Durham, was the site of a mine explosion that killed 74 people in 1882.

Resource Number: 5BL14293
Temporary Resource Number: N/A

The Kimbertown subdivision originally comprised approximately 20 houses located on Mead Street, West Street, and the west side of Roosevelt Avenue. Extant historic houses in the neighborhood were constructed during three periods: between about 1900 and 1912, the late 1920s, and the 1950s. Some modern infill houses are also present.

725 West Street is a hipped-roof form home that was built in approximately 1900. While direct evidence of original ownership has not been located, it appears that a member or members of the Kimber family owned the house until 1925 (Bacon 2016). Jules Caron ("Carom" in the Boulder County property records) acquired Lot 5 of Block 5, Kimberly Addition from Charlotte Kimber in 1925. He also became the owner of Lots 1-4 of Block 5 in an unidentified separate transaction, and he and his wife, Mathilde Planchez Caron, are shown in directories from 1926, 1928, and 1930 as living in the Kimberley Addition. In 1934, Jules Caron transferred ownership of Lots 1-5, Block 5 to his nephew, Jules Gosselin. Gosselin sold the parcel to Frank Urbain in 1941. Frank and Angele Urbain lived in the house at 725 West until the 1960s. Boulder County recorded property records indicate that when Frank Urbain died in 1960, his wife Angele Urbain became the owner. The parcel was then inherited by their children in 1968. Their son Francis sold the parcel to Harold Jensen and Ruth Eberharter Jensen in 1972. The house has been modified over the years, including by a moderately sized addition, but the original house form is still detectable from the front.

36. Sources of information:

Bacon, Bridget
2016 "Notes [737 and 725 West]." March 2016. On file with the Louisville Historical 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 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 conveyance of the common, simple, hipped-roof box architectural form that predominated in the early twentieth-century when Louisville was a mining town, and for its association with the early-twentieth century residential development of the city.

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: N/A

40. Period of significance: N/A

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

42. Statement of significance: PaleoWest recommends 5BL14293 not eligible for the NRHP and SRHP under Criteria A and B because it is not associated, at the NRHP or SRHP level, with important events or people in local, state, or national history. We also recommend 5BL14293 not eligible for the NRHP and SRHP under Criterion C because, while its original portion is an example of the Hipped-Roof Box form, its modern addition makes it not a quintessential example of this form, an architectural innovation, or the work of a master at the NRHP or SRHP level. Finally, we recommend 5BL14293 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 and setting. Even though the original house is still evident, modifications have undermined integrity of design, materials, workmanship, and feeling at the NRHP and SRHP levels. Because 5BL14293 is not connected with important events or people at the NRHP or SRHP 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 ___ 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: 197–200

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

Resource Number: 5BL14293
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

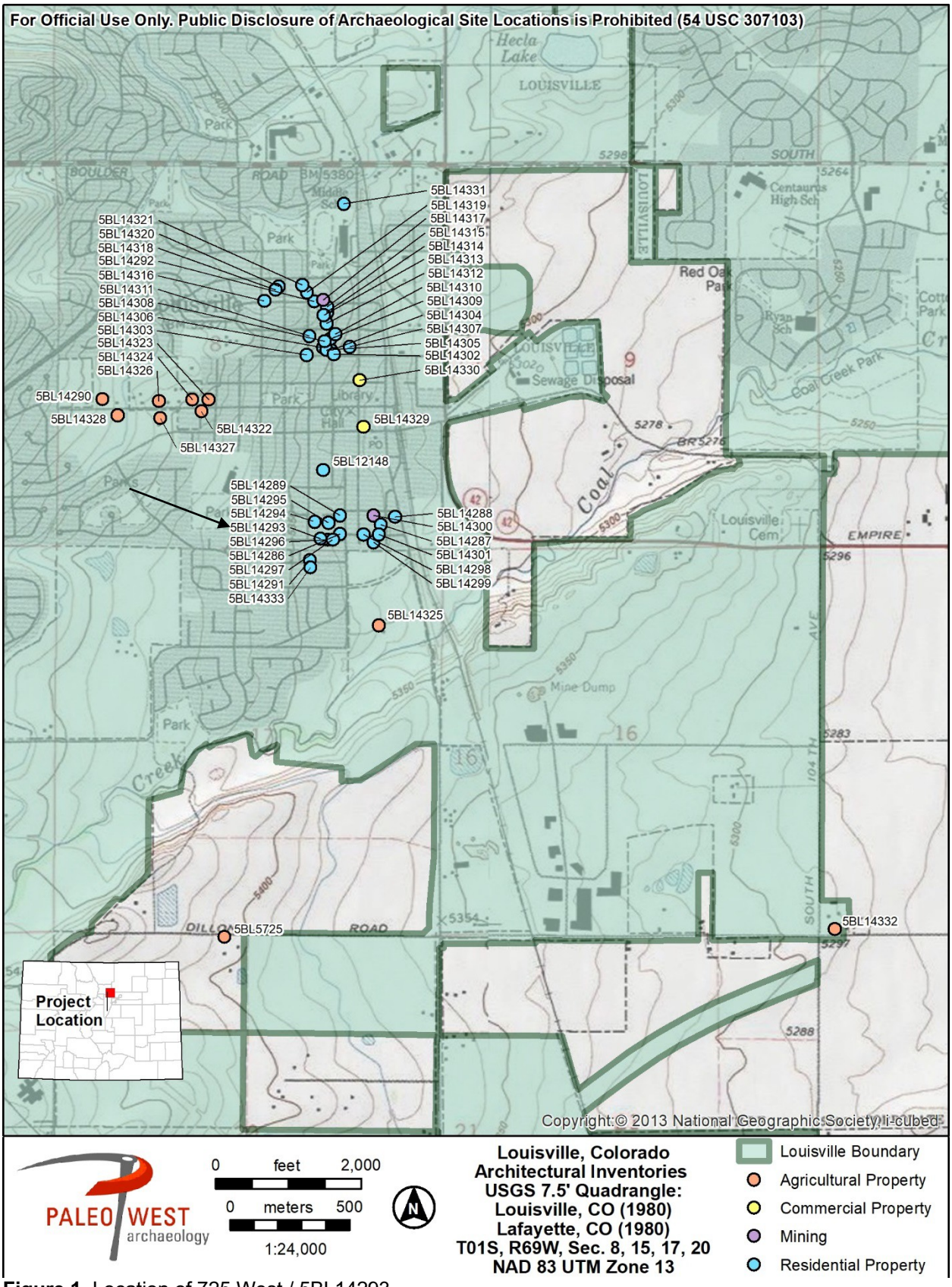

Figure 1. Location of 725 West / 5BL14293.

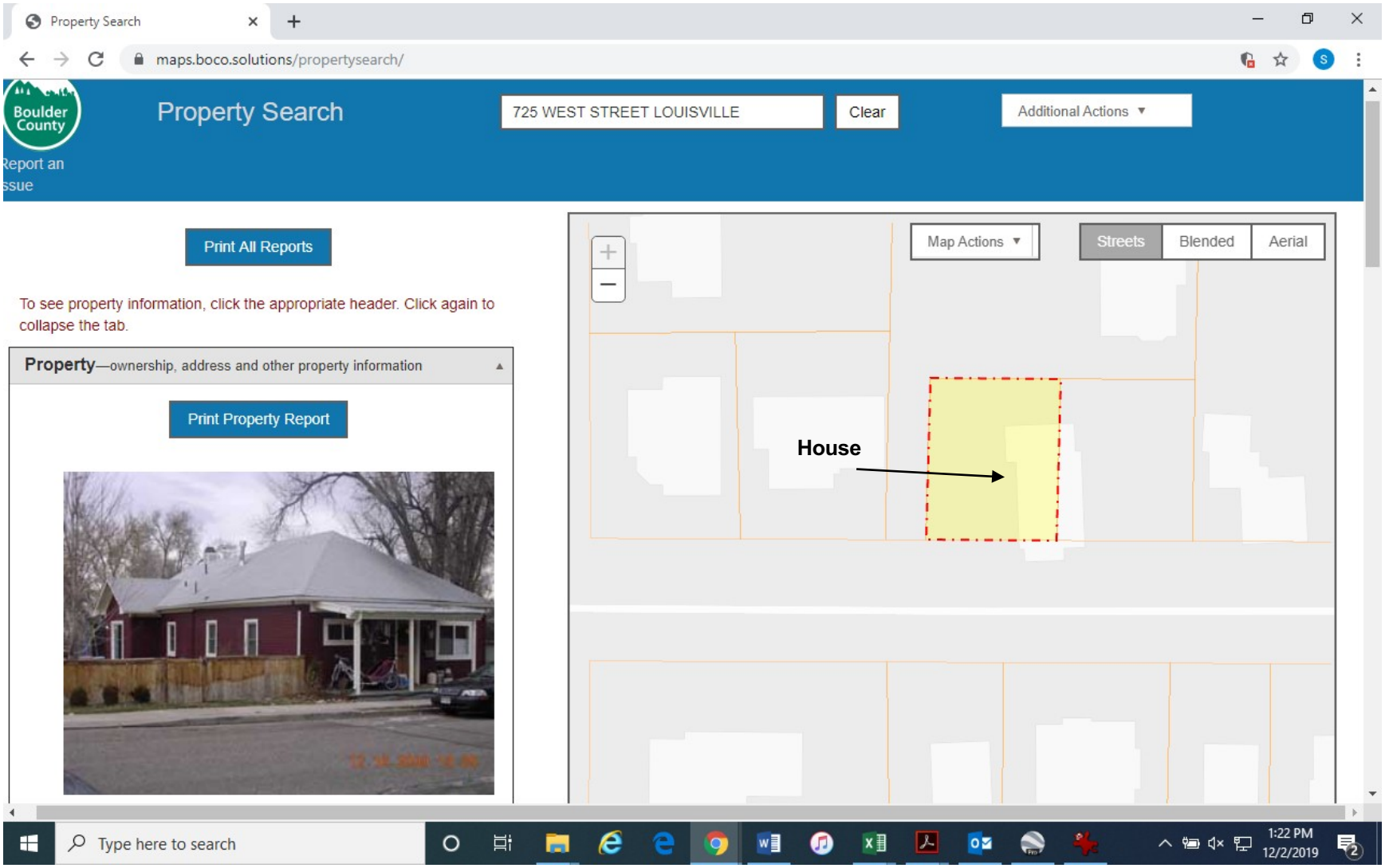

Figure 2. Sketch map of 725 West.

Figure 3. 725 West house, south and east sides, facing northwest.

Figure 4. 725 West house, south and west sides, facing northeast.

Figure 5. 725 West house, north and west sides, facing southeast from alley.

Figure 6. 725 West house, east side, facing west-northwest.

Figure 7. 725 West photo from 1948 Assessor Card, south and east sides, facing northwest (LHM 2017).

Resource Number: 5BL14296
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: 5BL14296
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 737 West Street
6. Current building name: 737 West Street
7. Building address: 737 West Street, Louisville, CO 80027
8. Owner name and address: Jesse D. & Michelle H. Craig Leonard, 737 West Street, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SE ¼ of SE ¼ of SW ¼ of SE ¼ of section 8
10. UTM reference
    Zone 13N; 488604 mE 4424751 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): 6, 7, 8 Block: 5
    Addition: Kimberly Year of Addition: 1911
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 6-8 BLK 5 KIMBERLY

III. Architectural Description

14. Building plan (footprint, shape): Irregular plan
15. Dimensions in feet: Length 50 x Width 36
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: None

21. General architectural description: 737 West Street is a wood frame house composed of both original elements and additions. The original house, which is still visible, is a small hipped-roof box with a square plan and clad in wood lap siding. The siding is not original. A brick chimney is present at the peak of the hipped roof. All windows are double-hung replacements that match original form. The primary façade is the south elevation. A small central covered step extends south from front door to sidewalk. An irregularly shaped addition extends off the northwest corner of the original portion of the house. The addition is a cross-gabled building with five separate shed roof sections, four of which serve to connect the addition to the house, with the remaining one extending north.

22. Architectural style/building type: Hipped-Roof Box

23. Landscaping or special setting features: A relatively modern wood fence encloses the entire yard.

24. Associated buildings, features, or objects: Two modern sheds are present in the back yard. Shed 1 is along the west lot line, and is a moderately sized metal shed with gambrel roof oriented east-west. Shed 2 is just outside the wooden fence, near the alley, and is a tall gambrel roof structure with roofline running north-south.

IV. ARCHITECTURAL HISTORY

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

    Source of information: Assessor Card (Louisville Historical Museum 2017)

26. Architect: Unknown

27. Builder/Contractor: George Kimber

    Source of Information: Bridget Bacon, Louisville Historical Museum

28. Original owner: Possibly George and Charlotte Kimber

    Source of information: Bridget Bacon, Louisville Historical Museum

29. Construction history (include description and dates of major additions, alterations, or demolitions): The northwest additions are post-1948 but may be historic. The 1948 Boulder County Assessor card shows faux stone siding, which preceded the existing wood lap siding. A garage present in 1948 has been demolished.

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 sheds

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't 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.

737 West Street

The house at 737 West Street is located in Kimberly Addition. Members of the Kimber/Wardle family platted the Kimberly Addition (also known as Kimbertown) near the southwest corner of the town in 1911.

Kimbertown was separated from Louisville's commercial area by the large Acme Mine dump until 1933. The patriarch of the family, George Kimber, an immigrant from England, owned the land comprising Kimbertown and constructed houses for his family members on it. After he died, his wife, children, and stepchildren platted the area as a formal subdivision. Many of the people who lived in the Kimberly Addition, including members of the Kimber/Wardle, Dixon, and Barker families, originated in a coal mining village in northeastern England called Coffee Pot Row. The village, which was located in Trimdon Colliery, County Durham, was the site of a mine explosion that killed 74 people in 1882.

The Kimbertown subdivision originally comprised approximately 20 houses located on Mead Street, West Street, and the west side of Roosevelt Avenue. Extant historic houses in the neighborhood were constructed during three periods: between about 1900 and 1912, the late 1920s, and the 1950s. Some modern infill houses are also present.

737 West Street is one of the original homes constructed by the Kimber family. It is a hipped-roof form house that was built in approximately 1905. While direct evidence of original ownership has not been located, it appears that a member or members of the Kimber family owned the home until 1911 when Charlotte Kimber sold the house to her daughter, Sarah Wardle Strawhun. The Strawhuns may already have been living there before the Kimber Addition was platted, although they appear to have split their time between Louisville and Boulder so they probably did not live at 737 West consistently. In 1933, Sarah sold Lots 6–8 Block 5 to her husband, Thomas Marion Strawhun, who was an active miner and mine owner or investor. Around this time, John German (a coal miner from central Europe) and his wife Christine began to rent the house. In 1944, Marion Strawhun and Charles Wardle sold 737 West to John and Christine German. The home remained in the German family until 1984 (Bacon 2016). The house has been modified with a wing addition added to the rear of the building. The original form of the building is still recognizable.

36. Sources of information:

Bacon, Bridget
2016 "Notes [737 and 725 West]." March 2016. On file with the Louisville Historical Museum, Louisville, Colorado.

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

Boulder County Office of the Clerk and Recorder
2019 Search for Alfred and Mary Helart and related property owners. Available at: https://recorder.bouldercounty.org/countyweb/disclaimer.do. Accessed December 26, 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 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 reflection of the common, simple, hipped-roof box architecture that was common in the early twentieth century when Louisville was a mining town and for its association with the early residential development of Louisville, and specifically Kimbertown, that was connected with immigrants and mining.

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: N/A

40. Period of significance: N/A

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

42. Statement of significance: PaleoWest recommends 5BL14296 not eligible for the NRHP and SRHP under Criteria A and B because it is not associated, at the NRHP or SRHP level, with important events or people in local, state, or national history. We also recommend 5BL14296 not eligible for the NRHP and SRHP under Criterion C because, while it is a relatively intact Hipped-Roof Box form house, it does not represent a quintessential architectural form, an architectural innovation, or the work of a master at the NRHP or SRHP level. Finally, we recommend 5BL14296 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 and setting. The original house is still evident but modifications have undermined its integrity of design, materials, workmanship, and feeling at the NRHP and SRHP levels. Because 5BL14296 is not connected with important events or people, 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 ___ No

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 ____

Resource Number: 5BL14296
Temporary Resource Number: N/A

VIII. RECORDING INFORMATION

47. Photograph numbers: 191–196

    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.

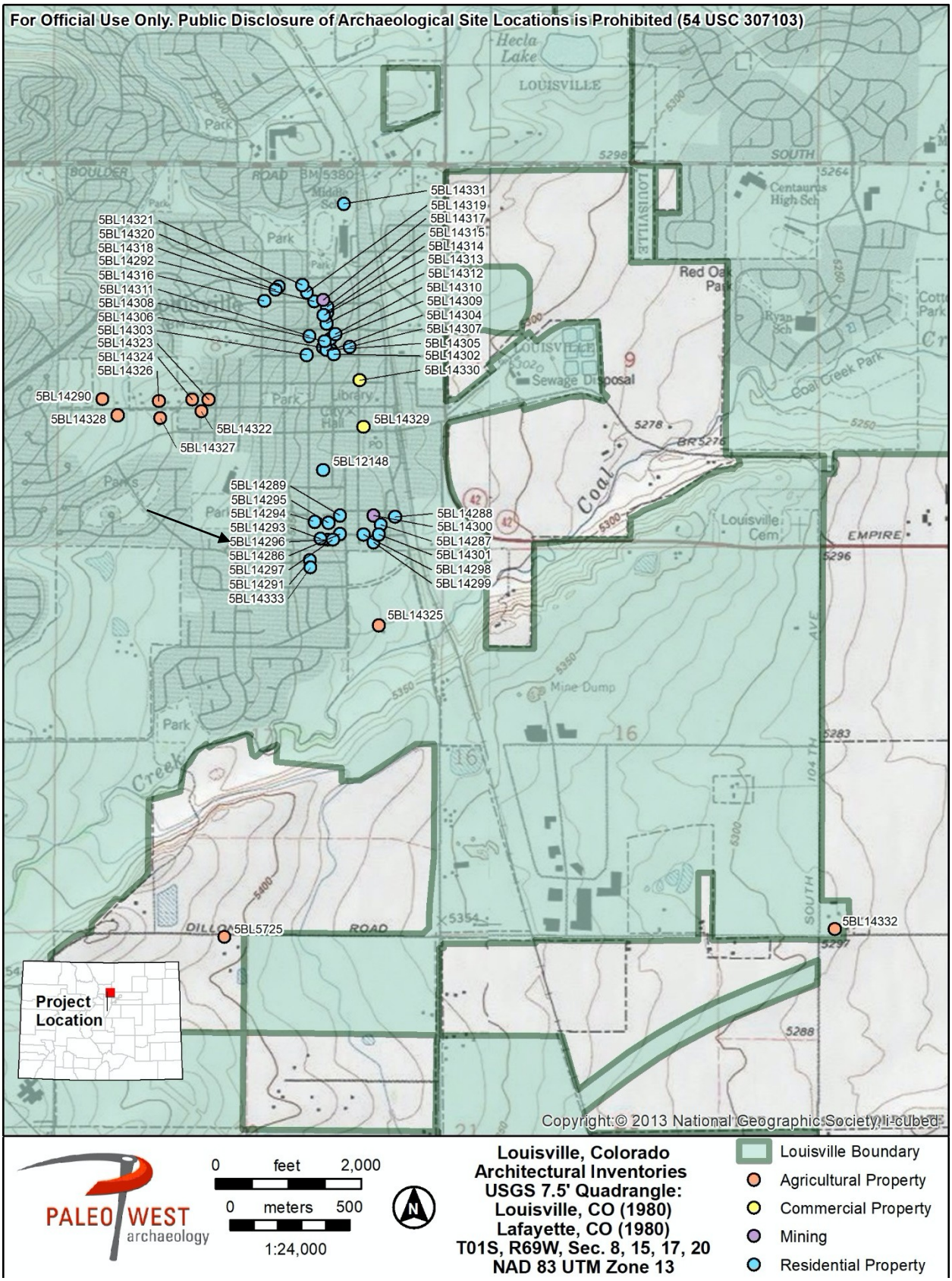

Figure 1. Location of 737 West / 5BL14296.

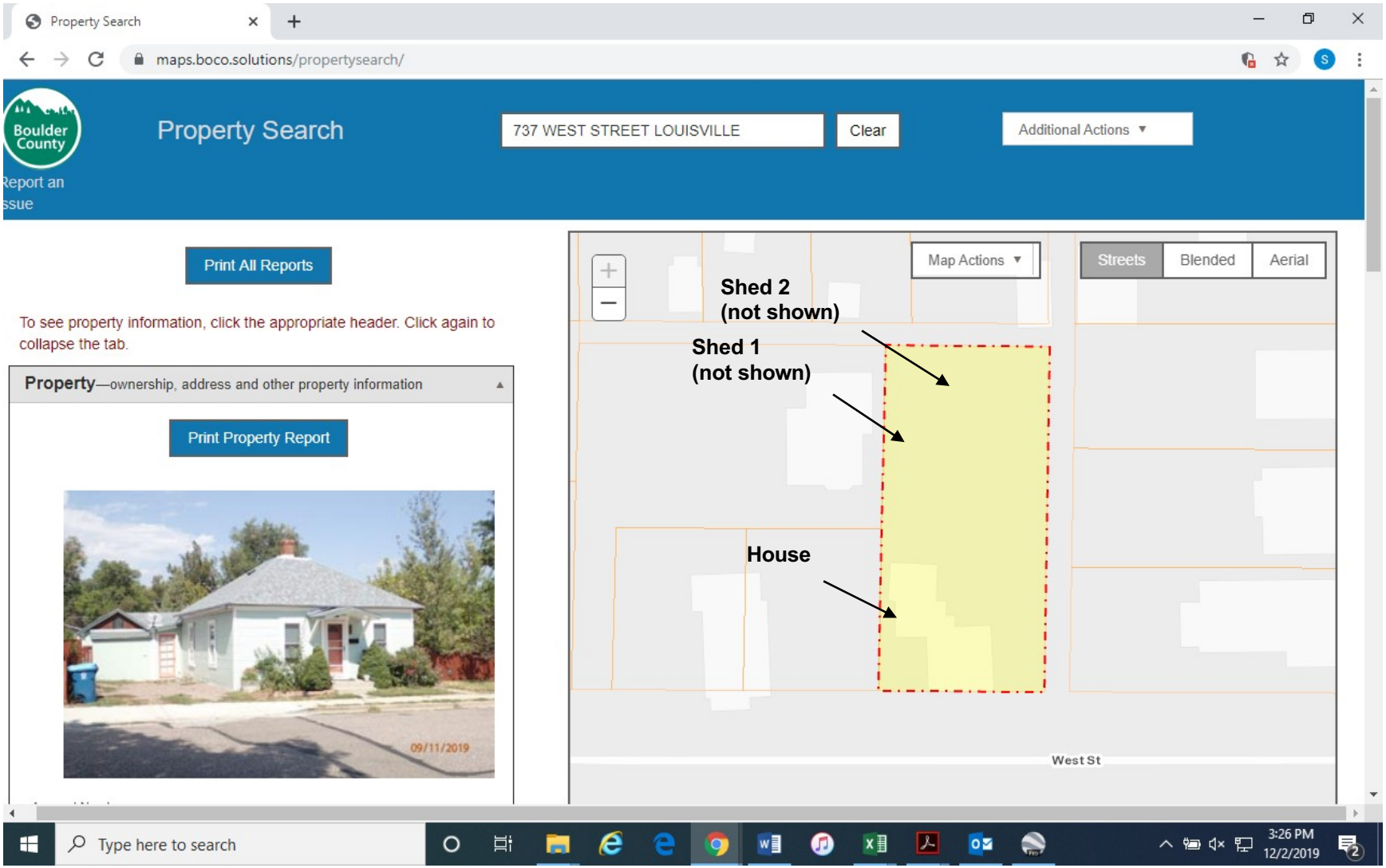

Figure 2. Sketch map of 737 West.

Figure 3. 737 West house, south and east sides, facing northwest.

Figure 4. 737 West house south and west sides, facing northeast.

Figure 5. 737 West house and additions, south and west sides, facing north.

Figure 6. 737 West house and additions, north and east sides, facing southwest from east alley

Figure 7. 737 West shed 1 and shed 2, south and east sides, facing northwest from east alley.

Figure 8. 737 West house and shed 1, north side, facing south from north alley.

Figure 9. 737 West photo from 1948 Assessor card, west and south sides, facing north- northeast (LHM 2017).

Resource Number: 5BL14297
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: 5BL14297
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 741 West Street
6. Current building name: 741 West Street
7. Building address: 741 West Street, Louisville, CO 80027
8. Owner name and address: Ann K. Del Pizzo, 741 West Street, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SE ¼ of SE ¼ of SW ¼ of SE ¼ of section 8
10. UTM reference
    Zone 13N; 488626 mE 4424751 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): A Block: 2
    Addition: Kimberly Year of Addition: 1911
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOT A LESS N 47 FT BLK 2 KIMBERLY

III. Architectural Description

14. Building plan (footprint, shape): L-shaped plan
15. Dimensions in feet: Length 60 x Width 32
16. Number of stories: 1
17. Primary external wall material(s): Brick
18. Roof configuration: Gabled roof – Cross gabled roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Garage, Porch

21. General architectural description: 741 West is a wood frame home clad in brick. It has a cross-gable roof. The primary façade faces south. From west to east are an attached one-car garage, an off-center entry in a stoop, a single window, and a larger picture window. The entry is accentuated with decorative ironwork. The main roofline is gabled, running east-west. On the east end of the south side, a gabled section extends south to create L-shaped plan. The home has a concrete foundation with full basement. Fenestration consists of double-hung, multi-pane, and fixed picture windows.

22. Architectural style/building type: Post-World War II - Ranch Type

23. Landscaping or special setting features: A concrete driveway leads from garage to street. A concrete walkway leads from street to side entrance on east-end gabled section.

24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1964

    Source of information: Assessor card (Louisville Historical Museum 2017)

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Nicholas and Ann Del Pizzo

    Source of information: Assessor card (Louisville Historical Museum 2017)

29. Construction history (include description and dates of major additions, alterations, or demolitions): A building permit was pulled in 1959 and the house was completed in 1964. Except for the addition of a porch on its west side, the house is essentially unchanged since its construction. The house is still owned by its original owner.

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

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 (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: 5BL14297
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.

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.

741 West Street

The house at 741 West Street is located in the Kimberly Addition. Members of the Kimber/Wardle family platted the Kimberly Addition (also known as Kimbertown) near the southwest corner of the town in 1911. Kimbertown was separated from Louisville's commercial area by the large Acme Mine dump until 1933. The patriarch of the family, George Kimber, an immigrant from England, owned the land comprising Kimbertown and constructed houses for his family members on it. After he died, his wife, children, and stepchildren platted the area as a formal subdivision. Many of the people who lived in the Kimberly Addition, including members of the Kimber/Wardle, Dixon, and Barker families, originated in a coal mining village in northeastern England called Coffee Pot Row. The village, which was located in Trimdon Colliery, County Durham, was the site of a mine explosion that killed 74 people in 1882.

The Kimbertown subdivision originally comprised approximately 20 houses located on Mead Street, West Street, and the west side of Roosevelt Avenue. Extant historic houses in the neighborhood were constructed during three periods: between about 1900 and 1912, the late 1920s, and the 1950s. Some modern infill houses are also present.

Like many subdivisions established prior to World War II, the Kimberly Addition subdivision experienced a period of new home construction in the late 1940s and into the 1950s. Scattered new houses occupied lots among the older homes built prior to the war. The new construction was the result of population growth and, eventually, the development of transportation networks that allowed Louisville residents to efficiently commute to nearby regional centers for work. Houses constructed during this period were typically variations of Minimal Traditional or Ranch forms.

741 West Street is a Ranch form home constructed in 1964. The original owners were Nicholas and Ann Del Pizzo. The house remains largely unmodified since its original construction.

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.

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 ____

42. Statement of significance: PaleoWest recommends 5BL14297 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 at the NRHP or SRHP level. We also recommend 5BL14297 not eligible for the NRHP and SRHP under Criterion C because it is a common Ranch form house that does not represent an innovation or the work of a master at the NRHP or SRHP level. Finally, we recommend 5BL14297 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: 741 West Street retains integrity of setting, feeling, materials, design, workmanship, and location. Because it is not connected with important events or people at the NRHP or SRHP 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 ___ No

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: 187–190

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.

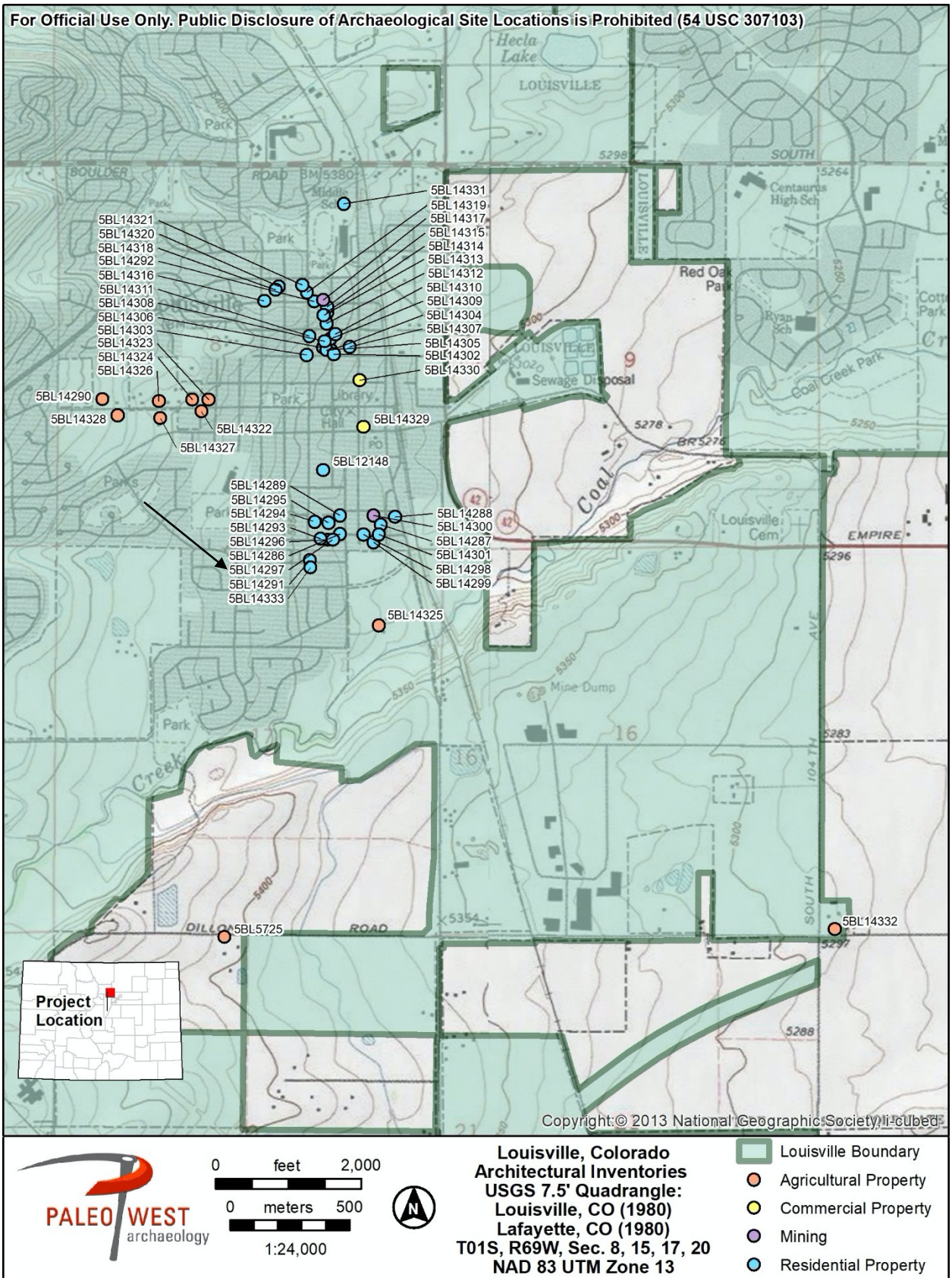

Figure 1. Location of 741 West / 5BL14297.

Resource Number: 5BL14297
Temporary Resource Number: N/A

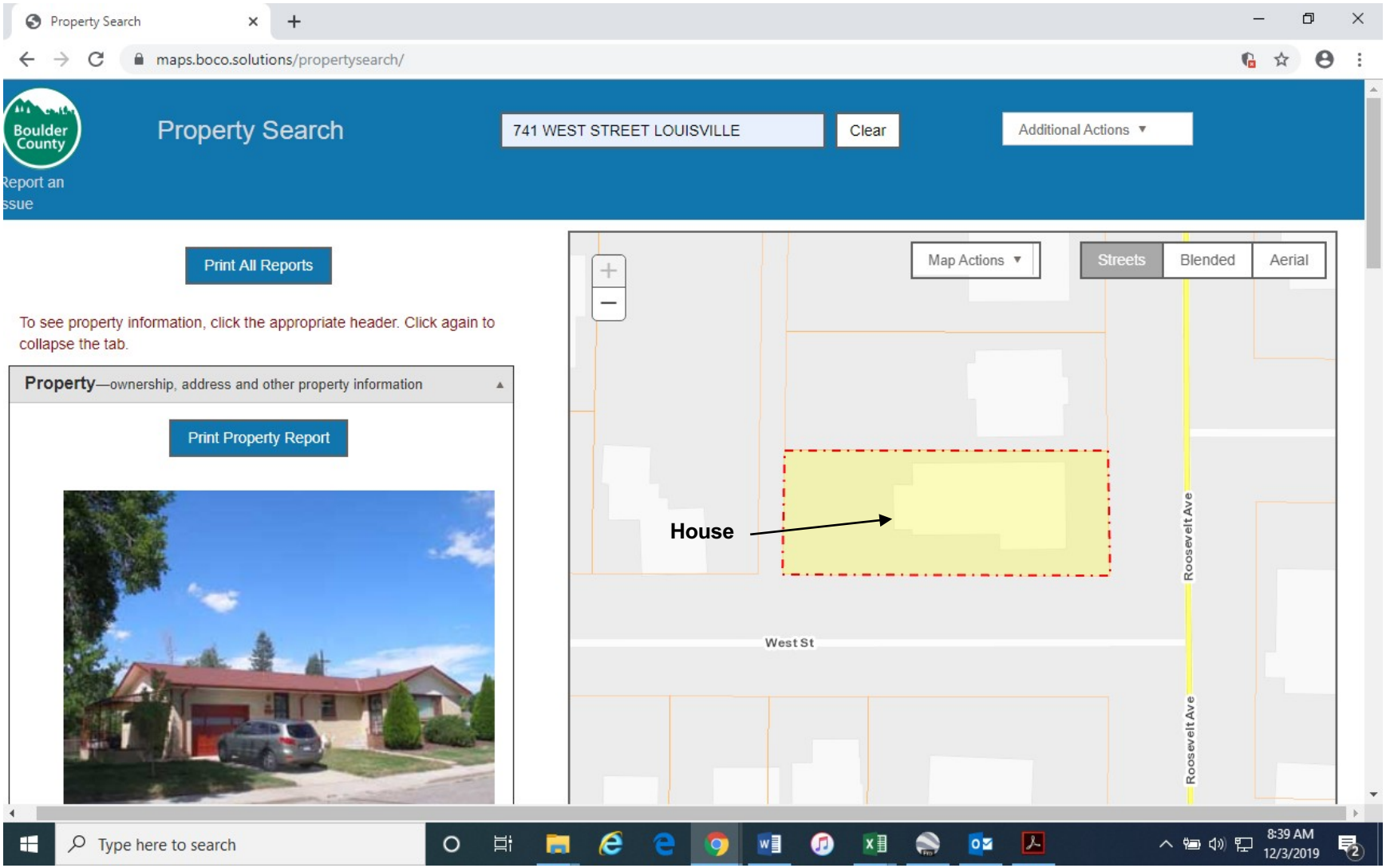

Figure 2. Sketch map of 741 West.

Figure 3. 741 West house, south and east sides, facing northwest.

Figure 4. 741 West house, south and west sides, facing northeast.

Figure 5. 741 West house, west and north sides, facing east-southeast from alley.

Figure 6. 741 West house, south side, facing north.

Figure 7. 741 West photo from 1964 Assessor Card, west and south sides, facing north-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: 5BL12462
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 600 McKinley Avenue
7. Building address: 600 McKinley Avenue, Louisville, CO 80027
8. Owner name and address: Selma E. Woody, 600 McKinley Avenue, Louisville, CO 80027-1930

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township Range
   SE ¼ of SW ¼ of NE ¼ of SW ¼ of section 8
10. UTM reference
    Zone 13N; 488133mE 4425121mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.
12. Lot(s): 11–13 Block: 11
    Addition: Louisville HeightsYear of Addition: 1904
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 11-12-13 BLK 11 LOUISVILLE HEIGHTS

III. Architectural Description

14. Building plan (footprint, shape): Irregular
15. Dimensions in feet: Length 63 x Width 42
16. Number of stories: 1
17. Primary external wall material(s): Stucco, Wood
18. Roof configuration: Gabled - Front Gabled
19. Primary external roof material: Asphalt
20. Special features: Chimney

21. General architectural description: 600 McKinley Avenue is a Bungalow form home constructed in 1935. The original portion of the house is clad in stucco and has a jerkinhead type front gable roof. The home has a large addition with a side gable roof and wood siding. The primary façade is the west elevation of the original house. A small porch shelters the entrance, which is located just south of the center of the façade. A single double hung window is located to the south, under the porch. Another double hung window is north of the porch. There are no windows in the west-facing side of the addition that projects south of the original portion of the house, although there appears to be a single entry door. The south side of the house includes an original portion of the building on the west and the large addition on the east. The original portion of the south side contains two pairs of windows (one large and one small) and a row of three separate basement level windows. The addition portion of the south side is hidden from view. The entire east side of the house is an addition. It has a single window and two basement windows in its north half. A central chimney breaks the plane of the façade. Rear entry into the house is provided by a sliding glass door located south of the chimney. The door is accessed via a raised deck. The original portion of the north elevation of the house has two pairs of double hung windows, with a single window between them. The addition contains two small double hung windows.

22. Architectural style/building type: Bungalow

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: Two small outbuildings are located at the rear of the lot. One is a jerkinhead type front gable roofed garage clad in stucco. According to the assessor record, it may date to 1956. A smaller outbuilding is located nearby. It has horizontal wood siding and a side gable roof. It appears to be more than 50 years old.

IV. Architectural History

25. Date of Construction: Estimate: _____ Actual: 1935

    Source of information:

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: Robert and Helen Woody

    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): A major addition was added to the rear house sometime after 1962, essentially doubling the size of the home.

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).

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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.

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600 McKinley Avenue

600 McKinley Avenue is located in the Louisville Heights subdivision. Located at the west edge of the town, the subdivision was platted by the Colorado Mortgage and Investment Company in 1904. Located in a higher portion of town, the subdivision was desirable because it was farther from the noise of the railroad tracks, mines and commercial areas of town. Moreover, this higher area was less susceptible to subsidence that lower portions of Louisville, many of which were underlain by coal mines. The attractiveness of the subdivision was reinforced by ornamental trees and shrubs planted by the town. Louisville Heights was populated by a mix of working class and white-collar residents. Doctors, teachers, county workers, miners, and laborers all lived near each other (United States Census Bureau 1930).

Louisville Heights contains the most complete architectural record of residential construction in Louisville. Homes were steadily constructed in the neighborhood from 1900 through 1983. This resulted in a diversity of house forms. Numerous National form houses and one two-story Folk Victorian style house represent holdover late nineteenth century forms and styles. Bungalows and Minimal Traditional homes were constructed in the early and mid-twentieth century. Post-World War II construction is reflected in Ranch form houses that exist in the subdivision.

The house at 600 McKinley Avenue is a Bungalow form constructed in 1935. The original owners were Robert and Helen Woody (nee Sirokman). He was a barber who owned a local barbershop. The house remains in the Woody family (Bacon n.d., Boulder County Clerk and Recorder 2020).

36. Sources of information:

Bacon, Bridget.
n.d. [Notes: 600 McKinley Avenue]. 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.

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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.

United States Census Bureau
1930 Fifteenth Census of the United States, 1930 (NARA microfilm publication T626). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

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 5BL12462 not individually significant under NRHP/SRHP Criterion A because, by itself, it is not illustrative of an important trend or event in history. PaleoWest recommends 5BL12462 not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL12462 not significant under NRHP/SRHP Criterion C because a major addition was constructed onto the rear of the house that makes the house no longer a quintessential example of the Bungalow form. Finally, we recommend 5BL12462 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: 600 McKinley retains integrity of location and setting. Modifications to the house have undermined integrity of design, materials, workmanship, 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 Louisville Heights subdivision was platted in 1904. It contains the most complete architectural record of residential construction in Louisville. Homes were steadily constructed in the subdivision from 1900 through 1983. A potential historic district, eligible for the NRHP under Criterion A, would encompass properties in the original Louisville Heights subdivision, have a period of significance from 1900–1965, and be related to the history of residential development in Louisville. This assessment did not formally evaluate a Louisville Heights Historic District, but a potential district is apparent.

Although 600 McKinley has been substantially modified by a large addition, it was constructed in the third decade of the 1900s and its original portion remains relatively intact so it may still contribute to a potential locally significant Louisville Heights historic district.

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 McKinley Photograph 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.

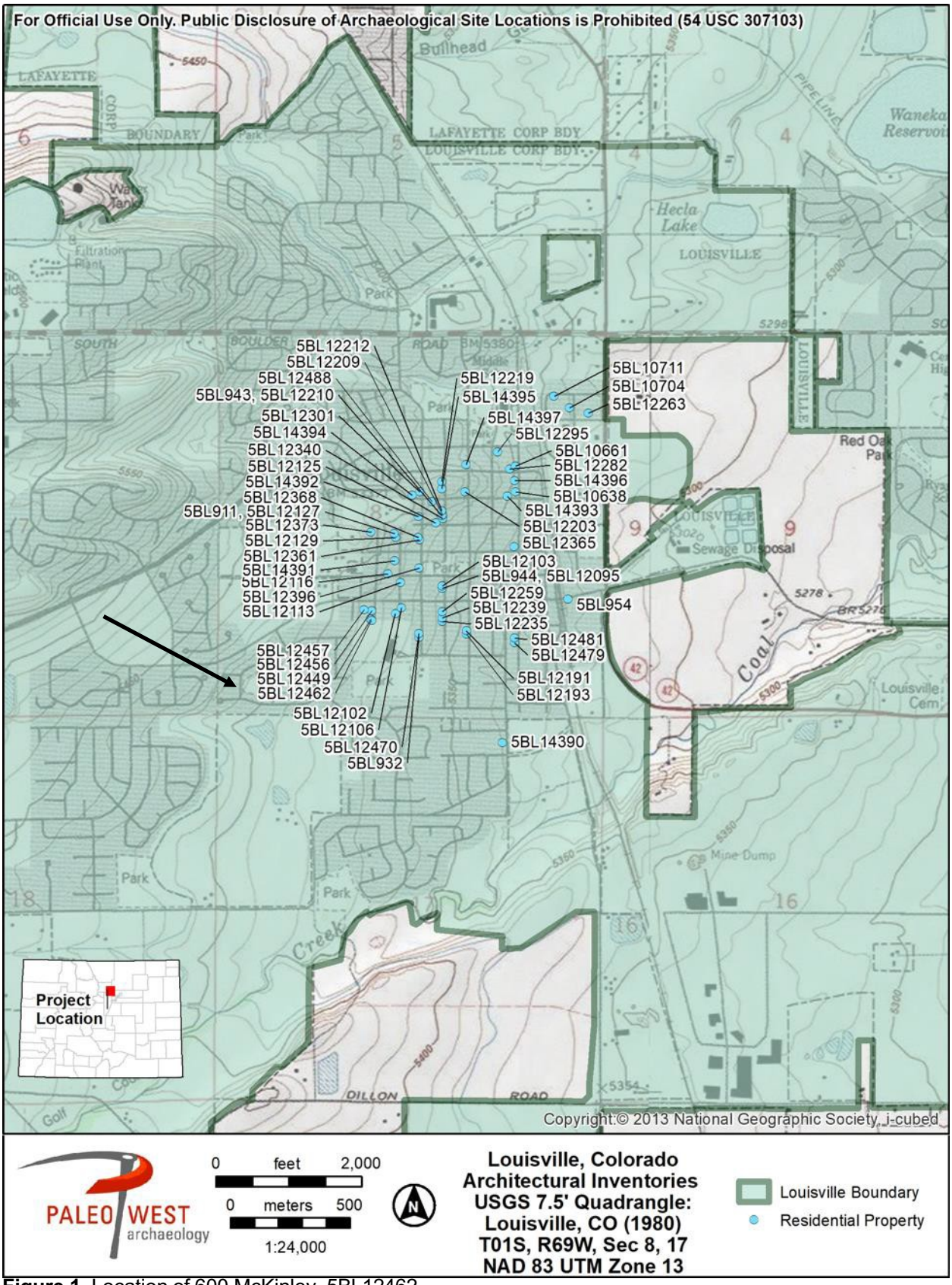

Figure 1. Location of 600 McKinley, 5BL12462.

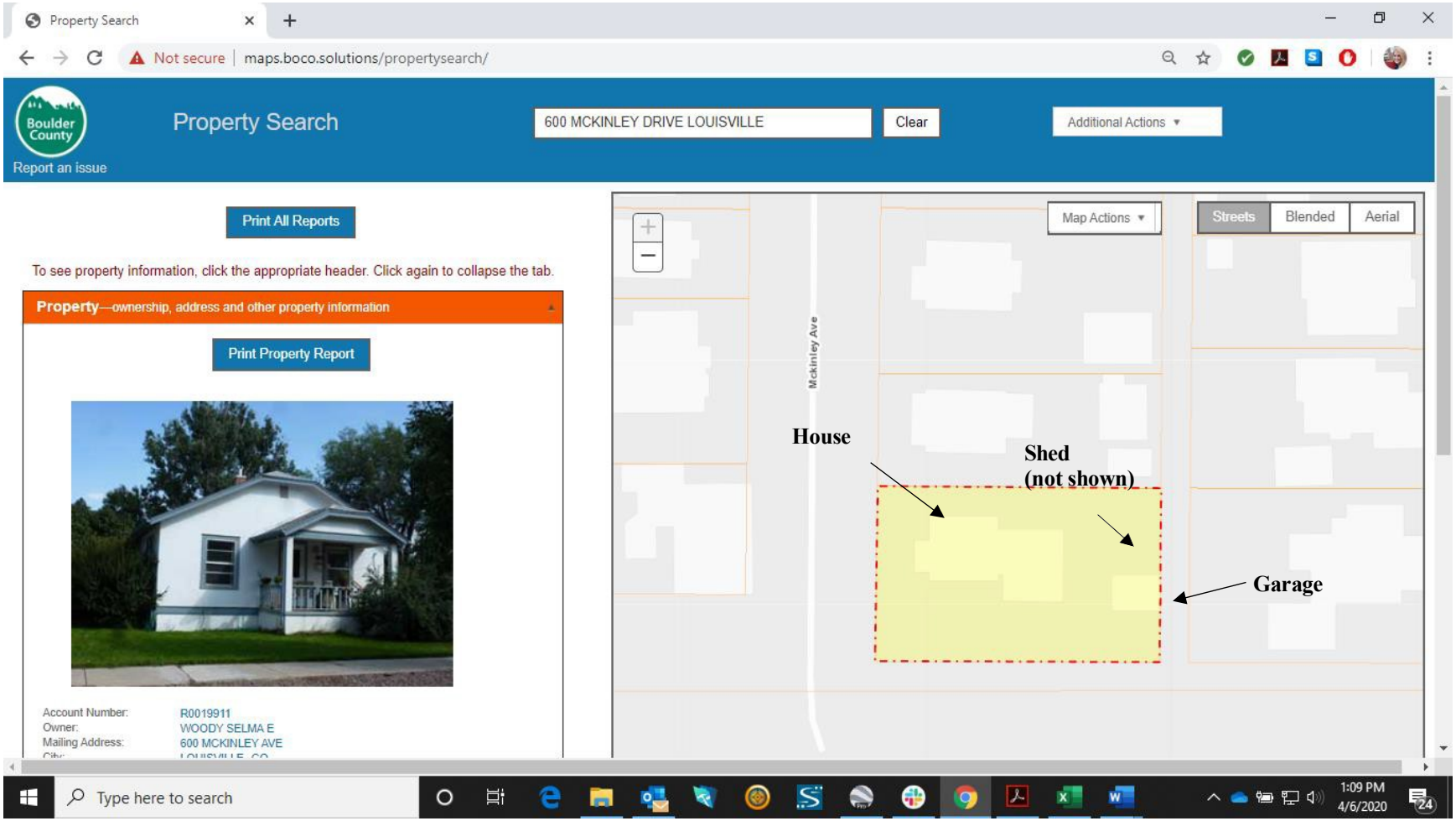

Figure 2. Sketch map of 600 McKinley.

Resource Number: 5BL12462
Temporary Resource Number: N/A

Figure 3. 600 McKinley, facing northeast.

Figure 4. 600 McKinley, facing southwest.

Figure 5. 600 McKinley, outbuildings, facing northwest.

Figure 6. 600 McKinley, facing southeast.

Figure 7. 600 McKinley, outbuildings, facing southwest.

Figure 8. 600 McKinley photo from 1948 Assessor Card (LHM 2017).

Resource Number: 5BL12462
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: 5BL12449
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 601 McKinley Avenue
7. Building address: 601 McKinley Avenue, Louisville, CO 80027
8. Owner name and address: Ann Karin Sumstad, 601 McKinley Avenue, Louisville, CO 80027-1929

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69S
   SW ¼ of SE ¼ of NE ¼ of SW ¼ of section 8
10. UTM reference
    Zone 13N; 488100mE 4425123mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.
12. Lot(s): 7–9 Block: 10
    Addition: Louisville HeightsYear of Addition: 1904
13. Boundary Description and Justification: Boulder County Assessor Legal Description: S 10 FT LOT 7 ALL LOTS 8-9 BLK 10 LOUISVILLE HEIGHTS

III. Architectural Description

14. Building plan (footprint, shape): L-Shaped
15. Dimensions in feet: Length 50 x Width 28
16. Number of stories: 1
17. Primary external wall material(s): Stucco
18. Roof configuration: Gabled Roof - Side Gabled Roof
19. Primary external roof material: Asphalt
20. Special features: Chimney, attached garage
21. General architectural description: 601 McKinley Avenue is a simple ranch style home with stucco cladding and a side gable roof covered in asphalt shingles. The east elevation faces McKinley Avenue but does not contain an entry door. Four horizontal rectangular windows are unevenly recessed at the northern end of the elevation. The north elevation contains the home's entry, just east of where the garage meets the main house. There are two small windows east of the entry. The south side of the building has, from east to west, a single window and an exterior wall chimney. The rear of the home (west elevation) has,

from south to north, a large picture window and a door under a porch. There is another door to the south. This door leads to the garage.

22. Architectural style/building type: Ranch
23. Landscaping or special setting features: None
24. Associated buildings, features, or objects: None

IV. Architectural History

25. Date of Construction: Estimate: _____ Actual: 1948

Source of information:

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: Helen and Ralph Grunkemeyer

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): No major additions, alterations, or demolitions are evident.
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.

601 McKinley Avenue

601 McKinley Avenue is located in the Louisville Heights subdivision. Located at the west edge of the town, the subdivision was platted by the Colorado Mortgage and Investment Company in 1904. Located in a higher portion of town, the subdivision was desirable because it was farther from the noise of the railroad tracks, mines and commercial areas of town. Moreover, this higher area was less susceptible to subsidence that lower portions of Louisville, many of which were underlain by coal mines. The attractiveness of the subdivision was reinforced by ornamental trees and shrubs planted by the town. Louisville Heights was populated by a mix of working class and white-collar residents. Doctors, teachers, county workers, miners, and laborers all lived near each other (United States Census Bureau 1930).

Louisville Heights contains the most complete architectural record of residential construction in Louisville. Homes were steadily constructed in the neighborhood from 1900 through 1983, resulting in the presence of a diversity of house forms. Numerous National form houses and one two-story Folk Victorian style house represent holdover late nineteenth century forms and styles. Bungalows and Minimal Traditional houses were constructed in the early and mid- twentieth century. Post-World War II construction is reflected in the Ranch form homes that exist in the subdivision.

The house at 601 McKinley Drive is a Ranch home constructed in 1948. The original owners of the house were Helen and Ralph Grunkemeyer. Ralph, a pharmacist, ran the Bungalow Drug store on Main Street in Louisville. Helen was a nurse. The Grunkemeyer family owned the house until 1977. The house then went through a succession of owners until Ann Karin Sumstad purchased it in 1995 (Bacon n.d.; Boulder County Clerk and Recorder 2020

601 McKinley Drive is a simple Ranch home with considerable integrity. It is a good example of the early Ranch form and represents the transition from Minimal Traditions design to post-World War II Ranch designs.

Note: The city of Louisville approved this building for demolition while this inventory form was in draft.

36. Sources of information:

Bacon, Bridget.
n.d. [Notes: 601 McKinley Avenue]. 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.

United States Census Bureau
1930 Fifteenth Census of the United States, 1930 (NARA microfilm publication T626). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

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 post-World War II residential development of the city and its illustration of the early Ranch form of home design that became very common in succeeding decades.

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

Note: The city of Louisville approved this building for demolition while this inventory form was in draft.

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 5BL12449 not individually significant under NRHP/SRHP Criterion A because, by itself, it does not rise to the NRHP/SRHP level of association with an important trend in history. PaleoWest recommends 5BL12449 not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL12449 not significant under NRHP/SRHP Criterion C because the house does not rise to the NRHP/SRHP level of Ranch form design. Finally, we recommend 5BL12449 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: 601 McKinley retains integrity of location, setting, design, materials, workmanship, 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.

Note: The city of Louisville approved this building for demolition while this inventory form was in draft.

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 Louisville Heights subdivision was platted in 1904. It contains the most complete architectural record of residential construction in Louisville. Homes were steadily constructed in the subdivision from 1900 through 1983. A potential historic district, eligible for the NRHP under Criterion A, would encompass properties in the original Louisville Heights subdivision, have a period of significance from 1900–1965, and be related to the history of residential development in Louisville. This assessment did

not formally evaluate a Louisville Heights Historic District, but a potential district is apparent.

601 McKinley would likely contribute to a potential Louisville Heights Historic District due to its integrity and its illustration of post-World War II residential construction in the subdivision.

Note: The city of Louisville approved this building for demolition while this inventory form was in draft.

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: 601 McKinley Photograph 1–8

    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.

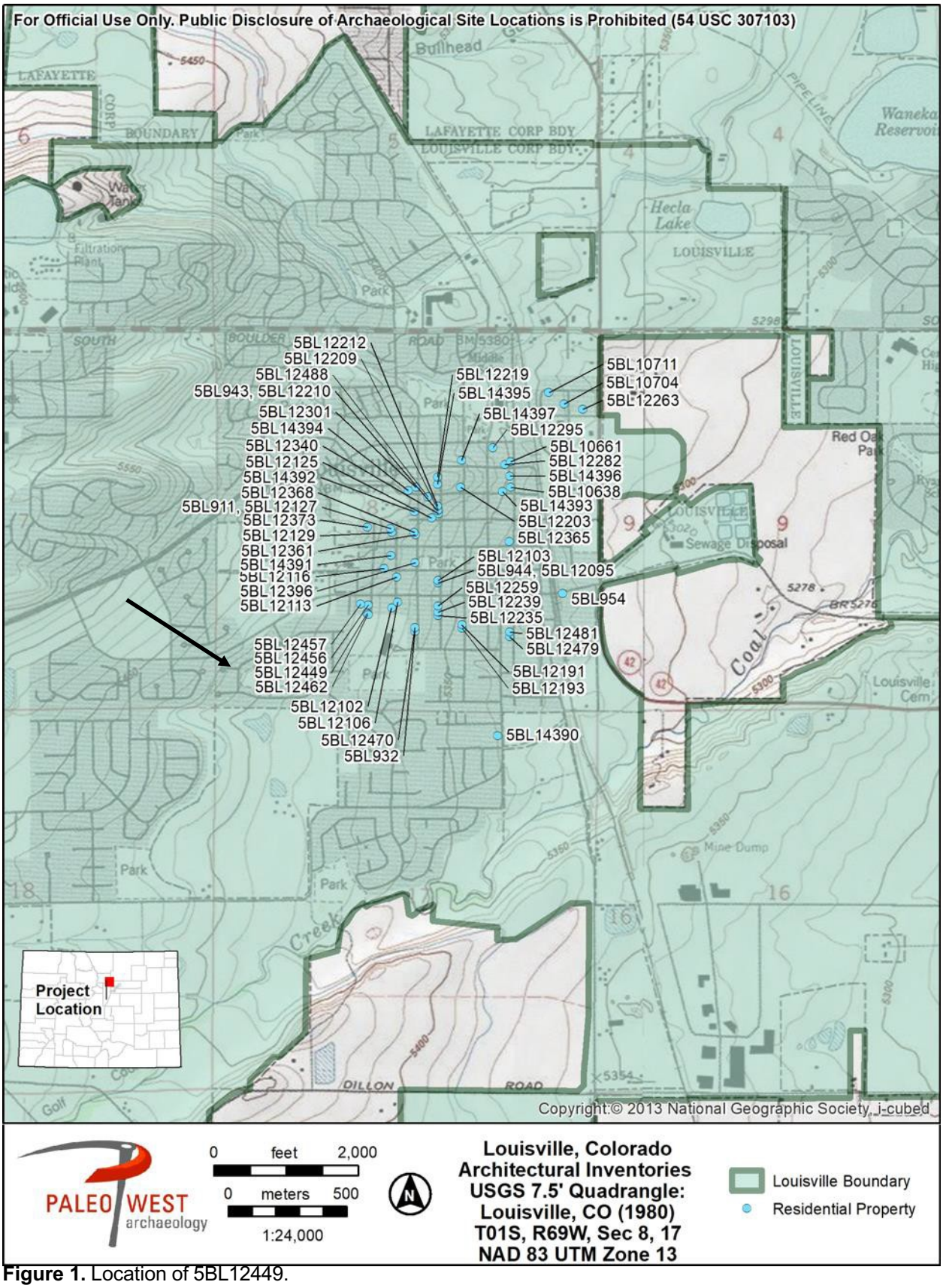

Figure 1. Location of 5BL12449.

Resource Number: 5BL12462
Temporary Resource Number: N/A

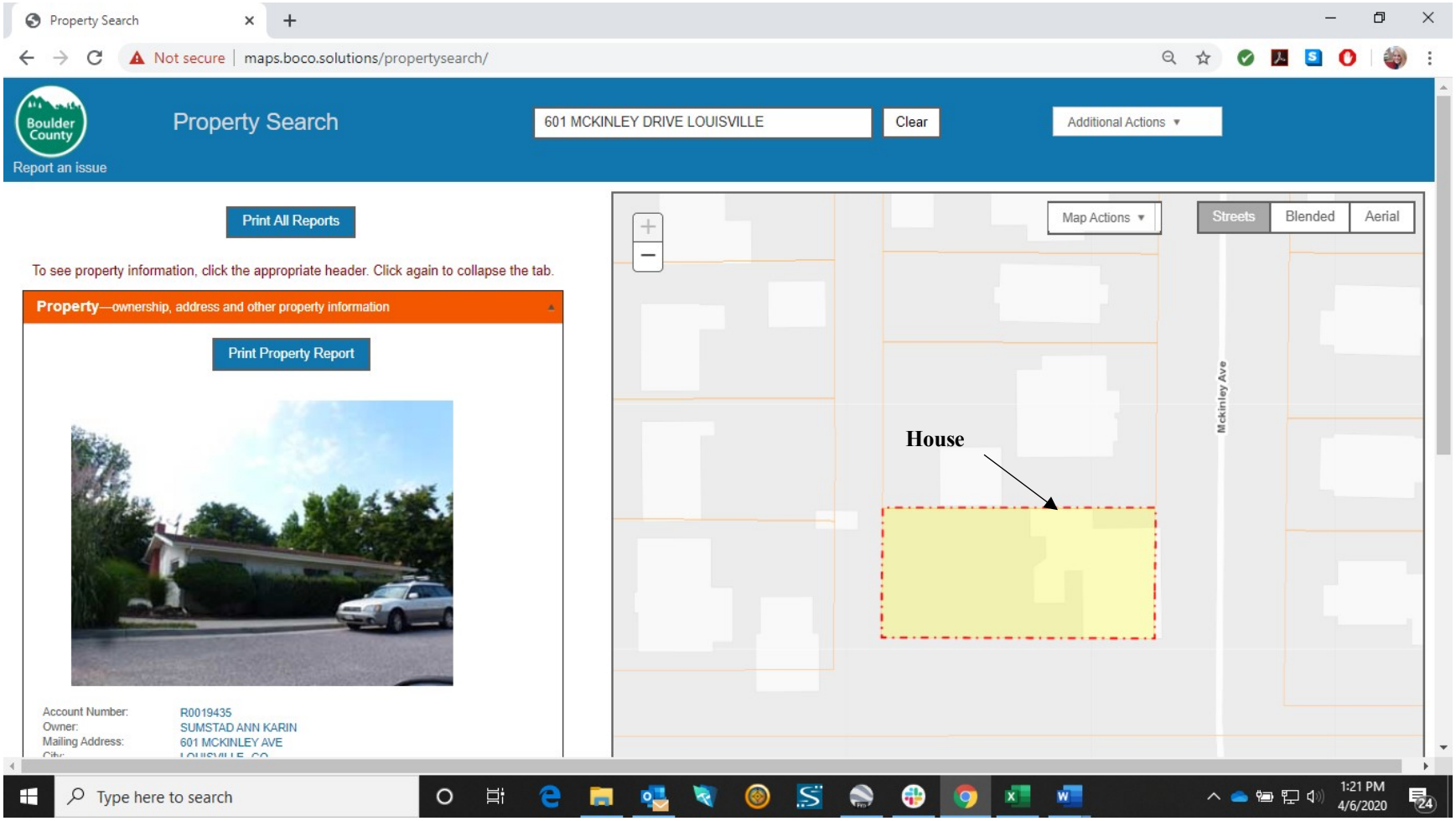

Figure 2. Sketch map of 601 McKinley.

Resource Number: 5BL12462
Temporary Resource Number: N/A

Figure 3. 601 McKinley, facing west.

Figure 4. 601 McKinley, facing northwest.

Figure 5. 601 McKinley, facing east.

Figure 6. 601 McKinley, facing southwest.

Figure 7. 601 McKinley photo from 1948 Assessor Card (LHM 2017).

Resource Number: 5BL12102
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: 5BL12102
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 620 Garfield Avenue
7. Building address: 620 Garfield Avenue, Louisville, CO 80027
8. Owner name and address: Braun Living Trust, 620 Garfield Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SE ¼ of SE ¼ of NE ¼ of SW ¼ of section 8
10. UTM reference
    Zone 13N; 488238mE 4425145mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.
12. Lot(s): 4–7 Block: 12
    Addition: Louisville HeightsYear of Addition: 1904
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 4-5-6 & N 1/2 LOT 7 BLK 12 LOUISVILLE HEIGHTS

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 36 x Width 30
16. Number of stories: 1
17. Primary external wall material(s): Stucco
18. Roof configuration: Hipped
19. Primary external roof material: Asphalt
20. Special features: Window – Glass Block, Chimney

21. General architectural description: 620 Garfield Avenue is a vernacular style home constructed of concrete block and clad in stucco. A hipped roof tops the building. The primary façade faces west. There is a single central entry door. Red brick and glass block detailing surrounds the doorway. A large fixed picture window is south of the door. North of the door, from south to north, are a narrow 8-block glass block window, a single double hung window, and a single double hung window. All windows have red brick detailing surrounding them. There are four single double hung windows on the south elevation. The south elevation also has three large windows at the basement level. The widows are in a depression that is fenced with newer metal railings. The north side of the house five windows evenly spaced along the façade. The central window is smaller than the other four. Corresponding windows are located at the basement level. The west (rear) elevation is not visible from the public right-of way.

22. Architectural style/building type: Other Style

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: There is a two-bay garage located behind the house. The garage is clad in stucco and has a front gable roof covered in asphalt shingles. It has two fiberglass overhead doors.

IV. Architectural History

25. Date of Construction: Estimate: _____ Actual: 1950

    Source of information:

Bacon, Bridget.
2012 620 Garfield 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: Amelia Steinbaugh Barday

    Source of information:

Bacon, Bridget.
2012 620 Garfield 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):

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.

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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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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.

620 Garfield Avenue

620 Garfield is located in the Louisville Heights subdivision. Located at the west edge of the town, the subdivision was platted by the Colorado Mortgage and Investment Company in 1904. Located in a higher portion of town, the subdivision was desirable because it was farther from the noise of the railroad tracks, mines and commercial areas of town. Moreover, this higher area was less susceptible to subsidence that lower portions of Louisville, many of which were underlain by coal mines. The attractiveness of the subdivision was reinforced by ornamental trees and shrubs planted by the town. Louisville Heights was populated by a mix of working class and white-collar residents. Doctors, teachers, county workers, miners, and laborers all lived near each other (United States Census Bureau 1930).

Louisville Heights contains the most complete architectural record of residential construction in Louisville. Homes were steadily constructed in the neighborhood from 1900 through 1983, resulting in the presence of a diversity of house forms. Numerous National form houses and one two-story Folk Victorian style house represent holdover late nineteenth century forms and styles. Bungalows and Minimal Traditional houses were constructed in the early and mid- twentieth century. Post-World War II construction is reflected in the Ranch form homes that exist in the subdivision.

The house at 620 Garfield is a vernacular home that borrows from Ranch, Minimal Traditional, and Mission forms and styles. This masonry block home was constructed in 1950 and owned by Amelia Steinbaugh Barday. Amelia was the daughter of J. J. Steinbaugh, a well-known businessman who operated a local, long-time hardware store. Amelia owned several lots in Louisville Heights. She constructed the house at 620 Garfield for her son, Gene, and his wife, Beverly (nee Moore). The Bardays raised five children in the house, which they owned until 1981 (Bacon 2012). 620 Garfield has considerable integrity.

36. Sources of information:

Bacon, Bridget.
2012 620 Garfield 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 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.

United States Census Bureau
1930 Fifteenth Census of the United States, 1930 (NARA microfilm publication T626). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

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 5BL12102 not individually significant under NRHP/SRHP Criterion A because, by itself, it does not illustrate a significant trend in history. PaleoWest recommends 5BL12102 not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL12102 not significant under NRHP/SRHP Criterion C because it is a simple vernacular house that does not illustrate mastery of a specific style or design. Finally, we recommend 5BL12102 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: 620 Garfield retains integrity of location, setting, materials, workmanship, feeling, and design. 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 Louisville Heights subdivision was platted in 1904. It contains the most complete architectural record of residential construction in Louisville. Homes were steadily constructed in the subdivision from 1900 through 1983. A potential historic district, eligible for the NRHP under Criterion A, would encompass properties in the original Louisville Heights subdivision, have a period of significance from 1900–1965, and be related to the history of residential development in Louisville. This assessment did not formally evaluate a Louisville Heights Historic District, but a potential district is apparent.

620 Grant would likely contribute to a potential locally significant Louisville Heights Historic District because it illustrates post-World War II residential construction in 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: 620 Garfield 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: 5BL12102
Temporary Resource Number: N/A

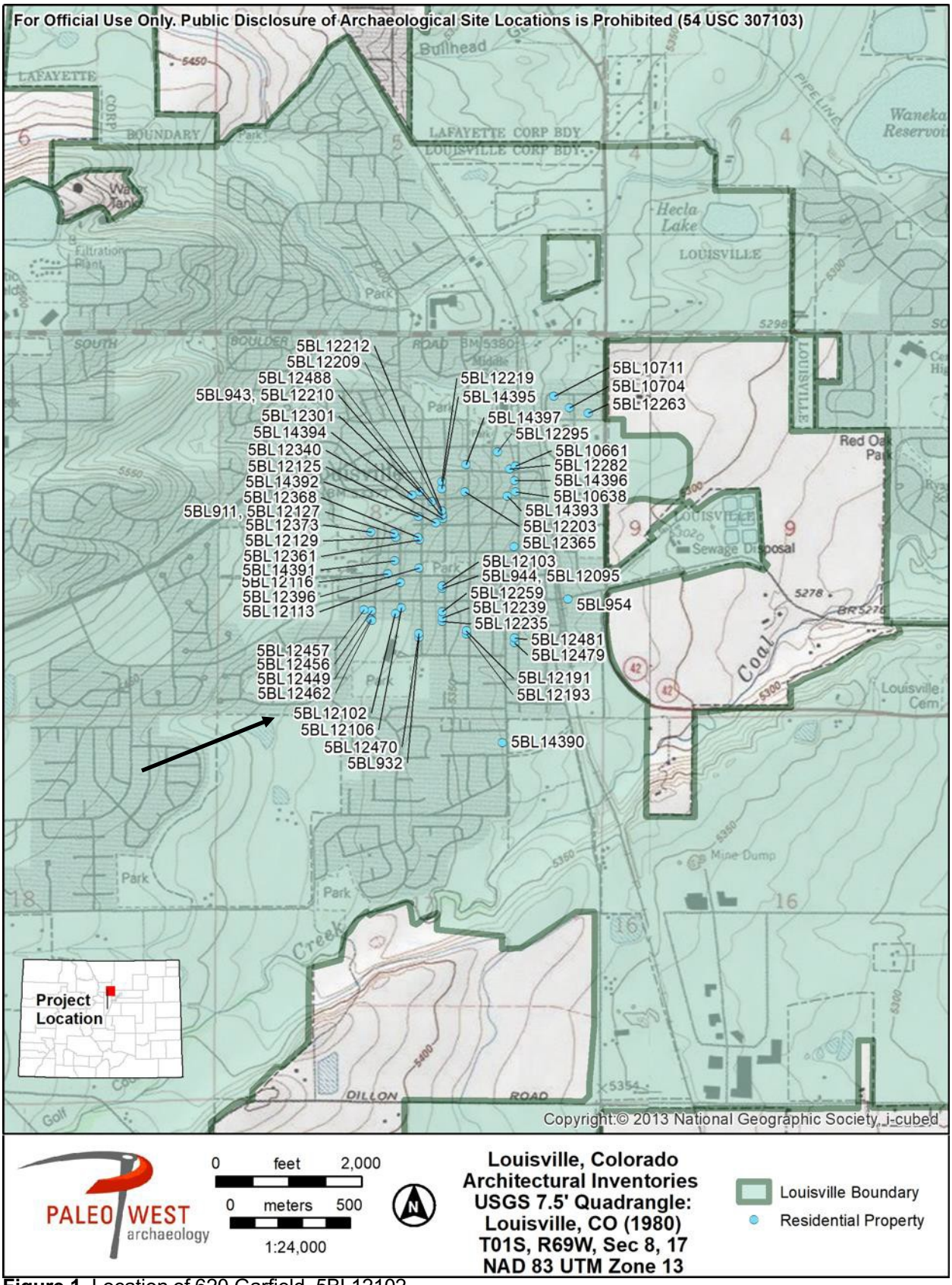

Figure 1. Location of 620 Garfield, 5BL12102.

Resource Number: 5BL12102
Temporary Resource Number: N/A

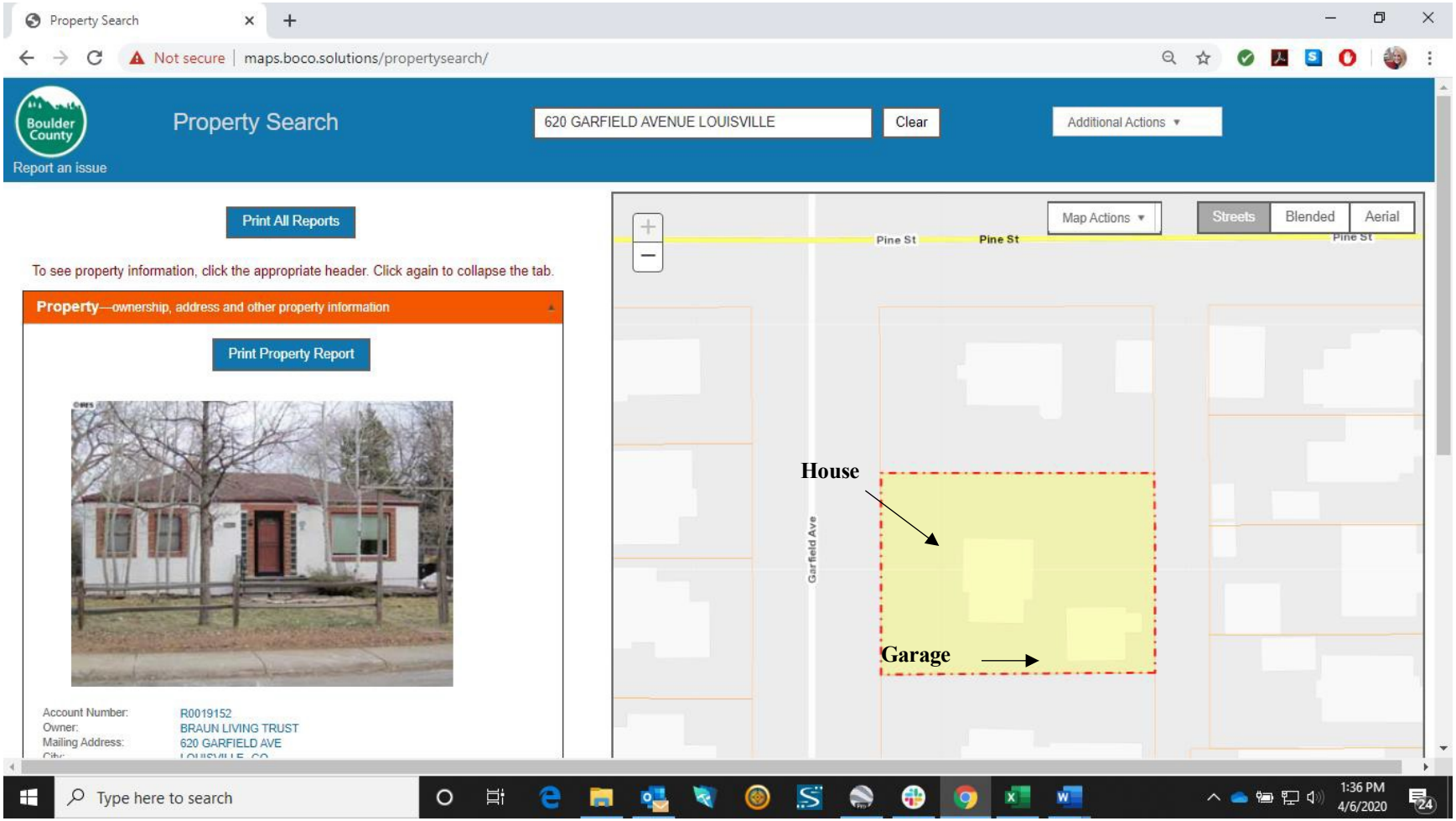

Figure 2. Sketch map of 620 Garfield.

Resource Number: 5BL12102
Temporary Resource Number: N/A

Figure 3. 620 Garfield, facing southeast.

Figure 4. 620 Garfield, facing northeast.

Figure 5. 620 Garfield, facing northeast.

Figure 6. 620 Garfield, garage and house, facing east-northeast.

Figure 7. 620 Garfield 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: 5BL12456
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 624 McKinley Avenue
7. Building address: 624 McKinley Avenue, Louisville, CO 80027
8. Owner name and address: Jeremy H. Deall, 624 McKinley Avenue, Louisville, CO 80027-1930

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SW ¼ of SE ¼ of NE ¼ of SW ¼ of section 8
10. UTM reference
    Zone 13N; 488134mE 4425157mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.
12. Lot(s): 16–18 Block: 11
    Addition: Louisville HeightsYear of Addition: 1904
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 16-17-18 BLK 11 LOUISVILLE HEIGHTS

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 47 x Width 29
16. Number of stories: 1
17. Primary external wall material(s): Stucco
18. Roof configuration: Gabled Roof – Front Gabled Roof
19. Primary external roof material: Asphalt
20. Special features: Porch, Chimney
21. General architectural description: 624 McKinley is a simple Bungalow form house with a jerkinhead type front gabled roof. The house is clad in stucco and its roof has asphalt shingles. The top of a chimney is visible at the peak of the roof. All windows are double hung. The primary façade faces

west. An entry door is located in a small off-center porch supported by simple square columns. A single window is south of the entry under the porch. Another window is located north of the porch. The south side of the house has three evenly spaced pairs of windows with three basement-level windows below. The east side (rear) of the house has another entry door under a porch. A pair of windows is located on each side of the door. Fenestration is asymmetrical. A newer deck is also located at the rear of the building. The north elevation has three windows spread asymmetrically across the side of the house.

22. Architectural style/building type: Bungalow

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: There is a newer garage located at the rear of the lot that faces the alley. The garage has vertical wood siding and a front gable roof with asphalt shingles. A large fiberglass garage door provides vehicular access to the garage. A second, small outbuilding is located at the southeast corner of the lot. The building may have been constructed when the home was built. The outbuilding is a small shed roofed structure clad in stucco. It has an older wooden door and window on its south-facing side.

IV. Architectural History

25. Date of Construction: Estimate: 1933 Actual:

Source of information:

Bacon, Bridget.
n.d. [Notes: 624 McKinley]. 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: Frank and Anna Varley

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): There are no evident 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.

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624 McKinley Avenue

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Louisville Heights contains the most complete architectural record of residential construction in Louisville. Homes were steadily constructed in the neighborhood from 1900 through 1983, resulting in the presence of a diversity of house forms. Numerous National form houses and one two-story Folk Victorian style house represent holdover late nineteenth century forms and styles. Bungalows and Minimal Traditional houses were constructed in the early and mid- twentieth century. Post-World War II construction is reflected in the Ranch form homes that exist in the subdivision.

The house at 624 McKinley Drive is a Bungalow constructed in approximately 1933. It retains excellent integrity. The original owners were Frank and Anna Varley. He was a miner and carpenter who also served as Louisville's mayor in 1951 and 1952. The house remained in the Varley family until 1976 when it was sold to Clark and Janice Oldroyd. The Oldroyds owned the home until 1986 (Bacon n.d.; Boulder County Clerk and Recorder 2020).

36. Sources of information:

Bacon, Bridget.
n.d. [Notes: 624 McKinley]. 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.

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United States Census Bureau
1930 Fifteenth Census of the United States, 1930 (NARA microfilm publication T626). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

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 a common architectural form 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 5BL12456 not individually significant under NRHP/SRHP Criterion A because, by itself, it does not illustrate an important trend in history at the NRHP/SRHP level. PaleoWest recommends 5BL12456 not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL12456 not significant under NRHP/SRHP Criterion C because it is not a quintessential example of a Bungalow home. Finally, we recommend 5BL12456 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: 624 McKinley retains integrity of location, design, 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:

Eligible ____ Not Eligible _X__ Need Data ____

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

Discuss: The Louisville Heights subdivision was platted in 1904. It contains the most complete architectural record of residential construction in Louisville. Homes were steadily constructed in the subdivision from around 1900 through 1983. A potential historic district, eligible for the NRHP under Criterion A, would encompass properties in the original Louisville Heights subdivision and be related to the history of residential development in Louisville. This assessment did not formally evaluate a Louisville Heights Historic District, but a potential district is apparent.

624 McKinley would likely contribute to a potential Louisville Heights Historic District, as it illustrates a common building form from the first half of the twentieth century in 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: 624 McKinley 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.

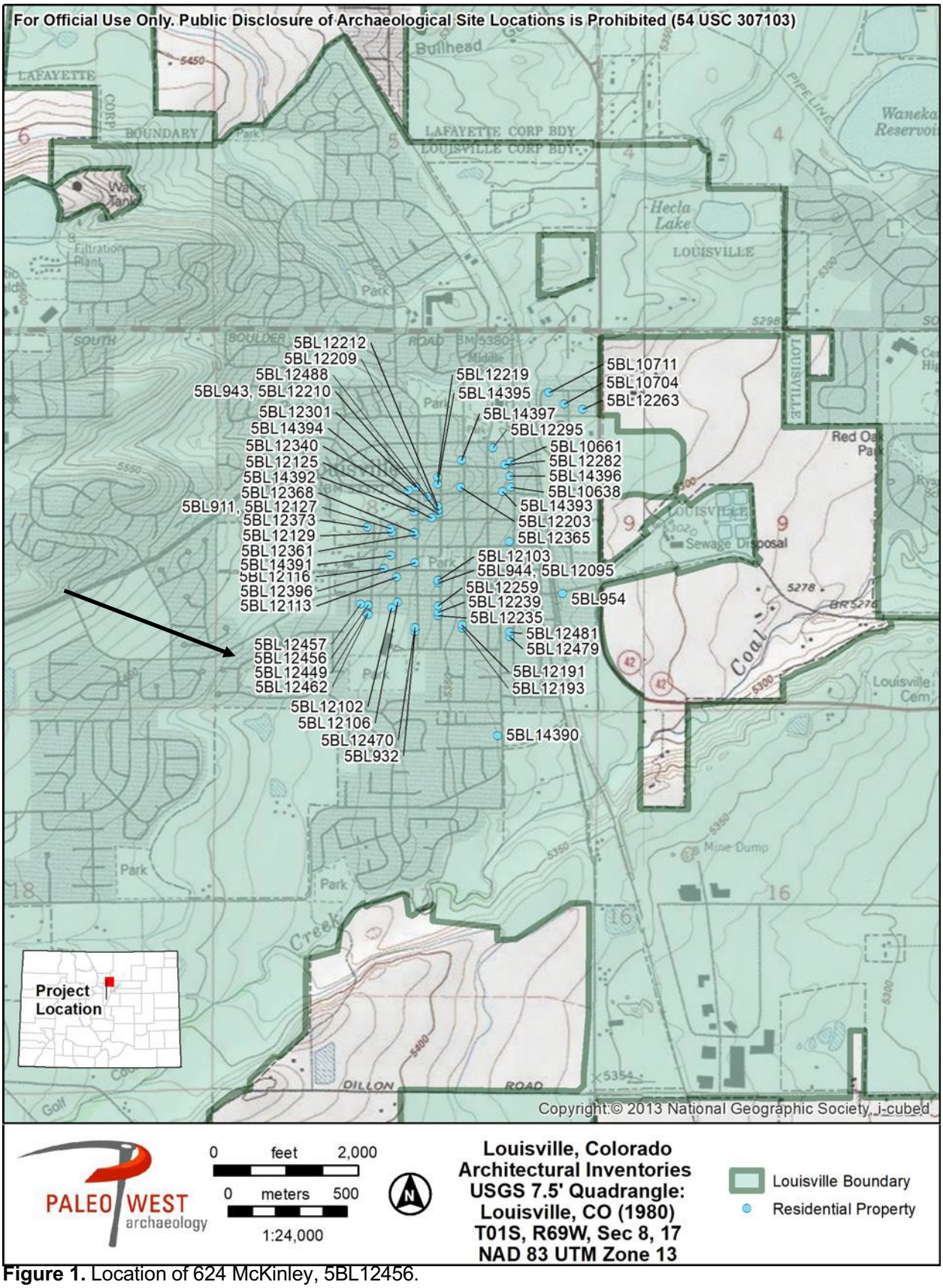

Figure 1. Location of 624 McKinley, 5BL12456.

Resource Number: 5BL12456
Temporary Resource Number: N/A

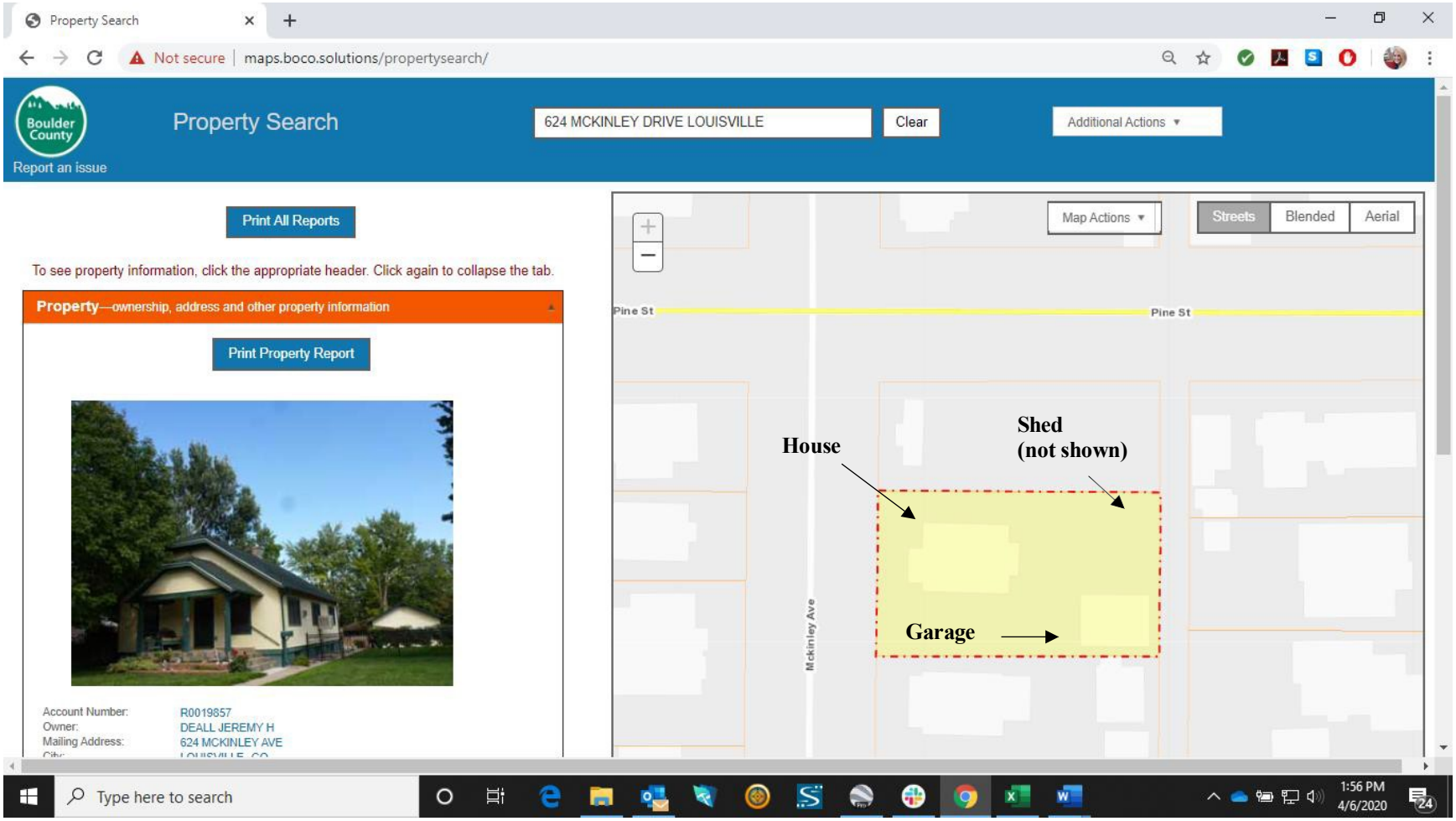

Figure 2. Sketch map of 624 McKinley.

Resource Number: 5BL12456
Temporary Resource Number: N/A

Figure 3. 624 McKinley, facing east.

Figure 4. 624 McKinley, facing west.

Figure 5. 624 McKinley, facing northeast.

Figure 6. 624 McKinley, facing southeast.

Resource Number: 5BL12456
Temporary Resource Number: N/A

Figure 7. 624 McKinley, garage, facing southwest.

Figure 8. 624 McKinley, shed, facing northwest.

Figure 9. 624 McKinley photo from 1948 Assessor Card (LHM 2017).

Resource Number: 5BL12457
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: 5BL12457
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 629 McKinley Avenue
7. Building address: 629 McKinley Avenue, Louisville, CO 80027
8. Owner name and address: Justin W. & Regina M. Miller, 629 McKinley Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SW ¼ of SE ¼ of NE ¼ of SW ¼ section 8
10. UTM reference
    Zone 13N; 488091mE 4425163mN
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: 10
    Addition: Louisville HeightsYear of Addition: 1904
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOT 3 & N 15 FT LOT 4 BLK 10 LOUISVILLE HEIGHTS

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 46 x Width 26
16. Number of stories: 1
17. Primary external wall material(s): Synthetics: Vinyl
18. Roof configuration: Gabled Roof – Side Gabled Roof
19. Primary external roof material: Asphalt
20. Special features: None

21. General architectural description: 629 McKinley is a small Minimal Traditional home with a side gabled roof. The house is clad in horizontal vinyl siding and the roof has asphalt shingles. The primary façade faces east. An off-center entry door is located under a stoop with a decorative flared roof. A fixed picture window is south of the entry and a single double hung window is to the north. The south side of the house has a large casement window at its east end and three irregularly spaced double hung windows located along the rest of the exterior wall. Three evenly spaced double hung windows accentuate the north side of the house. The rear (west) side of the home may be an addition. The front, side-gabled portion of the house abuts a flat-roofed section, which abuts a shed-roofed rear section that has a sliding glass door near the center of the west elevation. A picture window is north of the door and a sliding window is to the south.

22. Architectural style/building type: Post-World War II - Minimal Traditional

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: A modern, prefabricated shed clad in vertical wood siding is located in the backyard.

IV. Architectural History

25. Date of Construction: Estimate: _1948___ Actual:

    Source of information:

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.

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Raymond and Erlean Berg

    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): There are no apparent major modifications to the home. The rear addition(s) are likely more than 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): 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.

629 McKinley Avenue

629 McKinley Avenue is located in the Louisville Heights subdivision. Located at the west edge of the town, the subdivision was platted by the Colorado Mortgage and Investment Company in 1904. Located in a higher portion of town, the subdivision was desirable because it was farther from the noise of the railroad tracks, mines and commercial areas of town. Moreover, this higher area was less susceptible to subsidence that lower portions of Louisville, many of which were underlain by coal mines. The attractiveness of the subdivision was reinforced by ornamental trees and shrubs planted by the town. Louisville Heights was populated by a mix of working class and white-collar residents. Doctors, teachers, county workers, miners, and laborers all lived near each other (United States Census Bureau 1930).

Louisville Heights contains the most complete architectural record of residential construction in Louisville. Homes were steadily constructed in the neighborhood from 1900 through 1983, resulting in the presence of a diversity of house forms. Numerous National form houses and one two-story Folk Victorian style house represent holdover late nineteenth century forms and styles. Bungalows and Minimal Traditional houses were constructed in the early and mid- twentieth century. Post-World War II construction is reflected in the Ranch form homes that exist in the subdivision.

629 McKinley Avenue is a Minimal Traditional form home constructed in approximately 1948. It retains good integrity. The original owners were Raymond and Erlean Berg. Raymond worked in the local coal mines at the time. He and his wife also invested in local real estate in subsequent years. They remained in the house until 1962, when they sold it to Ola E. Roseborough. She owned the house until 1970 when she sold it to George Shearer who owned the home until 1976. He sold the home to Kenneth and Norma McDonald who lived in the house until 1986. The house has gone through a succession of owners since 1986 (Boulder County Clerk and Recorder 2020).

36. Sources of information:

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.

Legacy.Com.
2010 [Raymond Berg Obituary] Available at https://www.legacy.com/obituaries/name/raymond-berg-obituary?pid=178496201. Accessed April 2021.

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.

United States Census Bureau
1930 Fifteenth Census of the United States, 1930 (NARA microfilm publication T626). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

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 residential development of the city. The property is also a good example of a post-World War II house form 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 5BL12457 not individually significant under NRHP/SRHP Criterion A because, by itself, it does not illustrate an important historical trend at the NRHP/SRHP level. PaleoWest recommends 5BL12457 not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL12457 not significant under NRHP/SRHP Criterion C because the house does not illustrate mastery or a new method of construction in the Minimal Traditional form. Finally, we recommend 5BL12457 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: 629 McKinley retains integrity of location, setting, design, workmanship, and feeling. Integrity of materials has been diminished by the addition of vinyl siding, although that is most likely removable. 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 Louisville Heights subdivision was platted in 1904. It contains the most complete architectural record of residential construction in Louisville. Homes were steadily constructed in the subdivision from around 1900 through 1983. A potential historic district, eligible for the NRHP under Criterion A, would encompass properties in the original Louisville Heights subdivision and be related to the history of residential development in Louisville. This assessment did not formally evaluate a Louisville Heights Historic District, but a potential district is apparent.

    629 McKinley would likely contribute to a potential Louisville Heights Historic District, as it illustrates a typical post-World War II house form present in 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: 629 McKinley Photograph 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

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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.

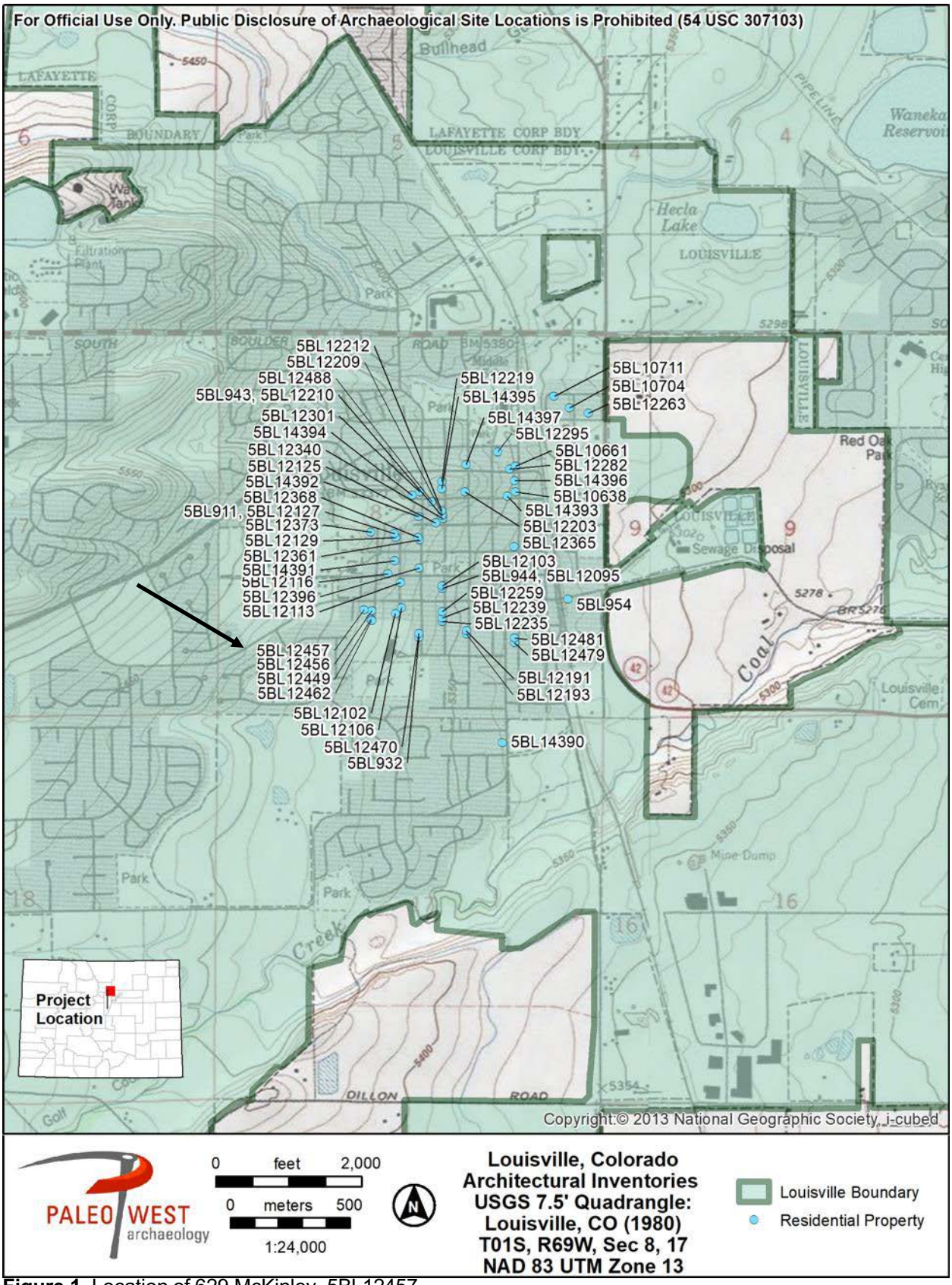

Figure 1. Location of 629 McKinley, 5BL12457.

Resource Number: 5BL12457
Temporary Resource Number: N/A

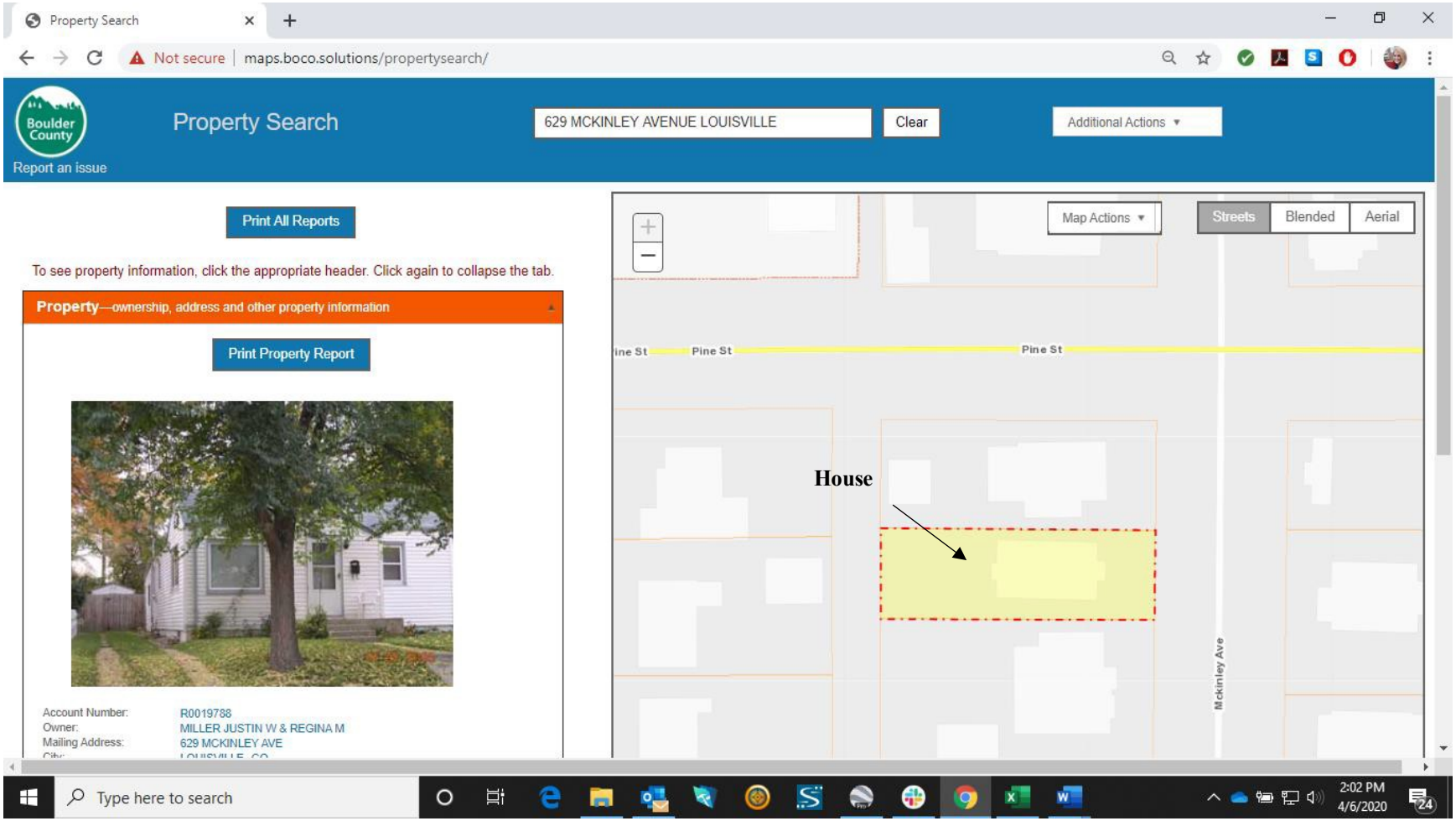

Figure 2. Sketch map of 629 McKinley.

Resource Number: 5BL12457
Temporary Resource Number: N/A

Figure 3. 629 McKinley, facing west.

Figure 4. 629 McKinley, facing southwest.

Resource Number: 5BL12457
Temporary Resource Number: N/A

Figure 5. 629 McKinley, facing northwest.

Figure 6. 629 McKinley, facing east.

Resource Number: 5BL12106
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: 5BL12106
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 636 Garfield Avenue
7. Building address: 636 Garfield Avenue, Louisville, CO 80027
8. Owner name and address: Gary James Brown & Bridget Lanning-Brown, 636 Garfield Avenue, Louisville, CO 80027-1902

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SE ¼ of SE ¼ of NE ¼ of SW ¼ of section 8
10. UTM reference
    Zone 13N; 488240mE 4425173mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 1–3 Block: 12
    Addition: Louisville HeightsYear of Addition: 1904
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 1-2-3 BLK 12 LOUISVILLE HEIGHTS

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 42 x Width 28
16. Number of stories: 1
17. Primary external wall material(s): Stucco
18. Roof configuration: Gabled Roof: Side Gabled Roof
19. Primary external roof material: Asphalt
20. Special features: Window: Glass Block

21. General architectural description: 636 Garfield, which sits at the southeast corner of Garfield Avenue and Pine Street, is an English-Norman Cottage style home clad in stucco. It has a primarily side-gabled roof with asphalt shingles. The house's primary façade faces west toward Garfield. It has a large patio with wrought iron railings. A central entry door stands below a small, front-gabled roof section. A vertical course of glass block is north of the door. Multi-paned windows are located to the north (1) and south (3). The north window is larger than the southern windows, which have wood shutters. The south side of the house is somewhat obscured by vegetation. However, two pairs of narrow vertical windows are visible near the west end of the elevation. At least one more pair is visible to the east. The north elevation has at least five openings of various sizes. The two smallest windows are located near the center of the elevation. Two taller windows are near the west end of the elevation. A fifth window of similar size to the larger ones is located at the east end of the elevation. In addition, a series of up to eight small basement windows are visible at ground level. The east side of the building is not readily visible from the public right-of-way but three windows are visible across the elevation.

22. Architectural style/building type: Late 19th and 20th Century Revivals: Tudor Revival: English-Norman Cottage

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: There is a flat roofed garage clad in stucco. The garage has a stepped parapet at the roof. A single garage door is located in the north side of the building. The garage appears original to the house.

IV. Architectural History

25. Date of Construction: Estimate: 1940 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: Amelia Steinbaugh Barday

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): There have been no major changes to the house.

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:

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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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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.

636 Garfield Avenue

636 Garfield Avenue is located in the Louisville Heights subdivision. Located at the west edge of the town, the subdivision was platted by the Colorado Mortgage and Investment Company in 1904. Located in a higher portion of town, the subdivision was desirable because it was farther from the noise of the railroad tracks, mines and commercial areas of town. Moreover, this higher area was less susceptible to subsidence that lower portions of Louisville, many of which were underlain by coal mines. The attractiveness of the subdivision was reinforced by ornamental trees and shrubs planted by the town. Louisville Heights was populated by a mix of working class and white-collar residents. Doctors, teachers, county workers, miners, and laborers all lived near each other (United States Census Bureau 1930).

Louisville Heights contains the most complete architectural record of residential construction in Louisville. Homes were steadily constructed in the neighborhood from 1900 through 1983, resulting in the presence of a diversity of house forms. Numerous National form houses and one two-story Folk Victorian style house represent holdover late nineteenth century forms and styles. Bungalows and Minimal Traditional houses were constructed in the early and mid- twentieth century. Post-World War II construction is reflected in the Ranch form homes that exist in the subdivision.

636 Garfield Avenue is an English-Norman Cottage style home constructed in 1940. The original owner was Amelia Steinbaugh Barday. Amelia was the daughter of J.J. Steinbaugh, a well-known businessman who operated a local hardware store. Amelia owned several lots in Louisville Heights, including two upon which she constructed homes for her sons and their families. Amelia lived at 636 Garfield until her death in 1984. The family subsequently sold the house to Charles and Shirley Keller (Boulder County Clerk and Recroder 2020). The house retains good integrity.

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36. Sources of information:

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.

United States Census Bureau
1930 Fifteenth Census of the United States, 1930 (NARA microfilm publication T626). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

.VI. SIGNIFICANCE

37. Local landmark designation: Yes __X__ 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 areas of social history and architecture for its association with the early twentieth century residential development of the city and with one of Louisville's prominent business families. It is also a rare and excellent example of an English-Norman Cottage style home 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;

__X__ 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

40. Period of significance: 1940–1970

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

42. Statement of significance: PaleoWest recommends 5BL12106 not individually significant under NRHP and SRHP Criterion A because, by itself, it is not associated with an important event or trend in history at the NRHP or SRHP level. PaleoWest recommends 5BL12106 not significant under NRHP and SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history at the NRHP/SRHP level. In contrast, we recommend 5BL12106 eligible significant under NRHP and SRHP Criterion C because the house is a particularly good example of an English-Norman Cottage style home. Finally, we recommend 5BL12106 not significant under NRHP and 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: 636 Garfield retains integrity of location, setting, feeling, workmanship, and design. Integrity of materials has been weakened by the fact that the original wood shingle roofing has been replaced by asphalt composition shingle. 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 __X__ Not Eligible ____ Need Data ___

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

    Discuss: The Louisville Heights subdivision was platted in 1904. It contains the most complete architectural record of residential construction in Louisville. Homes were steadily constructed in the subdivision from around 1900 through 1983. A potential historic district, eligible for the NRHP under Criterion A, would encompass properties in the original Louisville Heights subdivision and be related to the history of residential development in Louisville. This assessment did not formally evaluate a Louisville Heights Historic District, but a potential district is apparent.

    736 Garfield would likely contribute to a potential Louisville Heights Historic District, as it is a particularly good (but rare) example of a pre-World War II house style present in 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: 636 Garfield 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.

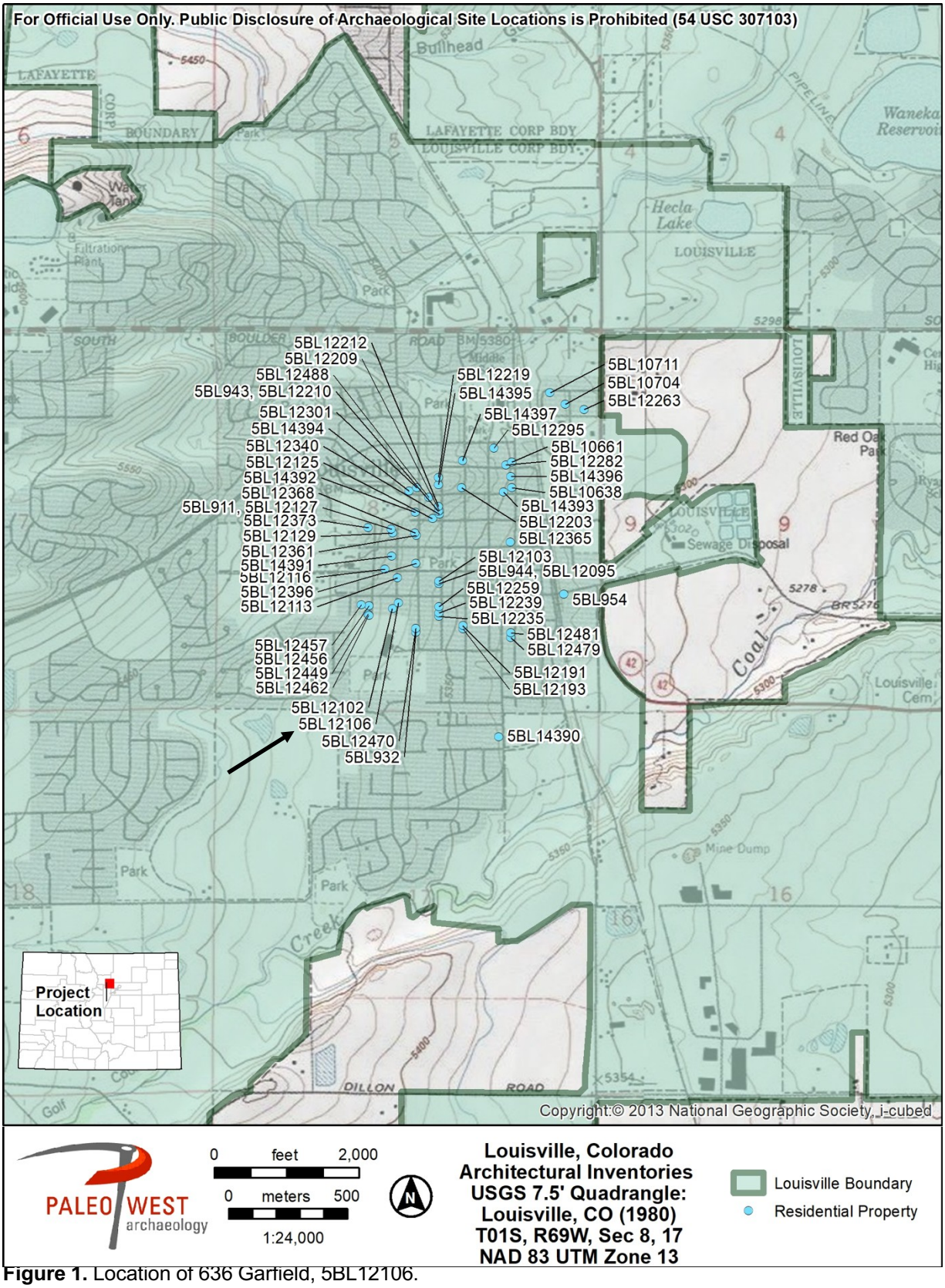

Figure 1. Location of 636 Garfield, 5BL12106.

Resource Number: 5BL12106
Temporary Resource Number: N/A

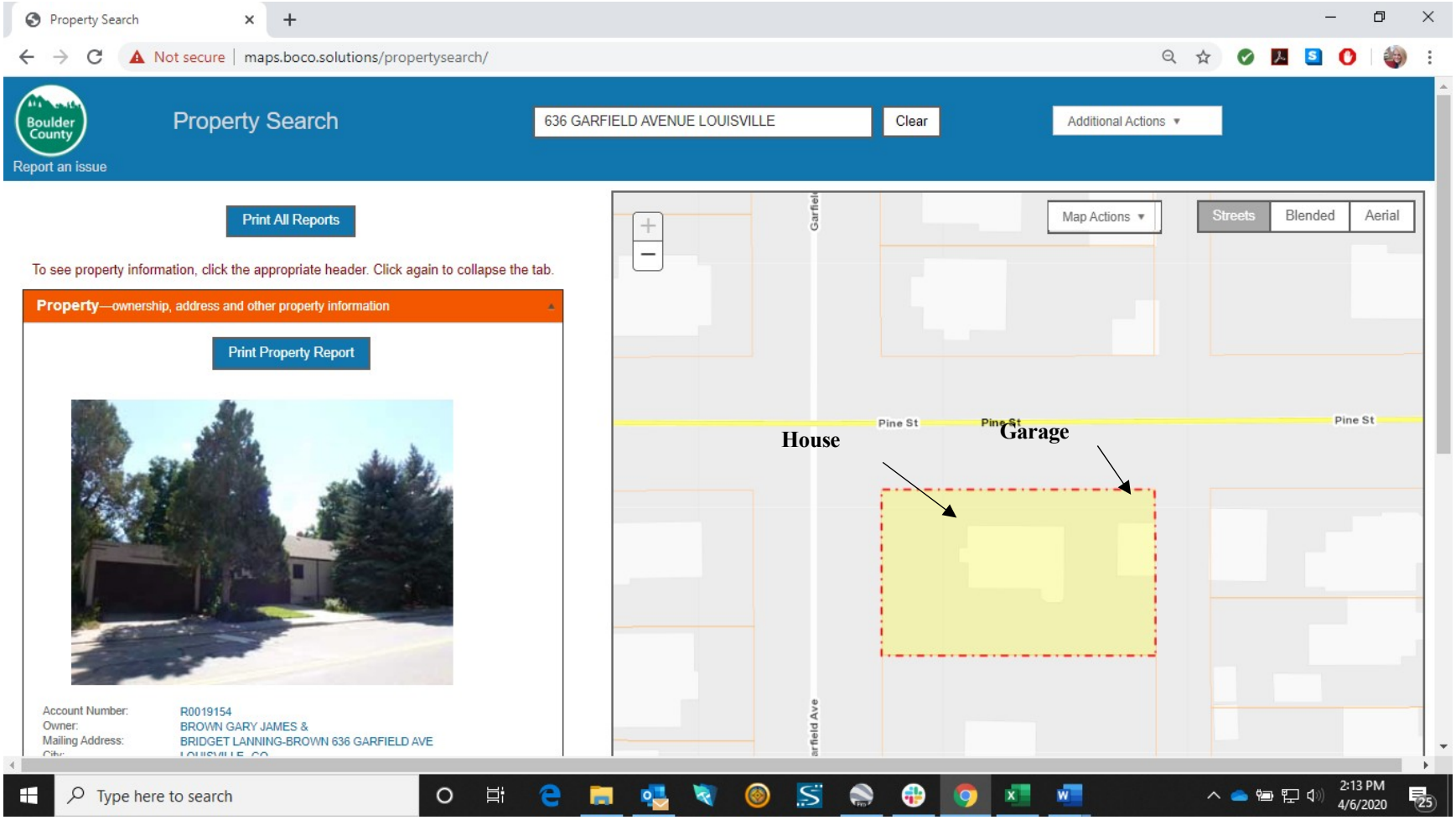

Figure 2. Sketch map of 636 Garfield.

Figure 3. 636 Garfield, facing east.

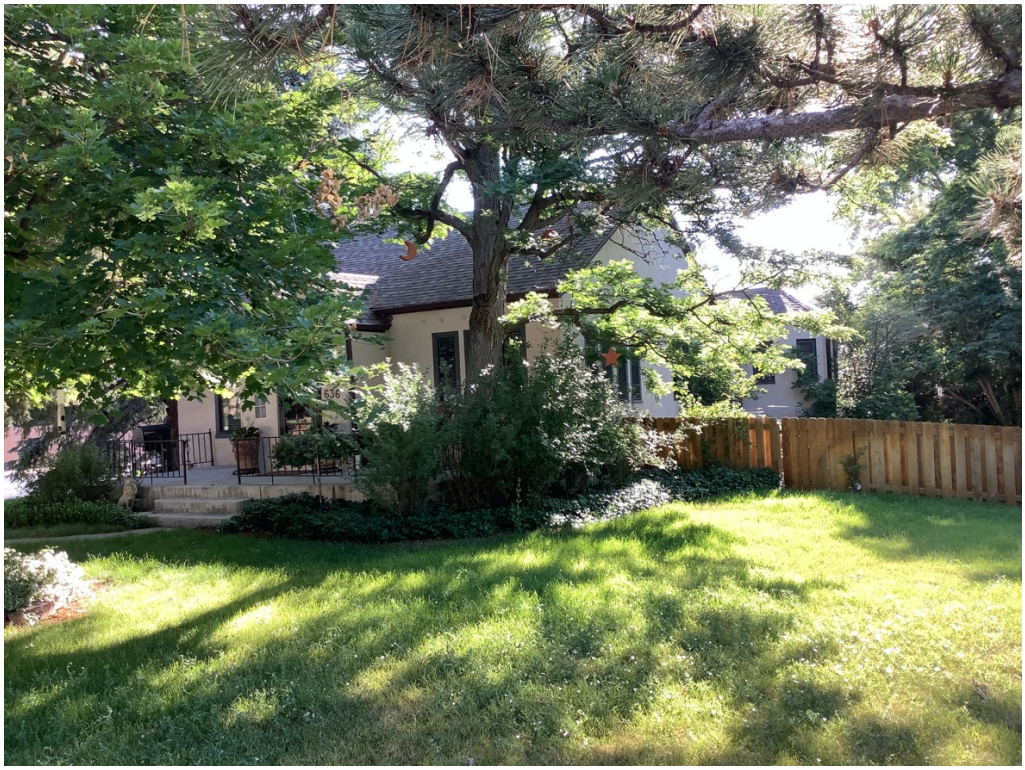

Figure 4. 636 Garfield, facing northeast.

Figure 5. 636 Garfield, west sides, facing southeast.

Figure 6. 636 Garfield, facing southwest.

Figure 7. 636 Garfield, garage, facing southeast

Figure 8. 636 Garfield photo from 1948 Assessor Card (LHM 2017).

Resource Number: 5BL12113
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: 5BL12113
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 740 Garfield Avenue
7. Building address: 740 Garfield Avenue, Louisville, CO 80027
8. Owner name and address: Matthew K. & Melinda K. Berry, 740 Garfield 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; 488429mE 4425280mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.
12. Lot(s): 1–4 Block: 7
    Addition: Louisville HeightsYear of Addition: 1904
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 1-4 INC BLK 7 LOUISVILLE HEIGHTS

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 59 x Width 43
16. Number of stories: 1
17. Primary external wall material(s): Brick
18. Roof configuration: Gabled Roof – Cross Gabled Roof
19. Primary external roof material: Asphalt
20. Special features: Chimney

21. General architectural description: 740 Garfield is a brick-clad Bungalow with Craftsman stylistic elements and a jerkinhead type cross-gabled roof covered in asphalt shingles. The primary façade faces west. A full-width porch, supported by square brick columns, spans nearly the entire front of the home. Concrete steps lead from street level to a central entry door. Two sets of three rectangular windows are located equidistant from each side of the door. The windows are double hung with aluminum sashes. Two louver vents are located at attic level. The north and south elevations have variously sized double hung windows spaced asymmetrically across the exterior walls. Basement level windows are visible at ground level. A coal chute is located at the east end of the north elevation. There is also a basement egress window centrally located on the north side of the house. The east elevation has an entry door near its south end. A single window is located to the north of the door.

22. Architectural style/building type: Late 19th and Early 20th Century Movements - Craftsman

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: A garage is located at the rear of the lot. It faces Spruce Street and was built at or near the same time as the house. The garage is clad in brick identical to that used in the home and it has a jerkinhead roof. The overhead garage doors are newer and appear to be composed of fiberglass.

IV. Architectural History

25. Date of Construction: Estimate: 1929 Actual:

Source of information:

Bacon, Bridget
n.d. [Notes: 740 Garfield]. 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: Herman Steinbaugh

Source of information:

Bacon, Bridget
n.d. [Notes: 740 Garfield]. 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): There are no known major additions, changes, alterations, or demolitions.

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.

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740 Garfield Avenue

740 Garfield Avenue is located in the Louisville Heights subdivision. Located at the west edge of the town, the subdivision was platted by the Colorado Mortgage and Investment Company in 1904. Located in a higher portion of town, the subdivision was desirable because it was farther from the noise of the railroad tracks, mines and commercial areas of town. Moreover, this higher area was less susceptible to subsidence that lower portions of Louisville, many of which were underlain by coal mines. The attractiveness of the subdivision was reinforced by ornamental trees and shrubs planted by the town. Louisville Heights was populated by a mix of working class and white-collar residents. Doctors, teachers, county workers, miners, and laborers all lived near each other (United States Census Bureau 1930).

Louisville Heights contains the most complete architectural record of residential construction in Louisville. Homes were steadily constructed in the neighborhood from 1900 through 1983, resulting in the presence of a diversity of house forms. Numerous National form houses and one two-story Folk Victorian style house represent holdover late nineteenth century forms and styles. Bungalows and Minimal Traditional houses were constructed in the early and mid- twentieth century. Post-World War II construction is reflected in the Ranch form homes that exist in the subdivision.

The house at 740 Garfield Avenue is a brick Craftsman style Bungalow that was constructed in approximately 1929. It retains good integrity. Herman Steinbaugh purchased the property in 1925 and constructed a house around four years later. The house remained in the family until 2008.
The Steinbaughs were a prominent local family whose hardware store was an important facet of the local economy for over a century. Their hardware store operated from 1892 until 1997 (Bacon n.d.; Boulder County Clerk and Recorder 2020).

36. Sources of information:

Bacon, Bridget
n.d. [Notes: 740 Garfield]. 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.

United States Census Bureau

1900 Twelfth Census of the United States, 1900 (NARA microfilm publication T623). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

1930 Fifteenth Census of the United States, 1930 (NARA microfilm publication T626). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

VI. SIGNIFICANCE

37. Local landmark designation: Yes _X_ 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 areas of social history and architecture for its association with the early twentieth century residential development of the city and with one of Louisville's prominent business families. It is also an excellent example of a Craftsman style Bungalow.

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;

_X_ 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

40. Period of significance: 1929- 1970

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

42. Statement of significance: PaleoWest recommends 5BL12113 not individually eligible for the NRHP and SRHP under Criterion A because, by itself, it is not associated with an important event or trend in history at the NRHP or SRHP level. PaleoWest recommends 5BL12113 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. In contrast, we recommend 5BL12113 eligible for the

NRHP and SRHP under Criterion C because the house is a particularly good example of a Craftsman style bungalow in Louisville. Finally, we recommend 5BL12113 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: 740 Garfield retains integrity of setting, feeling, workmanship, materials, location, and design, although 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.

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 __X__ No

    Discuss: The Louisville Heights subdivision was platted in 1904. It contains the most complete architectural record of residential construction in Louisville. Homes were steadily constructed in the subdivision from around 1900 through 1983. A potential historic district, eligible for the NRHP under Criterion A, would encompass properties in the original Louisville Heights subdivision and be related to the history of residential development in Louisville. This assessment did not formally evaluate a Louisville Heights Historic District, but a potential district is apparent.

    740 Garfield would likely contribute to a potential Louisville Heights Historic District, as it is a particularly good example of a pre-World War II house form and style present in 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: 740 Garfield 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.

Resource Number: 5BL12113
Temporary Resource Number: N/A

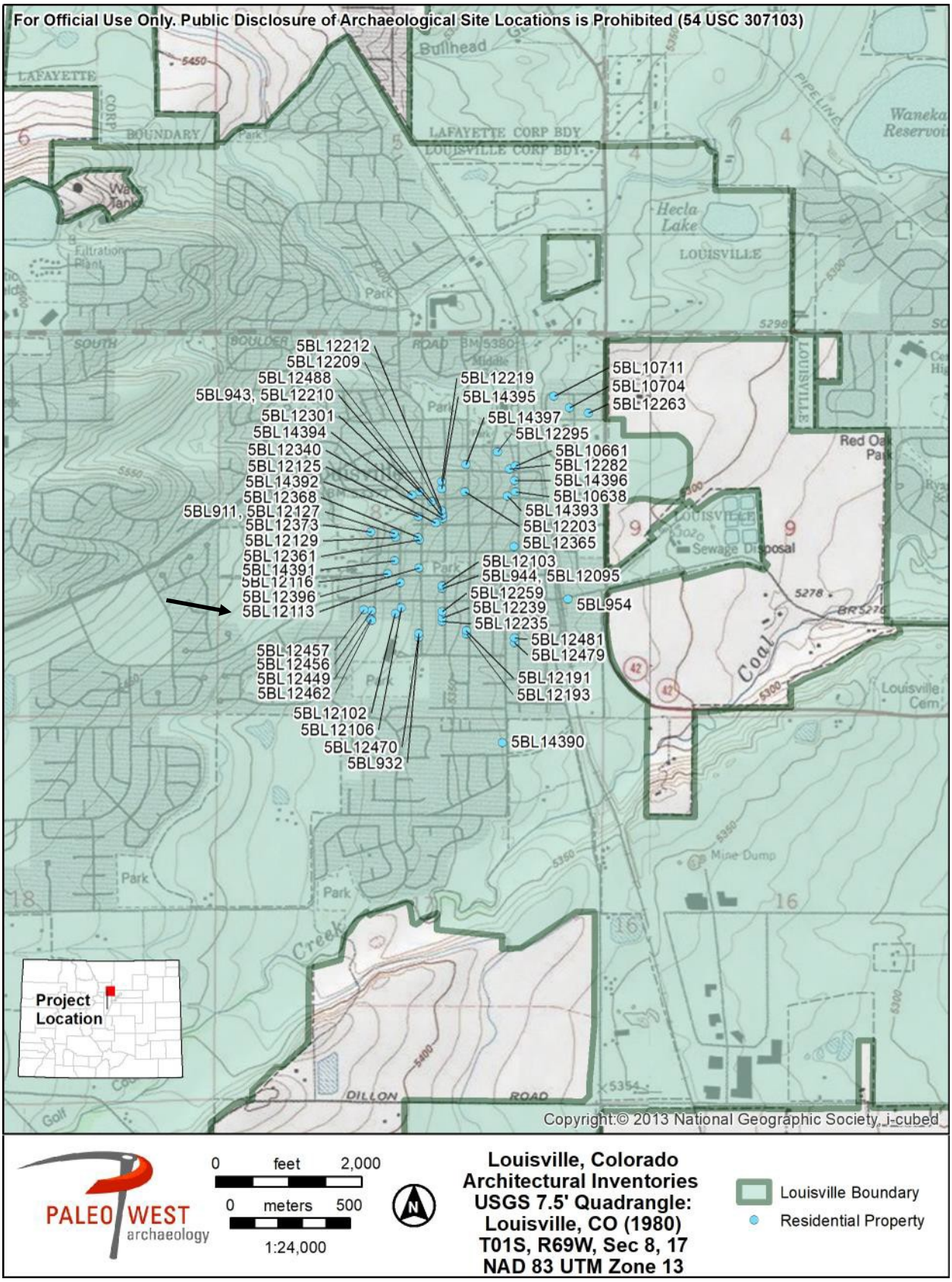

Figure 1. Location of 740 Garfield, 5BL12113.

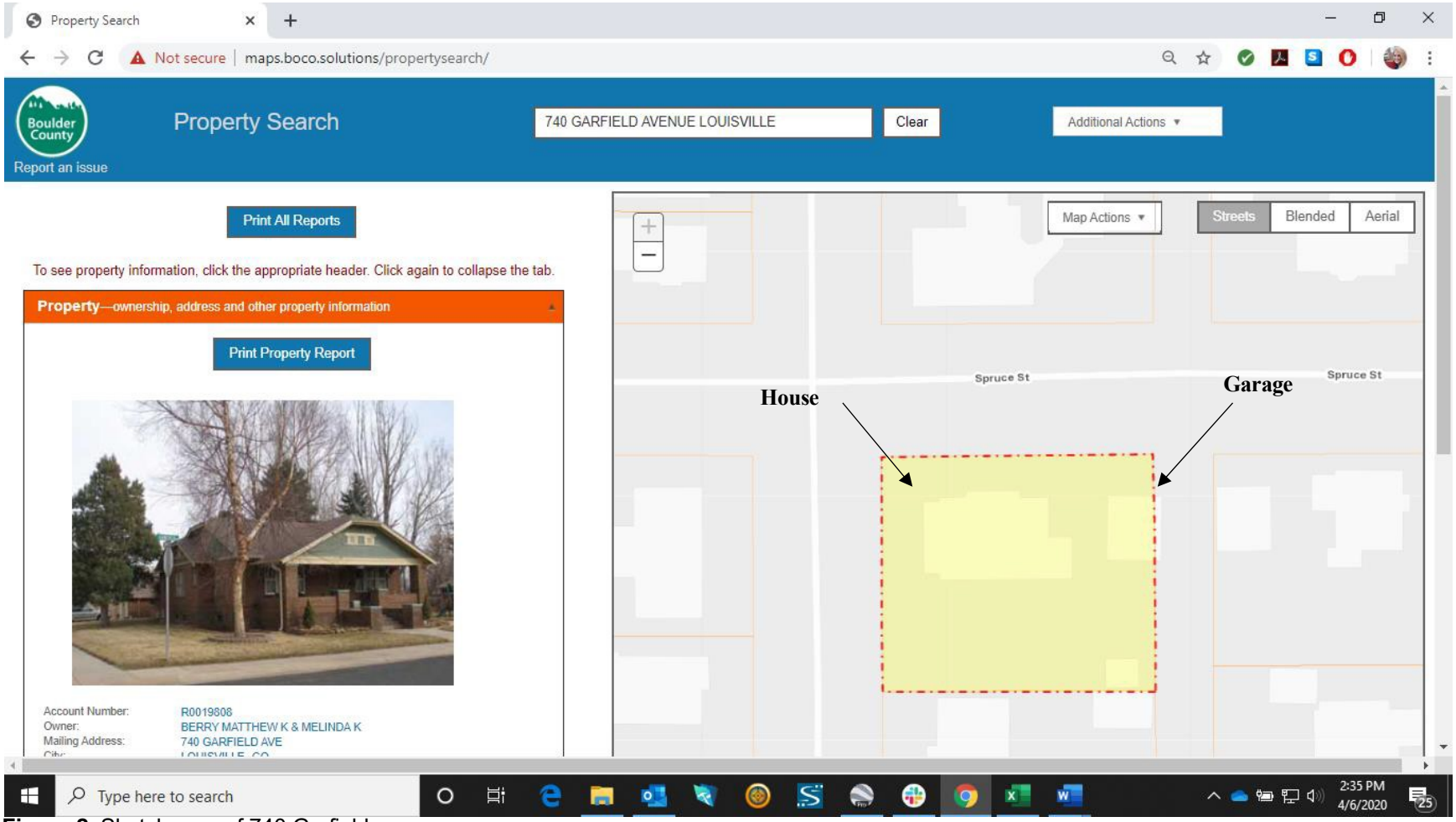

Figure 2. Sketch map of 740 Garfield.

Resource Number: 5BL12113
Temporary Resource Number: N/A

Figure 3. 740 Garfield, facing east.

Figure 4. 740 Garfield, facing southwest.

Resource Number: 5BL12113
Temporary Resource Number: N/A

Figure 5. 740 Garfield, facing northeast.

Figure 6. 740 Garfield, facing southeast.

Figure 7. 740 Garfield, garage, facing south-southeast

Figure 8. 740 Garfield 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: 5BL12116
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 801 Garfield Avenue
7. Building address: 801 Garfield Avenue, Louisville, CO 80027
8. Owner name and address: Marilyn D. & Yvan R. Paitel, 801 Garfield Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SE ¼ of NE ¼ of NE ¼ of SW ¼ of section 8
10. UTM reference
    Zone 13N; 488192mE 4425314mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.
12. Lot(s): 10–11 Block: 5
    Addition: Louisville HeightsYear of Addition: 1904
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 10-11 BLK 5 LOUISVILLE HEIGHTS

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 56 x Width 28
16. Number of stories: 2
17. Primary external wall material(s): Stucco
18. Roof configuration: Mansard
19. Primary external roof material: Asphalt, Wood Roof – Shake Roof
20. Special features: Chimney
21. General architectural description: 801 Garfield is a Dutch Colonial Revival style home clad in stucco and cedar shakes. Its upper roof is covered in asphalt shingles. All windows are double hung. The east façade of the house faces Garfield Avenue. This elevation has a recessed porch that

dominates the south half of the first story. Square columns support the porch. There are two entry doors under the porch. One faces east and the other door faces south. A single window is south of the doors. Another window is located north of the porch. The first story is clad in stucco. The second story has two symmetrically spaced rectangular windows. This level of the house is clad in cedar shake. Three diamond patterns provide architectural detail within the cladding and alternate with the windows. The south side of the building faces Spruce Street. The western third of the elevation is an addition. There is also a semi-circular central porch that is not original. The first story is clad in stucco. The second story is clad in cedar shake to the end of the original building and stucco on the addition. First-story fenestration includes two single windows east of the porch, two entry doors under the porch, and a set of three windows west of the porch. The second story contains a pair of south-facing rectangular windows and a single west-facing rectangular window in the original portion of the home. The west-facing window marks the original west elevation of the house. Three small square windows are located in the addition. Cladding on the north side of the house is identical to that on the east and south sides. The western end of the elevation was not visible from the public right-of-way, but the original portion of the building was visible. Fenestration consists of three evenly spaced windows on the first story and a single window on the second story. The west elevation was obscured by vegetation, but two large windows and a central door were visible on the first story. The second story was not visible.

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 small, simple, front gable-roofed outbuilding at the rear of the property. It has board and batten siding and small square windows in at least two sides. Its age is unknown.

IV. Architectural History

25. Date of Construction: Estimate: 1907 Actual:

    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.

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: C. I. Andrews

    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): Additions have been constructed on the rear of the house since 1948 and the home was remodeled in the early 2000s. The exact date of changes is not currently known.

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): Residential 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.

801 Garfield Avenue

801 Garfield Avenue is located in the Louisville Heights subdivision. Located at the west edge of the town, the subdivision was platted by the Colorado Mortgage and Investment Company in 1904. Located in a higher portion of town, the subdivision was desirable because it was farther from the noise of the railroad tracks, mines and commercial areas of town. Moreover, this higher area was less susceptible to subsidence that lower portions of Louisville, many of which were underlain by coal mines. The attractiveness of the subdivision was reinforced by ornamental trees and shrubs planted by the town. Louisville Heights was populated by a mix of working class and white-collar residents. Doctors, teachers, county workers, miners, and laborers all lived near each other (United States Census Bureau 1930).

Louisville Heights contains the most complete architectural record of residential construction in Louisville. Homes were steadily constructed in the neighborhood from 1900 through 1983, resulting in the presence of a diversity of house forms. Numerous National form houses and one two-story Folk Victorian style house represent holdover late nineteenth century forms and styles. Bungalows and Minimal Traditional houses were constructed in the early and mid- twentieth century. Post-World War II construction is reflected in the Ranch form homes that exist in the subdivision.

801 Garfield Avenue is a Dutch Colonial Revival style building, which is rare in Louisville (only two examples are known). The Dutch Colonial Revival style was popular in Colorado between 1900 and 1925. Defining characteristics include a Mansard roof, 1 ½ to 2 stories, wide overhangs, a porch located under overhanging eaves, and a steep, stepped gable (Colorado Historical Society 2008). The house has been modified over the years and was remodeled in the early 2000s.

The Boulder County Assessor approximates the construction date of the house as 1900. However, this appears to be inaccurate. The subdivision was not platted until 1904 and the home lot was purchased by C. I. Andrews in 1907 (Boulder County Clerk and Recorder 2020). It is unlikely that the house was already built by this time. Therefore, a more accurate construction date would be approximately 1907.

Andrews was an engineer at local coal mines (United States Census Bureau 1900). He passed away sometime before 1916. Frederick Brown, also a local mining engineer, purchased the house. He died tragically a year later in a mine accident. His widow, Ella, remained in the house until her death in 1948. At that time the entire second story of the house was used only for storage (LHM 2017). Their daughter Olive also lived in the house until her death in 1970. A year later the home was sold to Charles and Iona Thomas. They owned the house until 1987 when they sold the home to Jeffery and Christina Decker. The house remained in the Decker family until 2003 (Boulder County Clerk and Recorder 2020).

36. Sources of information:

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.

United States Census Bureau

1900 Twelfth Census of the United States, 1900 (NARA microfilm publication T623). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

1930 Fifteenth Census of the United States, 1930 (NARA microfilm publication T626). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

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 residential development 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 5BL12116 individually not significant under NRHP and SRHP Criterion A because, by itself, it is not associated with an important event or trend in history at the NRHP or SRHP level. PaleoWest recommends 5BL12116 not significant under NRHP and SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We recommend 5BL12116 not significant under NRHP and SRHP Criterion C because the house has been modified in a manner that weakens its representation of a Dutch Colonial Revival home. Finally, we recommend 5BL12116 not significant under NRHP and 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: 801 Garfield retains integrity of materials and location. Additions to the house have altered integrity of feeling, workmanship, and design. Setting and feeling have also 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.

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 Louisville Heights subdivision was platted in 1904. It contains the most complete architectural record of residential construction in Louisville. Homes were steadily constructed in the subdivision from around 1900 through 1983. A potential historic district, eligible for the NRHP under Criterion A, would encompass properties in the original Louisville Heights subdivision and be related to the history of residential development in Louisville. This assessment did not formally evaluate a Louisville Heights Historic District, but a potential district is apparent.

    801 Garfield would likely contribute to a potential Louisville Heights Historic District, as it is a rare example of a popular early twentieth century house style in 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: 801 Garfield 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

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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: 5BL12116
Temporary Resource Number: N/A

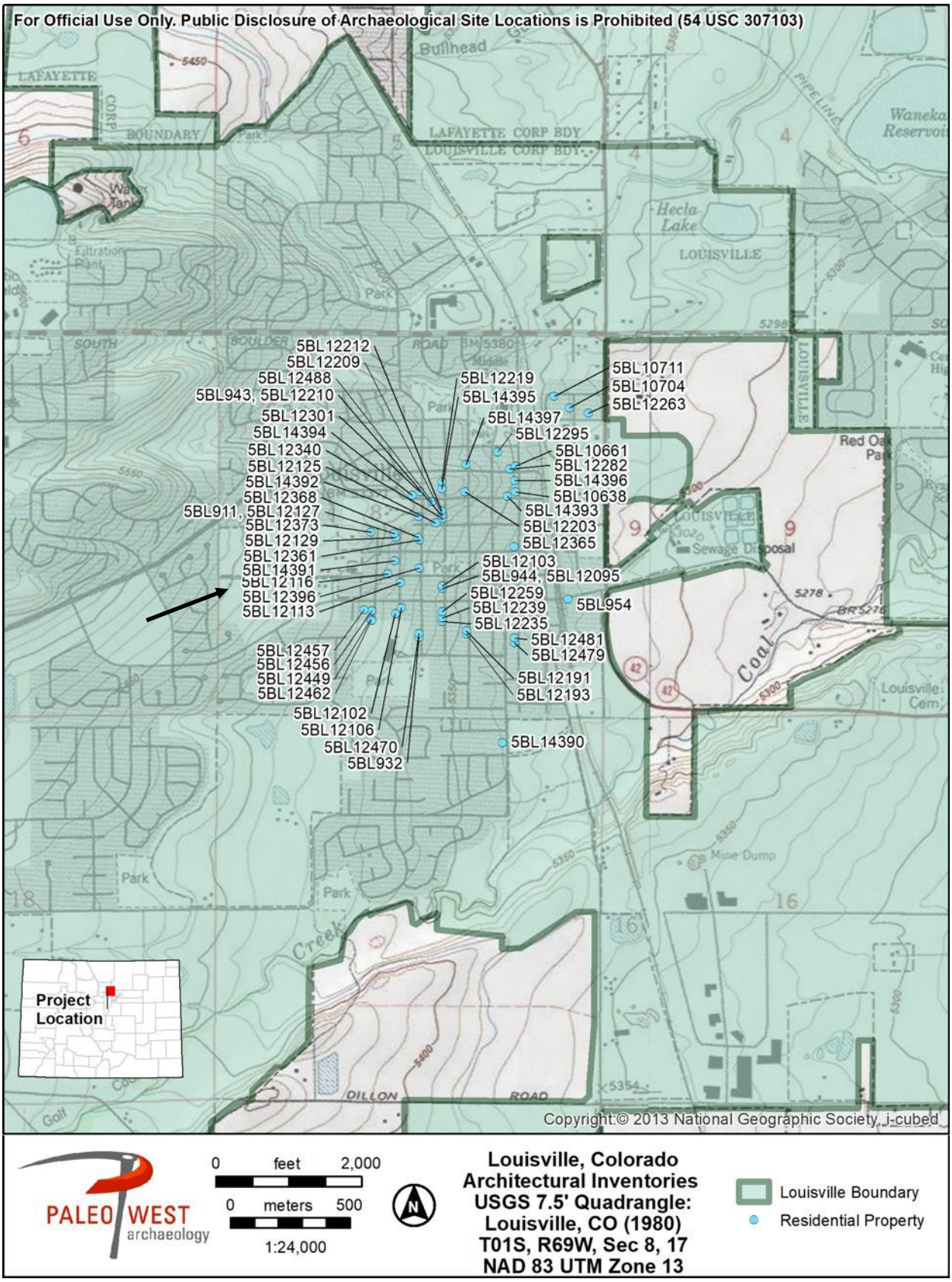

Figure 1. Location of 801 Garfield, 5BL12116.

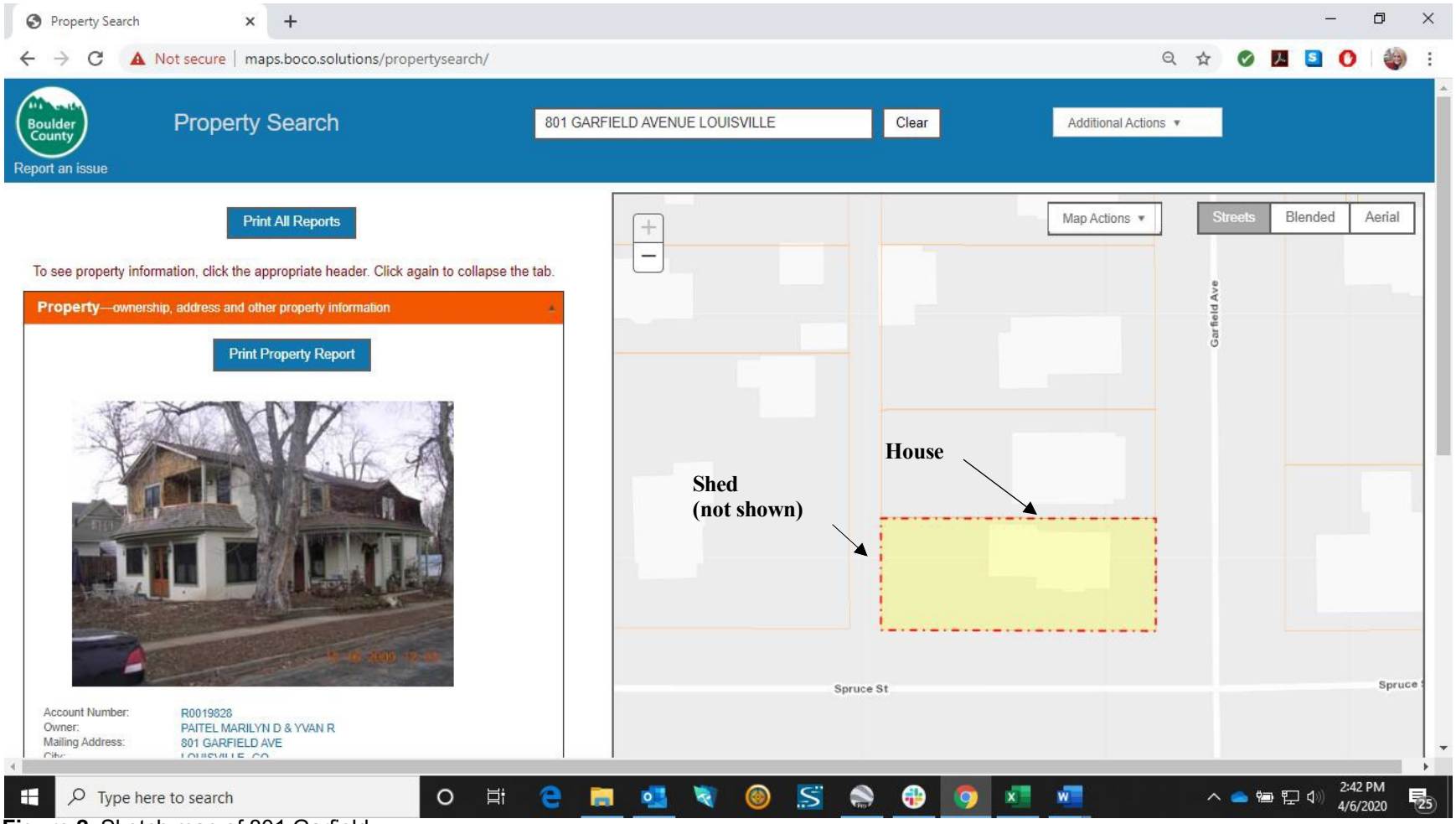

Figure 2. Sketch map of 801 Garfield.

Resource Number: 5BL12116
Temporary Resource Number: N/A

Figure 3. 801 Garfield, facing west.

Figure 4. 801 Garfield, facing southwest.

Figure 5. 801 Garfield, facing northwest.

Figure 6. 801 Garfield, facing northeast.

Resource Number: 5BL12116
Temporary Resource Number: N/A

Figure 7. 801 Garfield, house and shed, facing east.

Figure 8. 801 Garfield 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: 5BL14391
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 829 Garfield Avenue
7. Building address: 829 Garfield Avenue, Louisville, CO 80027
8. Owner name and address: Bonnie J. Steuble, 829 Garfield Avenue, Louisville, CO 80027-1905

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; 488194mE 4425366mN
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: 5
    Addition: Louisville HeightsYear of Addition: 1904
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 3-4 BLK 5 LOUISVILLE HEIGHTS

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 37 x Width 29
16. Number of stories: 2
17. Primary external wall material(s): Synthetic: Vinyl Siding
18. Roof configuration: Gabled Roof – Cross Gabled Roof
19. Primary external roof material: Asphalt
20. Special features: Chimney
21. General architectural description: 829 Garfield is a simple Folk/Late Victorian home with synthetic siding and a cross gabled roof covered in asphalt shingles. The primary façade faces east. Steps lead to a central entry door in an enclosed porch with brick skirting. The door has an aluminum

screen door in front of it. Two slightly asymmetrical large fixed picture windows flank the door and smaller picture windows face north and south on adjacent sides of the enclosed porch. This was originally an open porch. Two narrow rectangular double hung windows are present in the second story. The north elevation has two rectangular double hung windows on the main building's first story and a pair of double hung windows on the second story. Fenestration is symmetrical. The south elevation was not visible due to vegetation. The rear (west) side of the house has an entry door and large window near its south end. The second story is identical to the second story of the east elevation.

22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: None
24. Associated buildings, features, or objects: None

IV. Architectural History

25. Date of Construction: Estimate: _1907___ Actual:

Source of information:

"Deaths," *Louisville Times,* Volume 20, June 22, 1933.
"Funeral Services for Mrs. Emma Schmidt," *Louisville Times,* Volume 32, April 10,

26. Architect: Unknown
27. Builder/Contractor: Unknown
28. Original owner: John and Emma Schmidt

Source of information:

"Deaths," *Louisville Times,* Volume 20, June 22, 1933.
"Funeral Services for Mrs. Emma Schmidt," *Louisville Times,* Volume 32, April 10, 1952

29. Construction history (include description and dates of major additions, alterations, or demolitions): The original from porch was enclosed and converted to living space sometime between 1960 and 1999.
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

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before ending in Julesburg. A stop on the railroad was located near the current location of Pine Street in downtown Louisville.

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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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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.

Louisville Heights

829 Garfield Avenue is located in the Louisville Heights subdivision. Located at the west edge of the town, the subdivision was platted by the Colorado Mortgage and Investment Company in 1904. Located in a higher portion of town, the subdivision was desirable because it was farther from the noise of the railroad tracks, mines and commercial areas of town. Moreover, this higher area was less susceptible to subsidence that lower portions of Louisville, many of which were underlain by coal mines. The attractiveness of the subdivision was reinforced by ornamental trees and shrubs planted by the town. Louisville Heights was populated by a mix of working class and white-collar residents. Doctors, teachers, county workers, miners, and laborers all lived near each other (United States Census Bureau 1930).

Louisville Heights contains the most complete architectural record of residential construction in Louisville. Homes were steadily constructed in the neighborhood from 1900 through 1983, resulting in the presence of a diversity of house forms. Numerous National form houses and one two-story Folk Victorian style house represent holdover late nineteenth century forms and styles. Bungalows and Minimal Traditional houses were constructed in the early and mid- twentieth century. Post-World War II construction is reflected in the Ranch form homes that exist in the subdivision.

829 Garfield Avenue is a simple Folk/Late Victorian style home constructed in approximately 1907. Its integrity is fair. The house is very similar to homes at 301 Spruce Street and 1037 Main Street, suggesting that they may have been constructed from kits, or by the same builder (Schwendler and Corbett 2018:149).

John and Emma Schmidt owned the house from 1907 until their deaths. He was a painter and interior designer who passed away in 1933 (*Louisville Times*, June 22, 1933). Emma died in 1952 (*Louisville Times*, April 10, 1952). The house remained in the Schmidt family for another eight years and was likely rented to tenants. Richard Steuble purchased the house in 1960 and it remains in the Steuble family (Boulder County Clerk and Recorder 2020)

36. Sources of information:

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.

Louisville Times
1933 "Deaths," *Louisville Times,* Volume 20, June 22, 1933.

1952 "Funeral Services for Mrs. Emma Schmidt," *Louisville Times,* Volume 32, April 10, 1952

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.

United States Census Bureau

1930 Fifteenth Census of the United States, 1930 (NARA microfilm publication T626). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

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 residential development of the city. It also represents a relatively common architectural form during Louisville's early 20th century period of growth.

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 5BL14391 individually not significant under NRHP and SRHP Criterion A because it is not associated with an important event or trend in history at the NRHP or SRHP level. PaleoWest recommends 5BL14391 not significant under NRHP and SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We recommend 5BL14391 not significant under NRHP and SRHP Criterion C because the house is not a quintessential example of a Folk Victorian home. Finally, we recommend 5BL14391 not significant under NRHP and 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: 829 Garfield retains integrity of setting, feeling, and location. Modifications to the house have altered integrity of materials, workmanship, and design. 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 Louisville Heights subdivision was platted in 1904. It contains the most complete architectural record of residential construction in Louisville. Homes were steadily constructed in the subdivision from around 1900 through 1983. A potential historic district, eligible for the NRHP under Criterion A, would encompass properties in the original Louisville Heights subdivision and be related to the history of residential development in Louisville. This assessment did not formally evaluate a Louisville Heights Historic District, but a potential district is apparent.

829 Garfield would likely contribute to a potential Louisville Heights Historic District, as it represents a fairly common architectural form in the subdivision and appears to have ties to two other distinctive houses in 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: 829 Garfield 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: 5BL14391
Temporary Resource Number: N/A

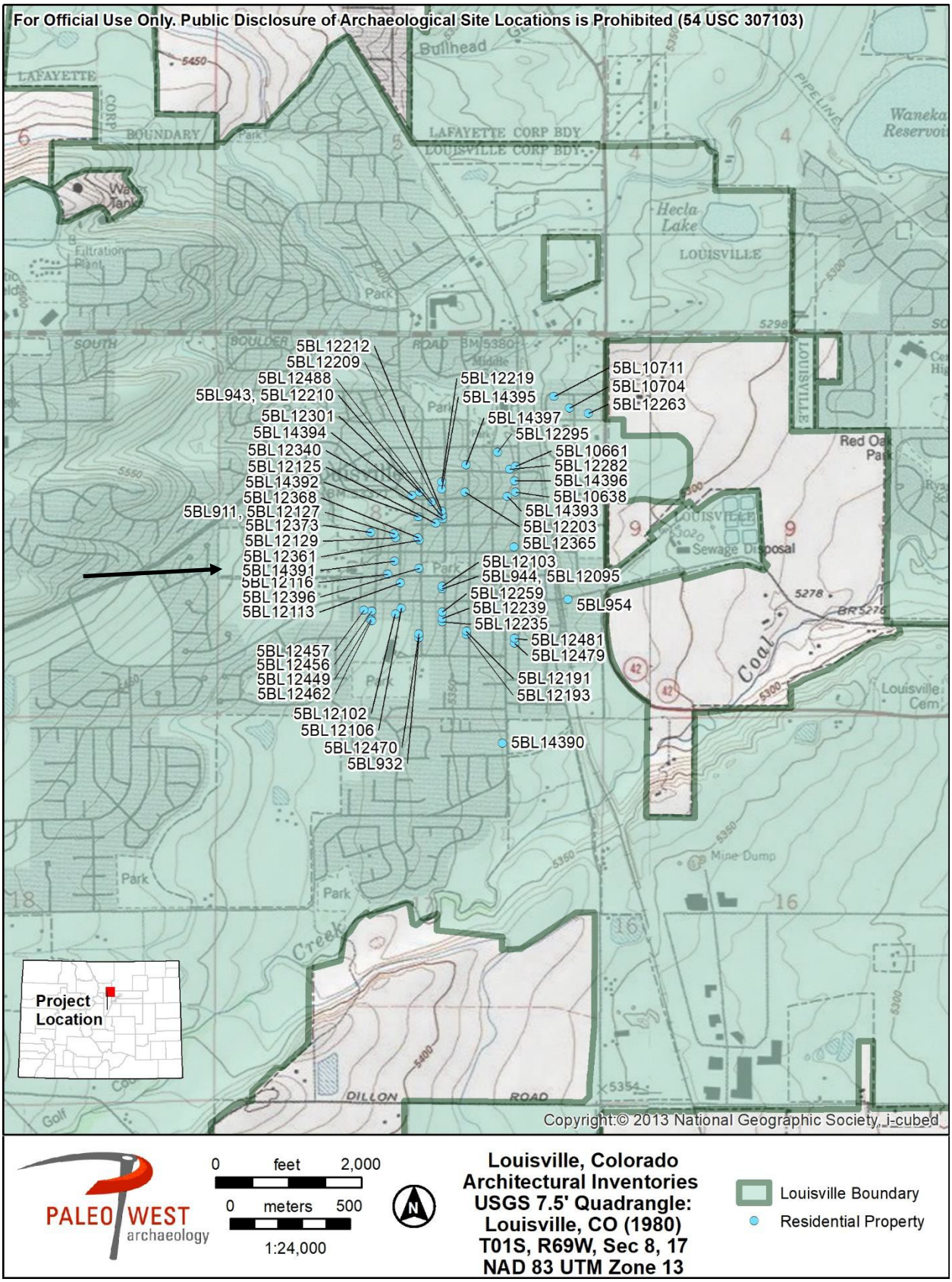

Figure 1. Location of 829 Garfield, 5BL14391.

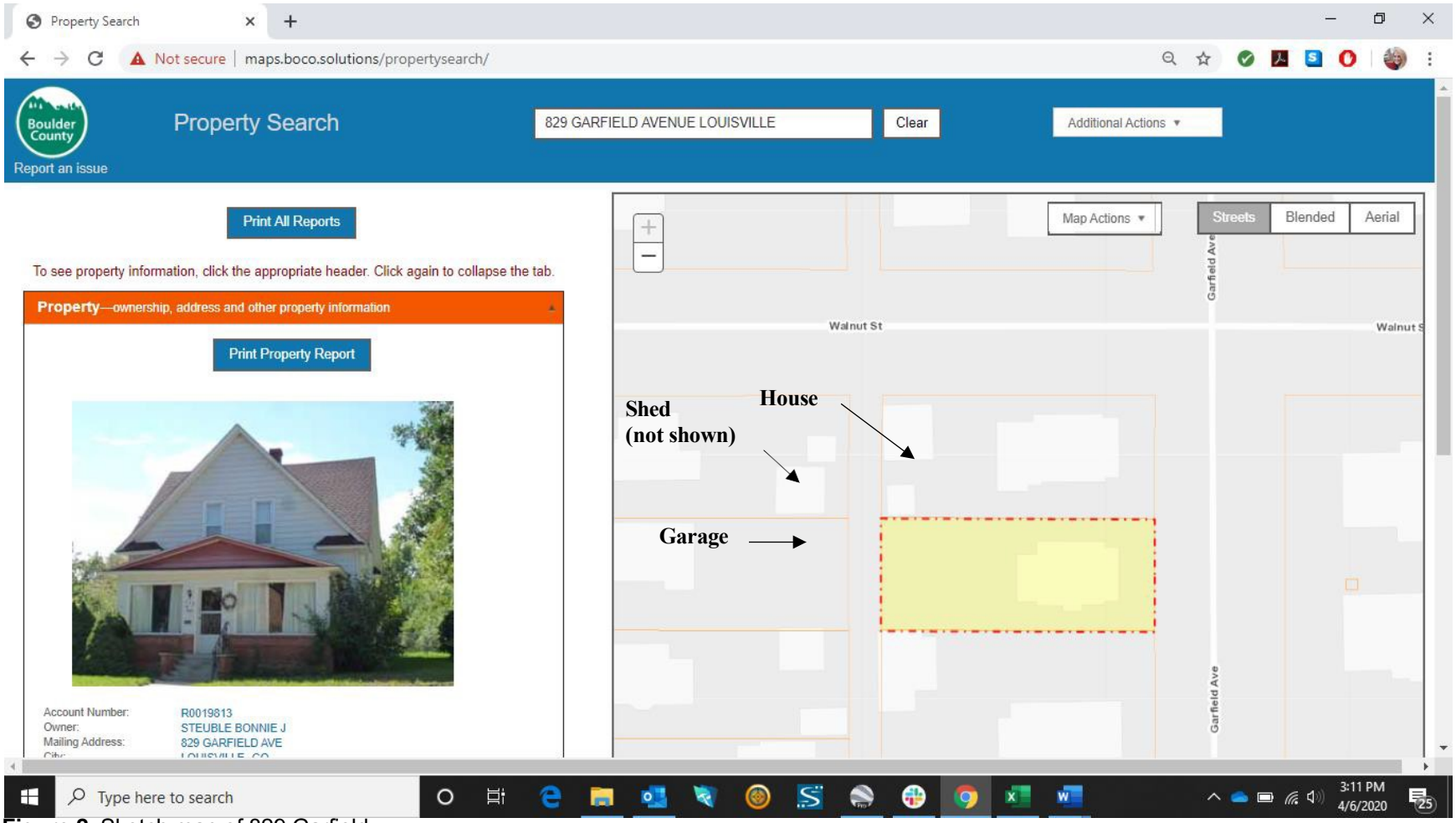

Figure 2. Sketch map of 829 Garfield.

Resource Number: 5BL14391
Temporary Resource Number: N/A

Figure 3. 829 Garfield, facing west.

Figure 4. 829 Garfield, facing southwest.

Resource Number: 5BL14391
Temporary Resource Number: N/A

Figure 5. 829 Garfield, facing east.

Figure 6. 829 Garfield, facing northwest.

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: 5BL12129
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 920 Garfield Avenue
7. Building address: 920 Garfield Avenue, Louisville, CO 80027
8. Owner name and address: Anthony E. Romano, 920 Garfield Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   NE ¼ of NE ¼ of NE ¼ of SW ¼ of section 8
10. UTM reference
    Zone 13N; 488233mE 4425465mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.
12. Lot(s): 5–6 Block: 1
    Addition: Louisville HeightsYear of Addition: 1904
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 5-6 BLK 1 LOUISVILLE HEIGHTS

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 48 x Width 41
16. Number of stories: 1
17. Primary external wall material(s): Metal - Aluminum
18. Roof configuration: Hipped
19. Primary external roof material: Asphalt
20. Special features: Chimney
21. General architectural description: 920 Garfield is a simple Ranch form home clad in horizontal aluminum siding. It has a hipped roof covered in asphalt shingles. The primary façade faces west. Fenestration is simple. There is a single entry door near the south end of the façade. A large

window is located in a section of the house that extends out from the main exterior wall. A single window is located on the main wall near the north end of the elevation. There are three evenly spaced pairs of windows along the south side of the building. The north elevation is accentuated similarly but has smaller single windows. The rear (east) side of the house is somewhat obscured by vegetation, but it has a full-length porch. An entry door is located at the south end and a small window is visible ant the north end. There may be additional window openings that are not visible from the public right-of-way.

22. Architectural style/building type: Post-World War II – Ranch Type

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: There is a hipped roof garage at the rear of the lot. Its cladding and design match those of the home so the two buildings were likely constructed at the same time. An aluminum overhead door provides entry to the garage.

IV. Architectural History

25. Date of Construction: Estimate: _____ Actual: 1958

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: Magdalene and Robert Romano

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): There are no apparent major changes to the building. The current house replaced a previous home on the lot that was constructed in 1910. The original home was converted to a garage in 1950. It does not appear that the original home/garage is still extant.

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.

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Louisville Heights

920 Garfield Avenue is located in the Louisville Heights subdivision. Located at the west edge of the town, the subdivision was platted by the Colorado Mortgage and Investment Company in 1904. Located in a higher portion of town, the subdivision was desirable because it was farther from the noise of the railroad tracks, mines and commercial areas of town. Moreover, this higher area was less susceptible to subsidence that lower portions of Louisville, many of which were underlain by coal mines. The attractiveness of the subdivision was reinforced by ornamental trees and shrubs planted by the town. Louisville Heights was populated by a mix of working class and white-collar residents. Doctors, teachers, county workers, miners, and laborers all lived near each other (United States Census Bureau 1930).

Louisville Heights contains the most complete architectural record of residential construction in Louisville. Homes were steadily constructed in the neighborhood from 1900 through 1983, resulting in the presence of a diversity of house forms. Numerous National form houses and one two-story Folk Victorian style house represent holdover late nineteenth century forms and styles. Bungalows and Minimal Traditional houses were constructed in the early and mid- twentieth century. Post-World War II construction is reflected in the Ranch form homes that exist in the subdivision.

920 Garfield Avenue is a small, simple Ranch form home constructed in 1958 (LHM 2017). It appears to have good integrity. The home was remodeled in 2009 but the changes do not appear to have altered the building in any significant way. The current house replaced a previous home on the lot that was constructed in 1910. The original home was converted to a garage in 1950. It does not appear that the original home/garage is still extant (LMH 2017). The original owners were Magdalene and Albert Romano. The home is still in the Romano family (Boulder County Clerk and Recorder 2020).

36. Sources of information:

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.

United States Census Bureau
1930 Fifteenth Census of the United States, 1930 (NARA microfilm publication T626). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

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 post-World War II residential development of the city. The property is an early, simple example of the Ranch form that became very common in succeeding decades.

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 5BL12129 not individually significant under NRHP/SRHP Criterion A because, by itself, it does not illustrate an important trend in history at the NRHP/SRHP level. PaleoWest recommends 5BL12129 not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL12129 not significant under NRHP/SRHP Criterion C because the house appears is not a quintessential example of the Ranch form. Finally, we recommend 5BL12129 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: 920 Garfield retains integrity of location, setting, design, materials, workmanship, and feeling. The building is not historically linked to any significant events or individuals so it does not have 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 Louisville Heights subdivision was platted in 1904. It contains the most complete architectural record of residential construction in Louisville. Homes were steadily constructed in the subdivision from around 1900 through 1983. A potential historic district, eligible for the NRHP under Criterion A, would encompass properties in the original Louisville Heights subdivision and be related to the history of residential development in Louisville. This assessment did not formally evaluate a Louisville Heights Historic District, but a potential district is apparent.

920 Garfield would likely contribute to a potential Louisville Heights Historic District, as it is an early example of a common post-World War II house form present in 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 Garfield Photograph 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.

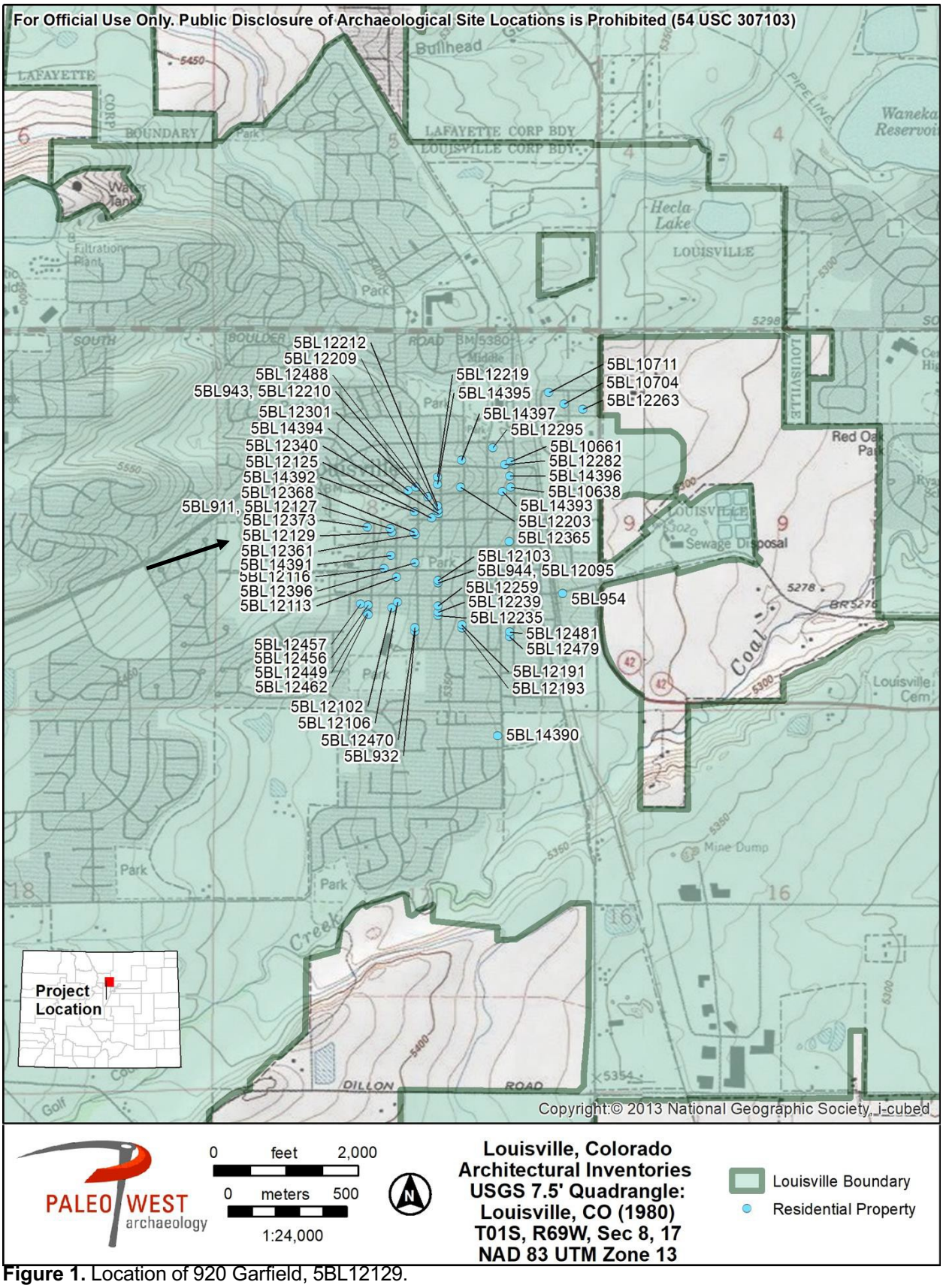

Figure 1. Location of 920 Garfield, 5BL12129.

Resource Number: 5BL12129
Temporary Resource Number: N/A

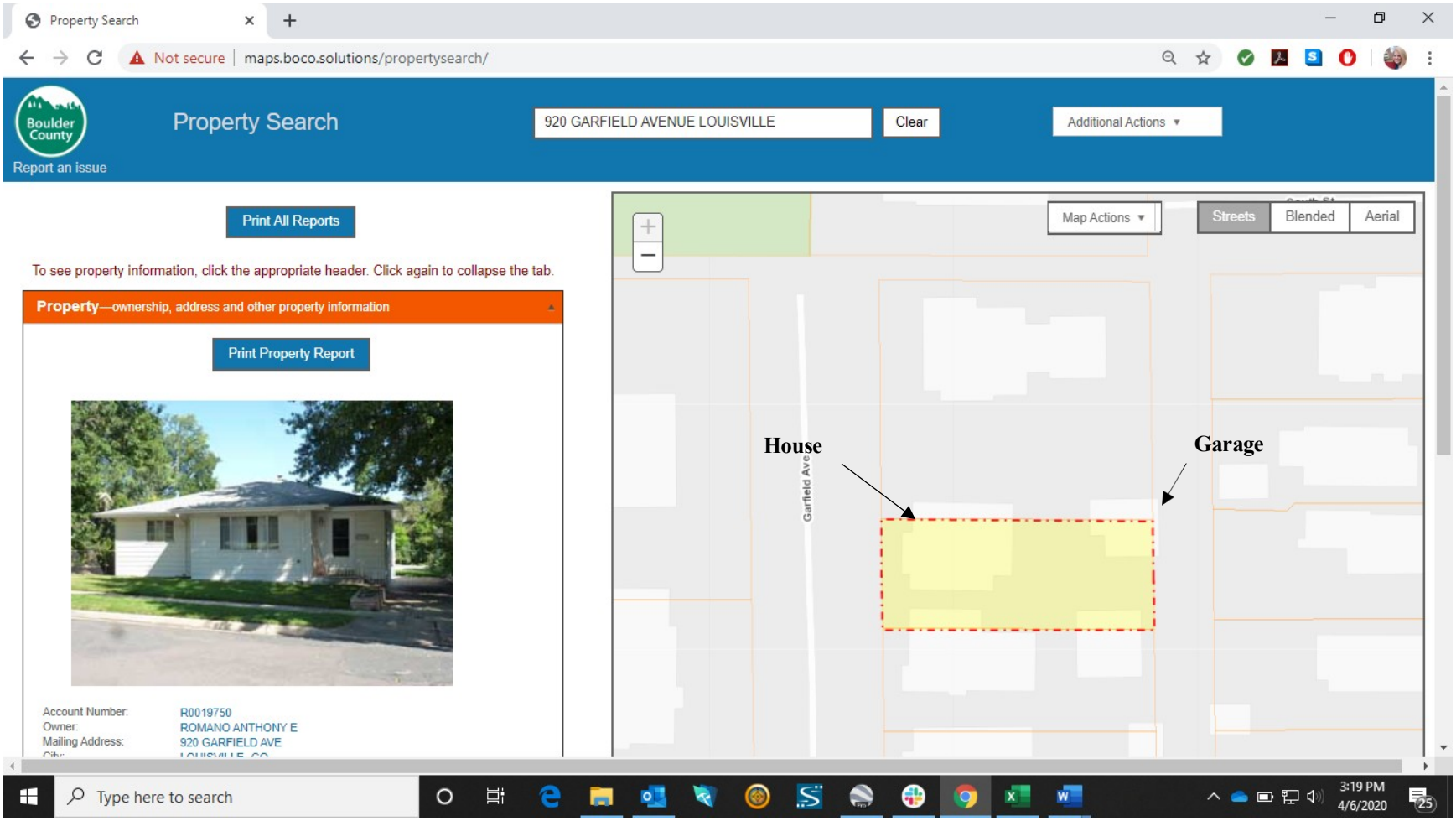

Figure 2. Sketch map of 920 Garfield.

Resource Number: 5BL12129
Temporary Resource Number: N/A

Figure 3. 920 Garfield, facing east.

Figure 4. 920 Garfield, facing northeast.

Resource Number: 5BL12129
Temporary Resource Number: N/A

Figure 5. 920 Garfield, facing southeast.

Figure 6. 920 Garfield, facing west-northwest.

Figure 7. 920 Garfield, garage, facing northwest.

Figure 8. 920 Garfield_B1 photo from 1957 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: 5BL911, 5BL12127
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 941 Garfield Avenue
7. Building address: 941 Garfield Avenue, Louisville, CO 80027
8. Owner name and address: Eric J. & Elizabeth J. Ryterski, 941 Garfield Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   NE ¼ of NE ¼ of NE ¼ of SW ¼ of section 8
10. UTM reference
    Zone 13N; 488187mE 4425478mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.
12. Lot(s): 1–6Block: 2
    Addition: Louisville HeightsYear of Addition: 1904
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOT 1 LESS N 10 FT & LOTS 2-6 INC LESS S 12 FT BLK 2 LOUISVILLE HEIGHTS

III. Architectural Description

14. Building plan (footprint, shape): Irregular
15. Dimensions in feet: Length 52 x Width 44
16. Number of stories: 2
17. Primary external wall material(s): Wood: Horizontal Siding
18. Roof configuration: Hipped
19. Primary external roof material: Asphalt
20. Special features: Chimney, Dormer

21. General architectural description: 941 Garfield is a Classic Cottage with horizontal wood siding and a hipped roof with asphalt shingles. All windows are newer and most are double hung. The primary façade faces east. A porch is located at the south corner of the façade. A single window faces east. There is a south facing entry door at the north corner of the porch. This doorway was originally an entry to a portion of the house that was used as a doctor's office. Five windows are spaced along the façade to the north of the porch, along the ground level. A large dormer with three windows is located on the second story. The south side of the house has the aforementioned porch at its east end. Three windows are located west of the porch. The westernmost window is larger than the others. The north side of the building has two windows near its east and west ends. Single skylights are present in the north and south portions of the roof. The rear (west) side of the house is dominated by a large central solarium. Entry doors are located at the southwest and northwest corners of the solarium. Large fixed windows span the intervening solarium space. Single double hung windows are located north and south of the solarium. Five windows are spaced along the second story. This entire elevation is a post-1985 addition.

22. Architectural style/building type: Classic Cottage

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: A large three-car garage is located at the rear of the property. It is clad in horizontal siding and has a hipped roof. Three overhead garage doors provide vehicular access to the building. The garage is not original to the property. It was constructed at some point after 1985.

IV. Architectural History

25. Date of Construction: Estimate: _1930___ Actual:

    Source of information:

Bacon, Bridget.
2006 "941 Garfield Avenue," December 2, 2006. 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: Alvin Crannell

    Source of information:
Bacon, Bridget.

2006 "941 Garfield Avenue," December 2, 2006. 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's windows have been replaced and a post-1985 addition occupies the west elevation. A small shed or garage was located on the property but was removed sometime after 1985.

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/Doctor's 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.

941 Garfield Avenue

941 Garfield Avenue is located in the Louisville Heights subdivision. Located at the west edge of the town, the subdivision was platted by the Colorado Mortgage and Investment Company in 1904. Located in a higher portion of town, the subdivision was desirable because it was farther from the noise of the railroad tracks, mines and commercial areas of town. Moreover, this higher area was less susceptible to subsidence that lower portions of Louisville, many of which were underlain by coal mines. The attractiveness of the subdivision was reinforced by ornamental trees and shrubs planted by the town. Louisville Heights was populated by a mix of working class and white-collar residents. Doctors, teachers, county workers, miners, and laborers all lived near each other (United States Census Bureau 1930).

Louisville Heights contains the most complete architectural record of residential construction in Louisville. Homes were steadily constructed in the neighborhood from 1900 through 1983, resulting in the presence of a diversity of house forms. Numerous National form houses and one two-story Folk Victorian style house represent holdover late nineteenth century forms and styles. Bungalows and Minimal Traditional houses were constructed in the early and mid- twentieth century. Post-World War II construction is reflected in the Ranch form homes that exist in the subdivision.

941 Garfield Avenue is a Classic Cottage form home constructed in approximately 1930. Overall it retains good integrity. It has a large porch, which is unusual for the Classic Cottage form. The house appears to have replaced an earlier home on the lot that was constructed before 1909 (Bacon 2006). The property appears to have historically been associated with doctors who served the mining industry. The new (1930) home was no exception. Dr. Alvin Crannell, who provided healthcare to local miners, lived on the lot by 1918. He apparently constructed the existing house in 1930. Six years later, Dr. Lucius F. Cassidy purchased the house. He had recently arrived in Louisville to fill the position of "Mine Doctor." Mining companies in the area deducted a small amount from each employee's paycheck in order to pay Dr. Cassidy to provide medical care to the workers free of charge. In addition to his work with the miners, the doctor had a private practice through which he served the larger Louisville community (Bacon 2006a).

941 Garfield Avenue was purposely designed for a doctor. The house layout included a medical office with a waiting room and examination room at the south end of the building (Bacon 2006a). This allowed the doctor to see patients at his home but outside its living space. Indeed, his practice was open 24 hours a day and seven days a week. The home's layout has since been modified, effectively eliminating the medical office partition. Dr. Cassidy lived and worked at 941 Garfield Avenue into the early 1980s. The home has been sold several times since.

36. Sources of information:

Bacon, Bridget.
2006 "941 Garfield Avenue," December 2, 2006. On file with the Louisville Historical Museum, Department of Library & Museum Services, City of Louisville, Colorado.

2006a "Louisville's Dr. Cassidy," *The Louisville Historian,* Issue #72, Fall 2006.

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.

United States Census Bureau
1910 Fifteenth Census of the United States, 1930 (NARA microfilm publication T626). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

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. While the house has been modified, it still represents a distinctive property type associated with Louisville's residential development and it ties directly to Louisville's mining history.

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:

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

__X__ 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

40. Period of significance: 1936–1970

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

42. Statement of significance:
PaleoWest recommends 941 Garfield individually significant under NRHP/SRHP Criterion A because it is a unique property, originally comprising a combination house/doctor's office, that was directly associated with Louisville's mines, miners, and history of medical practice. PaleoWest also recommends 941 Garfield significant under NRHP/SRHP Criterion B because it is associated with Dr. Lucius F. Cassidy, Louisville's "Mine Doctor." Mining companies in the area paid Dr. Cassidy to provide medical care to local miners free of charge. His office and exam room were located in his home at 941 Garfield. In contrast, we recommend 941 Garfield not significant under NRHP/SRHP

Criterion C because the house, whose west side has been considerably modified, is not a particularly distinctive or significant example of the Classic Cottage form. Finally, we recommend 941 Garfield 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.

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 Louisville Heights subdivision was platted in 1904. It contains the most complete architectural record of residential construction in Louisville. Homes were steadily constructed in the subdivision from around 1900 through 1983. A potential historic district, eligible for the NRHP under Criterion A, would encompass properties in the original Louisville Heights subdivision and be related to the history of residential development in Louisville. This assessment did not formally evaluate a Louisville Heights Historic District, but a potential district is apparent.

    941 Garfield would likely contribute to a potential Louisville Heights Historic District, as it is an unusual example of an early 20th century architectural form present in the subdivision and has important ties with Louisville's mining and medical history.

    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: 941 Garfield Photograph 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.

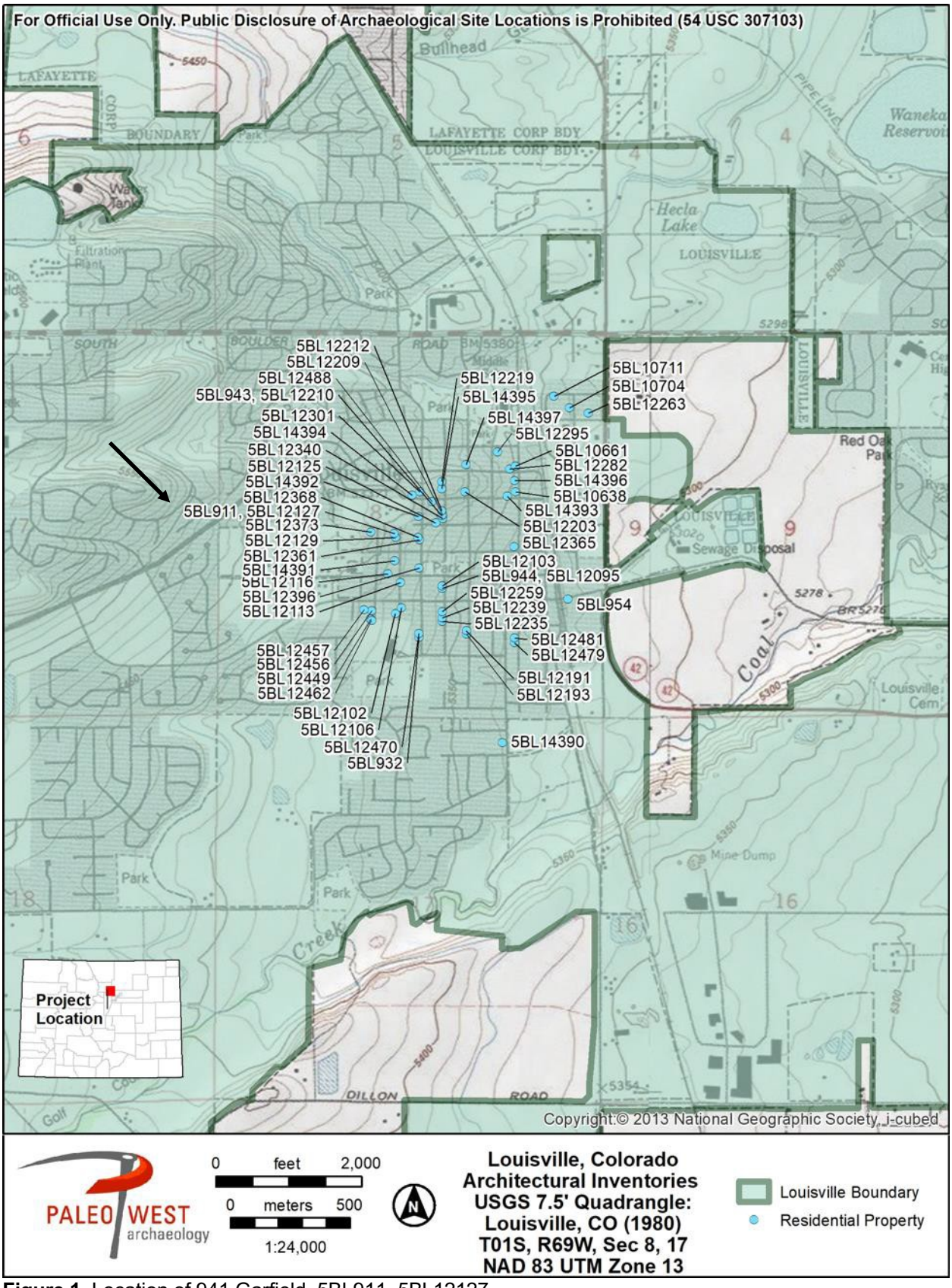

Figure 1. Location of 941 Garfield, 5BL911, 5BL12127.

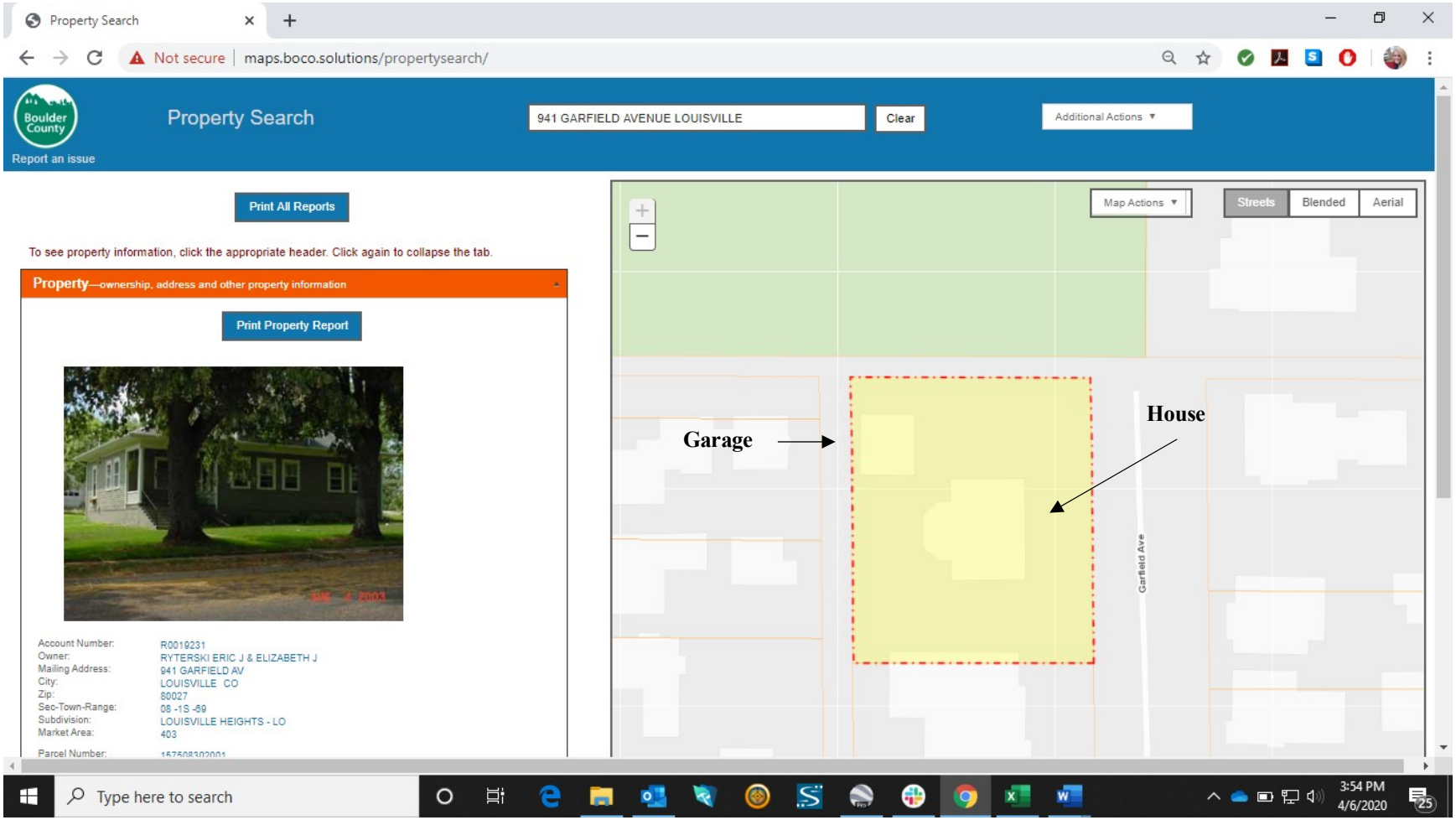

Figure 2. Sketch map of 941 Garfield.

Figure 3. 941 Garfield, facing west.

Figure 4. 941 Garfield, facing southeast.

Figure 5. 941 Garfield, facing northwest.

Figure 6. 941 Garfield, facing northeast.

Figure 7. 941 Garfield, garage, facing west.

Figure 8. 941 Garfield photo from 1948 Assessor Card, (LHM 2017).

Resource Number: 5BL12373
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: 5BL12373
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 945 McKinley Avenue
7. Building address: 945 McKinley Avenue, Louisville, CO 80027
8. Owner name and address: Edward R. & Jessica G. Kowalski, 945 McKinley Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   NW ¼ of NE ¼ of NE ¼ of SW ¼ of section 8
10. UTM reference
    Zone 13N; 488093mE 4425482mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.
12. Lot(s): 1–4 Block: 3
    Addition: Louisville Heights Year of Addition: 1904
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 1-2-3-4 BLK 3 LOUISVILLE HEIGHTS & VAC ALLEY ADJ. PER ORD 1180 SERIES 1995

III. Architectural Description

14. Building plan (footprint, shape): T-Shaped
15. Dimensions in feet: Length 50 x Width 30
16. Number of stories: 1
17. Primary external wall material(s): Stucco
18. Roof configuration: Gabled Roof – Cross Gabled Roof
19. Primary external roof material: Asphalt
20. Special features: Chimney

21. General architectural description: 945 McKinley is a Bungalow form house clad in stucco. The original portion of the house has a rectangular plan and a jerkinhead type front-gabled roof. A large, modern, side-gabled addition extends north and south off the back of the house, creating the overall T-shaped plan. The addition doubled the size of the home. The building's primary façade faces east. A full-length porch spans nearly the entire façade. There is a central door flanked on each side by a pair of windows that may be original. The original portion of the south side of the house has, from east to west, a set of three windows, a pair of large rectangular windows, and a single window. An east-facing door is located in the south part of the addition. The south-facing side of the addition is not visible from the public right-of-way. The north side of the house has three pairs of windows in the original section of the house. The windows appear to be modern replacements. The north part of the addition has two east-facing windows. A pair of north facing windows is also visible on the north side of the addition. The rear (west) side of the house is not visible form the public right-of-way.

22. Architectural style/building type: Bungalow

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: None

IV. Architectural History

25. Date of Construction: Estimate: _1935___ Actual:

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.

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: Martha Davis

Source of information:

Boulder County Clerk and Recorder
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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.

29. Construction history (include description and dates of major additions, alterations, or demolitions): A major modern addition (well post-1953) was constructed on the back of the house, essentially doubling its size and changing its plan shape from rectangular to T-shaped. A garage was removed in 2011.

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).

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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).

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. In 1969, a data storage company, Storage Technology (later Storage

Tek), opened in Louisville and 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.

945 McKinley Avenue

945 McKinley Avenue is located in the Louisville Heights subdivision. Located at the west edge of the town, the subdivision was platted by the Colorado Mortgage and Investment Company in 1904. Located in a higher portion of town, the subdivision was desirable because it was farther from the noise of the railroad tracks, mines and commercial areas of town. Moreover, this higher area was less susceptible to subsidence that lower portions of Louisville, many of which were underlain by coal mines. The attractiveness of the subdivision was reinforced by ornamental trees and shrubs planted by the town. Louisville Heights was populated by a mix of working class and white-collar residents. Doctors, teachers, county workers, miners, and laborers all lived near each other (United States Census Bureau 1930).

Louisville Heights contains the most complete architectural record of residential construction in Louisville. Homes were steadily constructed in the neighborhood from 1900 through 1983, resulting in the presence of a diversity of house forms. Numerous National form houses and one two-story Folk Victorian style house represent holdover late nineteenth century forms and styles. Bungalows and Minimal Traditional houses were constructed in the early and mid- twentieth century. Post-World War II construction is reflected in the Ranch form homes that exist in the subdivision.

The house at 945 McKinley Avenue is a stucco-clad Bungalow constructed in approximately 1935. It has been modified dramatically since it was originally constructed. Martha Davis purchased three lots in Louisville Heights from Frank Hamilton in 1934. Hamilton had owned the lots since 1907. There is no evidence he constructed a house at 945 McKinley. Hamilton, a county employee, lived on Jefferson Avenue. Davis sold 945 McKinley to a coal miner named Francis E. Hodgson in 1935. It is not clear if there was a house on the lot by 1935, but it is likely that the home was constructed in 1934 or 1935. The home stayed in the Hodgson family until 1989 (Boulder County Clerk and Recorder 2020).

36. Sources of information:

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.

United States Census Bureau
1930 Fifteenth Census of the United States, 1930 (NARA microfilm publication T626). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

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 5BL12373 not individually significant under NRHP/SRHP Criterion A because, by itself, it does not illustrate a significant trend in history at the NRHP/SRHP level. PaleoWest recommends 5BL12373 not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL12373 not significant under NRHP/SRHP Criterion C because the house has had some marked architectural changes (i.e., a major addition to the rear of the house) that make it no longer a quintessential example of the Bungalow form. Finally, we recommend 5BL12373 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: 945 McKinley retains integrity of location and setting. Modifications to the house have altered its integrity of materials, workmanship,

feeling, and design. 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 Louisville Heights subdivision was platted in 1904. It contains the most complete architectural record of residential construction in Louisville. Homes were steadily constructed in the subdivision from around 1900 through 1983. A potential historic district, eligible for the NRHP under Criterion A, would encompass properties in the original Louisville Heights subdivision and be related to the history of residential development in Louisville. This assessment did not formally evaluate a Louisville Heights Historic District, but a potential district is apparent.

    945 McKinley might contribute to a potential Louisville Heights Historic District because its original front portion retains the Bungalow form, which was common in the subdivision in the early twentieth century.

    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: 945 McKinley 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.

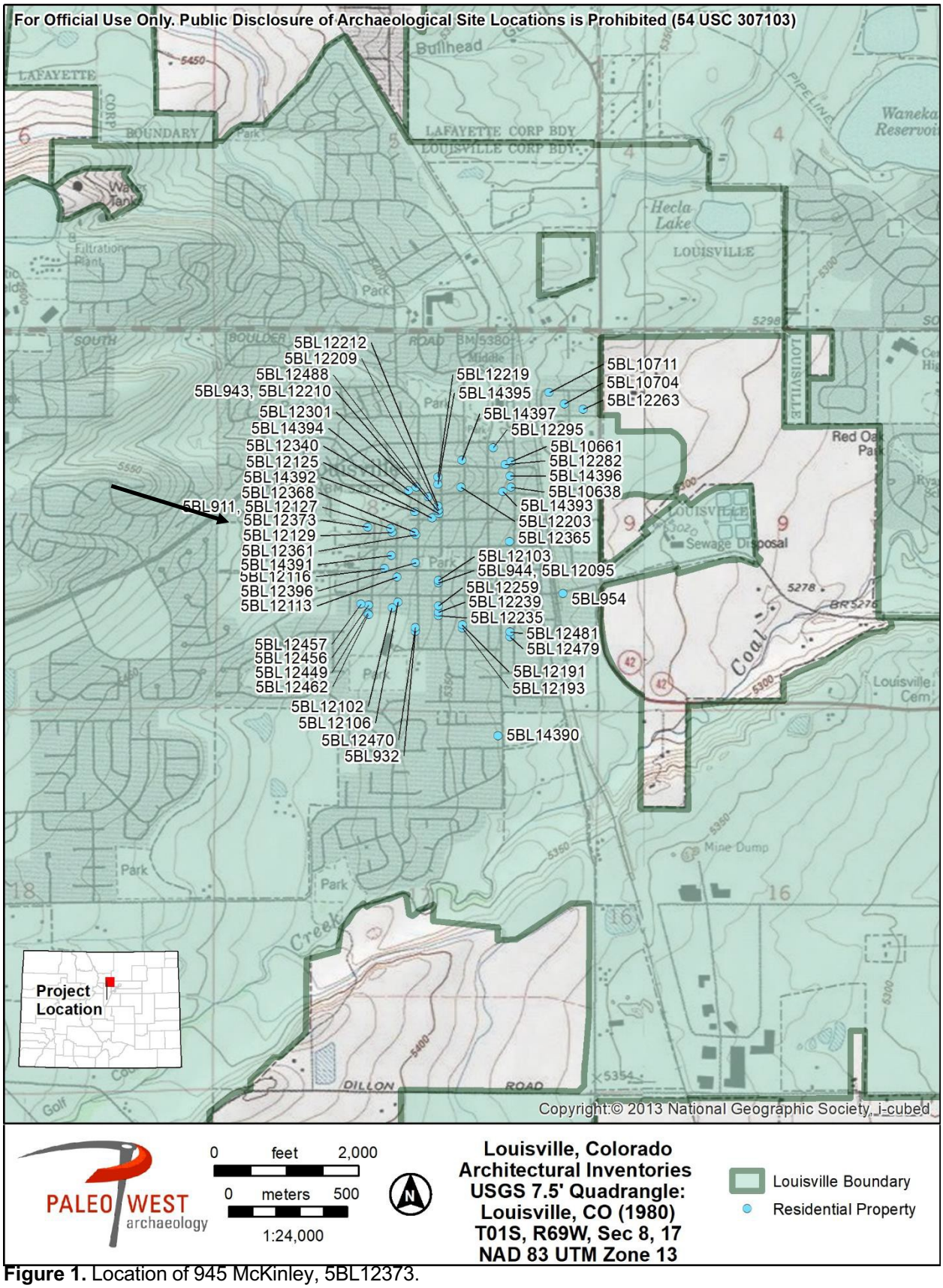

Figure 1. Location of 945 McKinley, 5BL12373.

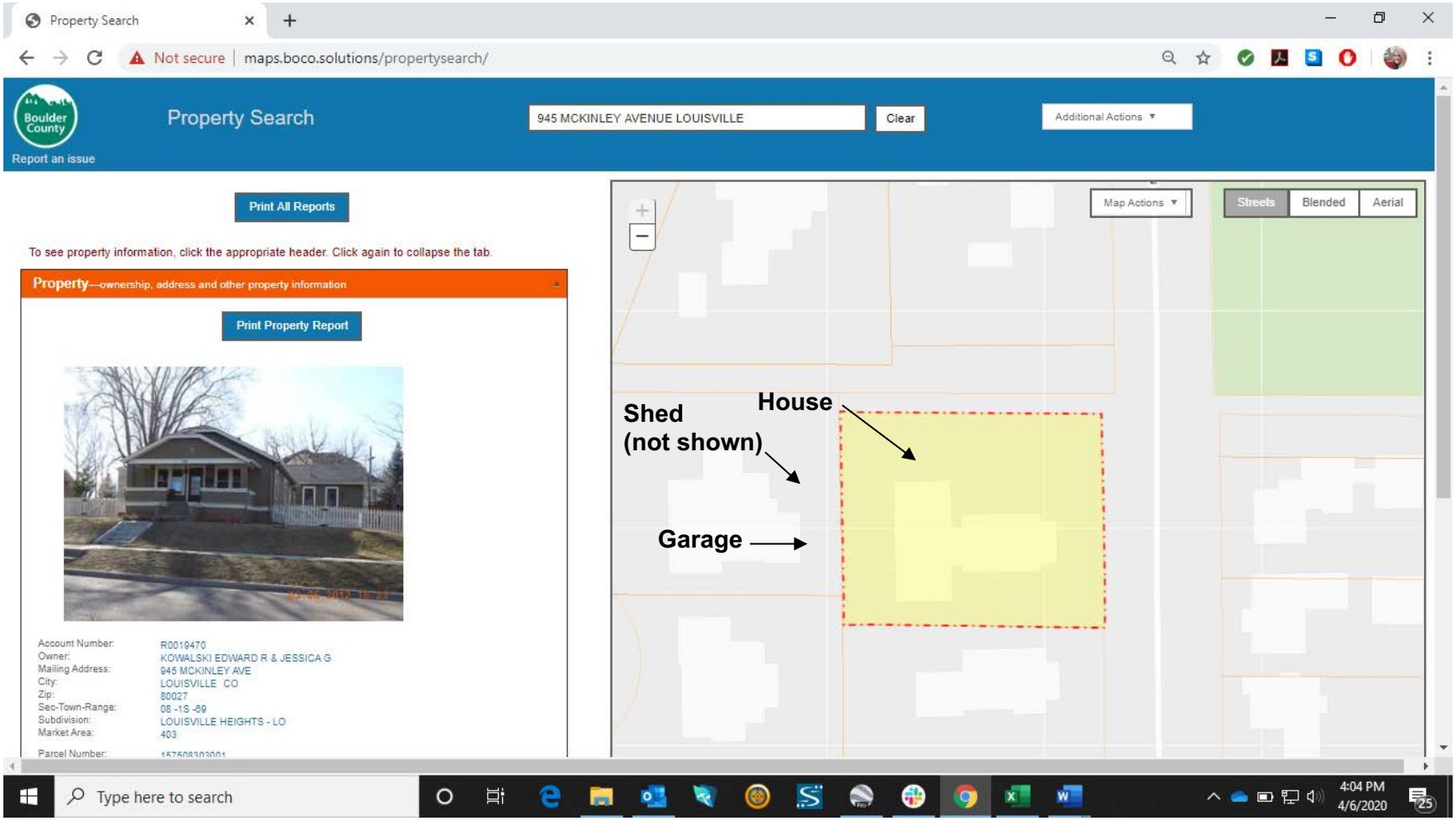

Figure 2. Sketch map of 945 McKinley.

Resource Number: 5BL12373
Temporary Resource Number: N/A

Figure 3. 945 McKinley house, south and east sides, facing northwest.

Figure 4. 945 McKinley house, east and north sides, facing southwest.

Resource Number: 5BL12373
Temporary Resource Number: N/A

Figure 5. 945 McKinley shed, house, and garage, west sides, facing west.

Figure 6. 945 McKinley_A1 photo from 1948 Assessor Card, (LHM 2017).

Resource Number: 5BL14288
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: 5BL14288
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 397 County Road
6. Current building name: 397 County Road
7. Building address: 397 County Road, Louisville, CO 80027
8. Owner name and address: Daniel C. Seyle and Amanda C. Jones Seyle, 397 County Road, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   NW ¼ of SE ¼ of SE ¼ of SE ¼ of section 8
10. UTM reference
    Zone 13N; 488887 mE 4424846 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): 3, 4, 5, 6 Block: 6
    Addition: Murphy Place Year of Addition: 1907
13. Boundary Description and Justification: Boulder County Assessor Legal Description: NLY 74 FT M/L OF LOTS 3 4 5 & 6 BLK 6 MURPHY PLACE

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 42 x Width 24
16. Number of stories: 1
17. Primary external wall material(s): Asbestos
18. Roof configuration: Hip-on-gable roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Fence, Porch, Chimney

21. General architectural description: 397 County Road is a wood frame front-gabled house with a roofline running east-west. The gable ends are clipped. The east facing side is the primary façade. A small clipped-gable section extends east from the north end of the east side. A similar section extends west from the south end of the west side. An unenclosed modern concrete slab porch exists on the south half of the east side. It has a shed roof. An entry door is located under the porch and a window is just south of the door. Another window is located outside the porch on the northern portion of the east elevation. The rear (west) elevation of the house has a single-entry door and a window. The north and south sides of the house each have four windows pf various size located asymmetrically across the facades. All windows are double hung. The building has a concrete foundation with full basement. A small brick chimney exists toward the west end of the roofline peak.

22. Architectural style/building type: Bungalow

23. Landscaping or special setting features: A small gravel driveway exists just north of the northwest building corner. A modern wooden fence encloses the entire yard with exception of the driveway.

24. Associated buildings, features, or objects: A small modern shed is on southwest corner of lot.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1947 Actual:

    Source of information: Assessor Card (Louisville Historical Museum 2017)

26. Architect: Unknown

27. Builder/Contractor: Unknown

    Source of information:

28. Original owner: Arthur and Gladys Warembourg

    Source of information: Assessor Card (Louisville Historical Museum 2017)

29. Construction history (include description and dates of major additions, alterations, or demolitions): The 1950 Boulder County Assessor card notes house was built using lumber from an older house. The house has retained original form except that the front porch has been rebuilt and covered.

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

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: 5BL14288
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.

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397 County Road

The house at 397 County Road is in the Murphy's Place addition. The subdivision was platted in 1907 by Louisville Realty and Securities Company, owned by Peter Murphy. The neighborhood was located at the south edge of town, just southeast of the Acme Mine. Murphy Place is bordered by Front Street on the east and Main Street on the west, with Rex and Parkview as cross-streets. The neighborhood became known as Frenchtown for its French-speaking inhabitants from France and Belgium. Most of the French families who settled in Louisville came from communities such as Vieux-Condé and Saint-Pol-sur-Ternoise in the coal mining area of Nord-Pas-de-Calais in northern France. Frenchtown included Murphy Place and portions of farms that were owned by French natives and their descendants and spread out from the south edge of town. Until 1933, the neighborhood was separated from Louisville's commercial area by the large Acme Mine dump. The Warembourg wheat or corn field stretched south of Murphy Place, where Community Park is now located.

In 1909, lots in Murphy Place sold for $40 to $60, which was about half of the price of lots in the west and northwest parts of Louisville. Extant houses in Murphy Place were constructed between 1908 and 1914 and then fairly steadily

from 1920 through 1953. Some infill dates to the 1960s, 1970s, and the first two decades of the 2000s. Murphy Place contains a large number of simple National houses, many of which have had additions built onto them.

397 County Road is a bungalow form house constructed in ca. 1947 out of lumber salvaged from another house. Except for the addition of a covered porch, the house is relatively unmodified from its original form. According to records of the Boulder County Clerk and Recorder and information from family members (Darlene DelPizzo personal communication to Bridget Bacon, June 25, 2016), the property's owner, Arthur Warembourg, was the brother of Olga Warembourg Schreiter. Arthur appears to have been the grandson, or at least descendant, of French immigrants August and Fannie Warembourg. Their son, Dutch, owned the Murphy/Warembourg Farm at 151 County Road (5BL14325).

36. Sources of information:

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

Boulder County Office of the Clerk and Recorder
2019 Search for Arthur and Gladys Warembourg and related property owners. Available at: https://recorder.bouldercounty.org/countyweb/disclaimer.do. Accessed December 27, 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 ____

42. Statement of significance: PaleoWest recommends 5BL14288 not eligible for the NRHP and SRHP under Criteria A and B because it is not associated, at the NRHP or SRHP level, with important events or people in local, state, or national history. We also recommend 5BL14288 not eligible for the NRHP and SRHP under Criterion C because, while it is a nearly intact Bungalow form house, it was constructed very late in the period of Bungalow popularity and it does not represent a quintessential architectural form, an architectural innovation, or the work of a master at the NRHP or SRHP level. Finally, we recommend 5BL14288 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 building is relatively unchanged since its original construction. It retains integrity of setting, location, design, materials, workmanship, and feeling. Because 5BL14288 is not connected with important events or people, 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 ___ No _X_

Discuss: The house does not appear to contribute to 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: 184–186

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 8, 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: 5BL14288
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

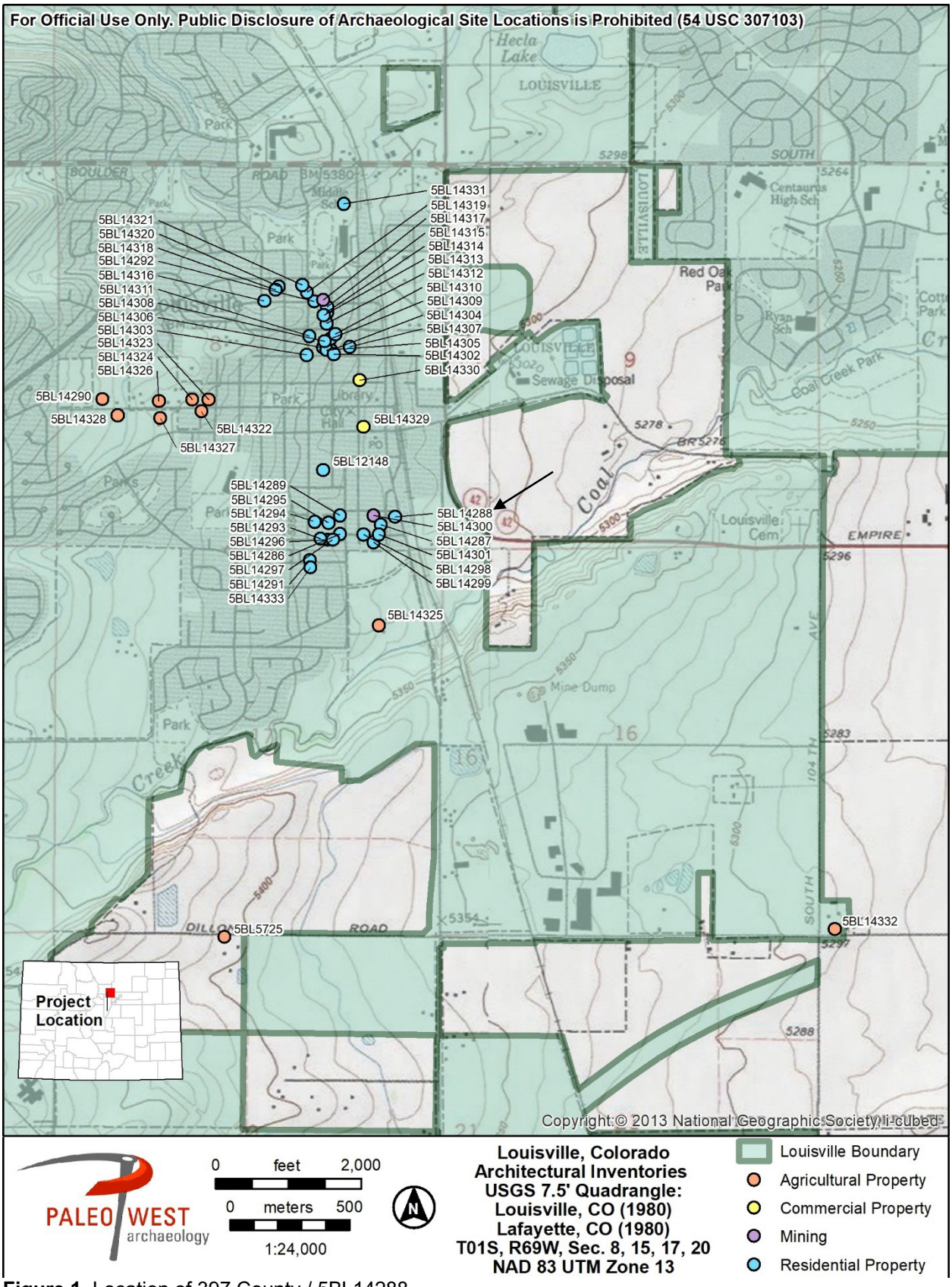

Figure 1. Location of 397 County / 5BL14288.

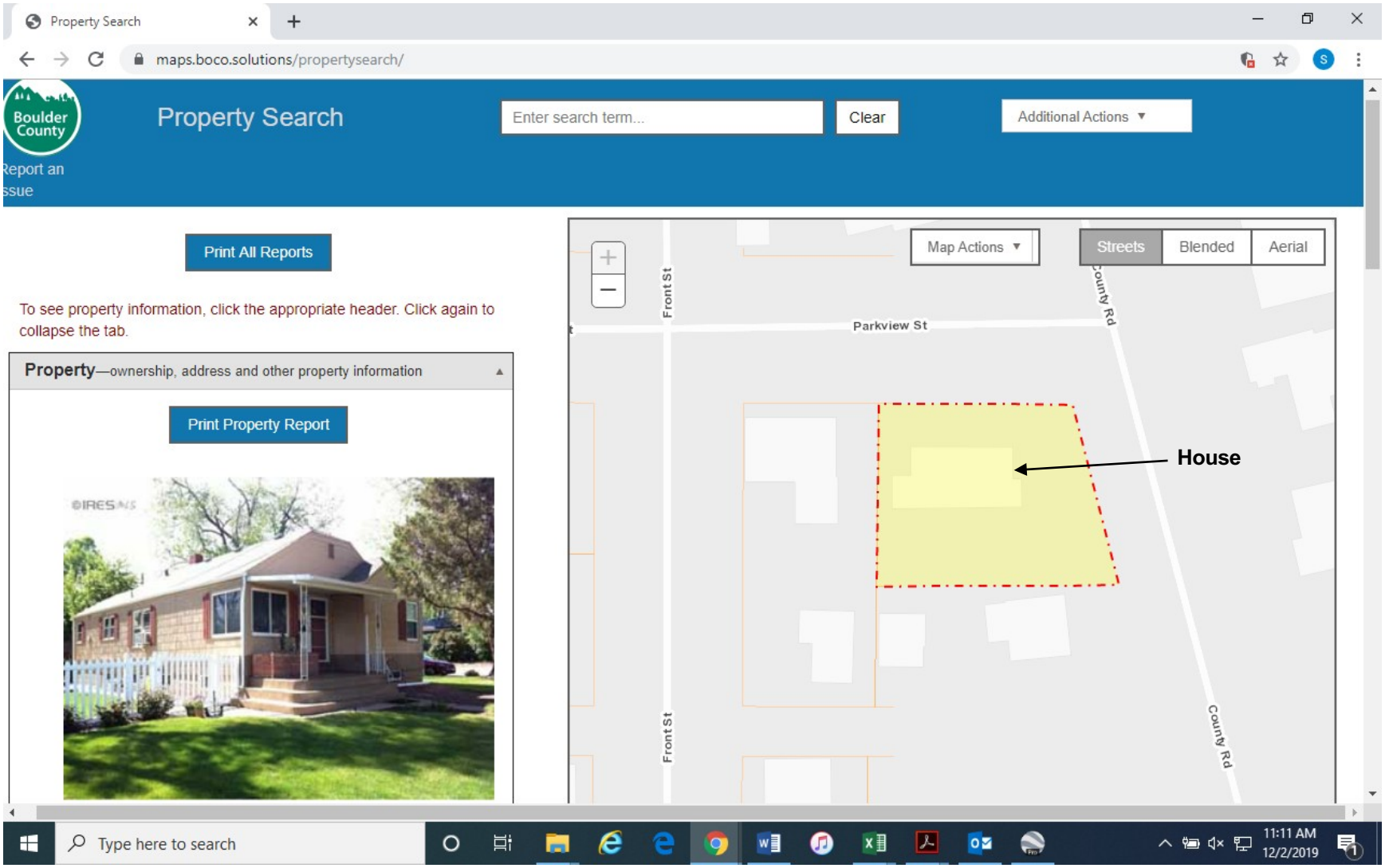

Figure 2. Sketch map of 397 County.

Figure 3. 397 County house, south and east sides, facing northwest.

Figure 4. 397 County house, north and east sides, facing southwest.

Figure 5. 397 County house, north and west sides, facing southeast.

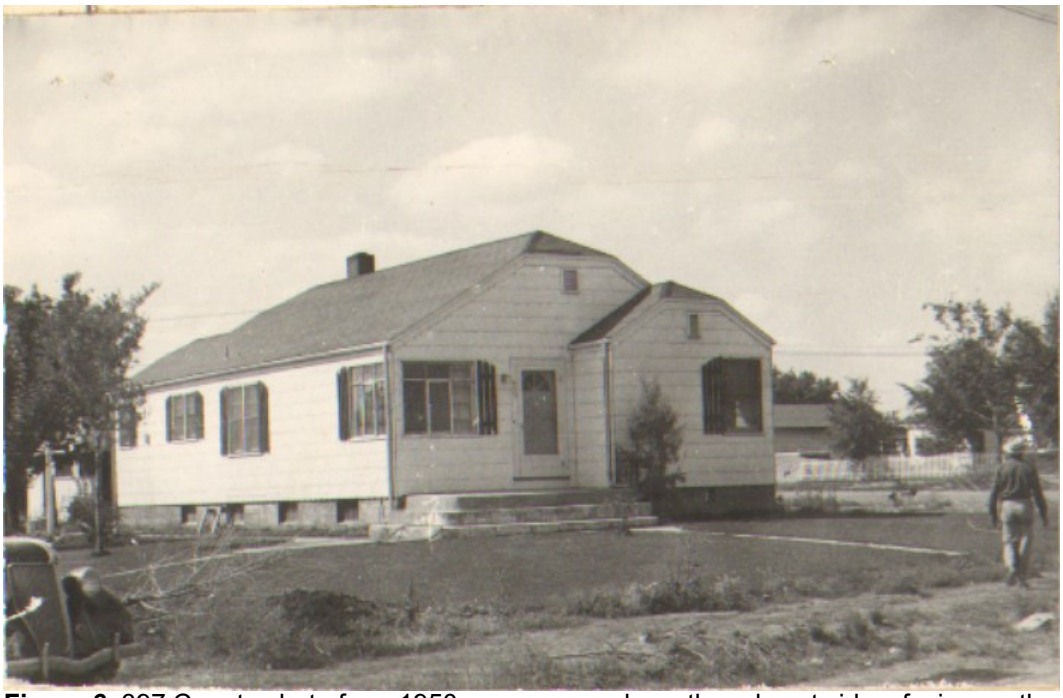

Figure 6. 397 County photo from 1950 assessor card, south and east sides, facing northwest (LHM 2017).

Resource Number: 5BL14287
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: 5BL14287
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 327 Front Street
6. Current building name: 327 Front Street
7. Building address: 327 Front Street, Louisville, CO 80027
8. Owner name and address: David R. and Maria G. Delier, 10558 Yukon Way, Broomfield, CO , 80021

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   NE ¼ of SW ¼ of SE ¼ of SE ¼ of section 8
10. UTM reference
    Zone 13N; 488828 mE 4424813 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): 11, 12, 13 Block: 5
    Addition: Murphy Place Year of Addition: 1907
13. Boundary Description and Justification: Boulder County Assessor Legal Description: S 1/2 OF LOTS 11 12 & 13 BLK 5 MURPHY PLACE SPLIT SEE ID 19879 BCR

III. Architectural Description

14. Building plan (footprint, shape): Square plan
15. Dimensions in feet: Length 20 x Width 20
16. Number of stories: 1
17. Primary external wall material(s): Metal – aluminum or Synthetics – vinyl
18. Roof configuration: Pyramidal roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Fence, Chimney

21. General architectural description: 327 Front is a wood frame house with Pyramidal roof. It has a small brick chimney at peak. The house has modern siding, either vinyl or aluminum. Fenestration consists of double-hung and sliding windows. The east elevation is the primary façade. A small unenclosed porch with metal shed roof and decorative ironwork extends east, covering the south 2/3 of the east side. The foundation and porch are concrete, sided with a brown brick layer. The east façade also has a layer of metal stone-pattern siding extending roughly 3 ft above porch. According to the descendant of a property owner, the house was moved from the Centennial #2 Mine in Lafayette around the mid- to late-1940s (David Delier, personal communication to Bridget Bacon, September 23, 2015 in Bacon [2015]), and has remained a relatively intact example of a typical miner's cabin since.

22. Architectural style/building type: Hipped-Roof Box

23. Landscaping or special setting features: A wooden fence made from pallets runs along the east property line. A concrete walkway runs west from the sidewalk, along the south side of the house, with a small branch leading to the porch.

24. Associated buildings, features, or objects: A small, modern metal shed exists at the southwest corner of the lot.

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: Centennial Mine #2

    Source of information: Bacon (2015)

29. Construction history (include description and dates of major additions, alterations, or demolitions): The house retains its original form (apart from the front porch), although several windows appear to have been replaced. The front porch, decorative stone, brick-patterned siding, and other metal or vinyl siding are all post-1952 additions.

30. Original location ___ Moved X Date of move(s): between ca. 1945 and 1950

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

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: 5BL14287
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.

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.

327 Front Street

The house at 327 Front Street is located in Murphy Place Addition. The subdivision was platted in 1907 by Louisville Realty and Securities Company, owned by Peter Murphy. The neighborhood was located at the south edge of town, just southeast of the Acme Mine. Murphy Place is bordered by Front Street on the east and Main Street on the west, with Rex and Parkview as cross-streets. The neighborhood became known as Frenchtown for its French-speaking inhabitants from France and Belgium. Most of the French families who settled in Louisville came from communities such as Vieux-Condé and Saint-Pol-sur-Ternoise in the coal mining area of Nord-Pas-de-Calais in northern France. Frenchtown included Murphy Place and portions of that were owned by French natives and their descendants and spread out from the south edge of town. Until 1933, the neighborhood was separated from Louisville's commercial area by the large Acme Mine dump. The Warembourg wheat or corn field stretched south of Murphy Place, where Community Park is now located.

In 1909, lots in Murphy Place sold for $40 to $60, which was about half of the price of lots in the west and northwest parts of Louisville. Extant houses in Murphy Place were constructed between 1908 and 1914 and then fairly steadily

from 1920 through 1953. Some infill dates to the 1960s, 1970s, and the first two decades of the 2000s. Murphy Place contains a large number of simple National houses, many of which have had additions built onto them.

327 Front Street is a very small Pyramidal-roofed house that is believed to have been constructed in approximately 1920 at the nearby Centennial Mine as a bunkhouse for miners. At that time, the house reportedly had just three rooms, with a stove in its middle but no kitchen. When the mine closed, the mining company sold existing buildings to individuals willing to move them. Violet Warembourg Delier purchased the house at that time, between ca. 1945 and 1950, and had it moved to 327 Front Street. Her brother Bill constructed the foundation for it (David Delier, personal communication to Bridget Bacon, September 23, 2015 in Bacon [2015]). The house appears to be relatively unmodified from its original form, aside from the construction of the porch and the application of some exterior surficial materials.

36. Sources of information:

Bacon, Bridget
2015 "Delier Notes." September 22, 2015. On file with the Louisville Historical 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 may meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in areas of architecture and social history for its quintessential pyramidal/hipped-roof architectural form and its association with the early- and mid- twentieth-century residential development of the city. Although the house is not original to Louisville, it reflects the common practice of moving homes from formerly active mines into Louisville after the coal mining era died out.

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: N/A

40. Period of significance: N/A

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

42. Statement of significance: PaleoWest recommends 5BL14287 not eligible for the NRHP and SRHP under Criteria A and B because it is not associated, at the NRHP or SRHP level, with important events or people in local, state, or national history. We also recommend 5BL14287 not eligible for the NRHP and SRHP under Criterion C because, while its pyramidal/hipped-roof form is largely intact, its materials are not and it does not represent an architectural innovation or the work of a master at the NRHP or SRHP level. Finally, we recommend 5BL14287 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 overall design and workmanship. Its integrity of materials has been diminished by the application of various kinds of metal and/or vinyl siding over the original wooden siding, although if these changes occurred prior to 1970, the overall historic integrity of materials remains. The house does not retain integrity of original location, setting, or feeling associated with the mine because it was moved from its initial location. However, the house has been in its current location for more than 50 years so it does retain integrity of location, setting, and feeling associated with its position as a residence in Louisville. The house does not exhibit integrity of association because it is not connected, at an NRHP or SRHP level, with important events or people.

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 property does not appear to be associated with any exiting 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: 180–183

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 8, 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.

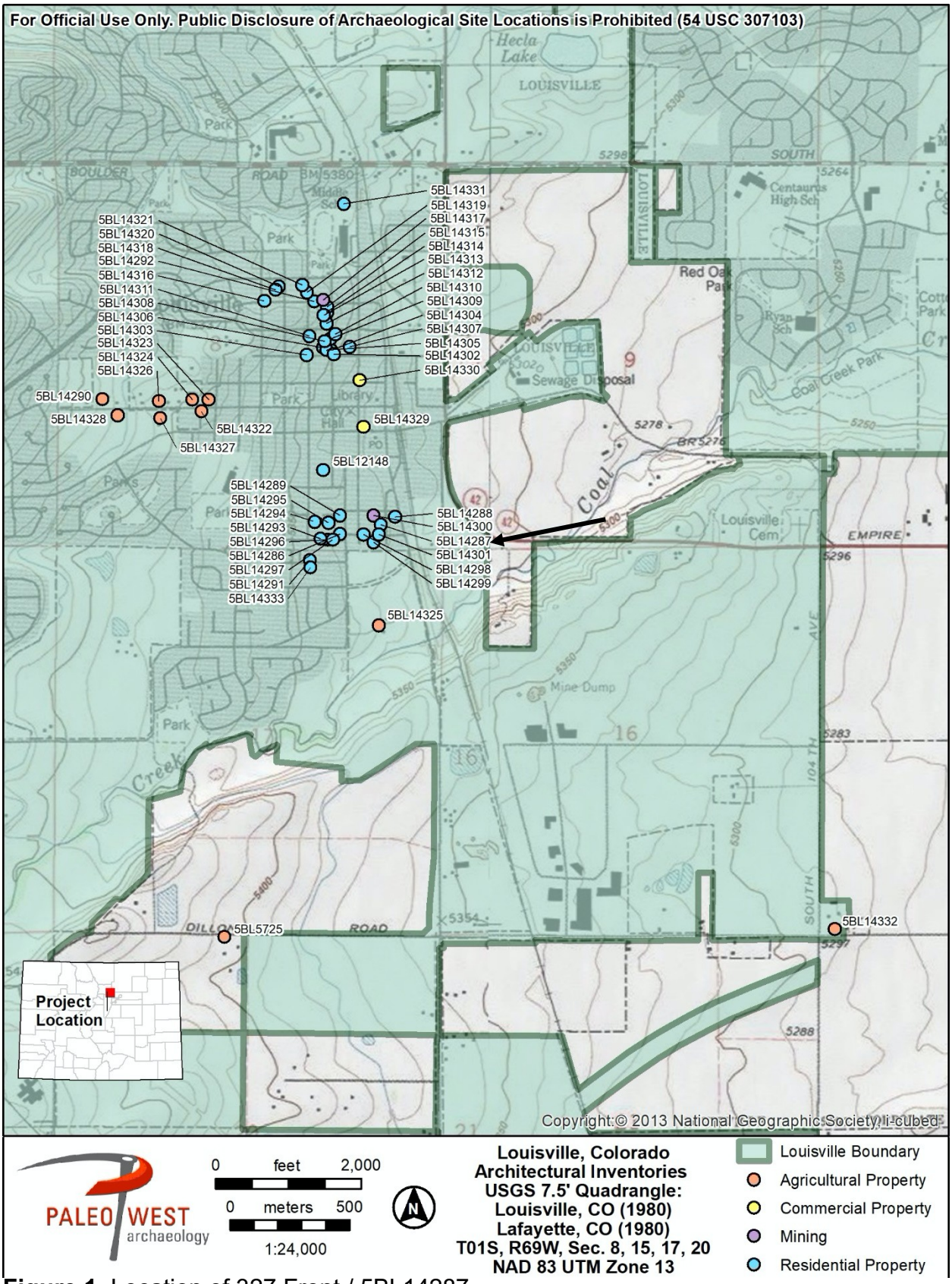

Figure 1. Location of 327 Front / 5BL14287.

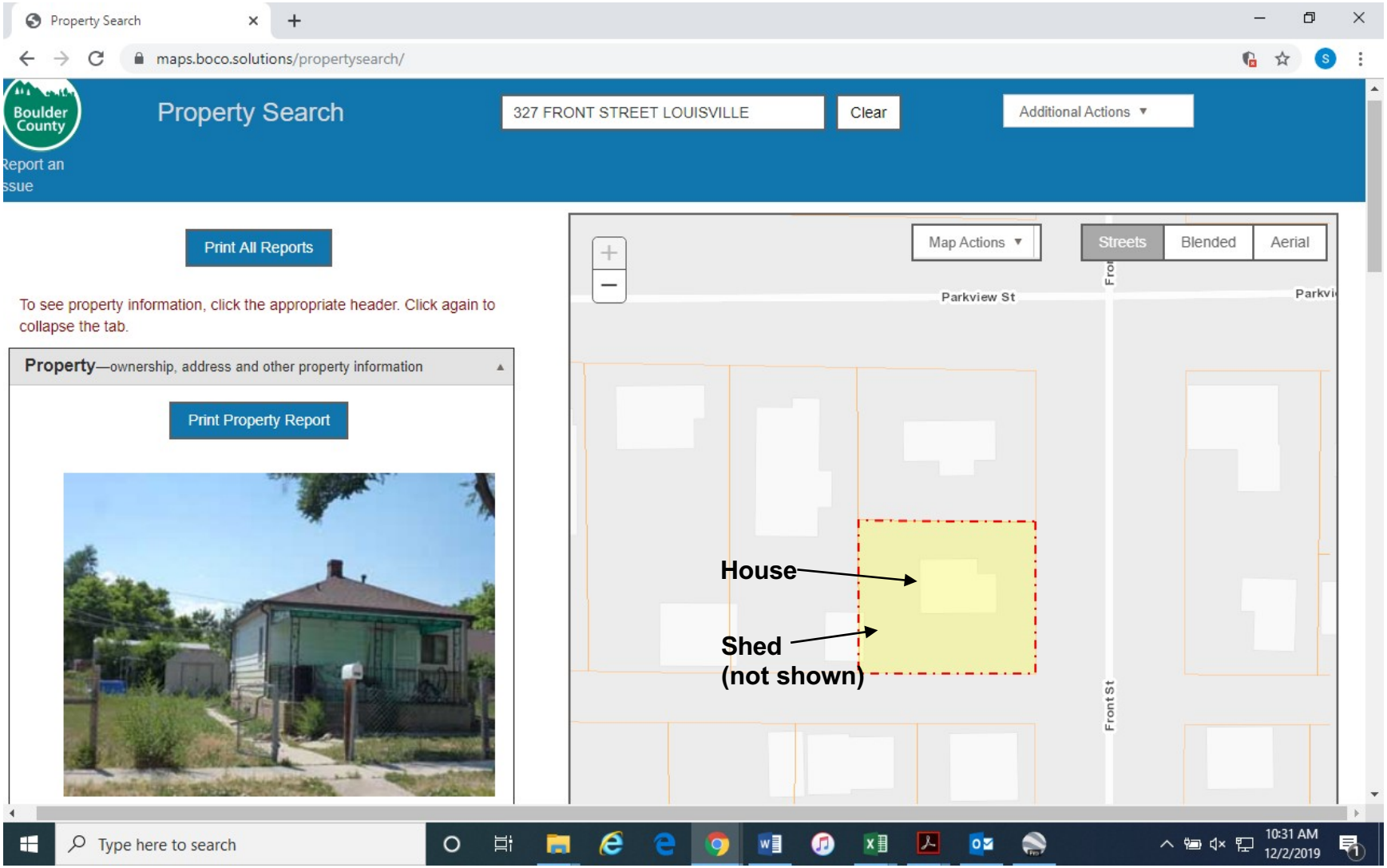

Figure 2. Sketch map of 327 Front.

Figure 3. 327 Front house, east and south sides, facing northwest.

Figure 4. 327 Front house, north and east sides, facing southwest.

Figure 5. 327 Front house, south and west sides, facing northeast from alley.

Figure 6. 327 Front shed, south and east sides, facing northwest from alley.

Figure 7. 327 Front photo from 1952 Assessor Card, south and east sides, facing northwest (LHM 2017).

Resource Number: 5BL14300
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: 5BL14300
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 936 Parkview Street
6. Current building name: 936 Parkview Street
7. Building address: 936 Parkview Street, Louisville, CO 80027
8. Owner name and address: 936 Parkview LLC, PO Box 1663, Boulder CO 80306

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   NE ¼ of SW ¼ of SE ¼ of SE ¼ of section 8
10. UTM reference
    Zone 13N; 488798 mE 4424853 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): 9, 10 Block: 5
    Addition: Murphy Place Year of Addition: 1907
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 9-10 BLK 5 MURPHY PLACE

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 52 x Width 26
16. Number of stories: 1
17. Primary external wall material(s): Wood – Horizontal siding
18. Roof configuration: Gabled roof – Front gabled roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Fence

21. General architectural description: 936 Parkview is a wood frame house with a front-gabled roof running north-south. The building has a concrete foundation. The primary façade is the north elevation. A small gabled section extends north from the northeast corner as a covered entryway. A large picture window is located west of the entry. A small shed roof addition extends east from the southern part of the east side to create a rear entryway. The rear entry door faces south. The south side of the house has two windows located symmetrically across its façade. The building has wood lap siding that is possibly original. Windows consist of double hung and fixed units.

22. Architectural style/building type: Other Style: National

23. Landscaping or special setting features: A small wood picket fence encloses the front yard, possibly historic. A modern wood slat fence encloses the rear yard.

24. Associated buildings, features, or objects: A small one-car garage stands at the southeast corner of the lot, opening to the alley. This building has cinder block walls faced with stucco, and a unique barrel roof running north-south. Garage doors and windows may be original.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1920 Actual: _____

    Source of information: Bridget Bacon, Louisville Historical Museum

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Centennial Mine (Boulder Valley Coal Company), then Richard Parkin in current location

    Source of information: Bacon 2013

29. Construction history (include description and dates of major additions, alterations, or demolitions): The house was moved to its current location from the Centennial Mine in 1935. The current house footprint matches the 1948 Boulder County Assessor card with the exception of the gabled front entryway, which is a later addition. The front door and windows on the north side have been replaced and updated since 1948. Front door was previously on west side, has been moved to east side and replaced with a large picture window. The garage was present in 1948 and appears unchanged.

30. Original location ____ Moved X Date of move(s): 1935

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Institutional Housing

32. Intermediate use(s): Domestic – Single Dwelling

33. Current use(s): Domestic – Single Dwelling

34. Site type(s): House and garage

35. Historical background:

General History of Louisville

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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 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.

936 Parkview Street

The house at 936 Parkview Street is located in Murphy Place Addition. The subdivision was platted in 1907 by Louisville Realty and Securities Company, owned by Peter Murphy. The neighborhood was located at the south edge of town, just southeast of the Acme Mine. Murphy Place is bordered by Front Street on the east and Main Street on the west, with Rex and Parkview as cross-streets. The neighborhood became known as Frenchtown for its French-speaking inhabitants from France and Belgium. Most of the French families who settled in Louisville came from communities such as Vieux-Condé and Saint-Pol-sur-Ternoise in the coal mining area of Nord-Pas-de-Calais in northern France. Frenchtown included Murphy Place and portions of farms that were owned by French natives and their descendants and spread out from the south edge of town. Until 1933, the neighborhood was separated from Louisville's commercial area by the large Acme Mine dump. The Warembourg agricultural field stretched south of Murphy Place, where Community Park is now located.

In 1909, lots in Murphy Place sold for $40 to $60, which was about half of the price of lots in the west and northwest parts of Louisville. Extant houses in Murphy Place were constructed between 1908 and 1914 and then fairly steadily from 1920 through 1953. Some infill dates to the 1960s, 1970s, and the first two decades of the 2000s. Murphy Place contains a large number of simple National houses, many of which have had additions built onto them.

Resource Number: 5BL14300
Temporary Resource Number: N/A

936 Parkview Street is a small National form house that was constructed probably ca. 1920 at the Centennial Mine in Louisville, Colorado. When the mine closed, the mine company (Boulder Valley Coal Company) sold existing buildings to individuals willing to move them. In 1935, a coal miner named Richard Parkin purchased a building and moved it to 936 Parkview Street in Louisville. The Parkin family owned the house until 1998.
The house has been minimally modified over the years, retaining its general architectural form. An unusual barrel- or vault-roofed garage still stands at the southeast corner of the lot.

36. Sources of information:

Bacon, Bridget
2013 936 Parkview 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.

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.

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.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No __X__ Date of designation: ____

Designating authority:

Note: The house may 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 representation of the typical, simple, National form of house that coal mining companies constructed for workers, and for its association with the pre-WWII residential development of Louisville, during which time a common practice was to purchase buildings from defunct mines and move them into the city for housing.

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: Community Planning and Development

40. Period of significance: 1920–1945

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

42. Statement of significance: PaleoWest recommends 5BL14300 eligible for the NRHP and SRHP under Criterion A because, as a building that was constructed for mine workers but was moved into the city to become a neighborhood residence, 936 Parkview provides a bridge from Louisville's mining era to post- mining era and exemplifies a common practice in the pre-WWII residential development of Louisville: to move buildings into the city after surrounding mines closed. In contrast, PaleoWest recommends 5BL14300 not eligible for the NRHP and SRHP under Criterion B because it is not associated with important people in local, state, or national history. We also recommend 5BL14300 not eligible for the NRHP and SRHP under Criterion C because, while it is a nearly intact National form house, it is not a quintessential example of that form, an architectural innovation, or the work of a master at the NRHP or SRHP level. Finally, we recommend 5BL14300 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 has been modified somewhat over the years. The house was moved from its original location but has stood in its present location for more than 84 years as a neighborhood residence in Louisville, thereby exhibiting integrity of location. Alterations have undermined integrity of design, but essential elements of the original structure are present, enabling the building to retain integrity of workmanship and materials. The house also retains integrity of feeling and setting. Finally, the house exhibits integrity of association with both its mining origins and its post-mining use.

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 house does not appear to be associated with any potential or existing 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: 216–221

    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.

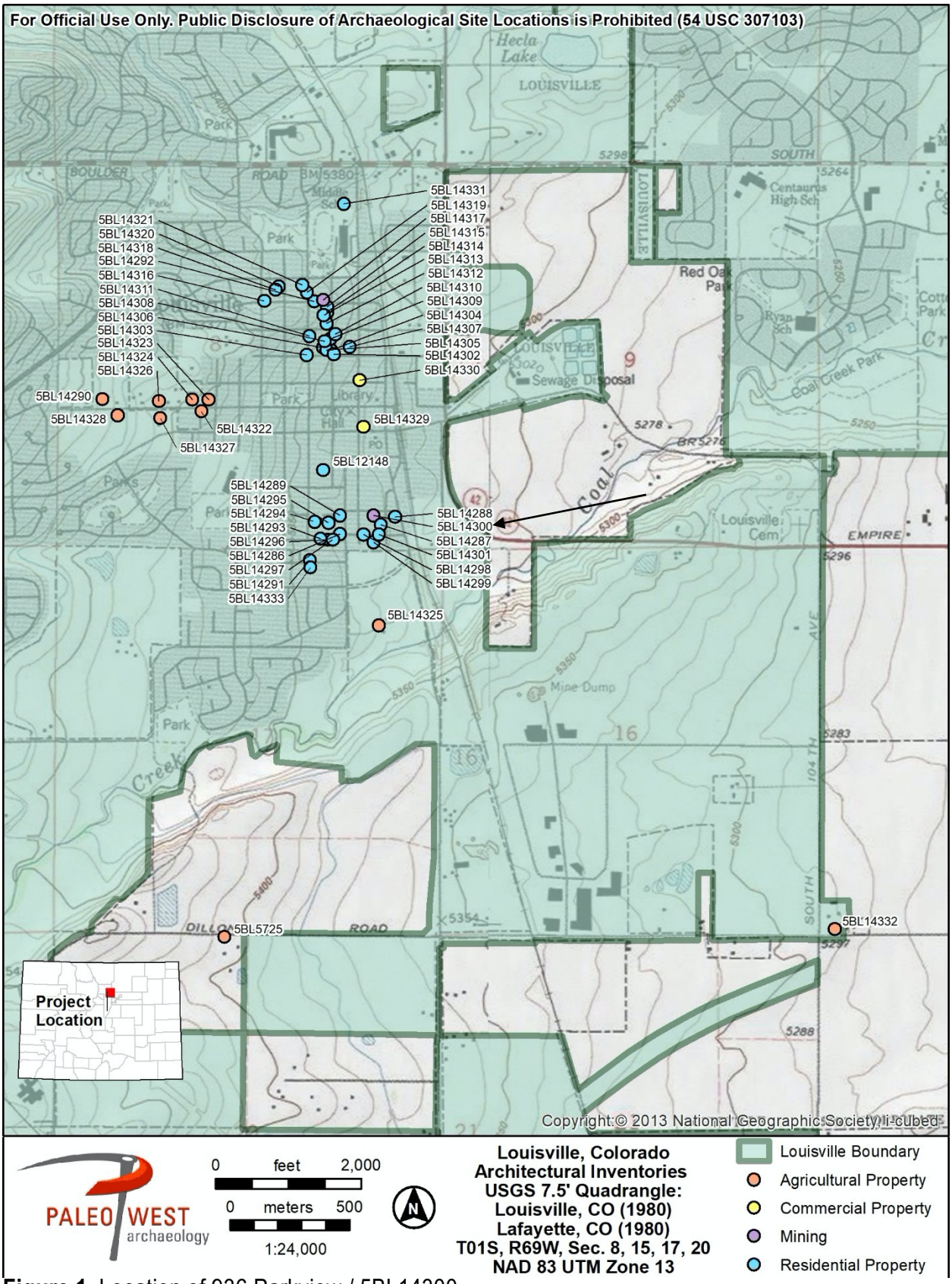

Figure 1. Location of 936 Parkview / 5BL14300.

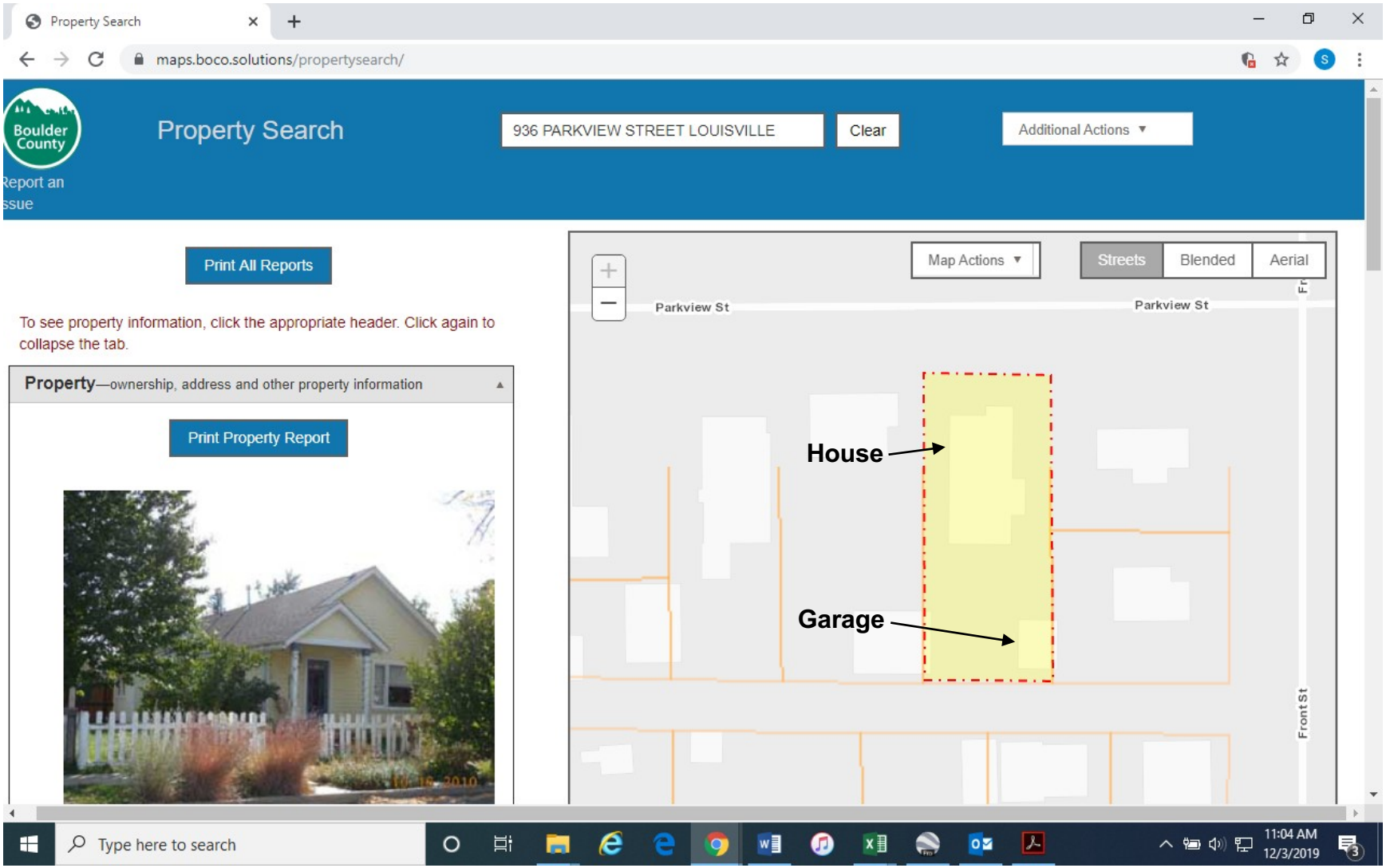

Figure 2. Sketch map of 936 Parkview.

Figure 3. 936 Parkview house, north and east sides, facing southwest.

Figure 4. 936 Parkview house, north and west sides, facing south-southeast.

Figure 5. 936 Parkview house, east side, facing southwest.

Figure 6. 936 Parkview house, south side, facing north from alley.

Figure 7. 936 Parkview garage, south and west sides, facing northeast from alley.

Figure 8. 936 Parkview garage, south and east sides, facing northwest from alley.

Figure 9. 936 Parkview photo from 1948 Assessor Card, north and west sides, facing south-southeast (LHM 2017).

Resource Number: 5BL14298
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: 5BL14298
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 917 Rex Street
6. Current building name: 917 Rex Street
7. Building address: 917 Rex Street, Louisville, CO 80027
8. Owner name and address: Thomas Pathe and Lori Lynette Chase, 901 Rex Street, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SW ¼ of SW ¼ of SE ¼ of SE ¼ of section 8
10. UTM reference
    Zone 13N; 488756 mE 4424774 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): 18, 19, 20 Block: 5
    Addition: Murphy Place Year of Addition: 1907
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 18-20 BLK 5 MURPHY PLACE

III. Architectural Description

14. Building plan (footprint, shape): L-shaped plan
15. Dimensions in feet: Length 46 x Width 40
16. Number of stories: 1
17. Primary external wall material(s): Stucco
18. Roof configuration: Gabled roof – Cross gabled roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Porch, Chimney, Fence

21. General architectural description: 917 Rex is a wood frame house with a clipped gable roof. The roof is cross gabled with one gable running north-south and another extending east from the northeast corner if the building. An unenclosed concrete slab porch exists on the south side of the house. The porch has a hip-on-gable roof similar to the main roofline but smaller in size. This porch covers the primary entrance which has a single central entry door with a single window on each side. Another porch with shed roof extends east from the east side of the house, south of the cross gabled section. A small brick chimney stands at the intersection of the gabled rooflines. All windows are double hung; some may be original. Window arrangement is asymmetrical on all elevations. The front door has a 12-pane window and appears historic, possibly original. The house has a concrete foundation with a basement.

22. Architectural style/building type: Bungalow

23. Landscaping or special setting features: A small wood picket fence is present on east and west sides of the house. A larger wood slat fence runs along the alley in the rear yard. A gravel driveway leads from the street to the garage. A concrete walkway runs along the east side of the house and continues into the rear yard.

24. Associated buildings, features, or objects: A two-car garage with two sliding bay doors stands just northeast from the house. The garage is front gabled with clipped gables, with possibly original wood lap siding. Garage is similar in age to house. An unusual shed roofed structure with plastered walls stands at the northeast corner of the lot, with its north wall bordering the alley. Per the current tenant, it was formerly used as a chicken coop and still contains a wood burning stove inside. Part of the east wall is not plastered and reveals a wall constructed of small boulders and mortar. A shed stands at the northwest corner of the lot. It has a gabled roof with a combination of horizontal and vertical wood/weatherboard siding. Shed is not listed on the 1948 Boulder County Assessor card but appears historic.

IV. Architectural History

25. Date of Construction: Estimate: 1936 Actual:

    Source of information: Assessor card (Louisville Historical Museum 2017)

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Victor Warembourg

29. Construction history (include description and dates of major additions, alterations, or demolitions): The 1948 Boulder County Assessor card shows 917 Rex as a building similar in condition and form to the current house, including stucco siding, front and side porches, and overall footprint. The garage is also shown.

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.

Resource Number: 5BL14298
Temporary Resource Number: N/A

917 Rex Street

The house at 917 Rex Street is located in Murphy Place Addition. The subdivision was platted in 1907 by Louisville Realty and Securities Company, owned by Peter Murphy. The neighborhood was located at the south edge of town, just southeast of the Acme Mine. Murphy Place is bordered by Front Street on the east and Main Street on the west, with Rex and Parkview as cross-streets. The neighborhood became known as Frenchtown for its French-speaking inhabitants from France and Belgium. Most of the French families who settled in Louisville came from communities such as Vieux-Condé and Saint-Pol-sur-Ternoise in the coal mining area of Nord-Pas-de-Calais in northern France. Frenchtown included Murphy Place and portions of farms that were owned by French natives and their descendants and spread out from the south edge of town. Until 1933, the neighborhood was separated from Louisville's commercial area by the large Acme Mine dump. The Warembourg agricultural field stretched south of Murphy Place, where Community Park is now located.

In 1909, lots in Murphy Place sold for $40 to $60, which was about half of the price of lots in the west and northwest parts of Louisville. Extant houses in Murphy Place were constructed between 1908 and 1914 and then fairly steadily from 1920 through 1953. Some infill dates to the 1960s, 1970s, and the first two decades of the 2000s. Murphy Place contains a large number of simple National houses, many of which have had additions built onto them.

917 Rex Street is a Bungalow form house constructed ca. 1936. According to Clerk and Recorder information, Victor Warembourg sold or rented the house to Jules G. and Jules C. Regnier, who appear to have been father and son, in 1942. They retained the house until 1967. The house is relatively unmodified from its original form.

36. Sources of information:

Bacon, Bridget
N.D. [Notes] On file with the Louisville Historical Museum, Louisville, Colorado.

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

Boulder County Office of the Clerk and Recorder
2019 Search for Alfred and Mary Helart and related property owners. Available at: https://recorder.bouldercounty.org/countyweb/disclaimer.do. Accessed December 26, 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 may meet the City of Louisville's Local landmark criteria (Chapter 15.36 of the Louisville Municipal Code) in areas of architecture and social history for its representation of the distinctive

clipped-gable Bungalow form common in Louisville and for its association with the early twentieth century residential development of the city as it pertained to immigrants, agriculture, and mining.
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: N/A

40. Period of significance: N/A

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

42. Statement of significance: PaleoWest recommends 5BL14298 not eligible for the NRHP and SRHP under Criteria A and B because it is not associated, at the NRHP or SRHP level, with important events or people in local, state, or national history. We also recommend 5BL14298 not eligible for the NRHP and SRHP under Criterion C because, while it is a nearly intact Bungalow form house, it does not represent a quintessential architectural form, an architectural innovation, or the work of a master at the NRHP or SRHP level. Finally, we recommend 5BL14298 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: 917 Rex retains integrity of setting, location, design, materials, workmanship, and feeling. Because it is not connected with important people or events at the NRHP or SRHP 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 ___ No

Discuss: The home does not appear to be associated with an existing or potential historic district.

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 ____

Resource Number: 5BL14298
Temporary Resource Number: N/A

VIII. RECORDING INFORMATION

47. Photograph numbers: 169–179

    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 8, 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.

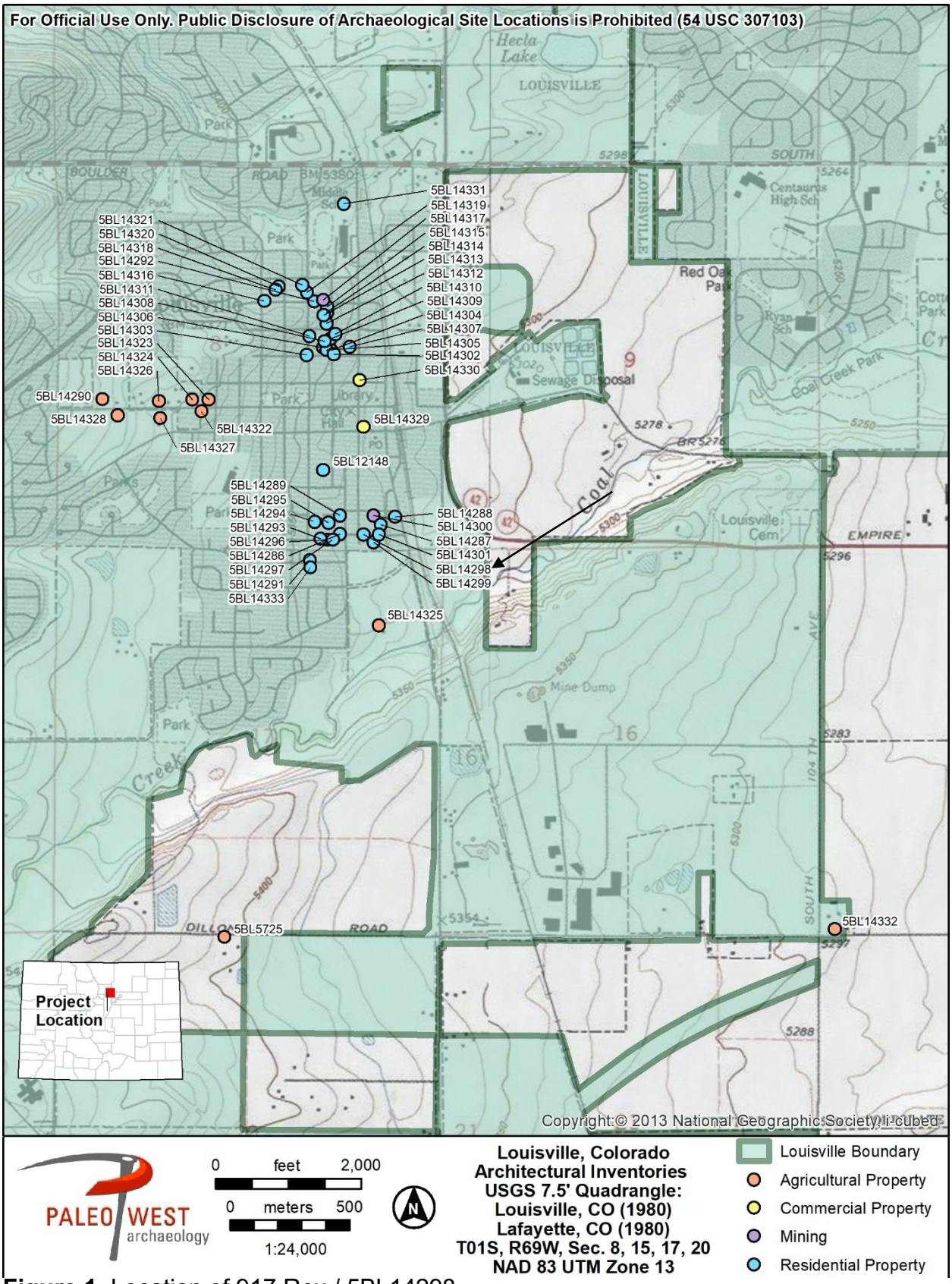

Figure 1. Location of 917 Rex / 5BL14298.

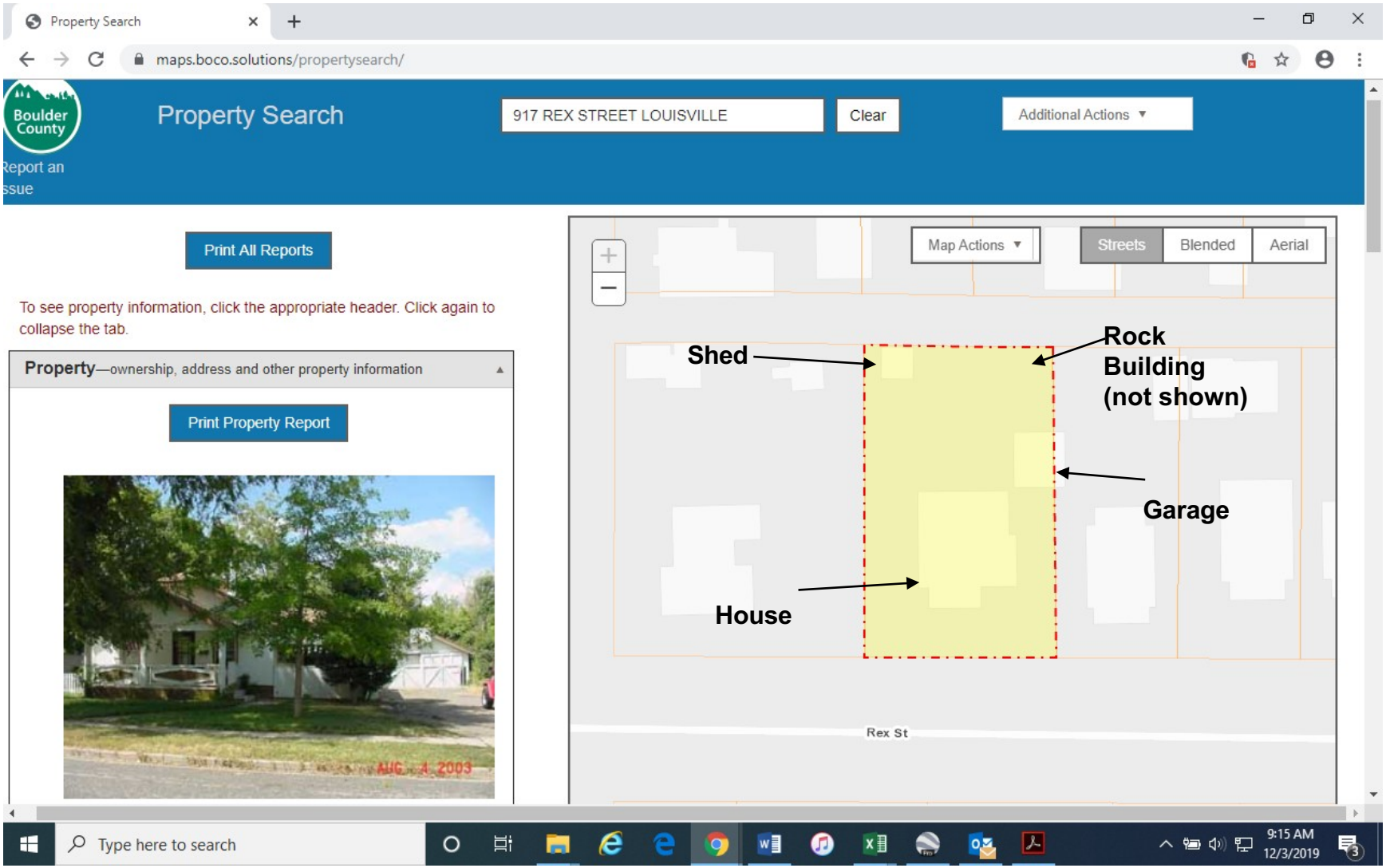

Figure 2. Sketch map of 917 Rex.

Figure 3. 917 Rex house, south and west sides, facing northeast.

Figure 4. 917 Rex house, south and east sides, facing northwest.

Figure 5. 917 Rex house and garage, east and south sides, facing north-northwest from street.

Figure 6. 917 Rex house, north side, facing south from alley.

Figure 7. 917 Rex garage, north and west sides, facing southeast from alley.

Figure 8. 917 Rex rock building, west side, facing east-southeast from alley.

Figure 9. 917 Rex rock building, north side, facing south from alley.

Figure 10. 917 Rex rock building, east side, facing west from alley.

Figure 11. 917 Rex shed, east side, facing west from alley.

Figure 12. 917 Rex shed, north and east sides, facing southwest from alley.

Figure 13. 917 Rex shed, north and west sides, facing southeast from alley.

Figure 14. 917 Rex photo from 1948 Assessor Card, west and south sides, facing northeast (LHM 2017).

Resource Number: 5BL14299
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: 5BL14299
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 928 Rex Street
6. Current building name: 928 Rex Street
7. Building address: 928 Rex Street, Louisville, CO 80027
8. Owner name and address: Pio Partners Hawaii Limited Partnership, PO Box 242, Crested Butte, CO 81224

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SE ¼ of SW ¼ of SE ¼ of SE ¼ of section 8
10. UTM reference
    Zone 13N; 488797 mE 4424741 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): 9–10 Block: 8
    Addition: Murphy Place Year of Addition: 1907
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 9-10 BLK 8 MURPHY PLACE

III. Architectural Description

14. Building plan (footprint, shape): Irregular plan
15. Dimensions in feet: Length 54 x Width 32
16. Number of stories: 1
17. Primary external wall material(s): Aluminum
18. Roof configuration: Gabled roof – Cross gabled roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Fence

21. General architectural description: 928 Rex is a wood frame home with a concrete block foundation. The original portion of the house is front-gabled with its roofline running north-south. A side-gabled addition extends west from the south end of the west side, creating a cross-gabled roofline. The front entrance is on this section and faces north. Two front-gabled sections extend south from the south side. The first is a fairly narrow section that extends south from the southwest corner of the main portion of the house and is shorter than the main portion of the house. The second is a wider section, shorter in height than the first, which extends south from the south side of the side-gabled section. The house has double hung and sliding windows in various configurations.

22. Architectural style/building type: Post-World War II

23. Landscaping or special setting features: A metal chain link fence encloses the rear yard.

24. Associated buildings, features, or objects: A small metal shed stands at the southwest corner of the lot.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: ___1944___ Actual:

    Source of information: Assessor Card (Louisville Historical Museum 2017)

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Herman & Rita Wisek

    Source of information: Assessor Card (Louisville Historical Museum 2017)

29. Construction history (include description and dates of major additions, alterations, or demolitions): The original house was a simple front-gabled building with its front entrance at the center of the north side. From the 1948 Boulder County Assessor card, it appears the first front-gabled section that extends to the south was also original. The side-gabled west section and the second front-gabled south section are post-1948 additions. The front entrance has also been moved to the side-gabled section. Original asbestos siding has been covered or replaced by metal horizontal siding.

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 shed

35. Historical background:

<u>General History of Louisville</u>

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

(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.

928 Rex Street

The house at 928 Rex Street is located in Murphy Place Addition. The subdivision was platted in 1907 by Louisville Realty and Securities Company, owned by Peter Murphy. The neighborhood was located at the south edge of town, just southeast of the Acme Mine. Murphy Place is bordered by Front Street on the east

and Main Street on the west, with Rex and Parkview as cross-streets. The neighborhood became known as Frenchtown for its French-speaking inhabitants from France and Belgium. Most of the French families who settled in Louisville came from communities such as Vieux-Condé and Saint-Pol-sur-Ternoise in the coal mining area of Nord-Pas-de-Calais in northern France. Frenchtown included Murphy Place and portions of farms that were owned by French natives and their descendants and spread out from the south edge of town. Until 1933, the neighborhood was separated from Louisville's commercial area by the large Acme Mine dump. The Warembourg agricultural field stretched south of Murphy Place, where Community Park is now located.

In 1909, lots in Murphy Place sold for $40 to $60, which was about half the price of lots in the west and northwest parts of Louisville. Extant houses in Murphy Place were constructed between 1908 and 1914 and then fairly steadily from 1920 through 1953. Some infill dates to the 1960s, 1970s, and the first two decades of the 2000s. Murphy Place contains a large number of simple National form houses, many of which have had additions built onto them.

928 Rex Street was constructed as a small Minimal Traditional form house in 1944. Herman and Rita M. Wisek were the original owners. Rita's mother was Margaret Gosselin, from a French family that owned property in Louisville's Frenchtown. Rita probably grew up in Frenchtown. The Wiseks appear to have sold the house to Harold G. and Shirley C. Darnel. Subsequently, Wayne and Angie Newell owned the property. The house has been modified over the years. Wings to the west and south were added to the building sometime after 1948, nearly doubling the size of the house.

36. Sources of information:

Bacon, Bridget
N.D. [Notes] On file with the Louisville Historical 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 ____

42. Statement of significance: PaleoWest recommends 5BL14299 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 5BL14299 not eligible for the NRHP and SRHP under Criterion C because it is a common Minimal Traditional form home that does not represent an innovation or the work of a master. Finally, we recommend 5BL14299 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: 928 Rex retains integrity of location and setting. Modifications to the house have undermined integrity of design, materials, workmanship, and feeling. Because it is not connected with important events or people in history, 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 ___ No

    Discuss: The building 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: 163–168

    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 8, 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

Resource Number: 5BL14299
Temporary Resource Number: N/A

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

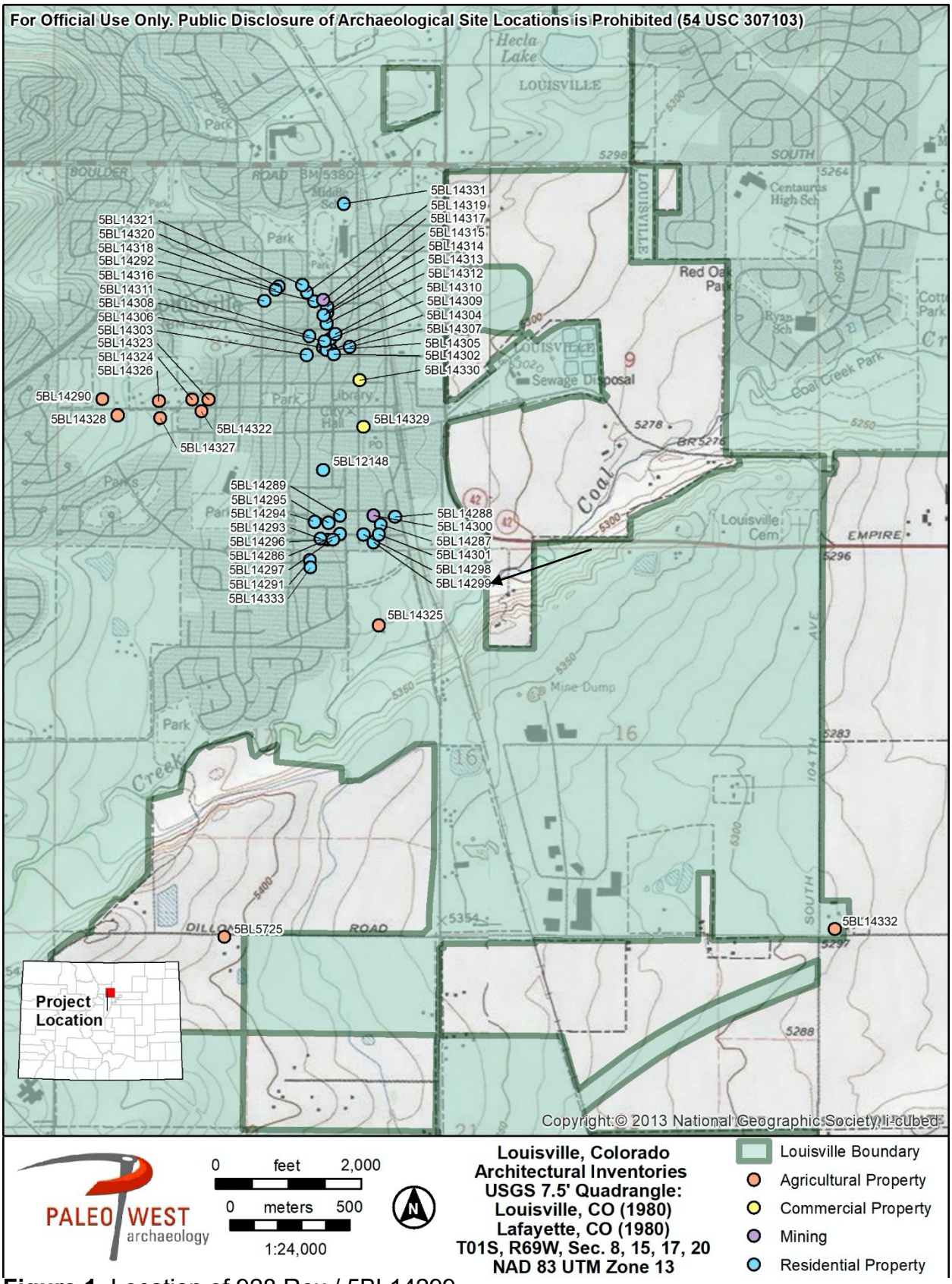

Figure 1. Location of 928 Rex / 5BL14299.

Resource Number: 5BL14299
Temporary Resource Number: N/A

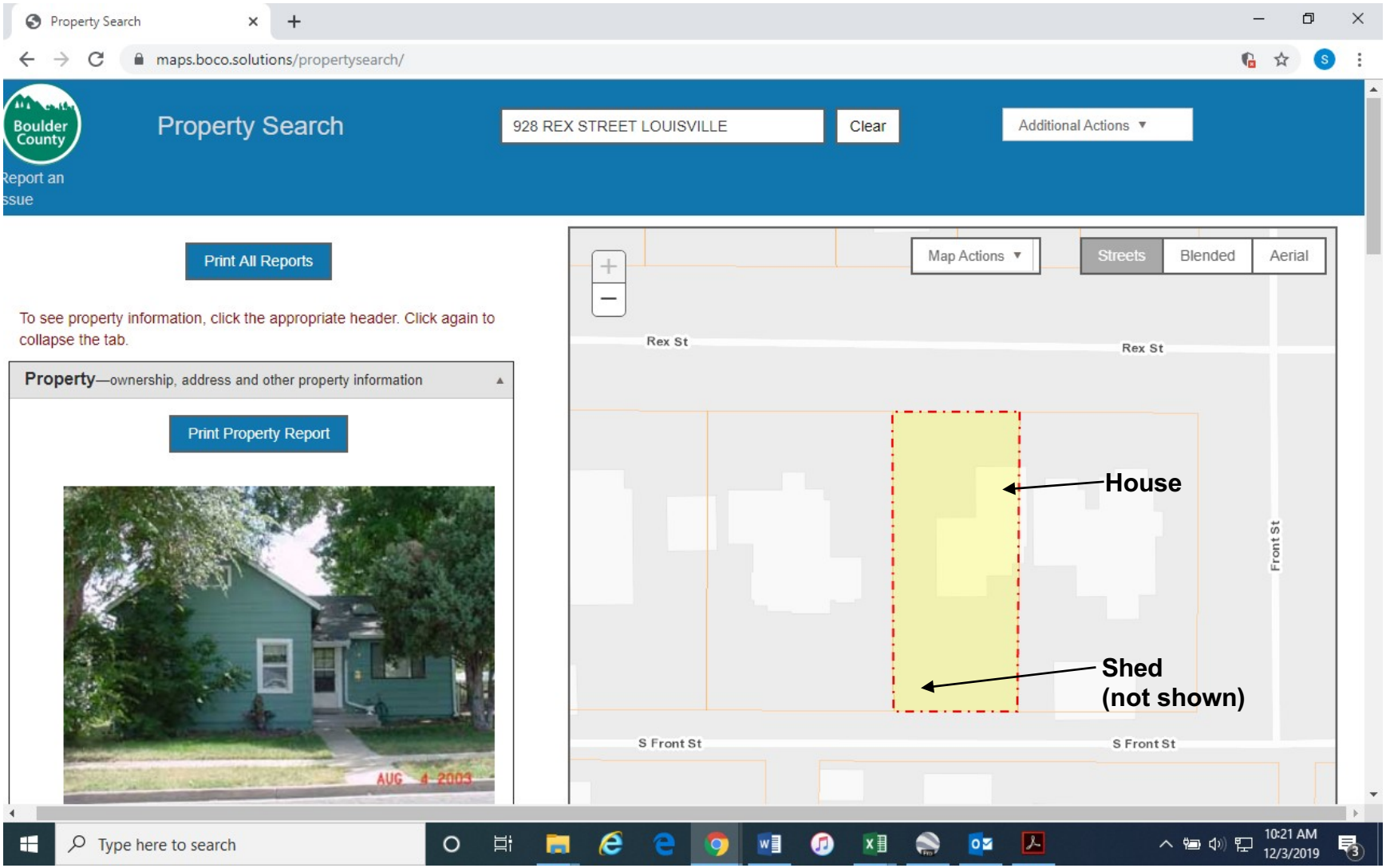

Figure 2. Sketch map of 928 Rex.

Figure 3. 928 Rex house, north and east sides, facing southwest.

Figure 4. 928 Rex house, north side, facing south.

Figure 5. 928 Rex house, north and west sides, facing southeast.

Figure 6. 928 Rex house, south and east sides, facing north-northwest from alley.

Figure 7. 928 Rex house, south and west sides, facing north-northeast from alley.

Figure 8. 928 Rex house and shed, south and west sides, facing north-northeast from alley.

Figure 9. 928 Rex photo from 1948 Assessor Card, north side, facing south (LHM 2017).

Resource Number: 5BL14301
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: 5BL14301
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 945 Rex Street
6. Current building name: 945 Rex Street
7. Building address: 945 Rex Street, Louisville, CO 80027
8. Owner name and address: Thomas & Diane Rafferty, 945 Rex Street, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SE ¼ of SE ¼ of SW ¼ of SE ¼ of section 8
10. UTM reference
    Zone 13N; 488821 mE 4424773 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): 25, 26 Block: 5
    Addition: Murphy Place Year of Addition: 1907
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 25-26 BLK 5 MURPHY PLACE

III. Architectural Description

14. Building plan (footprint, shape): Square plan
15. Dimensions in feet: Length 40 x Width 34
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: Porch

21. General architectural description: 945 Rex Street is a wood frame cross-gabled building with a roughly square footprint. Gables on the east and west sides of the house are clipped. The south elevation is the primary façade. A prominent octagonal-shaped room with a pitched octagonal roof extends southeast from the southeast corner of the house. An unenclosed porch extends west to cover the remainder of the south side. A single-entry door is located at the east end of the porch. A large window is to the west. A small bay window is present on the east side of the house, just north of the octagonal room. An unusual shed-roofed dormer-like projection exists at the northwest corner of the second story. The west side of the house has sparse asymmetrical fenestration. The north side of the building has a central bay window on the first floor. Four windows of various sizes are located asymmetrically on the second story. Windows include double hung, casement, and fixed units. The house has siding that does not appear original but is possibly historic. The foundation is concrete with at least a partial basement.

22. Architectural style/building type: Mixed

23. Landscaping or special setting features: A horizontal wooden fence runs along the east lot line between house and garage. A small concrete driveway runs east-west from street to garage.

24. Associated buildings, features, or objects: A two-car garage, with additional living space above, stands at the northeast corner of the lot. The garage bay doors open eastward. The garage footprint is roughly square with a symmetric cross gabled roofline, with each gable clipped. A balcony is present on the second story, facing south. The garage has horizontal wood siding.

IV. Architectural History

25. Date of Construction: Estimate: ___1910_ Actual:

    Source of information: Assessor Card (Louisville Historical Museum 2017)

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Unknown

29. Construction history (include description and dates of major additions, alterations, or demolitions): The 1948 Boulder County Assessor card shows a 28 x 24-foot hipped-roof cabin with a small front porch on the south side and a small entryway extending east from the north end of the east side. This original form was substantially changed by a 1994 renovation by the current owner that added the second story and expanded the footprint. It is likely that the octagonal room on the southeast corner was also built at this time, as well as the garage. A 12 x 20-foot garage is listed on the Assessor card but appears to have been replaced by the current garage.

30. Original location _X?__ Moved _X?__ Date of move(s): The current owner reports that he heard that the original house was moved to its current location, possibly from somewhere to the north (Bacon 2019). That information could not be confirmed or denied by the current research.

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

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Resource Number: 5BL14301
Temporary Resource Number: N/A

945 Rex Street

The house at 945 Rex Street is located in Murphy Place Addition. The subdivision was platted in 1907 by Louisville Realty and Securities Company, owned by Peter Murphy. The neighborhood was located at the south edge of town, just southeast of the Acme Mine. Murphy Place is bordered by Front Street on the east and Main Street on the west, with Rex and Parkview as cross-streets. The neighborhood became known as Frenchtown for its French-speaking inhabitants from France and Belgium. Most of the French families who settled in Louisville came from communities such as Vieux-Condé and Saint-Pol-sur-Ternoise in the coal mining area of Nord-Pas-de-Calais in northern France. Frenchtown included Murphy Place and portions of farms that were owned by French natives and their descendants and spread out from the south edge of town. Until 1933, the neighborhood was separated from Louisville's commercial area by the large Acme Mine dump. The Warembourg agricultural field stretched south of Murphy Place, where Community Park is now located.

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945 Rex Street was constructed as a small National form house in approximately 1910. According to Clerk and Recorder records, Jules and Henry Gosselin sold the property to Henry and Mary Vandestraten in 1941. They, in turn, sold the house to Joe and Julia Junior in 1942. The house was heavily modified in 1994 when a second story was added, and the footprint was expanded.

36. Sources of information:

Bacon, Bridget
2019 [Notes] Tom Rafferty, Current Owner of 945 Rex]. On file with the Louisville Historical Museum, Louisville, Colorado.

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

Boulder County Office of the Clerk and Recorder
2019 Search for Alfred and Mary Helart and related property owners. Available at: https://recorder.bouldercounty.org/countyweb/disclaimer.do. Accessed December 31, 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.

Resource Number: 5BL14301
Temporary Resource Number: N/A

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).

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 5BL14301 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 5BL14301 not eligible for the NRHP and SRHP under Criterion C because it was originally a common, National form house but has been so modified that its original form is no longer evident. Finally, we recommend 5BL14310 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, which was substantially modified in 1994, retains integrity of location and setting. Marked changes to the building have erased integrity of feeling, design, materials, and workmanship. Because the building is not connected with important events or people, 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 ___ No _X

    Discuss: The house 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 ____

Resource Number: 5BL14301
Temporary Resource Number: N/A

VIII. RECORDING INFORMATION

47. Photograph numbers: 155–162

    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 8, 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.

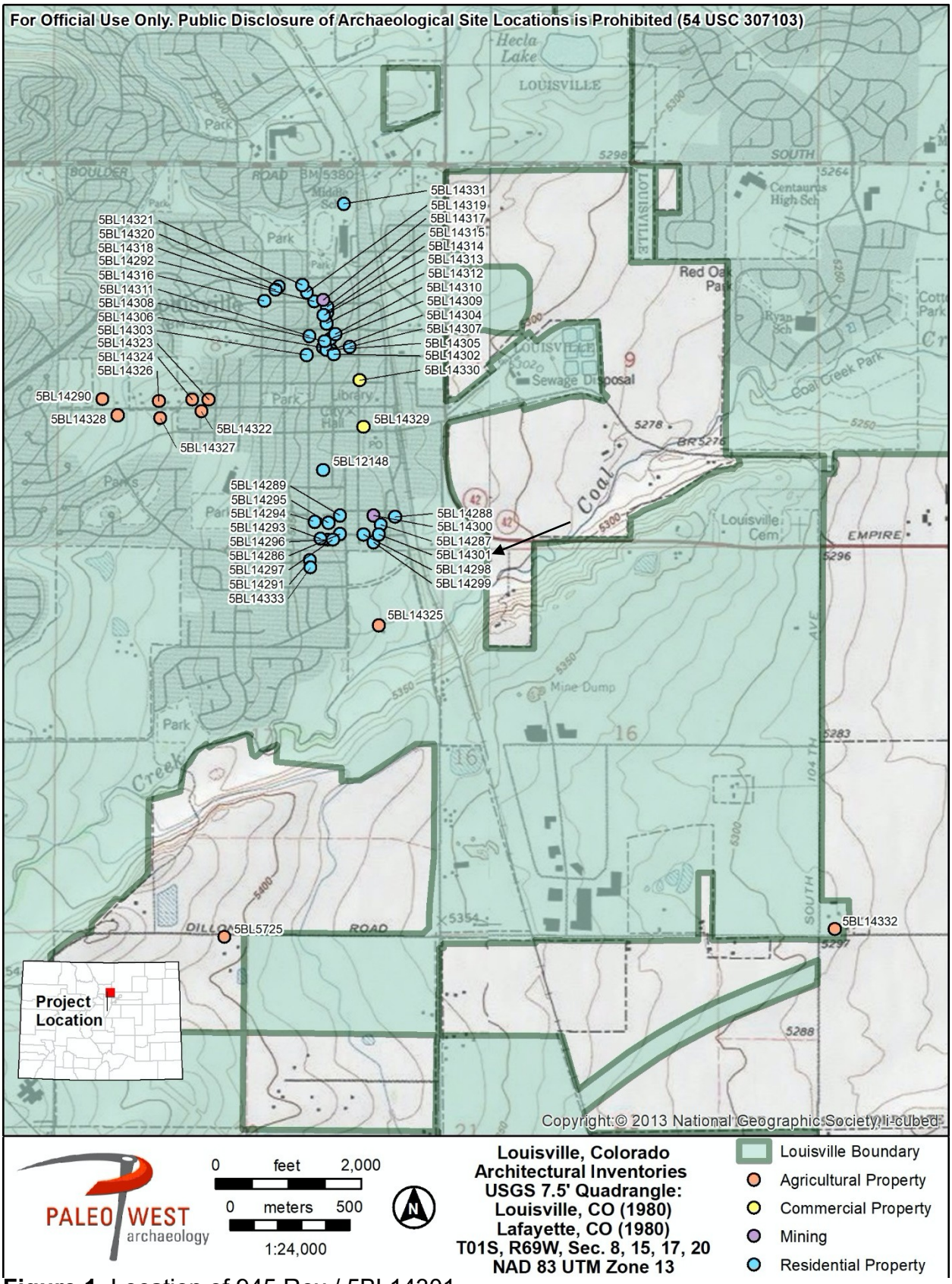

Figure 1. Location of 945 Rex / 5BL14301.

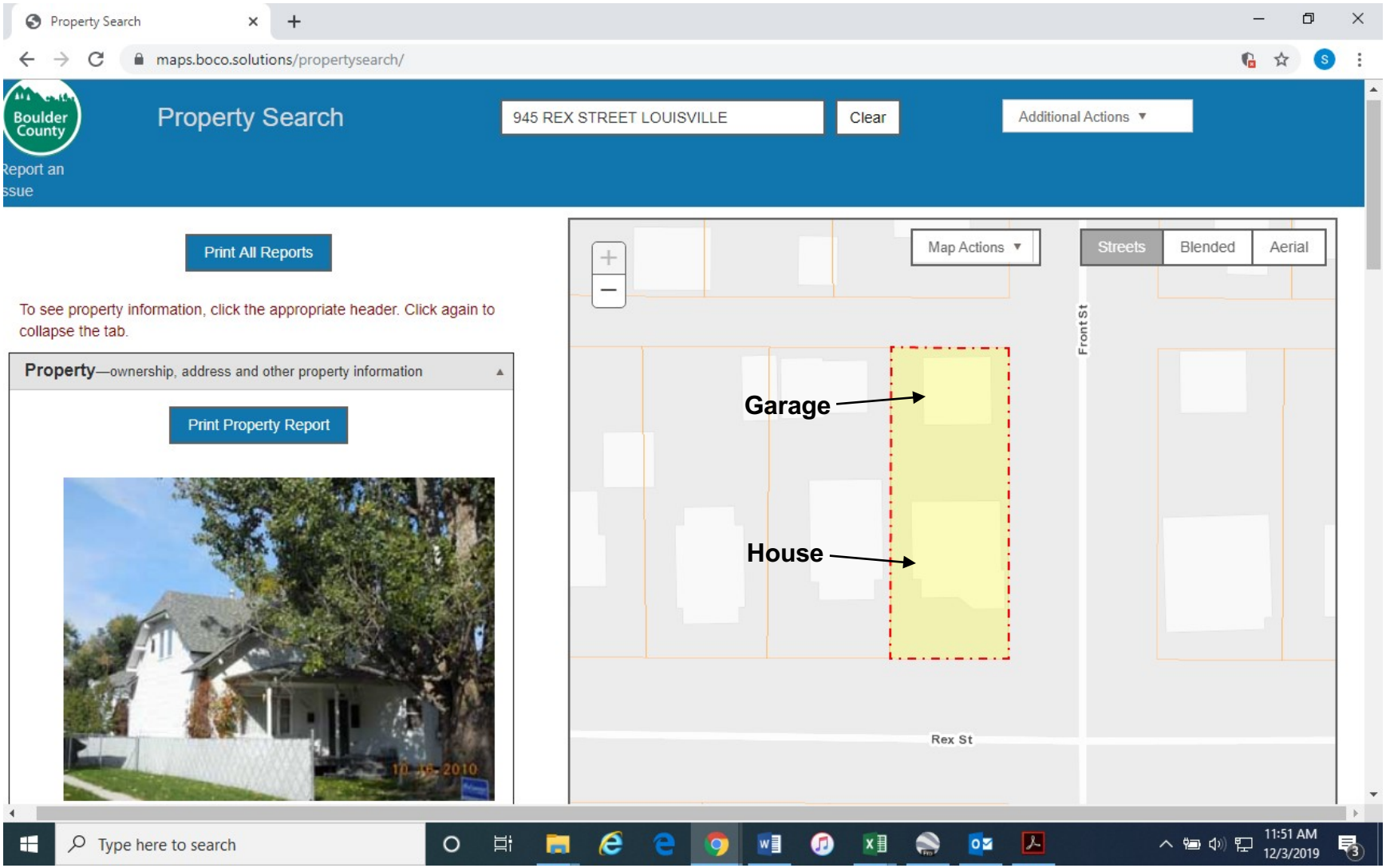

Figure 2. Sketch map of 945 Rex.

Figure 3. 945 Rex house, south and west sides, facing northeast.

Figure 4. 945 Rex house, south side, facing north.

Figure 5. 945 Rex house, south and east sides, facing northwest.

Figure 6. 945 Rex house, east side, facing west.

Figure 7. 945 Rex house, north and east sides, facing southwest.

Figure 8. 945 Rex garage, south and east sides, facing northwest.

Figure 9. 945 Rex garage, east side, facing west.

Figure 10. 945 Rex garage, north and east sides, facing southwest.

Figure 11. 945 Rex photo from 1948 Assessor Card, south side, facing north (LHM 2017).

Resource Number: 5BL14292
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: 5BL14292
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 713 Caledonia Street
6. Current building name: 713 Caledonia Street
7. Building address: 713 Caledonia Street, Louisville, CO 80027
8. Owner name and address: M.A. Heaney, 1117 La Farge Street, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SW ¼ of NE ¼ of SW ¼ of NE ¼ of section 8
10. UTM reference
    Zone 13N; 488549 mE 4425747 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): 37–39 Block: 2
    Addition: Nicola DiGiacomo Year of Addition: 1907
13. Boundary Description and Justification: Boulder County Assessor Legal Description: E 1/2 LOTS 37-38 & E 1/2 LOT 39 LESS N 11 FT BLK 2 NICOLAS DIGIACOMO

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 39 x Width 31
16. Number of stories: 1
17. Primary external wall material(s): Asbestos
18. Roof configuration: Hipped roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Chimney

21. General architectural description: 713 Caledonia is a wood frame house with a concrete block foundation and full basement. The house has a central hipped roof section with two small intersecting hipped sections, one on southeast corner and the other on the northwest corner. The primary façade is the south elevation. A recessed entry is located in the center of the façade. A large picture window is west of the door and a smaller casement window is to the east of the entry. There is a large cinder block and stone exterior chimney on south end of west side of building. Casement windows are located at the ends of the east and west sides of the house. The rear of the building was not visible during the site visit.

22. Architectural style/building type: Post-World War II – Ranch Type

23. Landscaping or special setting features: Small gravel parking spot to east of house, bordering alley. Concrete pathway and patio in back yard.

24. Associated buildings, features, or objects: Two small sheds exist in back yard along the alley. Both appear to be of modern construction, possibly from the 1980s. Shed 1 is just off the northeast house corner, with gabled roof running east-west. Shed 2 is just north of shed 1 and has a mansard roof running north-south.

IV. ARCHITECTURAL HISTORY

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

    Source of information: Bridget Bacon, Louisville Historical Museum

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Rocco and Rose DeSantis

    Source of information: Bridget Bacon, Louisville Historical Museum

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

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 sheds

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.

713 Caledonia Street

The house at 713 Caledonia Street is located in the Nicola DiGiacomo Addition, which was platted in 1907. The subdivision runs along the north edge of town where DiGiacomo owned a farm. The subdivision includes the area from Main Street on the east, to Lincoln Avenue on the west, between Caledonia Street on the south and East Lafayette Street on the north. The neighborhood was largely populated by immigrant miners in the early 1900s. By the mid-twentieth century the Nicola DiGiacomo Addition demographics had shifted somewhat; the neighborhood contained a mix of working class residents (mostly miners) and low level white collar workers. Most residents were native-born by 1940 (United States Census Bureau 1910, 1940).

Initial construction in the subdivision occurred primarily between 1900 and 1910 and then, fairly steadily, between 1927 and 1979. Like many subdivisions established prior to World War II, the Nicola DiGiacomo Addition subdivision experienced a period of new home construction in the late 1940s and into the 1950s. Scattered new houses occupied lots among the older homes built prior to the war. The new construction was the result of population growth and, eventually, the development of transportation networks that allowed Louisville residents to efficiently commute to nearby regional centers for work. Houses constructed during this period were typically variations of Minimal Traditional or Ranch forms. The Nicola DiGiacomo Addition contains examples of front-gabled National houses, Bungalows, and

Resource Number: 5BL14292
Temporary Resource Number: N/A

Minimal Traditional houses.

Rocco and Rose DeSantis constructed the house at 713 Caledonia Street in 1952 behind an older house they had moved to 1200 Jefferson Avenue from the Gorham Mine in Marshall, Colorado. The DeSantises constructed the house at 713 Caledonia so that more DeSantis family members, including son Carmen and, later, daughter Carmelita, could live close by. Rocco and Rose also owned what is now 1208 Jefferson Avenue. 713 Caledonia Street was Rocco and Rose's residence between 1952 and 1968 (Bacon 2019). The small Ranch house appears relatively unchanged since its original construction.

36. Sources of information:

Bacon, Bridget
2019 1200 Jefferson Ave. 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.

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.

United States Census Bureau
1910 *Thirteenth Census of the United States, 1910* (NARA microfilm publication T624). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

1940 *Sixteenth Census of the United States, 1940*. (NARA microfilm publication T627). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

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 ____

42. Statement of significance: PaleoWest recommends 5BL14292 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 5BL14292 not eligible for the NRHP and SRHP under Criterion C because it is a common Ranch form home that does not represent an innovation or the work of a master. Finally, we recommend 5BL14292 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: 713 Caledonia appears relatively unchanged since it was constructed. The only noticeable changes to the building are the installation of replacement windows and new siding. The house retains integrity of design, setting, feeling, and location. Alterations have replaced or covered original materials, affecting integrity of materials and workmanship. Because the house is not connected with important events or people, 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 ___ No _X_

Discuss: The house does not appear to contribute to 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: 140–143

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 8, 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: 5BL14292
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

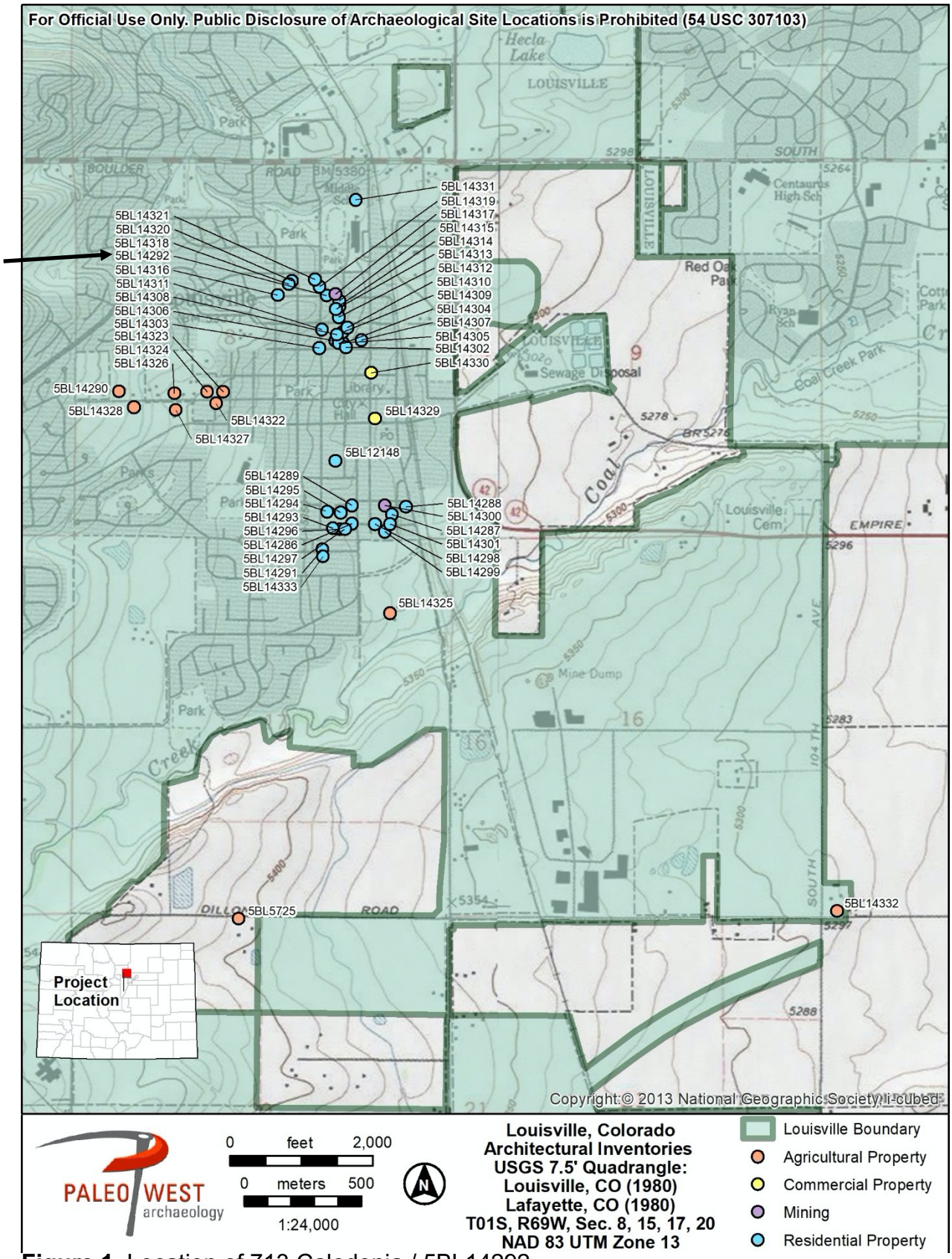

Figure 1. Location of 713 Caledonia / 5BL14292.

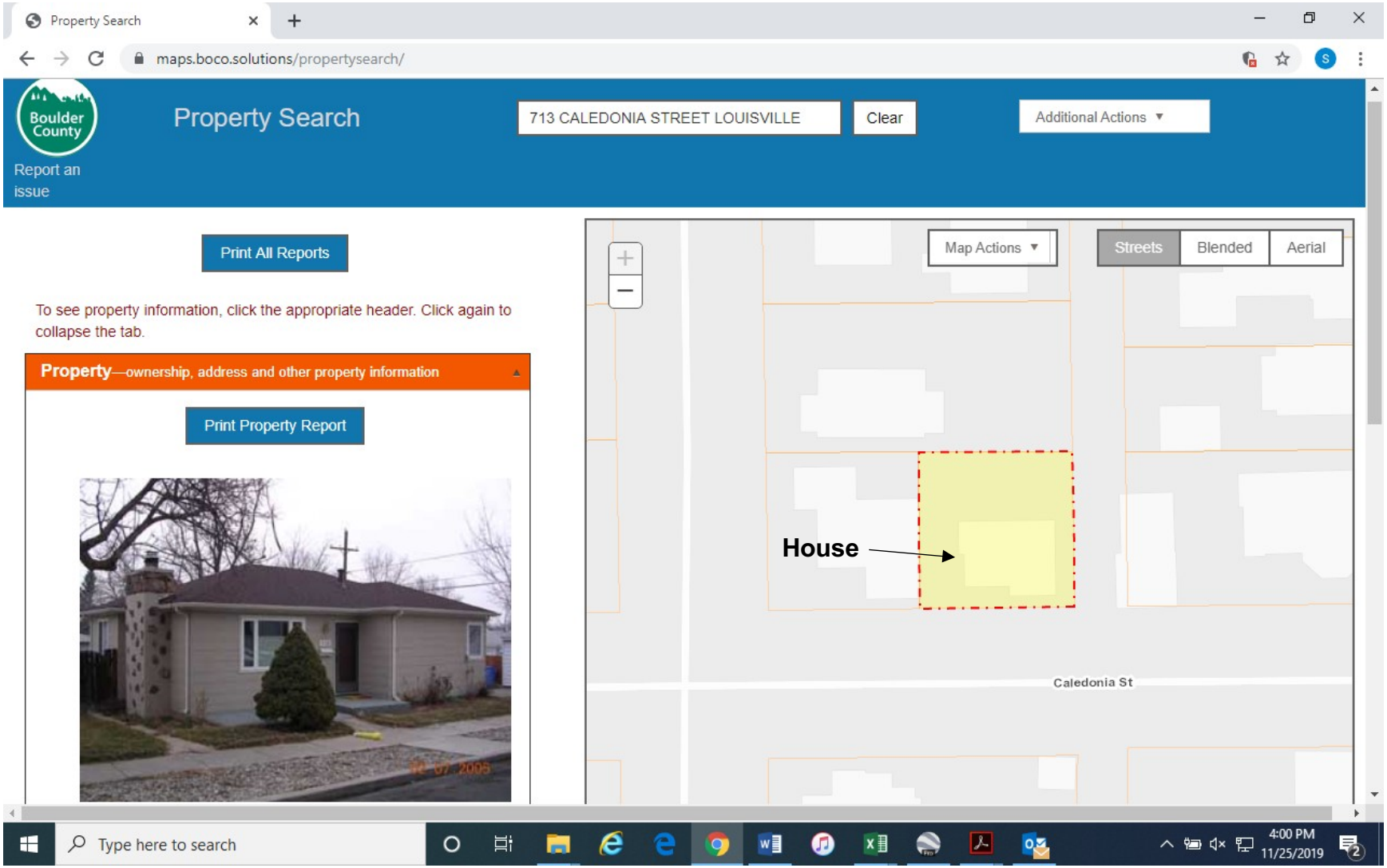

Figure 2. Sketch map of 713 Caledonia.

Figure 3. 713 Caledonia house, west and south sides, facing northeast.

Figure 4. 713 Caledonia house, south and east sides, facing northwest.

Figure 5. 713 Caledonia house, shed 1, and shed 2, west and south sides, facing northwest.

Figure 6. 713 Caledonia house, shed 1, and shed 2, west and north sides, facing southwest.

Resource Number: 5BL14318
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: 5BL14318
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 1225 Grant Avenue
6. Current building name: 1225 Grant Avenue
7. Building address: 1225 Grant Avenue, Louisville, CO 80027
8. Owner name and address: Cathy E. Akins, 1129 Grant Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SW ¼ of NW ¼ of SW ¼ of NE ¼ of section 8
10. UTM reference
    Zone 13N; 488388 mE 4425795 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): 79-80 Block: 4
    Addition: Nicola DiGiacomo Year of Addition: 1907
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 79-80 BLK 4 NICOLAS DIGIACOMO

III. Architectural Description

14. Building plan (footprint, shape): Irregular plan
15. Dimensions in feet: Length 46 x Width 35
16. Number of stories: 1
17. Primary external wall material(s): Metal – Aluminum or Synthetics – Vinyl
18. Roof configuration: Hipped roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: N/A

21. General architectural description: 1225 Grant is a wood frame house with horizontal siding that is either vinyl or aluminum. Fenestration consists of double hung and fixed picture windows. The original portion of the house is rectangular with a hipped roof. Two additions exist on the southwest corner of the building. A gabled-roof addition extends west from the south end of the west side of the house and has an entry door on its north side. Another addition, with a hipped roof on its front (east) and a gabled roof on its rear (west), extends south from the far west end of the south side of the main house. This addition is a side entryway, with south-facing door, which intersects the first addition.

22. Architectural style/building type: Post-World War II - Minimal Traditional

23. Landscaping or special setting features: A large concrete driveway runs along the south edge of the lot, from street to garage. A small concrete patio exists just east of the front (east) entryway, with a small brick planter in front of it. The backyard is enclosed by a modern metal chain link fence.

24. Associated buildings, features, or objects: A two-car garage exists on the southwest corner of the lot, with doors opening eastward to the driveway. It has a hipped roof with a nearly square footprint, composition roofing, and asbestos shingle siding.

IV. Architectural History

25. Date of Construction: Estimate: _____ Actual: 1948

    Source of information: Assessor Card (Louisville Historical Museum 2017)

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Alvin P. and Julia Fischer

    Source of information: Assessor Card (Louisville Historical Museum 2017)

29. Construction history (include description and dates of major additions, alterations, or demolitions): According to notes on the assessor card, both additions on the house's southwest (rear) corner are post- 1961. The card also notes that the present-day garage was first used as a carpentry shop but, as of January 1961, had been converted to a residence. This building is currently used as a garage.

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

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

(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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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.

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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 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.

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1225 Grant Avenue

The house at 1225 Grant Avenue is located in the Nicola DiGiacomo Addition, which was platted in 1907. The subdivision runs along the north edge of town where DiGiacomo owned a farm and includes the area from Main Street on the east, to Lincoln Avenue on the west, between Caledonia Street on the south and East

Lafayette Street on the north. Initial construction in the subdivision occurred primarily between 1900 and 1910 and then fairly steadily between 1927 and 1979. The Nicola DiGiacomo Addition contains examples of front-gabled National houses, as well as Bungalow and Minimal Traditional houses. The neighborhood was largely populated by immigrant miners in the early 1900s. By the mid-twentieth century the Nicola DiGiacomo Addition demographics had shifted somewhat; the neighborhood contained a mix of working class residents (mostly miners) and low level white collar workers. Most residents were native-born by 1940 (United States Census Bureau 1910, 1940).

1225 Grant Avenue was constructed in 1948. The house is located on a large parcel that was purchased by Annie Patete in 1922. Patete's parcels consisted of an entire block of downtown Louisville, bounded by Grant on the east, Lafayette on the north, Lincoln on the west, and Caledonia on the south. Many of the homes on this block were owned by her children and grandchildren. It is not clear if Alvin P. and Julia Fischer, who were the first owners of the house at 1225 Grant Avenue, were related to Patete in any way or when they sold the property. The house is a small Minimal Traditional form building to which two modestly sized additions have been added. The detached garage, which may have been constructed as a carpentry shop in 1948, was converted to an apartment by 1951. It now functions as a garage.

36. Sources of information:

Bacon, Bridget
2014 1245 Grant Ave. 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 (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.

United States Census Bureau
1910 Thirteenth Census of the United States, 1910 (NARA microfilm publication T624). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

1940 *Sixteenth Census of the United States, 1940*. (NARA microfilm publication T627). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No __X__ Date of designation: ____

Designating authority:

Note: The house may 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 representation of the Minimal Traditional form and the post-World War II, post-mining era residential development in 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:

___ 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 5BL14318 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 at the NRHP or SRHP level. We also recommend 5BL14318 not eligible for the NRHP and SRHP under Criterion C because it is a common Minimal Traditional form house that does not represent an innovation or the work of a master at the NRHP or SRHP level. Finally, we recommend 5BL14318 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 and feeling. Additions have diminished the house's original design, although the additions are secondary to the original house. Updates to exterior materials have affected integrity of workmanship and materials. The construction of large, modern houses nearby have diminished the integrity of setting. Because 1225 Grant is not connected with important events or people at the NRHP or SRHP 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 ___ No X

Discuss: The house does not appear to be associated with any potential or existing 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 ____

Resource Number: 5BL14318
Temporary Resource Number: N/A

VIII. RECORDING INFORMATION

47. Photograph numbers: 129–133

    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 8, 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.

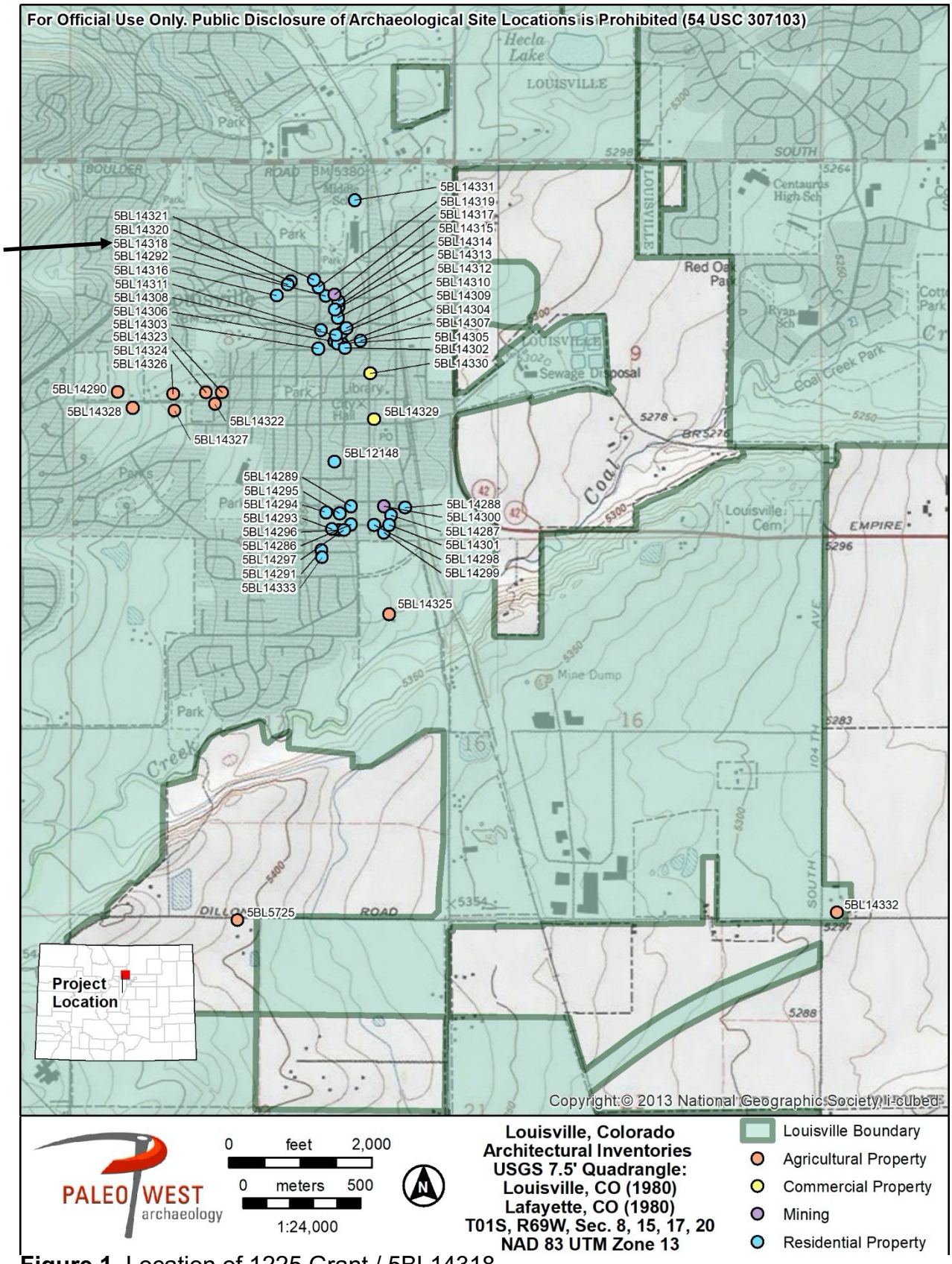

Figure 1. Location of 1225 Grant / 5BL14318.

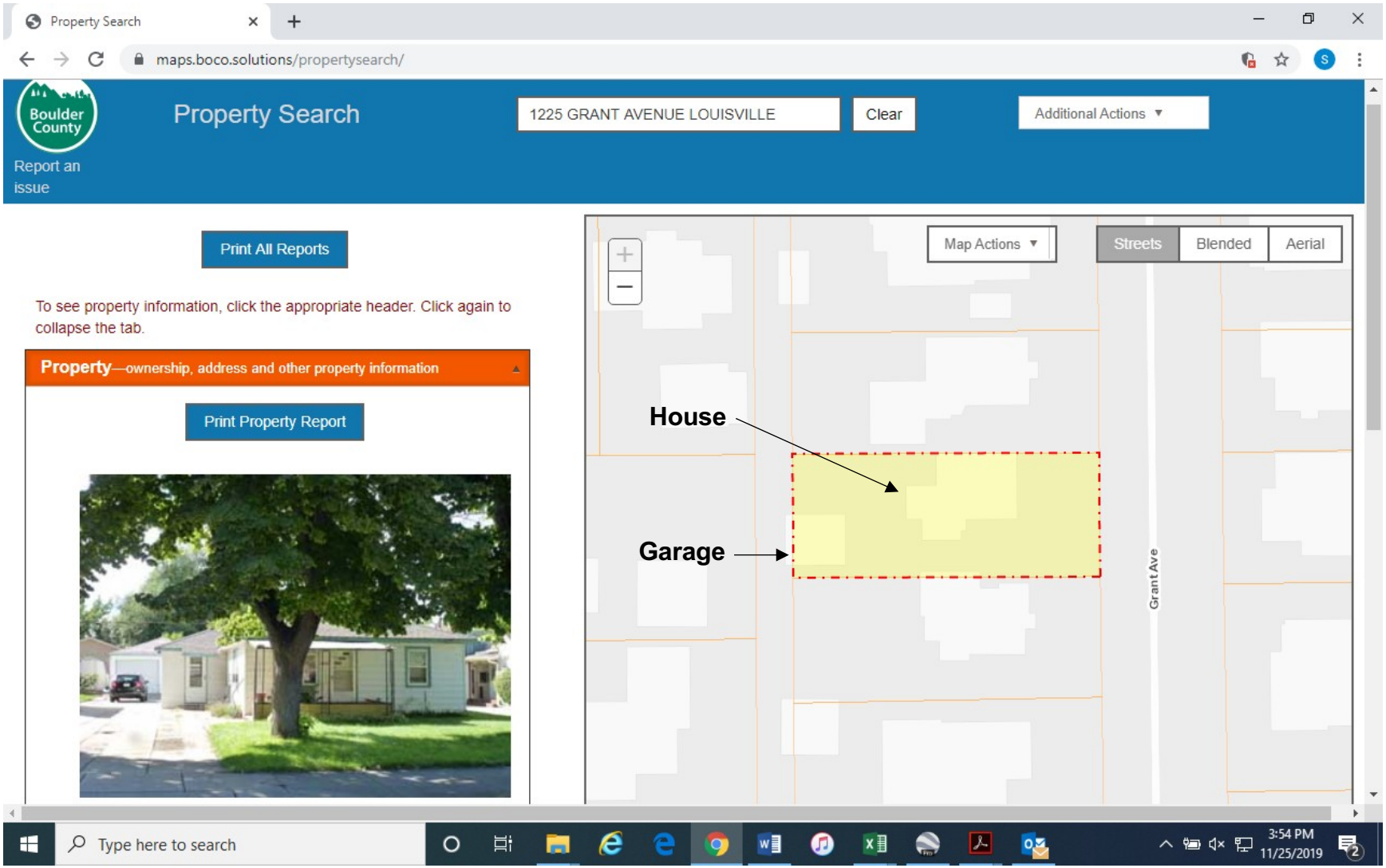

Figure 2. Sketch map of 1225 Grant.

Figure 3. 1225 Grant garage and house, south and east sides, facing northwest.

Figure 4. 1225 Grant house, east and north sides, facing southwest.

Figure 5. 1225 Grant house, west side, facing east.

Figure 6. 1225 Grant garage, north and west sides, facing southeast.

Figure 7. 1225 Grant garage, west and south sides, facing northeast.

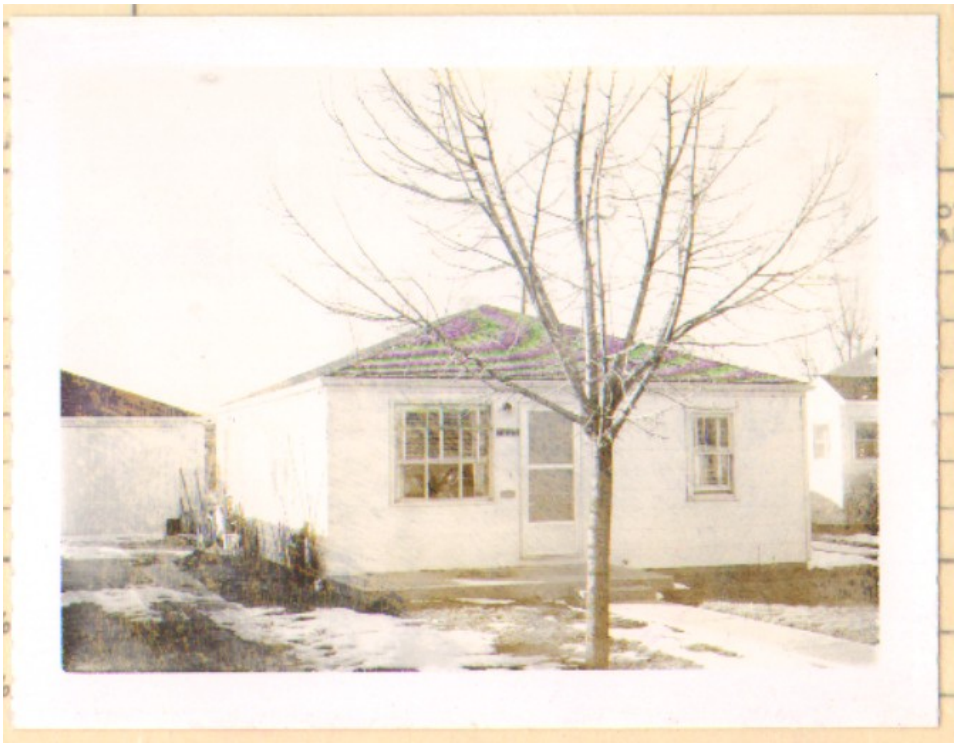

Figure 8. 1225 Grant photo from 1948 Assessor Card, south and east sides, facing west-northwest (LHM 2017).

Resource Number: 5BL14320
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: 5BL14320
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 1237 Grant Avenue
6. Current building name: 1237 Grant Avenue
7. Building address: 1237 Grant Avenue, Louisville CO 80027
8. Owner name and address: Glen and Anne Hansen, 1237 Grant Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SE ¼ of NW ¼ of SW ¼ of NE ¼ of section 8
10. UTM reference
    Zone 13N; 488401 mE 4425809 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): 81-82 Block: 4
    Addition: Nicola Digiacomo Year of Addition: 1907
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 81-82 BLK 4 NICOLAS DIGIACOMO

III. Architectural Description

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: Length 43 x Width 28
16. Number of stories: 1
17. Primary external wall material(s): Asbestos
18. Roof configuration: Gabled roof – Cross gabled roof
19. Primary external roof material: Asphalt Roof - composition roof
20. Special features: Chimney, Fence

21. General architectural description: The building is of wood frame construction. The street-facing side of house is a side-gabled section with the roofline running north-south. A small front-gabled extension exists on the east side, over the front entryway, and is original to the house. A small gabled addition extends west, with the roofline running east-west. Another small gabled addition exists at the west end of the south side, extending south, as a rear entryway. A small brick chimney exists in the center of the main gabled roofline. A small covered walkway exists between the southwest corner of the house and the garage porch. Siding is wavy-cut asbestos shingles. The windows are double-hung and sliding. The foundation is concrete.

22. Architectural style/building type: Post-World War II – Minimal Traditional

23. Landscaping or special setting features: A concrete driveway runs along the south lot line from street to garage. A concrete path meanders from the front entrance (east side) to the street. A metal chain link fence encloses the rear yard.

24. Associated buildings, features, or objects: A detached one-car garage exists to the southwest of the house, along the south lot line. It is front gabled with roofline running east-west, and door opening to east. A shed-roofed enclosed porch that runs between the garage and house is attached to the north side of this garage, covering the entire north side. Garage and porch have asbestos shingle siding, matching the house. A small brick stove exists in the rear yard, just west of the garage porch.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1948

    Source of information: Assessor Card (Louisville Historical Museum 2017)

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Glen and Anna Hansen

    Source of information: Assessor Card (Louisville Historical Museum 2017)

29. Construction history (include description and dates of major additions, alterations, or demolitions): The original house footprint was square, consisting of the side-gabled eastern section and small gabled entryway. The west and south gabled sections were later additions post-1956. The garage existed by 1950 and may have been built in 1948 along with the house. The porch on the north side of the garage is a post-1956 addition.

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.

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1237 Grant Avenue

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Lafayette Street on the north. Initial construction in the subdivision occurred primarily between 1900 and 1910 and then, slowly but fairly steadily, between 1927 and 1979. The Nicola DiGiacomo Addition contains examples of front-gabled National houses, Bungalow houses, and Minimal Traditional houses. The neighborhood was largely populated by immigrant miners in the early 1900s. By the mid-twentieth century, the Nicola DiGiacomo Addition demographics had shifted somewhat; at that time, the neighborhood contained a mix of working-class residents (mostly miners) and low-level white-collar workers. Most residents were native-born by 1940 (United States Census Bureau 1910, 1940).

The house at 1237 Grant Avenue was constructed in 1948. The house is located on a large parcel that was purchased by Annie Patete in 1922. Patete's parcel consisted of an entire block of downtown Louisville, bounded by Grant Avenue on the east, Lafayette Avenue on the north, Lincoln Avenue on the west, and Caledonia Street on the south. Many of the homes on this block were owned by Patete's children and grandchildren.

The house at 1237 Grant Avenue is a small Minimal Traditional-form building, with a detached garage built at or around the same time as the house. Several additions have been built on the rear of the house and garage. However, 1237 Grant Avenue retains overall integrity and it is still owned by Glen and Anna Hansen.

36. Sources of information:

Bacon, Bridget
2014 1245 Grant Ave. 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.

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United States Census Bureau
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VI. SIGNIFICANCE

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

Designating authority:

Note: The house may 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 representation of the Minimal Traditional form and the post-World War II, post-mining era residential development in 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:

___ 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 5BL14320 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 5BL14320 not eligible for the NRHP and SRHP under Criterion C because it is a common Minimal Traditional form home that does not represent an innovation or the work of a master at the level of the NRHP or SRHP. Finally, we recommend 5BL14320 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, and workmanship. Alterations have affected integrity of design. New construction in the neighborhood undermines integrity of setting and feeling. The house does not exhibit integrity of association because it is not connected with important events or people in history.

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 does not appear to contribute to 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 _____

Resource Number: 5BL14320
Temporary Resource Number: N/A

VIII. RECORDING INFORMATION

47. Photograph numbers: 125–128

    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 8, 2019

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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.

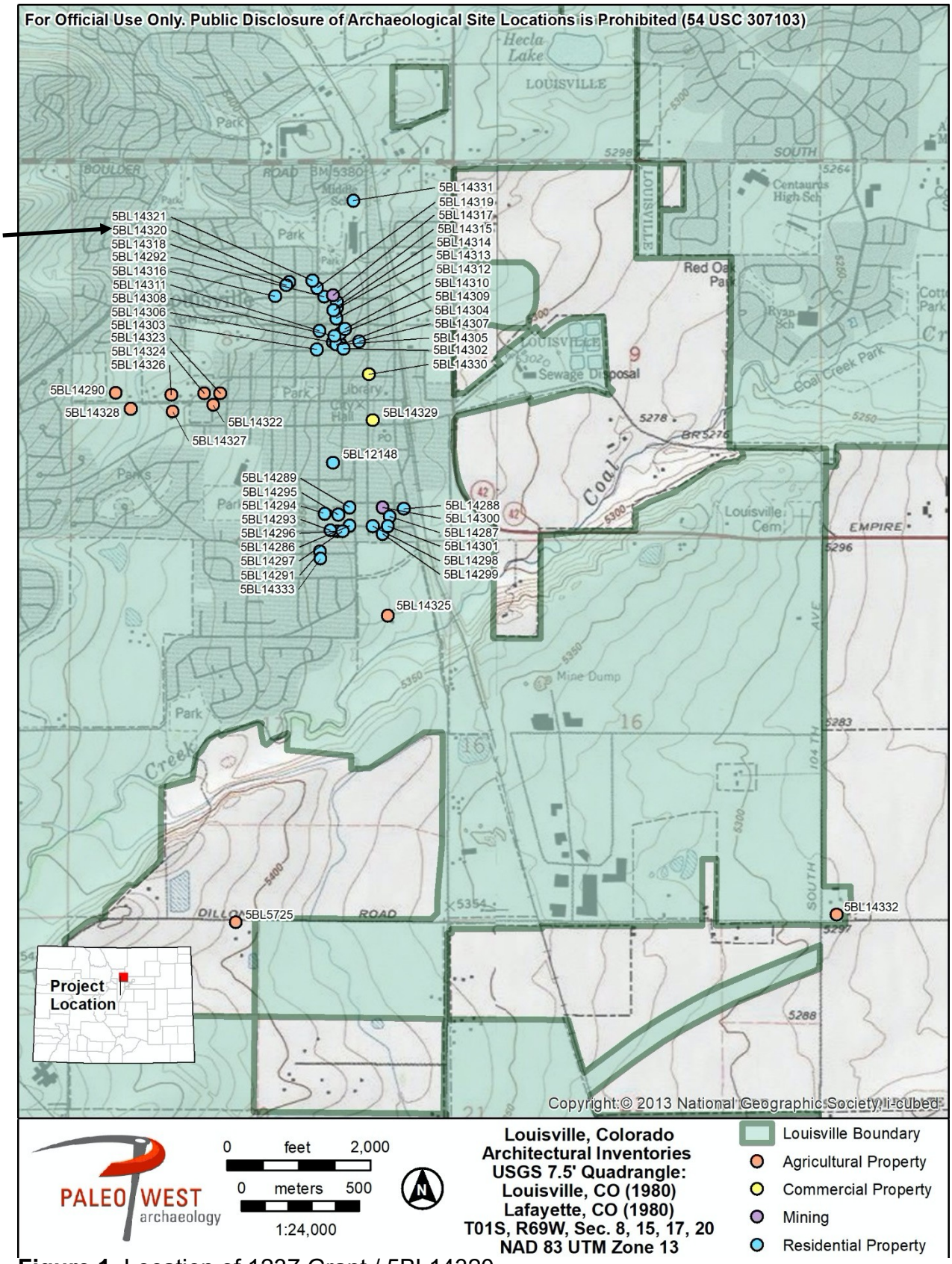

Figure 1. Location of 1237 Grant / 5BL14320.

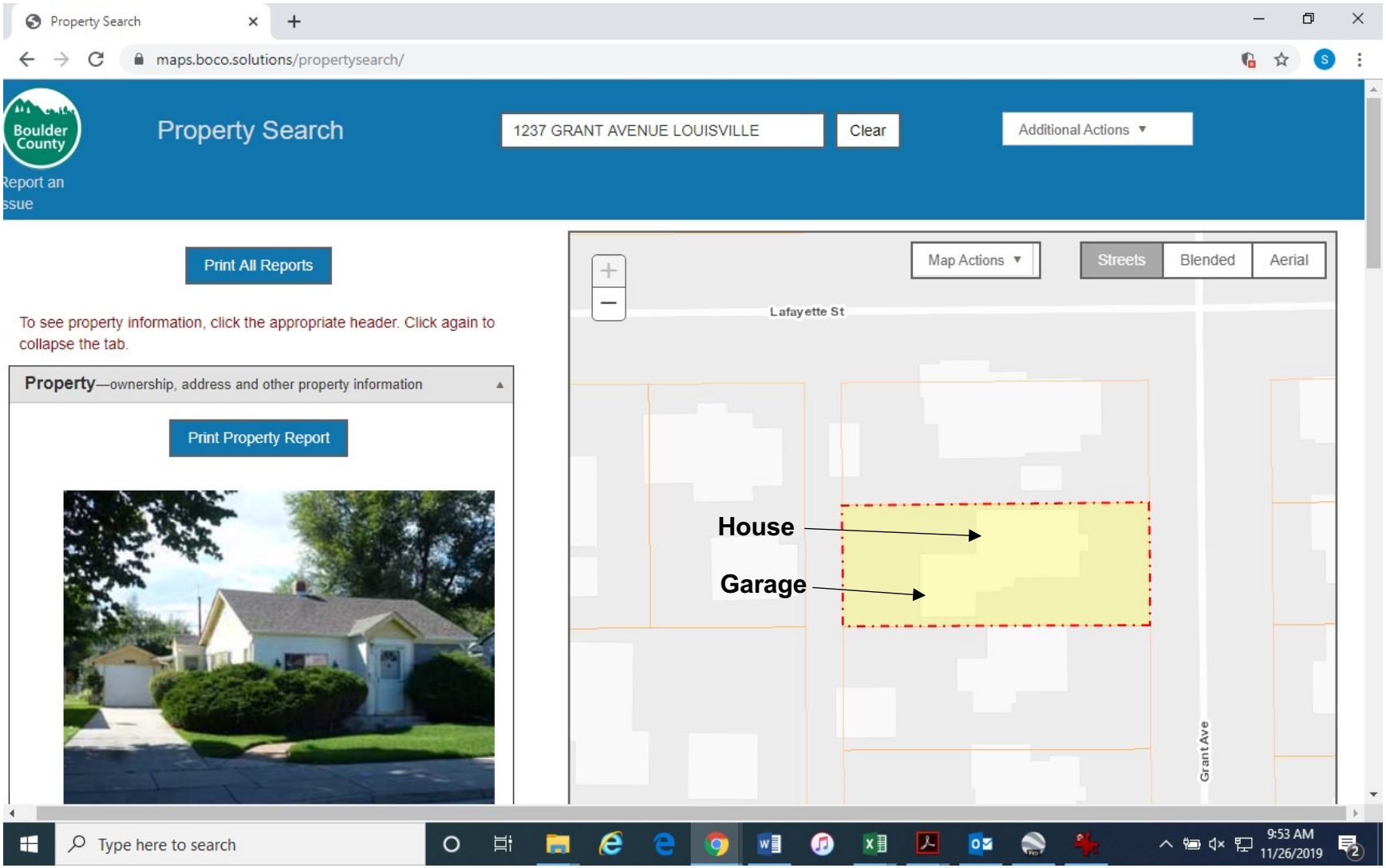

Figure 2. Sketch map of 1237 Grant.

Figure 3. 1237 Grant garage and house, south and east sides, facing northwest.

Figure 4. 1237 Grant house, east and north sides, facing southwest.

Figure 5. 1237 Grant house and garage, west and north sides, facing east-southeast.

Figure 6. 1237 Grant garage, west and south sides, facing east-northeast.

Figure 7. 1237 Grant photo from 1948 Assessor Card, east side, facing west-southwest (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: 5BL14397
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 1208 Jefferson Avenue
7. Building address: 1208 Jefferson Avenue, Louisville, CO 80027
8. Owner name and address: Charles Bradley Bush Living Trust, 1911 S Valentina Street Unit 26, Denver, CO 80247

II. GEOGRAPHIC INFORMATION

P.M. 6 Township 1S Range 69W

SW ¼ of NE ¼ of SW ¼ of NE ¼ of section 8

10. UTM reference

    Zone 13N; 488531mE 4425766mN

11. USGS quad name: Louisville, Colorado

    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.

12. Lot(s): 39–41 Block: 2

    Addition: Nicola de Giacomo Year of Addition: 1907

13. Boundary Description and Justification: Boulder County Assessor Legal Description: N 11 FT LOT 39 & ALL OF LOTS 40-41 BLK 2 NICOLAS DIGIACOMO

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 62 x Width 28
16. Number of stories: 1
17. Primary external wall material(s): Stucco
18. Roof configuration: Gabled Roof: Hip-on-Gable Roof
19. Primary external roof material: Asphalt
20. Special features: Window: Glass Block Window; Chimney
21. General architectural description: 1208 Jefferson is a Bungalow clad in stucco. It has a jerkinhead roof covered in asphalt shingles. The primary façade faces west. An open porch with a south entry

occupies the southern 2/3 of the façade. An entry door and 3/1-paned window are located under the porch. Another 3/1 window is located north of the porch. All windows have concrete sills. From west to east, the north side of the house has a pair of 3/1 windows, a single, narrow, vertical window comprising six pairs of glass blocks, and two pairs of double hung windows. Basement windows are visible at ground level. The south elevation is not readily visible from the public right-of-way. The rear (east side) of the house comprises a portion of the main house and a smaller portion that extends slightly east from the main structure along the south 1/3 of the elevation. In the east side of the main house are a 3/1 window in the main floor and a small, triple basement window. The north side of the east-projecting portion of the house has double hung window in the main floor and a coal chute door in the ground level. The east side of the projecting portion has two small double hung windows in the main floor and a basement window in the ground level. The south side of the project portion is hidden from view but may contain an entry door.

22. Architectural style/building type: Bungalow
23. Landscaping or special setting features: None
24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1938

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: Rocco

DeSantis Source of information:

Bacon, Bridget.
2019 1200 Jefferson 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 are no apparent major alterations to the house.

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.

1208 Jefferson

The house at 1208 Jefferson Avenue is located in the Nicola DiGiacomo Addition, which was platted in 1907. The subdivision runs along the north edge of town where DiGiacomo owned a farm and includes the area from Main Street on the east to Lincoln Avenue on the west, between Caledonia Street on the south and East Lafayette Street on the north. Initial construction in the subdivision occurred primarily between 1900 and 1910 and then fairly steadily between 1927 and 1979. The Nicola DiGiacomo Addition contains examples of front-gabled National houses, as well as Bungalow and Minimal Traditional houses. The neighborhood was largely populated by immigrant miners in the early 1900s. By the mid-twentieth century, the Nicola DiGiacomo Addition demographics had shifted somewhat; the neighborhood contained a mix of working-class residents (mostly miners) and low-level white collar workers. Most residents were native-born by 1940 (United States Census Bureau 1910, 1940).

1208 Jefferson is located within a large parcel that was vacant until the 1930s. The parcel was owned by a succession of individuals between 1908 and 1929. Owners included David Foulks, Harley Fletcher, and Anthony Kilker. The parcel at that time included the lots that are now 1200 Jefferson, 1208 Jefferson, and 713 Caledonia (Bacon 2019).

Rocco DeSantis, an Italian immigrant who was working in the local coal mines, purchased the parcel from Anthony Kilker in 1929. Rocco and his wife, Rose, initially lived in a small Hipped Roof Box house that he relocated from the mines to 1200 Jefferson. The family outgrew the small home and Rocco began constructing a new house at 1208 Jefferson in the mid-1930s. The DeSantises lived at 1208 Jefferson until the late 1950s, when they sold the house and moved back to 1200 Jefferson.(Bacon 2019).

36. Sources of information:

Bacon, Bridget.
2019 1200 Jefferson 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 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.

United States Census Bureau
1910 *Thirteenth Census of the United States, 1910* (NARA microfilm publication T624). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

1940 *Sixteenth Census of the United States, 1940* (NARA microfilm publication T627). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

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 area of social history and architecture for its connection to the mining roots of the city, the role Italian immigrants played in the development of Louisville, and as one of the best local examples of a Bungalow form house.

    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 5BL14397 not individually significant under NRHP/SRHP Criterion A because, by itself, it does not illustrate an important historical trend. PaleoWest recommends 5BL14397 not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL14397 not significant under NRHP/SRHP Criterion C because the house is not a quintessential example of a Bungalow at the NRHP level. Finally, we recommend 5BL14397 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: 1208 Jefferson retains integrity of location, setting, design, materials, workmanship, and feeling. Because the house is not connected with important events or people, 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 ____ No _X_____

    Discuss: The Nicola DiGiacomo subdivision appears to lack historical cohesiveness due to modern infill, although 1208 Jefferson would likely contribute to a potential historic district. This survey did not formally evaluate any historic districts and all conclusions are preliminary.

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: 1208 Jefferson Photograph 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.

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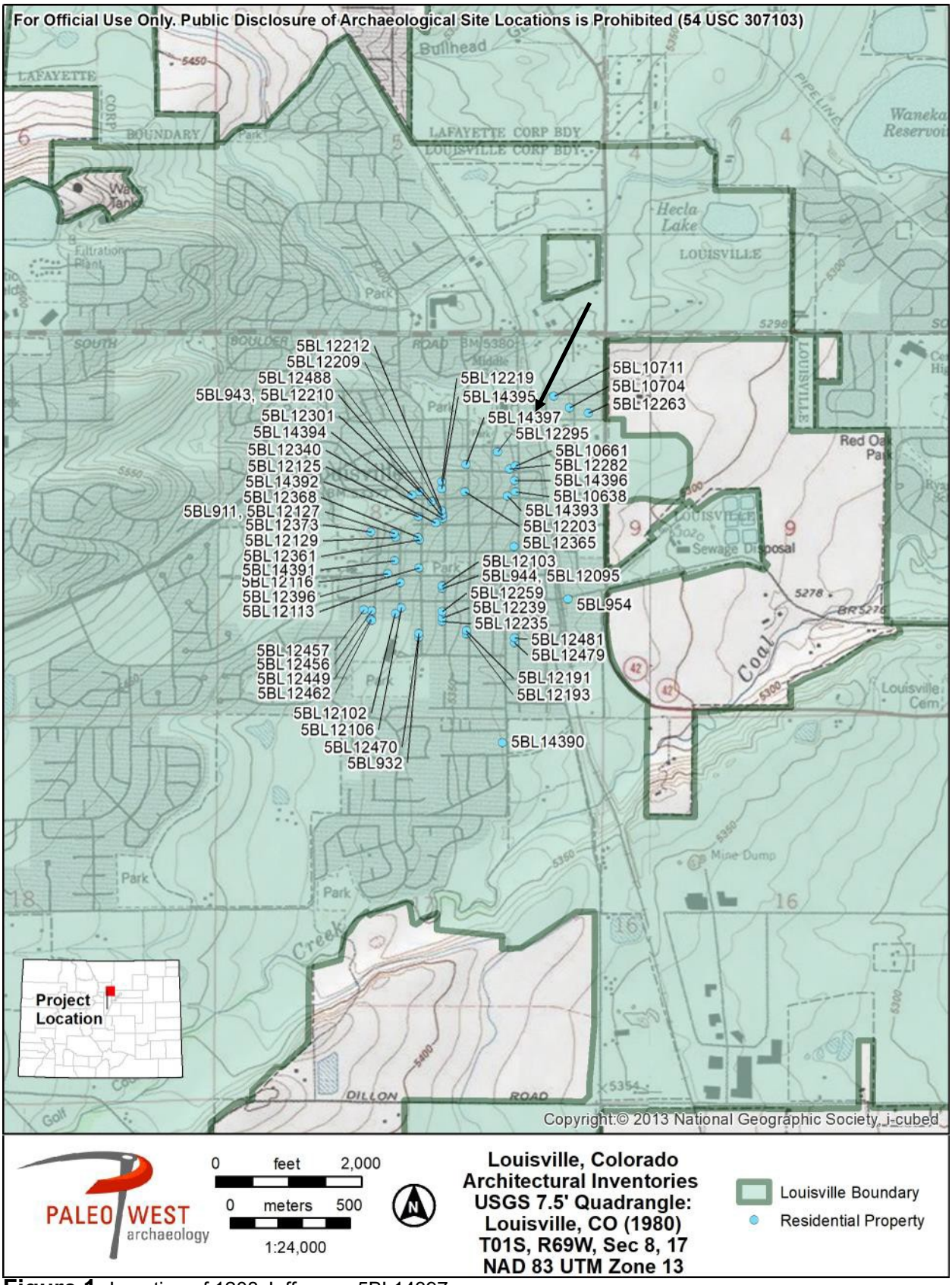

Figure 1. Location of 1208 Jefferson, 5BL14397.

Resource Number: 5BL14397
Temporary Resource Number: N/A

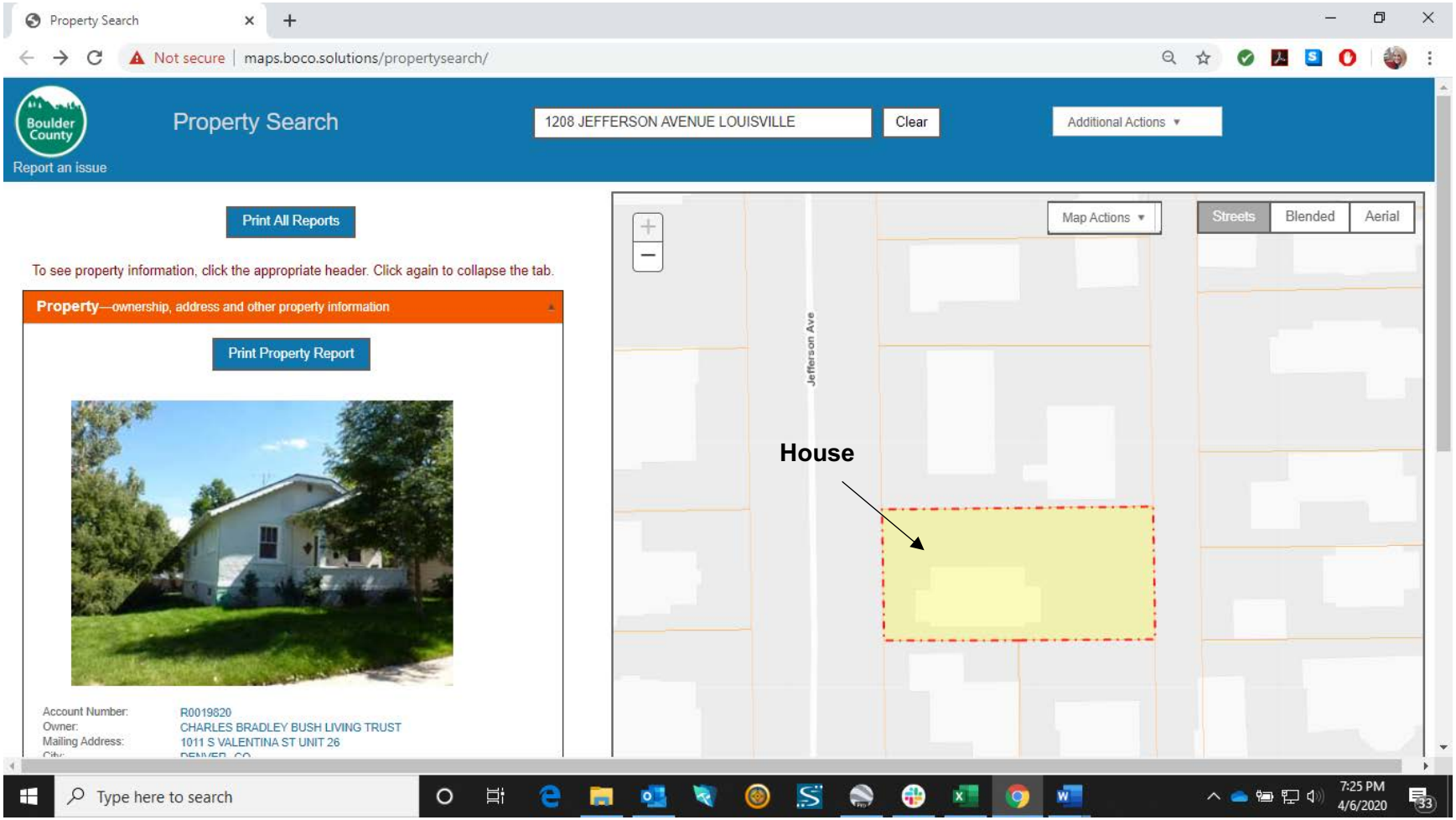

Figure 2. Sketch map of 1208 Jefferson.

Resource Number: 5BL14397
Temporary Resource Number: N/A

Figure 3. 1208 Jefferson, facing east.

Figure 4. 1208 Jefferson, facing northeast.

Resource Number: 5BL14397
Temporary Resource Number: N/A

Figure 5. 1208 Jefferson, facing west-northwest.

Figure 6. 1208 Jefferson, facing southeast.

Figure 7. 1208 Jefferson photo from 1948 Assessor Card, north and west sides, facing southeast (LHM 2017).

Resource Number: 5BL14319
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: 5BL14319
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 1228 Jefferson Avenue
6. Current building name: 1228 Jefferson Avenue
7. Building address: 1228 Jefferson Avenue, Louisville, CO 80027
8. Owner name and address: Craig Malley, 1228 Jefferson Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SW ¼ of NE ¼ of SW ¼ of NE ¼ of section 8
10. UTM reference
    Zone 13N; 488519 mE 4425785 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): 42-43-44 Block: 2
    Addition: Nicola DiGiacomo Year of Addition: 1907
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 42-43-44 BLK 2 NICOLAS DIGIACOMO

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 60 x Width 30
16. Number of stories: 1
17. Primary external wall material(s): Stucco
18. Roof configuration: Hipped roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Chimney, Fence

21. General architectural description: The house is composed of wood frame construction and has a concrete foundation with a full basement. Fenestration consists of double hung and sliding windows. The home's front entryway is a modern addition, consisting of a small front-gabled section extending west from the center of the west side of the house. A chimney is present near the roofline just south of the building's center. The house underwent a major remodel in 2018.

22. Architectural style/building type: Post-World War II - Ranch Type

23. Landscaping or special setting features: A metal chain link fence encloses the rear yard.

24. Associated buildings, features, or objects: A detached two-car garage is present on the southeast corner of the lot, opening eastward to the alley. It is a hipped-roof structure with composition roofing and a small unenclosed porch extending to the north, covering the full width of the building.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1960

    Source of information: Assessor Card (Louisville Historical Museum 2017)

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: Robert L. and Carmelita Connors

    Source of information: Assessor Card (Louisville Historical Museum 2017)

29. Construction history (include description and dates of major additions, alterations, or demolitions): The house was constructed in 1960 as a very simple rectangle with a small, central, recessed entryway. A recent remodel (ca. 2018) replaced all of the windows, removed the siding and brick façade treatment, and added stucco, covered entryways on the front and rear sides, and a faux stone façade treatment on the facade. The construction date of the garage is unknown but it is not original to the property.

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

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Resource Number: 5BL14319
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).

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.

1228 Jefferson Avenue

The house at 1228 Jefferson Avenue is located in the Nicola DiGiacomo Addition, which was platted in 1907. The subdivision runs along the north edge of town where DiGiacomo owned a farm and includes the area from Main Street on the east, to Lincoln Avenue on the west, between Caledonia Street on the south and East Lafayette Street on the north. Initial construction in the subdivision occurred primarily between 1900 and 1910 and then fairly steadily between 1927 and 1979. The Nicola DiGiacomo Addition contains examples of front-gabled National houses, as well as Bungalow and Minimal Traditional houses. The neighborhood was largely populated by immigrant miners in the early 1900s. By the mid-twentieth century the Nicola

DiGiacomo Addition demographics had shifted somewhat; the neighborhood contained a mix of working class residents (mostly miners) and low level white collar workers. Most residents were native-born by 1940 (United States Census Bureau 1910, 1940).

1228 Jefferson Avenue was constructed in 1960, with Robert L. and Carmelita R. Connors (nee DeSantis1) as the original owners. According to Clerk and Recorder information, Carmelita took out a loan (Deed of Trust) for Lot 42 Block 2 from the Denver Post Employees Credit Union in 1959. According to Boulder City Directories available on ancestry.com (2020), Carmelita was employed as a typist with Hiram Gardner, Inc. in 1961 and Robert is listed as the purchasing manager for the Denver Post in 1966 and 1967. Robert and Carmelita divorced in 1969. The home is a small Ranch form house whose appearance was substantially changed by a 2018 remodel.

36. Sources of information:

Bacon, Bridget
2019 1200 Jefferson Ave. 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.

Boulder County Office of the Clerk and Recorder
2020 Search for Alfred and Mary Helart and related property owners. Available at: https://recorder.bouldercounty.org/countyweb/disclaimer.do. Accessed January 2, 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.

United States Census Bureau
1910 Thirteenth Census of the United States, 1910 (NARA microfilm publication T624). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

1940 Sixteenth Census of the United States, 1940. (NARA microfilm publication T627). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

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).

[1] The DeSantis family also owned homes at 1200 Jefferson, 1208 Jefferson, and 713 Caledonia, which were all very close to 1228 Jefferson.

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 5BL14319 not eligible for the NRHP and SRHP under Criteria A and B because it is not associated, at the NRHP or SRHP level, with important events or people in local, state, or national history. We also recommend 5BL14319 not eligible for the NRHP and SRHP under Criterion C because it is a modest Ranch form house that was substantially modified by a 2018 remodel and does not represent a quintessential architectural form, an architectural innovation, or the work of a master at the NRHP or SRHP level. Finally, we recommend 5BL14319 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: 1228 Jefferson retains integrity of location. A major remodel in 2018 markedly altered the house's original form and removed its integrity of materials, workmanship, and design. Changes to the house and the construction of some large, modern houses in the area have undermined its integrity of setting and feeling. Because it is not connected with important events or people, it does not convey 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 ___ No _X_

Discuss: 1228 Jefferson does not appear to be associated with any potential or existing 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: 120–124

Negatives filed at: PaleoWest Server, Phoenix AZ

Resource Number: 5BL14319
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 8, 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

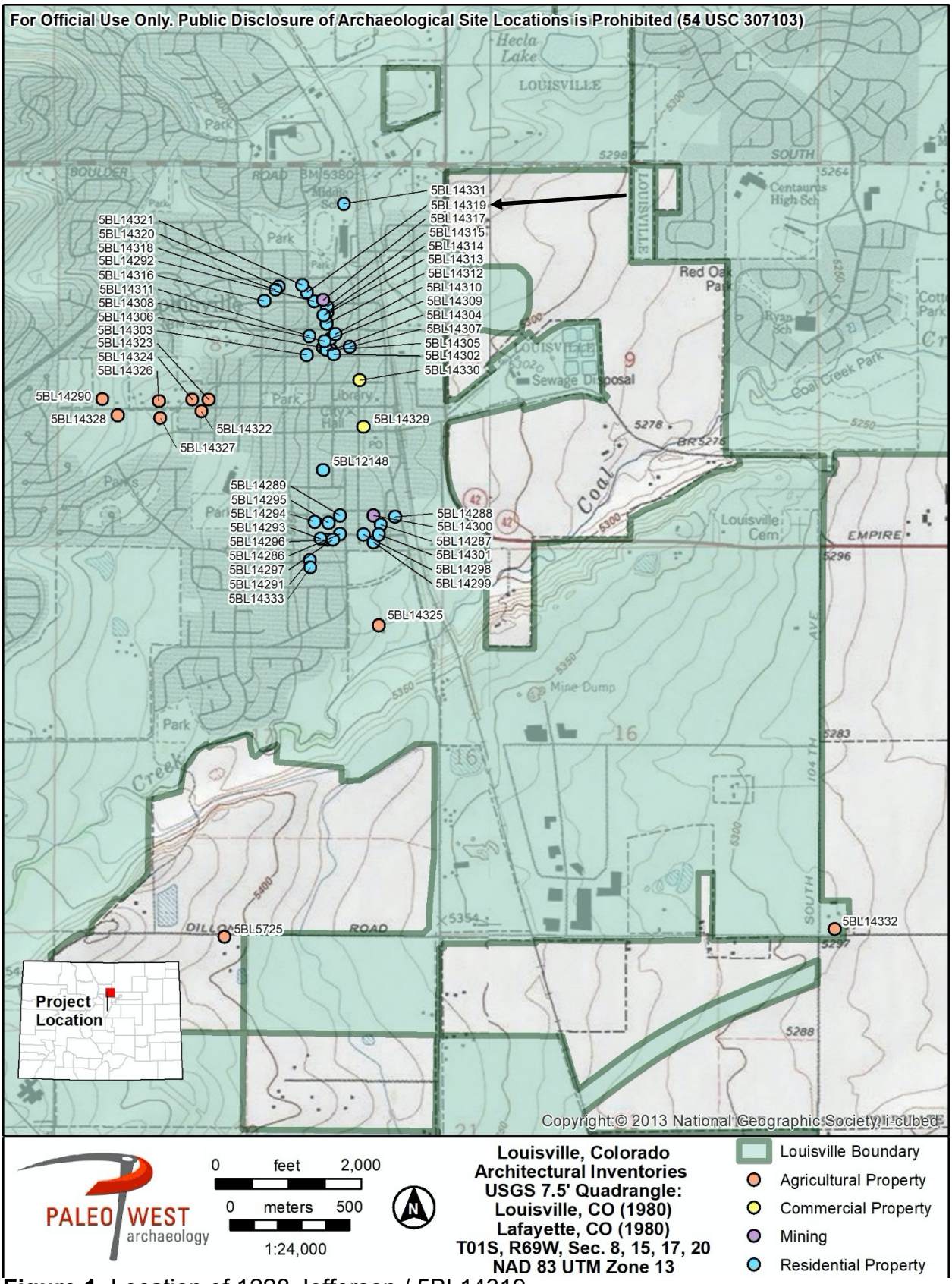

Figure 1. Location of 1228 Jefferson / 5BL14319.

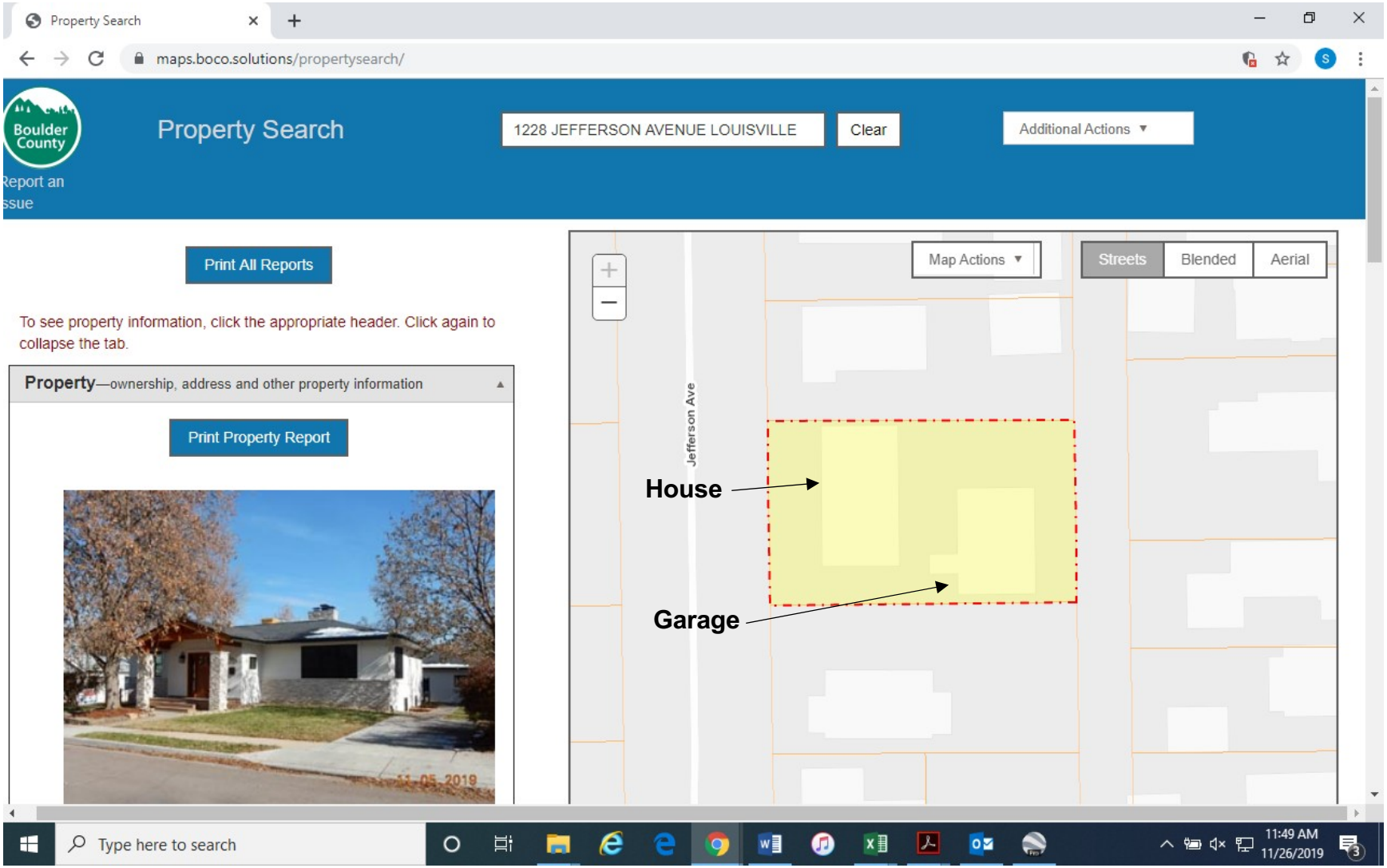

Figure 2. Sketch map of 1228 Jefferson.

Figure 3. 1228 Jefferson house, north and west sides, facing southeast.

Figure 4. 1228 Jefferson house, west and south sides, facing northeast.

Figure 5. 1228 Jefferson garage and house, north and east sides, facing west.

Figure 6. 1228 Jefferson house and garage, south and east sides, facing northwest.

Figure 7. 1228 Jefferson garage, east side, facing west-northwest.

Figure 8. 1228 Jefferson photo from 1960 Assessor Card, west side, facing east (LHM 2017)

Resource Number: 5BL14317
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: 5BL14317
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Di Francia House
6. Current building name: 1209 La Farge Avenue
7. Building address: 1209 La Farge Avenue, Louisville, CO 80027
8. Owner name and address: Mary K. Knorr, 1209 La Farge Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SE ¼ of NE ¼ of SW ¼ of NE ¼ of section 8
10. UTM reference
    Zone 13N; 488587 mE 4425754 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): 27, 28, 29 Block: 2
    Addition: Nicola DiGiacomo Year of Addition: 1907
13. Boundary Description and Justification: Boulder County Assessor Legal Description: N 13 FT LOT 27 ALL LOT 28 & S 6 FT LOT 29 BLK 2 NICOLAS DIGIACOMO

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 42 x Width 26
16. Number of stories: 1
17. Primary external wall material(s): Synthetics – Vinyl
18. Roof configuration: Gabled roof – Front gabled roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Porch, Fence

21. General architectural description: 1209 La Farge Avenue is a small wood-frame home with a concrete foundation and modern double-hung windows. The primary roofline is front-gabled running east-west. A small unenclosed porch with a gabled roof extends east from the north end of the east side of the house. The porch shades the house's primary entrance. A small addition with a gabled roof exists on the rear side.

22. Architectural style/building type: Other Style: National

23. Landscaping or special setting features: A modern wood fence encloses the rear yard.

24. Associated buildings, features, or objects: A small, modern, one-car garage with a gabled roof, weatherboard siding, and an opening to the west, stands on the southwest corner of the lot. A small modern shed is present just north of the garage.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1908

    Source of information: Assessor Card (Louisville Historical Museum 2017)

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: State Mine (Erie) or Simpson Mine (Lafayette), then Aldo and Josephine Negri at current location

    Source of information: Louisville Historical Museum 2007

29. Construction history (include description and dates of major additions, alterations, or demolitions): The house was built at either the State Mine in Erie, Colorado or the Simpson Mine in Lafayette, Colorado in 1908. It was moved to its current location in the 1930s. A 1948 Assessor card mentions a 1937 remodel but does not provide details. The date could refer to the year the house was moved. The assessor card shows a house with a similar front porch and stucco coating. Current manufactured siding is a later addition. The rear addition was constructed in 1958. The garage was built by the current owner sometime after 2004.

30. Original location _____ Moved X Date of move(s): 1930s, from the State Mine in Erie or the Simpson Mine in Lafayette

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic – Institutional Housing

32. Intermediate use(s): Domestic – Single Dwelling

33. Current use(s): Domestic – Single Dwelling

34. Site type(s): House, garage, and shed

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 (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).

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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.

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1209 La Farge

The house at 1209 La Farge is located in the Nicola DiGiacomo Addition, which was platted in 1907. The subdivision runs along the north edge of town where DiGiacomo owned a farm. The subdivision includes the area from Main Street on the east, to Lincoln Avenue on the west, between Caledonia Street on the south

and East Lafayette Street on the north. Initial construction in the subdivision occurred primarily between 1900 and 1910 and then, fairly steadily, between 1927 and 1979. The Nicola DiGiacomo Addition contains examples of front-gabled National, Bungalow, and Minimal Traditional houses. The neighborhood was largely populated by immigrant miners in the early 1900s. By the mid-twentieth century, the Nicola DiGiacomo Addition demographics had shifted somewhat; the neighborhood contained a mix of working class residents (mostly miners) and low level white collar workers (stenographers, clerks, and salesmen). Most residents were native born by 1940 (United States Census Bureau 1910, 1940).

1209 La Farge was constructed in 1908 but moved to its current location in the 1930s. The building was originally located at a mining camp (either the State Mine in Erie or the Simpson Mine in Lafayette). The house was initially owned by the mining company and rented out to miners and their families. When the mines closed, the mining companies sold the buildings to anyone willing to move them. Regrettably, no official records were kept indicating which mining camp a particular house was moved from, or when (Louisville Historical Museum 2007).

Aldo and Josephine Negri arranged to have the building moved from the camp to a lot north of their home. The house was intended as a home for Josephine Negri's mother, Carmela Marone. The Negris sold the house to Daniel and Lindy DiFrancia in 1941. The DiFrancia family owned the property until Lindy's death in 2003 (Louisville Historical Museum 2007).

The home is a small, front-gabled National style house. The building appears to retain much of its original architectural design.

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)
2007 "The DiFrancia House:1209 La Farge Avenue," December 2007. On file with the Louisville Historical Museum, Louisville, Colorado.

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.

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United States Census Bureau
1910 Thirteenth Census of the United States, 1910 (NARA microfilm publication T624). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

1940 Sixteenth Census of the United States, 1940. (NARA microfilm publication T627). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

VI. SIGNIFICANCE

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

    Designating authority:

    Note: The house may 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 representation of the typical, simple, National form of house that coal mining companies constructed for workers, and for its association with the pre-WWII residential development of Louisville, during which time a common practice was to purchase buildings from defunct mines and move them into the city for housing.

    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: Community Planning and Development

40. Period of significance: 1908–1945

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

42. Statement of significance: PaleoWest recommends 5BL14317 eligible for the NRHP and SRHP under Criterion A because, as a building that was constructed for mine workers but was moved into the city to become a neighborhood residence, 1209 La Farge provides a bridge from Louisville's mining era to post- mining era and exemplifies a common practice in the pre-WWII residential development of Louisville: to move buildings into the city after surrounding mines closed. In contrast, PaleoWest recommends 5BL14317 not eligible for the NRHP and SRHP under Criterion B because it is not associated with important people in local, state, or national history. We also recommend 5BL14317 not eligible for the NRHP and SRHP under Criterion C because, while it is a nearly intact National form house, it is not a quintessential example of that form, an architectural innovation, or the work of a master at the NRHP or SRHP level. Finally, we recommend 5BL14317 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: 5BL14317 does not retain integrity related to its pre-1930s history as mine housing. However, it has stood in its current location for at least 80 years and retains considerable integrity in that context and in its association with the residential development of Louisville. In this context it retains integrity of design, workmanship, location, setting, feeling, and association. Changes to the building have undermined integrity of materials.

Resource Number: 5BL14317
Temporary Resource Number: N/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 home does not appear to be associated with any potential or existing 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: 7–11

    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.

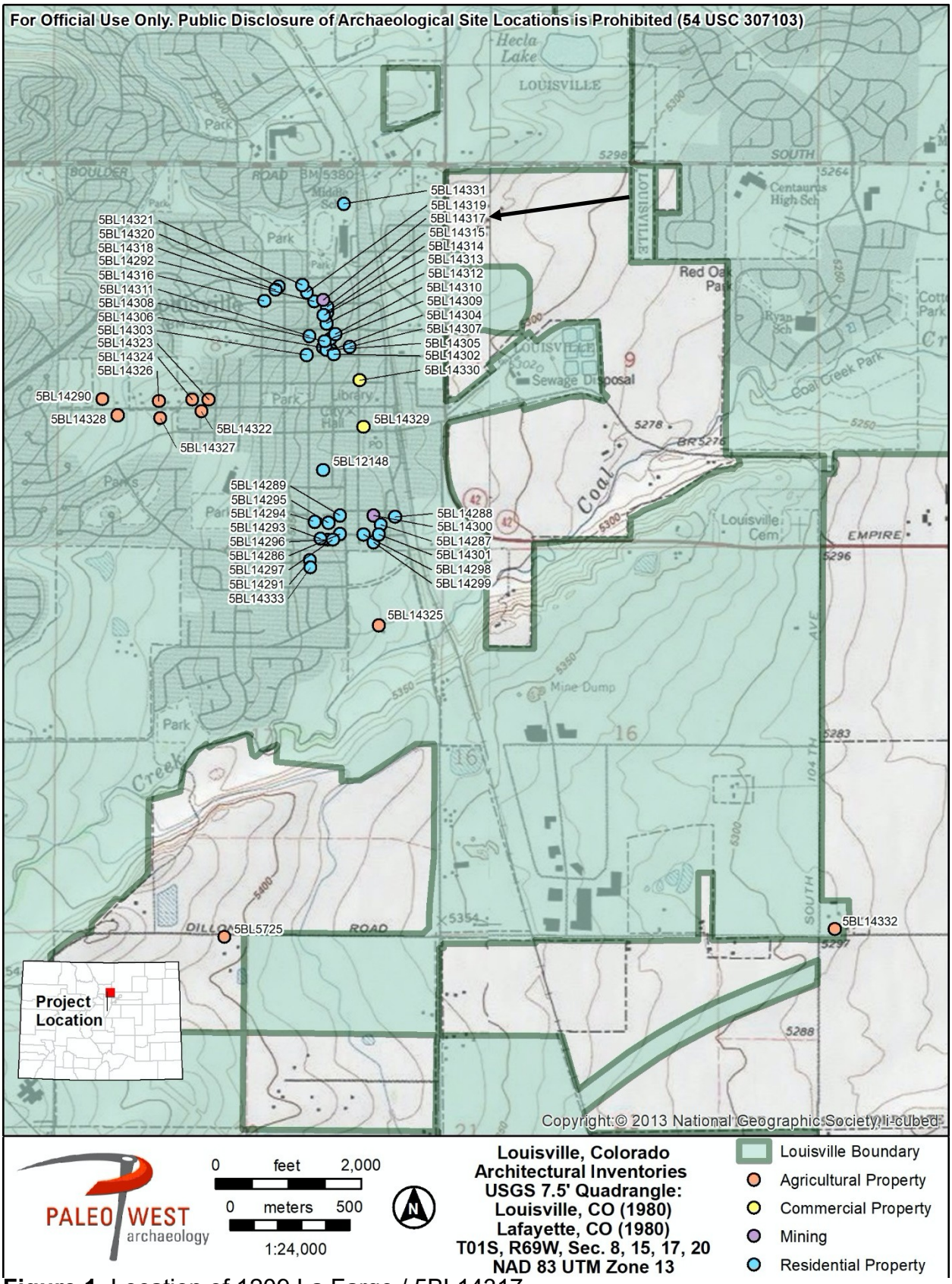

Figure 1. Location of 1209 La Farge / 5BL14317.

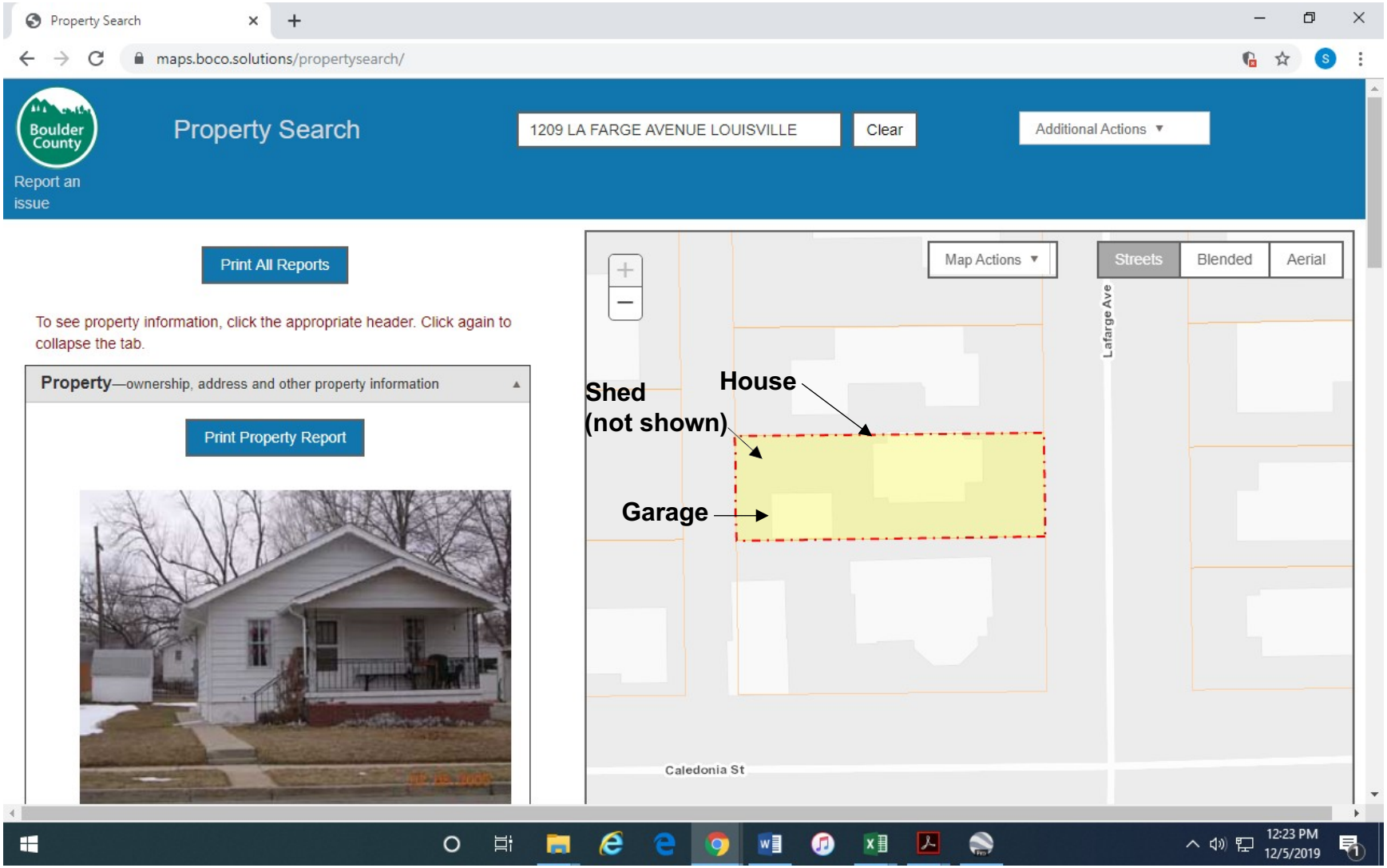

Figure 2. Sketch map of 1209 La Farge.

Figure 3. 1209 La Farge house, south and east sides, facing northwest.

Figure 4. 1209 La Farge house, east and north sides, facing

Figure 5. 1209 La Farge shed, house, and garage, west sides, facing east.

Figure 6. 1209 La Farge garage, north and west sides, facing

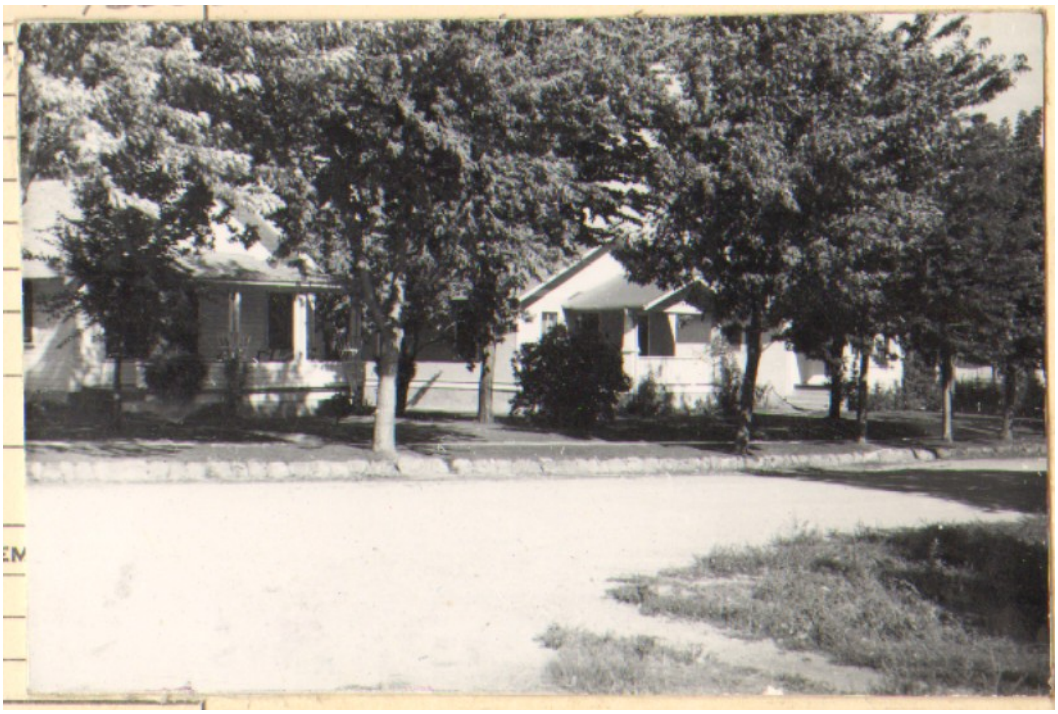

Figure 7. 1209 La Farge photo from 1948 Assessor Card, south and east sides, facing northwest (LHM 2017).

Figure 8. 1209 La Farge photo ca. 1930–1941, south and east sides, facing northwest (LHM 2017).

Resource Number: 5BL12295
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: 5BL12295
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 1240 La Farge Avenue
7. Building address: 1240 La Farge Avenue, Louisville, CO 80027
8. Owner name and address: Karla Ann Dakin, 1240 La Farge Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

P.M. 6 Township 1S Range 69W

NE ¼ of NE ¼ of SW ¼ of NE ¼ of section 8

10. UTM reference

    Zone 13N; 488624mE 442582mN

11. USGS quad name: Louisville, Colorado

    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.

12. Lot(s): 2 Block: N/A

    Addition: Nicola de Giacomo Year of Addition: 1907

13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOT 2 NICOLA DI GIACOMO ADDITION REPLAT A

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 44 x Width 27
16. Number of stories: 1
17. Primary external wall material(s): Synthetics: Vinyl
18. Roof configuration: Pyramidal Roof
19. Primary external roof material: Asphalt
20. Special features: Chimney

21. General architectural description: 1240 La Farge is a small, pyramidal-roofed, Hipped-Roof Box form home with vinyl siding and asphalt shingle roofing. The primary façade faces west. An open porch with a waist-high skirt spans the front of the house. Entrance to the porch is from the south. An entry door (south end) and window (north end) are located in the west façade under the porch. The north side of the house has a pair of windows on the west and a single window on the east. Most of the south side of the house is obscured by vegetation, but a pair of windows is visible near the west end of the elevation. The rear of the house is only partially visible from the public right-of-way. A pair of large double hung windows is visible near the center of the elevation at the roofline. The rear section of the house is probably an historical addition. Instead of having a hipped roof, the rear section has a sloping shed roof. The rear of the house also appears to have a side shed roof-covered walkout basement entrance in the center of the elevation, although that could not be confirmed. Finally, the rear of the house has a ca. 1956 addition that is basically a square that adjoins the southeast corner of the original shed-roofed part of the house and extends from there to the east and south.

22. Architectural style/building type: Hipped-Roof Box

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: None

IV. Architectural History

25. Date of Construction: Estimate: 1910 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: Mike Portello (or Pertella)

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): Plumbing was not installed until the 1950s. The rear of the house has a ca. 1956 addition that is basically a square that adjoins the southeast corner of the shed-roofed part of the house and extends from there to the east and south. This shed-roofed portion that spans the back of the house is very likely historical, but this cannot be confirmed.

Other changes include:

A new walkway (1973) New storm windows (1974) Detached garage (1991)

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.

1240 La Farge Avenue

The house at 1240 La Farge Avenue is located in the Nicola DiGiacomo Addition, which was platted in 1907. The subdivision runs along the north edge of town where DiGiacomo owned a farm and includes the area from Main Street on the east to Lincoln Avenue on the west, between Caledonia Street on the south and East Lafayette Street on the north. Initial construction in the subdivision occurred primarily between 1900 and 1910 and then fairly steadily between 1927 and 1979. The Nicola DiGiacomo Addition contains examples of front-gabled National houses, as well as Bungalow and Minimal Traditional houses. The neighborhood was largely populated by immigrant miners in the early 1900s. By the mid-twentieth century, the Nicola DiGiacomo Addition demographics had shifted somewhat; the neighborhood contained a mix of working-class residents (mostly miners) and low-level white-collar workers. Most residents were native-born by 1940 (United States Census Bureau 1910, 1940).

Mike Portello (Portella/Patelli/Patallo) purchased the lot for 1240 La Farge in 1908. Little is known about Portello. He lived in Louisville in the 1910s and worked in the coal mines and sugar beet fields. He lived at 1240 La Farge with his wife Mary (nee Lombardi) and three children. The family was living in Denver by 1920. Shortly after leaving Louisville, Mike Portello died. He is buried in Wheat Ridge, Colorado.

The Portellos sold the house at 1240 La Farge to Emilio D'Agostino in 1920. D'Agostino was a 22-year-old coal miner from Italy. The parents of Emilo's wife, Anna (nee Iarussi) lived across the street. The D'Agostino family lived in the house until they sold it to Nellie and McKay Baty in 1947. McKay was a miner who was born in Kentucky and moved to Louisville after living in Illinois and various mining camps in Wyoming and Colorado. The Batys owned the home until 1978. It has subsequently gone through a series of owners (United States Census Bureau 1940; Boulder County Clerk and Recorder 2020).

36. Sources of information:

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.

United States Census Bureau
1910 Thirteenth Census of the United States, 1910 (NARA microfilm publication T624). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

1940 Sixteenth Census of the United States, 1940. (NARA microfilm publication T627). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

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 area of social history for its connection to the mining roots of the city and the role Italian immigrants played in the development of Louisville and in the area of architecture for its illustration of the Hipped-Roof Box form and historical additions.

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 5BL12295 not individually significant under NRHP/SRHP Criterion A because it does not illustrate an important trend or event in history at that level. PaleoWest recommends 5BL12295 not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL12295 not significant under NRHP/SRHP Criterion C because the house is not a quintessential example of the Hipped-Roof Box form. Finally, we recommend 5BL12295 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: 1240 La Farge retains integrity of location, setting, design, workmanship, and feeling. Integrity of materials has been impacted by the addition of vinyl siding but original wood siding likely remains underneath. Because the house is not connected with important events or people at the NRHP/SRHP 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 ____ No _X___

    Discuss: The Nicola DiGiacamo subdivision appears to lack historical cohesiveness due to modern infill, although 1240 La Farge would likely contribute to a potential historic district. However, this survey did not formally evaluate any historic districts and all conclusions are preliminary.

    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: 1240 La Farge Photograph 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.

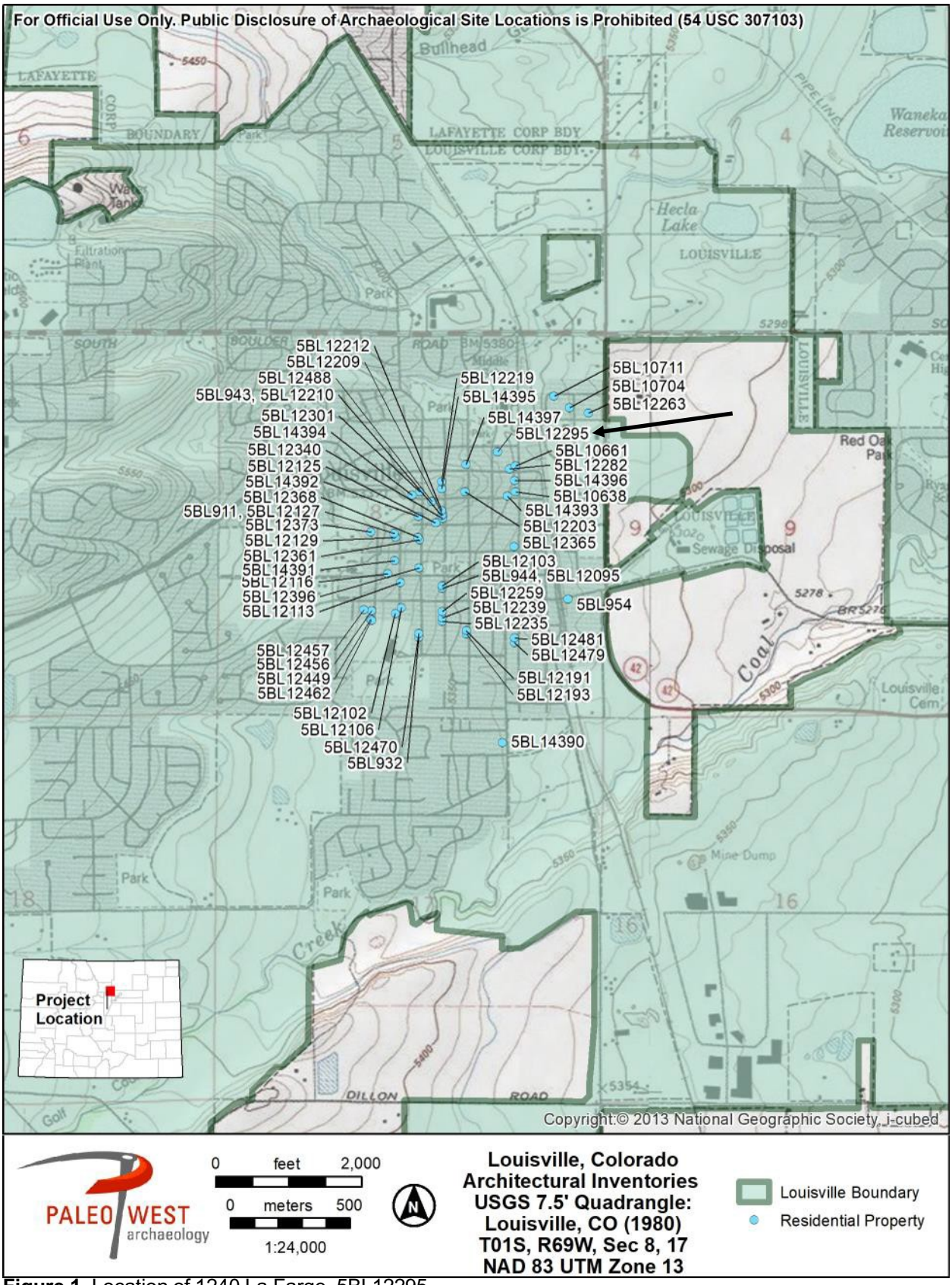

Figure 1. Location of 1240 La Farge, 5BL12295.

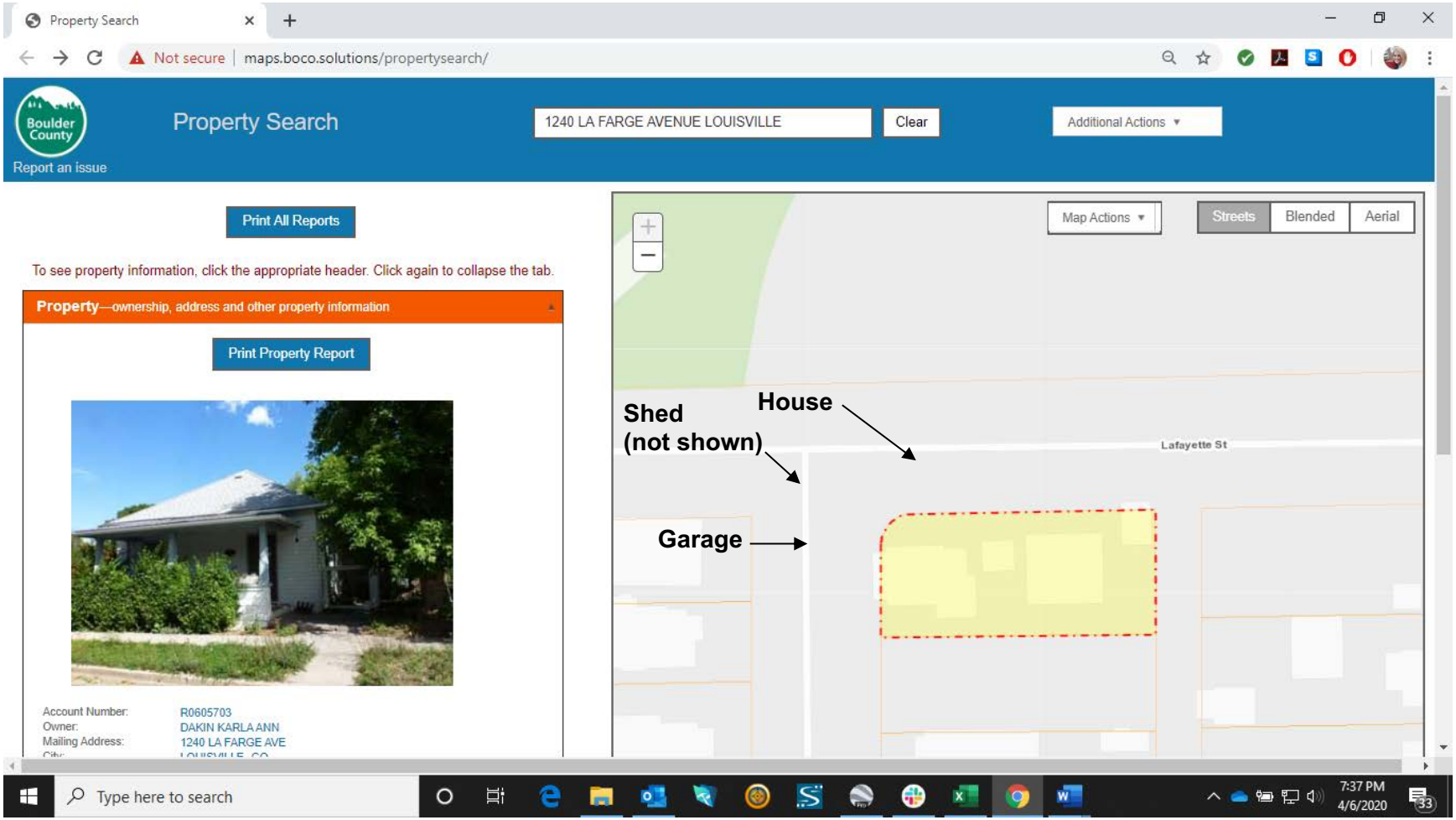

Figure 2. Sketch map of 1240 La Farge.

Resource Number: 5BL12295
Temporary Resource Number: N/A

Figure 3. 1240 La Farge, facing east.

Figure 4. 1240 La Farge, facing northeast.

Figure 5. 1240 La Farge, facing southeast.

Figure 6. 1240 La Farge, facing southwest.

Figure 7. 1240 La Farge photo from 1965 Assessor Card, north and west sides, facing southeast (LHM 2017).

Resource Number: 5BL14316
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: 5BL14316
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 1200 Lincoln Avenue
6. Current building name: 1200 Lincoln Avenue
7. Building address: 1200 Lincoln Avenue, Louisville, CO 80027
8. Owner name and address: Keith E. Helart, 1200 Lincoln Avenue, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   SW ¼ of NW ¼ of SW ¼ of NE ¼ of section 8
10. UTM reference
    Zone 13N; 488341 mE 4425750 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): 85-86 Block: 4
    Addition: Nicola DiGiacomo Year of Addition: 1907
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 85-86 BLK 4 NICOLAS DIGIACOMO

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 80 x Width 35
16. Number of stories: 1
17. Primary external wall material(s): Wood – horizontal siding
18. Roof configuration: Side gabled roof
19. Primary external roof material: Other roof material
20. Special features: Porch, Fence, Chimney

21. General architectural description: 1200 Lincoln Avenue is a wood frame, side-gabled Ranch house with a concrete foundation and full basement. Fenestration consists of sliding and fixed picture windows. The house has horizontal weatherboard siding. The east side of the house is slightly lower roof than the rest of the building but it retains the gabled roofline and has two skylights on the south roof face. This section was part of the original house. From this section, a covered patio extends farther east. This patio also has a gabled roof, slightly lower than the east section, with three skylights on the south roof face. The patio roof stops just short of the garage, with a walkway in-between leading to a metal gate on the south side. An unenclosed porch extends to the west of the main house, covering the full width of the building. A large brick chimney is present on the south roof face, on the western half of the main house. The patio appears to have been a 1963 addition, while the porch and garage are post-1963 additions. The house, addition, patio, and garage all have faux terra cotta roofing tiles.

22. Architectural style/building type: Post-World War II - Ranch Type

23. Landscaping or special setting features: A modern wood plank fence encloses the back yard.

24. Associated buildings, features, or objects: A detached, modern one-car garage exists on the southeast corner of the lot, just east-southeast of the covered patio. The garage has a cross-gabled roof with the same faux terra cotta roof as the house and opens south toward street.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1961

    Source of information: Assessor Card (Louisville Historical Museum 2017)

26. Architect: Unknown

27. Builder/Contractor: Unknown

    Source of information:

28. Original owner: Keith E. and Shirley Helart

    Source of information: Assessor Card (Louisville Historical Museum 2017)

29. Construction history (include description and dates of major additions, alterations, or demolitions): Based on information from the property's Assessor card, the house was constructed in 1961, at which time brick or stucco were applied to much of the house's façade. The east porch was added in 1963. Siding was applied to the entire façade and the west patio and the detached garage were added sometime after 1963.

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

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

Resource Number: 5BL14316
Temporary Resource Number: N/A

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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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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 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.

Resource Number: 5BL14316
Temporary Resource Number: N/A

1200 Lincoln Street

The house at 1200 Lincoln Street is located in the Nicola DiGiacomo Addition, which was platted in 1907. The subdivision runs along the north edge of town where DiGiacomo owned a farm and includes the area from Main Street on the east, to Lincoln Avenue on the west, between Caledonia Street on the south and East Lafayette Street on the north. Initial construction in the subdivision occurred primarily between 1900 and 1910 and then fairly steadily between 1927 and 1979. The Nicola DiGiacomo Addition contains examples of front-gabled National houses, as well as Bungalow and Minimal Traditional houses. The neighborhood was largely populated by immigrant miners in the early 1900s. By the mid-twentieth century, the Nicola DiGiacomo Addition demographics had shifted somewhat; the neighborhood contained a mix of working class residents (mostly miners) and low level white collar workers. Most residents were native-born by 1940 (United States Census Bureau 1910, 1940).

1200 Lincoln Street was constructed in 1961 for Keith and Shirley Helart. Shirley was the granddaughter of Annie Patete, who, in 1922, purchased an entire block of downtown Louisville bounded by Grant on the east, Lafayette on the north, Lincoln on the west, and Caledonia on the south. The house at 1200 Lincoln, which is located within this tract, is a Ranch form house.

36. Sources of information:

Bacon, Bridget
2014 1245 Grant Ave. 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 (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.

United States Census Bureau
1910 Thirteenth Census of the United States, 1910 (NARA microfilm publication T624). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

1940 Sixteenth Census of the United States, 1940. (NARA microfilm publication T627). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

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 _____

42. Statement of significance: PaleoWest recommends 5BL14316 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 5BL14316 not eligible for the NRHP and SRHP under Criterion C because the house is a non-distinctive Ranch form home constructed in 1961 that does not represent an innovation or the work of a master. 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: The house retains integrity of location and setting. Post-1963 changes have diminished its integrity of materials, design, workmanship, and feeling. Because the house is not connected with important events or people, 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 _____ No _X_

Discuss: 1200 Lincoln 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: 134–139, 139A

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 8, 2019

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

51. Organization: PaleoWest Archaeology

Resource Number: 5BL14316
Temporary Resource Number: N/A

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: 5BL14316
Temporary Resource Number: N/A

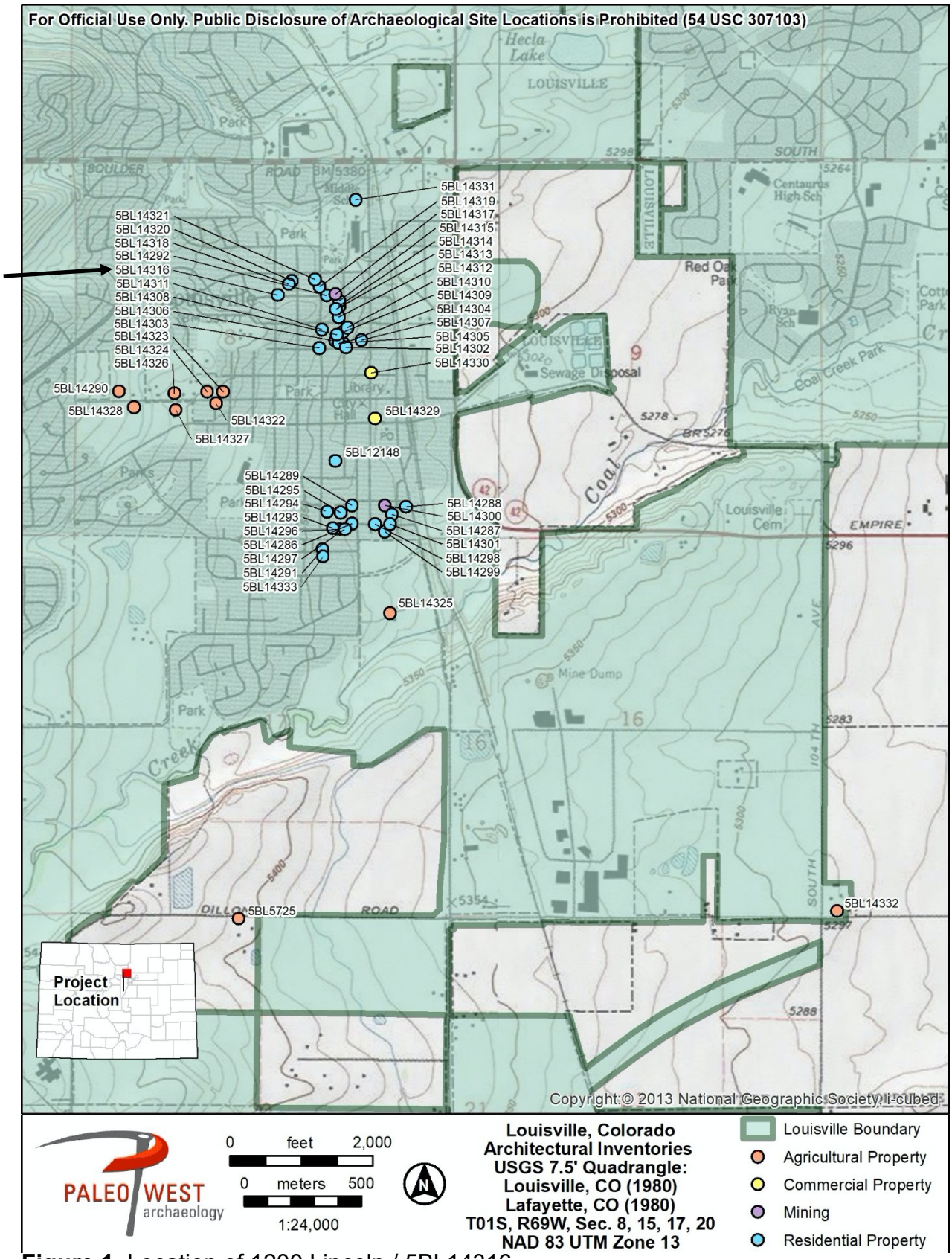

Figure 1. Location of 1200 Lincoln / 5BL14316.

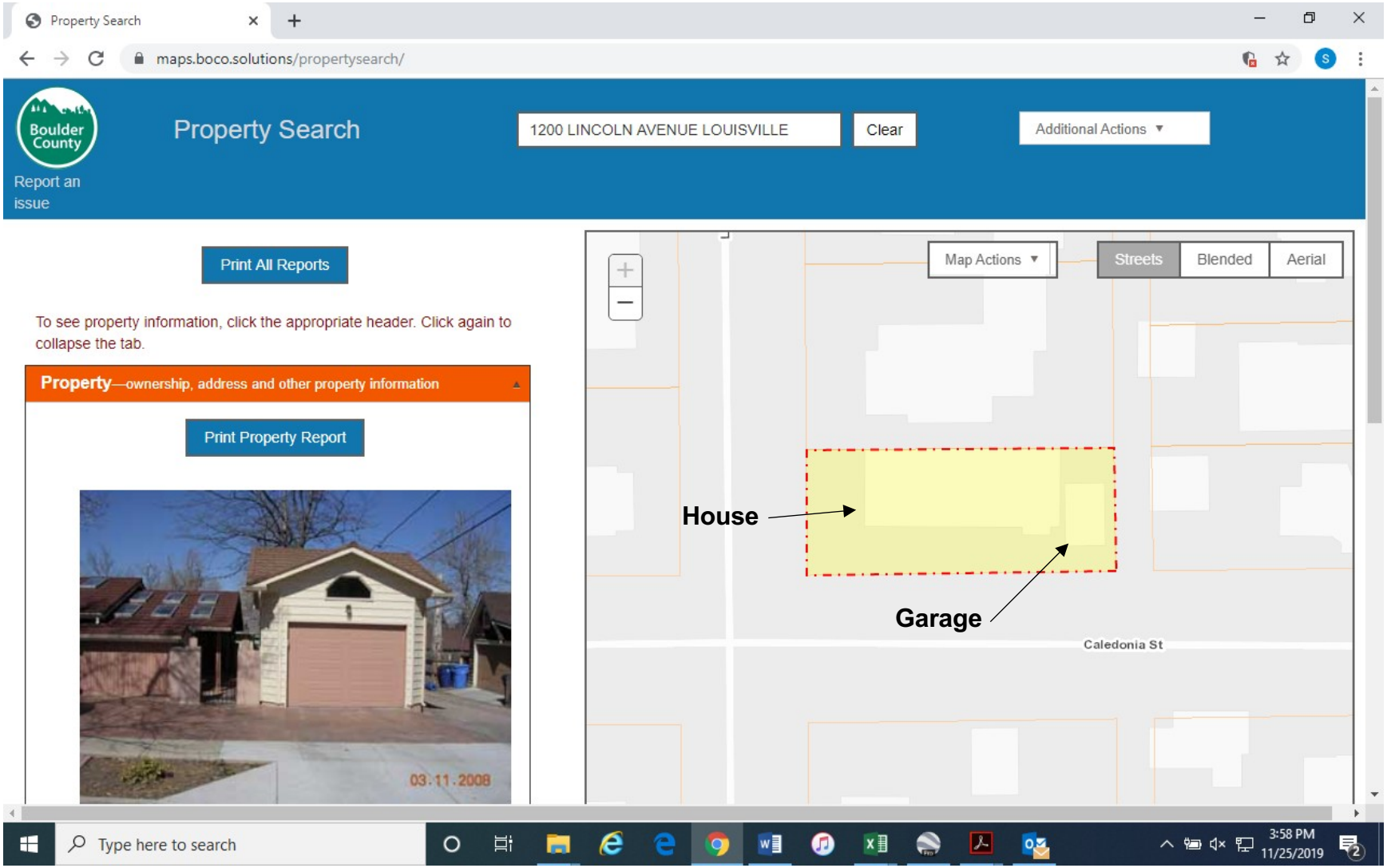

Figure 2. Sketch map of 1200 Lincoln.

Figure 3. 1200 Lincoln house and garage, south sides, facing northeast.

Figure 4. 1200 Lincoln house, south side, facing north.

Figure 5. 1200 Lincoln house and garage, south and east sides, facing northwest.

Figure 6. 1200 Lincoln house, east and north sides, facing west-southwest.

Figure 7. 1200 Lincoln house, west side, facing east.

Figure 8. 1200 Lincoln garage and house, west and north side, facing southwest.

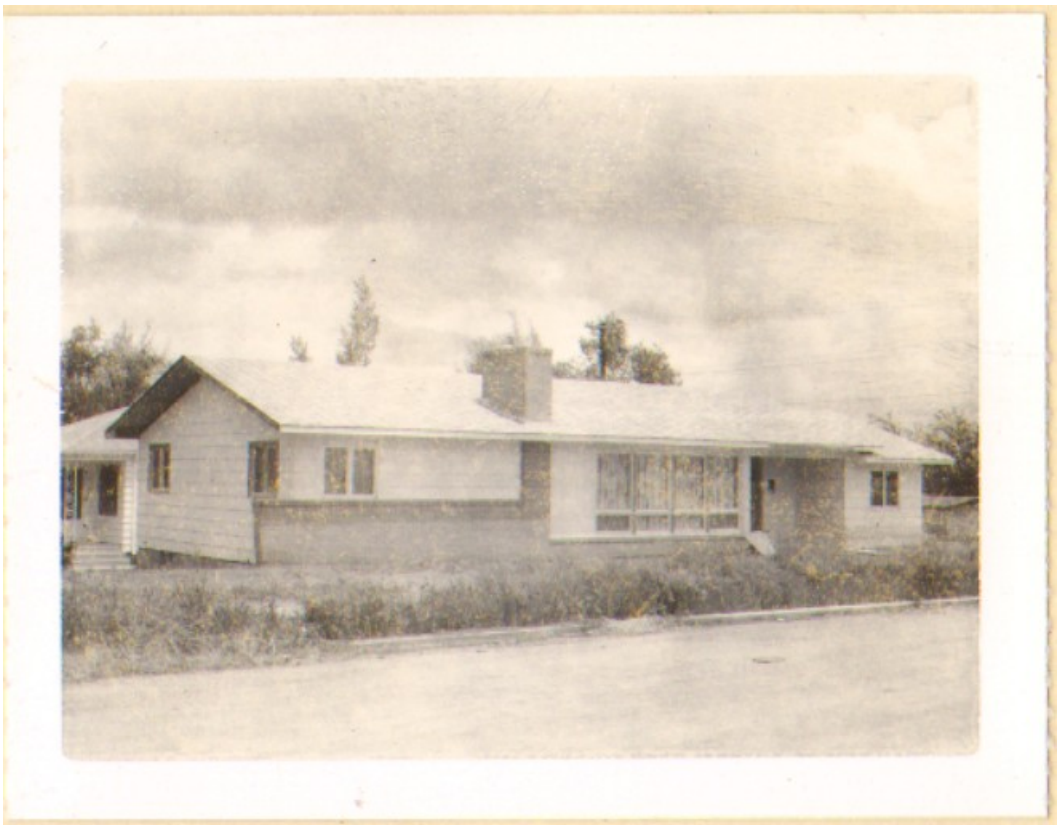

Figure 9. 1200 Lincoln photo from 1961 Assessor Card, west and south sides, facing northeast (LHM 2017).

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: 5BL12282
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 1201 Main Street
7. Building address: 1201 Main Street, Louisville, CO 80027
8. Owner name and address: Ken Golding, 4770 Baseline Road Ste 200, Boulder, CO 80303

II. GEOGRAPHIC INFORMATION

P.M. 6 Township 1S Range 69W

SW ¼ of NW ¼ of SE ¼ of NE ¼ of section 8

10. UTM reference

    Zone 13N; 488694mE 4425750mN

11. USGS quad name: Louisville, Colorado

    Year: 1983 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.

12. Lot(s): 1–2 Block: 1

Addition: Nicola de Giacomo Year of Addition: 1907

13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOT 1 & 2 BLK 1 NICOLAS DIGIACOMO ID 85458 COMBINED HERE PER OWNER 1990

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 42 x Width 35
16. Number of stories: 1
17. Primary external wall material(s): Stucco
18. Roof configuration: Gabled Roof: Front Gabled Roof
19. Primary external roof material: Asphalt
20. Special features: Chimney
21. General architectural description: 1201 Main is a one-story Bungalow form house clad in stucco. It has a front-gabled roof with asphalt shingles. The primary façade faces east. A nearly full-length porch accentuates the east elevation and covers a single entry door flanked by a rectangular

window on each side. The lower 2/3 of the windows are single pane. The upper 1/3 comprises 10 small panes. The north side of the house has four windows. Three are grouped near the west end and one is at the east end. The south elevation has a single window near its east end. Just to the west, an addition or long enclosed porch projects to the south. That projecting portion contains an east-facing window, four conjoined south-facing windows, two fixed south-facing windows, and a south-facing door flanked by two small stained glass windows. A small, shed-roofed dormer is centrally located in the upper portion of the addition. The rear (west side) of the house has, from south to north, a fixed window, two conjoined smaller windows with three panes above one, and a single tall window.

22. Architectural style/building type: Bungalow

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: There is a small, prefabricated, asphalt-shingled, Gambrel-roofed shed clad in vertical wood siding in the southwest corner of the property. Its single barn door opens to the east.

IV. Architectural History

25. Date of Construction: Estimate: 1909 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: Joseph Perrella

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.

29. Construction history (include description and dates of major additions, alterations, or demolitions): A shed and garage were removed from the property in 1931 and the house was refurbished in 1933. The east half of the projecting addition on the house's south side was present in 1948. The west half of the addition appears to have been a porch in 1958 that was subsequently enclosed. It appears that additional unspecified improvements were made to the house in 1965.

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).

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The largest employers within Louisville itself currently are Avista Adventist Hospital; Balfour Senior Living; the City; Medtronic (medical devices); and Fresca Foods.

1201 Main

The house at 1201 Main Street is located in the Nicola DiGiacomo Addition, which was platted in 1907. The subdivision runs along the north edge of town where DiGiacomo owned a farm and includes the area from Main Street on the east to Lincoln Avenue on the west, between Caledonia Street on the south and East Lafayette Street on the north. Initial construction in the subdivision occurred primarily between 1900 and 1910 and then fairly steadily between 1927 and 1979. The Nicola DiGiacomo Addition contains examples of front-gabled National houses, as well as Bungalow and Minimal Traditional houses. The neighborhood was largely populated by immigrant miners in the early 1900s. By the mid-twentieth century, the Nicola DiGiacomo Addition demographics had shifted somewhat; the neighborhood contained a mix of working-class residents (mostly miners) and low-level white-collar workers. Most residents were native-born by 1940 (United States Census Bureau 1910, 1940).

The original owner of the house at 1201 Main Street, which was constructed in approximately 1909, was Joseph Perrella. He emigrated from Italy to Louisville to work in the mines in 1906 and was employed as a miner until his retirement. His wife, Flora, was a local midwife (Bacon n.d.). They lived in the home until their deaths in the mid-1960s. The home has passed through a succession of owners since their deaths. Despite this, the house appears to retain good integrity, with most of its original windows remaining and few modern changes made.

36. Sources of information:

Bacon, Bridget.
n.d. [Notes: 1201 Main Street]. 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.

United States Census Bureau
1910 Thirteenth Census of the United States, 1910 (NARA microfilm publication T624). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

1940 Sixteenth Census of the United States, 1940. (NARA microfilm publication T627). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

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 area of social history for its connection to the mining roots of the city and the role Italian immigrants played in the development of 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 5BL12482 not individually significant under NRHP/SRHP Criterion A because it does not illustrate an important trend or event in history at that level. PaleoWest recommends 5BL12482 not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL12482 not significant under NRHP/SRHP Criterion C because the house is not a quintessential example of the Bungalow form. Finally, we recommend 5BL12482 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: 1201 Main retains integrity of location, setting, design, materials, workmanship, and feeling. Because the house is not connected with important events or people, 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 ____ No _X____

    Discuss: 1201 Main does not appear to contribute to any existing or potential historic districts. The neighborhood appears to lack historical cohesiveness due to modern infill.

    This assessment did not formally evaluate a Nicola de Giacomo Historic District, but a potential district is not apparent.

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: 1201 Main Photograph 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.

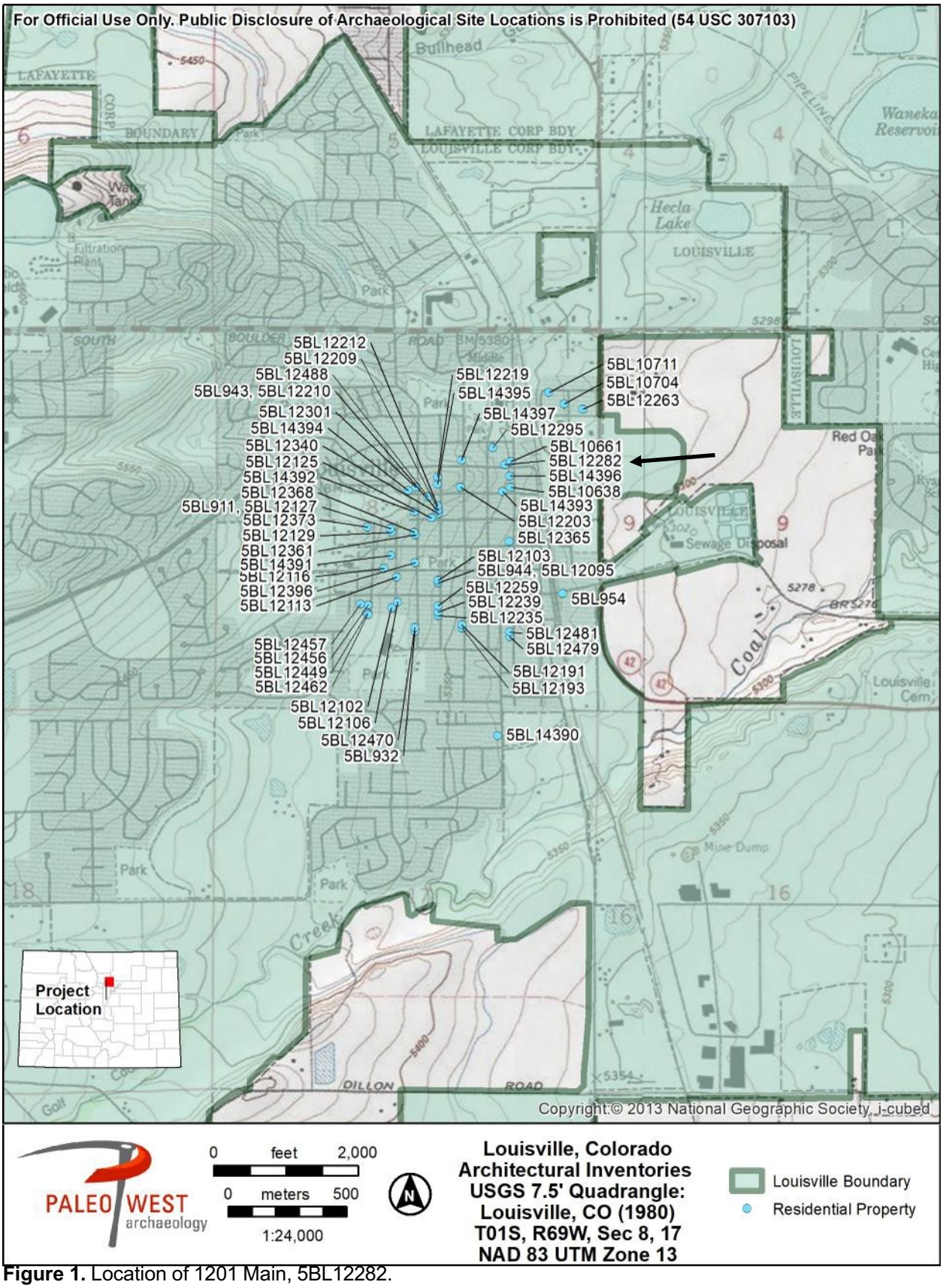

Figure 1. Location of 1201 Main, 5BL12282.

Resource Number: 5BL12282
Temporary Resource Number: N/A

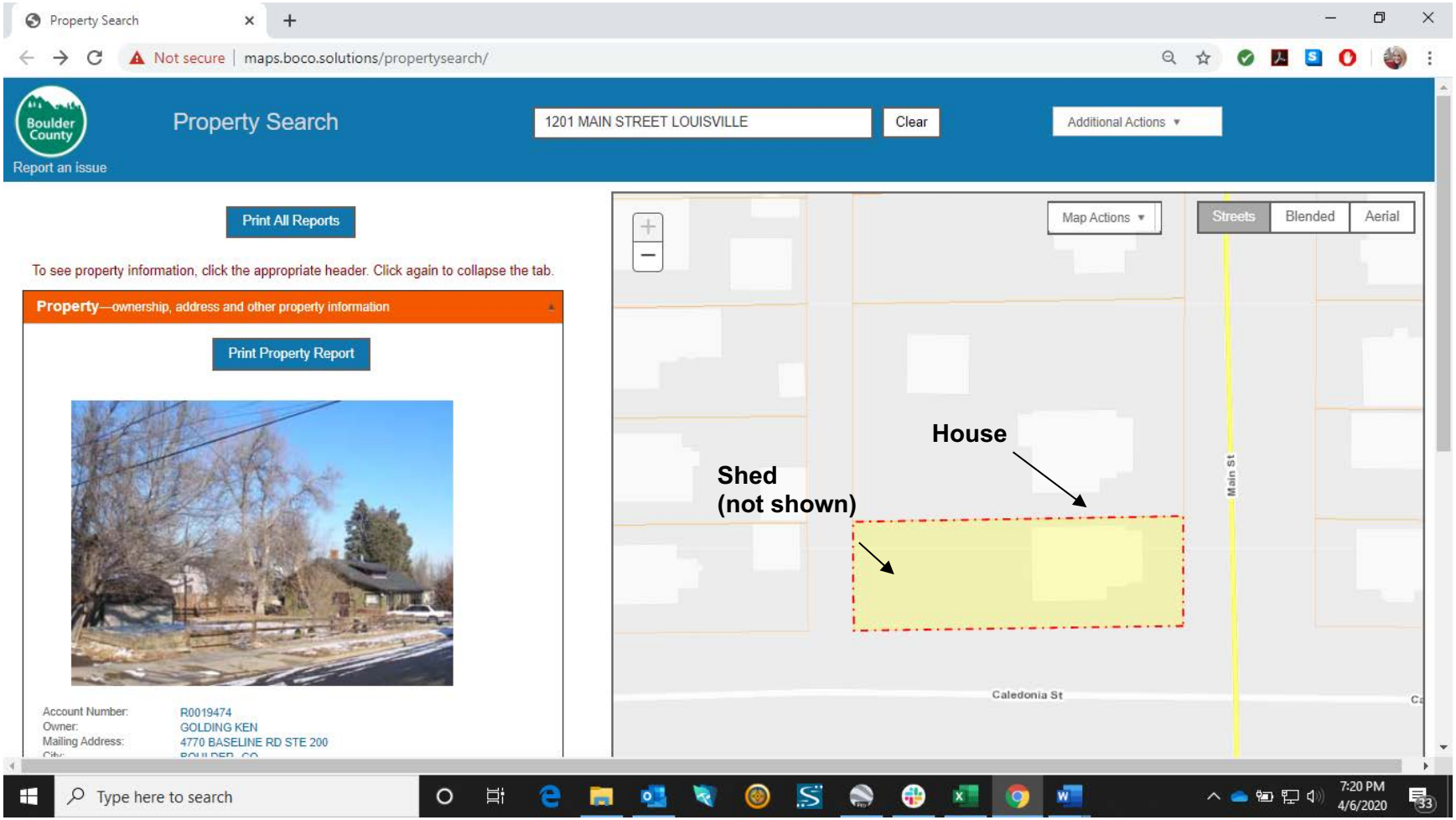

Figure 2. Sketch map of 1201 Main.

Figure 3. 1201 Main, facing west.

Figure 4. 1201 Main, facing southwest.

Resource Number: 5BL12282
Temporary Resource Number: N/A

Figure 5. 1201 Main, facing northeast.

Figure 6. 1201 Main and shed, facing east.

Figure 7. 1201 Main photo from 1948 Assessor Card, south and east sides, facing northwest (LHM 2017).

Resource Number: 5BL14329
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: 5BL14329
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Bungalow Drug
6. Current building name: 712 Main Street
7. Building address: 712 Main Street, Louisville, CO 80027
8. Owner name and address: 712 Main Street LLC, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   NW ¼ of SW ¼ of NE ¼ of SE ¼ of section 8
10. UTM reference
    Zone 13N; 488755 mE 4425223 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): 8 Block: 3
    Addition: Louisville OT Year of Addition: 1878
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOT 8 BLK 3 LOUISVILLE O T

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 120 x Width 45
16. Number of stories: 1
17. Primary external wall material(s): Brick, Concrete - concrete block
18. Roof configuration: Flat roof
19. Primary external roof material: Unknown (not visible)
20. Special features: N/A

21. General architectural description: 712 Main is a commercial building constructed of concrete block. The front (west) elevation has a brown brick façade and is characterized by large fixed windows and a central recessed entry that together comprise the enframed window wall commercial building form (Longstreth 2000:68–75). There are three double-hung windows, a raised covered entry, and a small sliding window on the east (rear) side of the building. The north and south sides of the building nearly touch neighboring structures. No fenestration is evident. Roof material is likely a rolled synthetic but is not visible from the right of way.

22. Architectural style/building type: Commercial

23. Landscaping or special setting features: N/A

24. Associated buildings, features, or objects: N/A

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1964

    Source of information: Bacon (2018)

26. Architect: Unknown

27. Builder/Contractor: Unknown

    Source of information:

28. Original owner: Dwight Sullivan

    Source of information: Bacon (2018)

29. Construction history (include description and dates of major additions, alterations, or demolitions): The building's windows and doors are modern replacements, although they maintain the original look of the building.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commerce/Trade – Specialty Store (Bungalow Drug)

32. Intermediate use(s): Commerce/Trade – Specialty Store (Lou's Near New); and Government – Government Office (Louisville Public Library, Boulder County services including County Clerk, Social Services, Mental Health, Emergency Family Assistance, Private Industry Partnership, Human Services, District Attorney, Veteran Services, and County Annex).

33. Current use(s): Commerce/Trade – Business/Professional (Boulder Creek Neighborhoods)

34. Site type(s): Commercial office building

35. Historical background:

General History

This discussion is summarized from Stories in Places: Putting Louisville's Commercial Development in Context, Boulder County, Colorado (Schwendler 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(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.

712 Main Street

The building at 712 Main Street was constructed in 1964, replacing a turn-of-the-century False Front commercial building that was demolished prior to that time. The first owner of the current building, Dwight Sullivan, operated a drugstore out of the building until 1979. The building was subsequently used by the City of Louisville and Boulder County for various offices, and Boulder County purchased the building in 1983. This city and county use continued until ca. 2010 when the building became the offices of Boulder Creek Neighborhoods.

The building was constructed in a post-World War II modern commercial style. It can specifically be described as an Enframed Window Wall form building. Interior spaces have has been modified to serve various business and administrative uses and the façade windows have been replaced but the building retains its overall original form.

36. Sources of information:

Bacon, Bridget
2018 712 Main St. and 722 Main St. Histories. 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.

Longstreth, Richard
2000 The Buildings of Main Street: A Guide to American Commercial Architecture, Updated Edition. AltaMira Press, New York.

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.
2018 Stories in Places: Putting Louisville's Commercial 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 building 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 _____

42. Statement of significance:

PaleoWest recommends 5BL14329 not eligible for the NRHP and SRHP under Criteria A and B because it is not associated, at the NRHP or SRHP level, with important events or people in local, state, or national history. We also recommend 5BL14329 not eligible for the NRHP and SRHP under Criterion C because it does not represent a quintessential architectural form, an architectural innovation, or the work of a master at the NRHP or SRHP level.

Finally, we recommend 5BL14329 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: 719 Main retains integrity of location, feeling, design, and setting. Its integrity of workmanship and materials have been diminished by the replacement of its façade windows. Because it is not connected with important events or people 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 _____ No X

    Discuss: the building 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: 151–154

    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 8, 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.

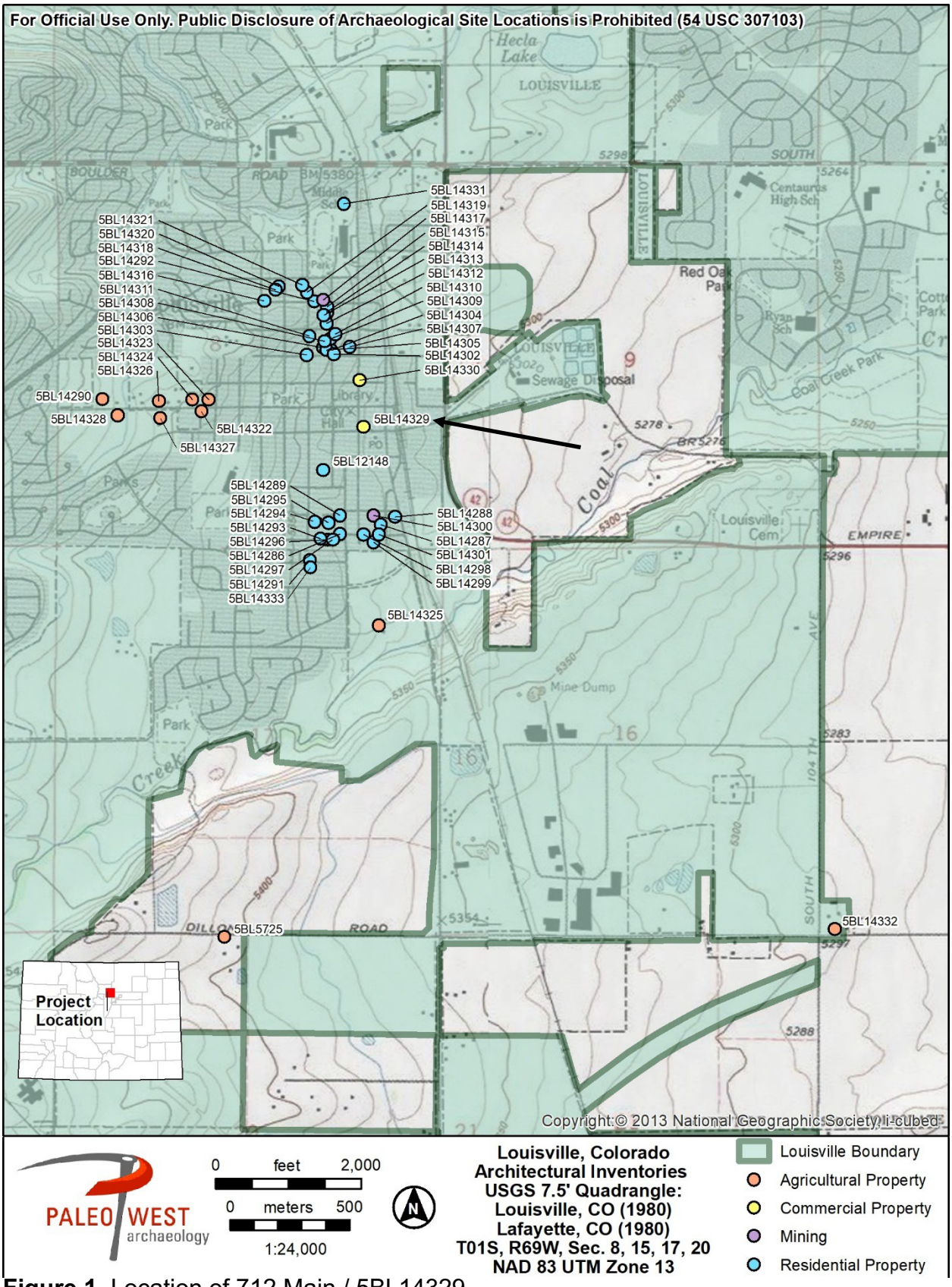

Figure 1. Location of 712 Main / 5BL14329.

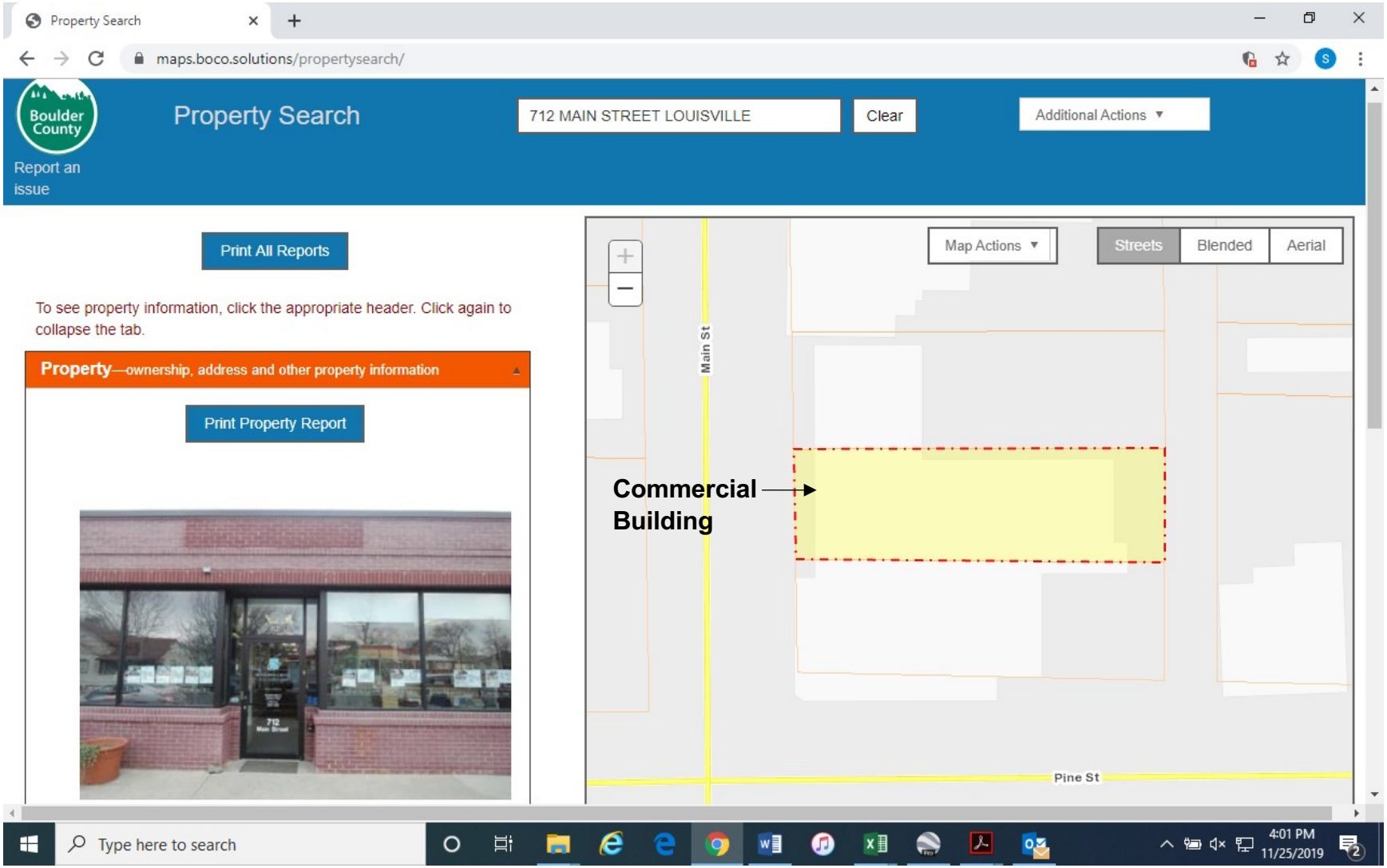

Figure 2. Sketch map of 712 Main.

Figure 3. 712 Main building, west side, facing northeast.

Figure 4. 712 Main building, west side, facing east.

Figure 5. 712 Main building, east side, facing west.

Figure 6. 712 Main building, east and north side, facing southwest.

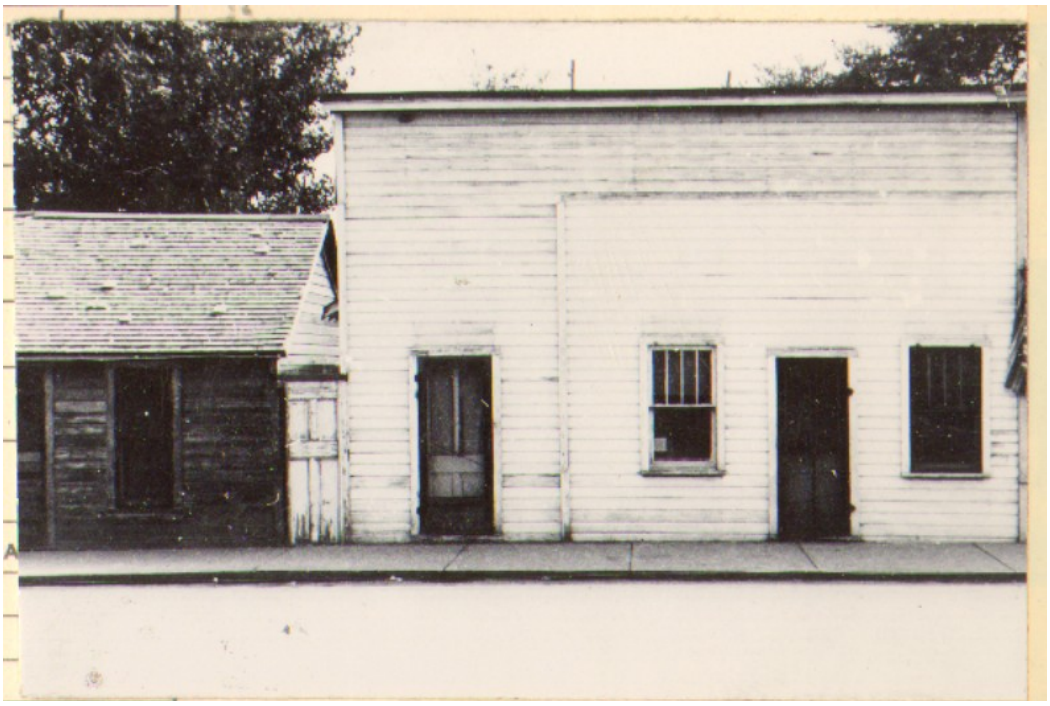

Figure 7. 712 Main photo from 1948 Assessor Card, west side, facing east (demolished) (LMH 2017).

Figure 8. 712 Main photo from 1965 Assessor Card, west side, facing northeast (LMH 2017).

Figure 9. 712 Main photo from 1978 (when it was Bungalow Drug), west side, facing east (LMH 1978).

Resource Number: 5BL14330
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: 5BL14330
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: 900 Main Street
6. Current building name: Edward Jones
7. Building address: 900 Main Street, Louisville, CO 80027
8. Owner name and address: Edward D. Jones & Co LP, Tax Reporting #22238, PO Box 66528, St Louis, MO 63166-6528

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; 488738 mE 4425418 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): 7 Block: 1
    Addition: Louisville OT Year of Addition: 1878
13. Boundary Description and Justification: W 73 FT LOT 7 BLK 1 LOUISVILLE O T

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 65 x Width 43
16. Number of stories: 1
17. Primary external wall material(s): Wood – vertical siding
18. Roof configuration: Hipped roof
19. Primary external roof material: Asphalt roof - composition roof
20. Special features: Window – glass block, False front

21. General architectural description: The original building is a hipped-roof structure with composition roofing. The building has vertical board and batten siding that covers original brick walls, portions of which are still visible inside. The primary façade faces west. Large fixed picture windows with fabric awnings are located on either each side of the entry. Fixed windows with awnings are also located on the south side of the building. An entry door is located at the east end of the south side of the building. The doors are modern glass and metal. A flat-roofed addition extends eastward, covering the full width of the east side of the original building. A short (18-inch-tall) false front runs along the south side of the addition's roofline. Small glass block windows are present on the east wall of the addition, and a 9-block glass window is present on the west end of the south side of the addition. A second small, flat-roofed addition exists to the north of the original building, filling the space between the original building and the commercial buildings immediately to the north. Both north and east additions have the same vertical wood siding as the original building.

22. Architectural style/building type: Hipped-Roof Box

23. Landscaping or special setting features: N/A

24. Associated buildings, features, or objects: The building was constructed at the location of a former gas station. A dug-out space exists under the original building, the entrance to which is accessible from the basement. There are unsubstantiated claims that the excavation was a miner's tunnel. However, it is more likely that it is associated with the underground tanks that the gas station required.

IV. Architectural History

25. Date of Construction: Estimate: _____ Actual: 1947

    Source of information: *The Louisville Times* 1947

26. Architect: Unknown

27. Builder/Contractor: Unknown

    Source of information:

28. Original owner: George Henning

    Source of information: *The Louisville Times* 1947

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

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

V. Historical Associations

31. Original use(s): Government – Post Office

32. Intermediate use(s):

33. Current use(s): Commerce/Trade – Business/Professional (Edward Jones); and Commerce/Trade – Specialty Store (Thunderbird Barbers, Acme Fine Goods east addition, Nina's Flowers and Gifts).

34. Site type(s): Commercial Building

35. Historical background:

Resource Number: 5BL14330
Temporary Resource Number: N/A

General History of Louisville

This discussion is summarized from Stories in Places: Putting Louisville's Commercial Development in Context, Boulder County, Colorado (Schwendler 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 (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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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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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.

900 Main Street

The building at 900 Main Street was constructed in 1947 by George R. Henning. The Louisville Post Office operated out of the building from November 19, 1947 to 1959. The building subsequently served various commercial uses and currently houses Edward Jones Investments, Thunderbird Barbers, and Acme Fine Goods.

The building was originally a one-story, pyramidal-roofed, brick cottage. Over the years, the cottage has been faced with vertical wood siding and an addition has been constructed on its east side. Indeed, 900 Main Street has been modified to serve various business and administrative uses, but it retains its basic historic form.

36. Sources of information:

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

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

The Louisville Times
1947 Post Office in New Building. The Louisville Times November 20, 1947. Volume 34, Number 21.

VI. SIGNIFICANCE

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

Designating authority:

Note: The building 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 _____

42. Statement of significance:

PaleoWest recommends 5BL14330 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 5BL14330 not eligible for the NRHP and SRHP under Criterion C because it is not architecturally or culturally distinctive, it has been modified over the years to meet the needs of its tenants, and it is not the work of a master. Finally, we recommend 5BL14330 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 building retains integrity of location. Construction of a large, modern building immediately to the north has diminished its integrity of setting and feeling. Modifications to the building itself have undermined its integrity of design, materials, and workmanship. Because it is not connected with important events or people 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 _____ No X

Discuss: 900 Main 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: 144–150

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 8, 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.

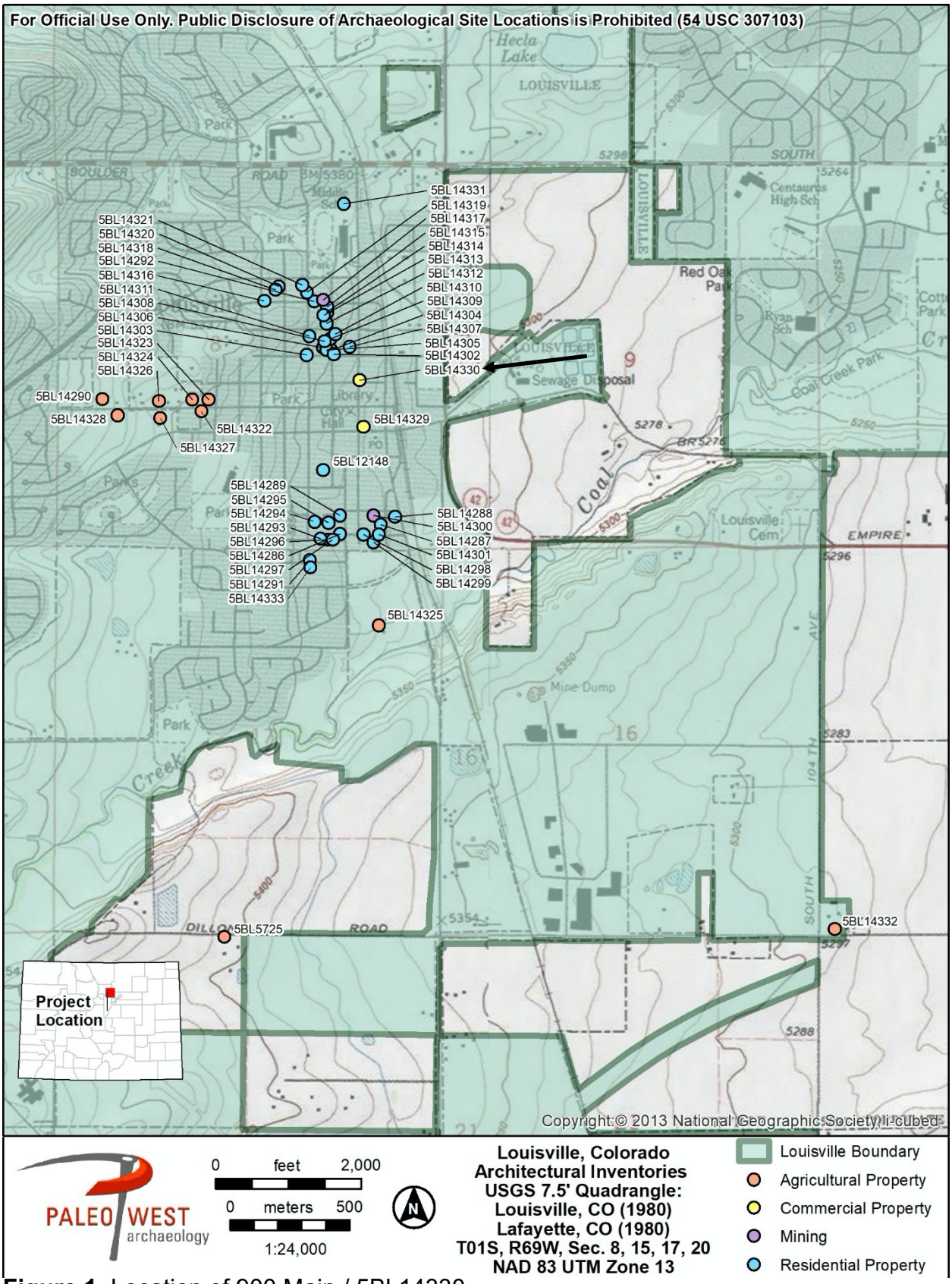

Figure 1. Location of 900 Main / 5BL14330.

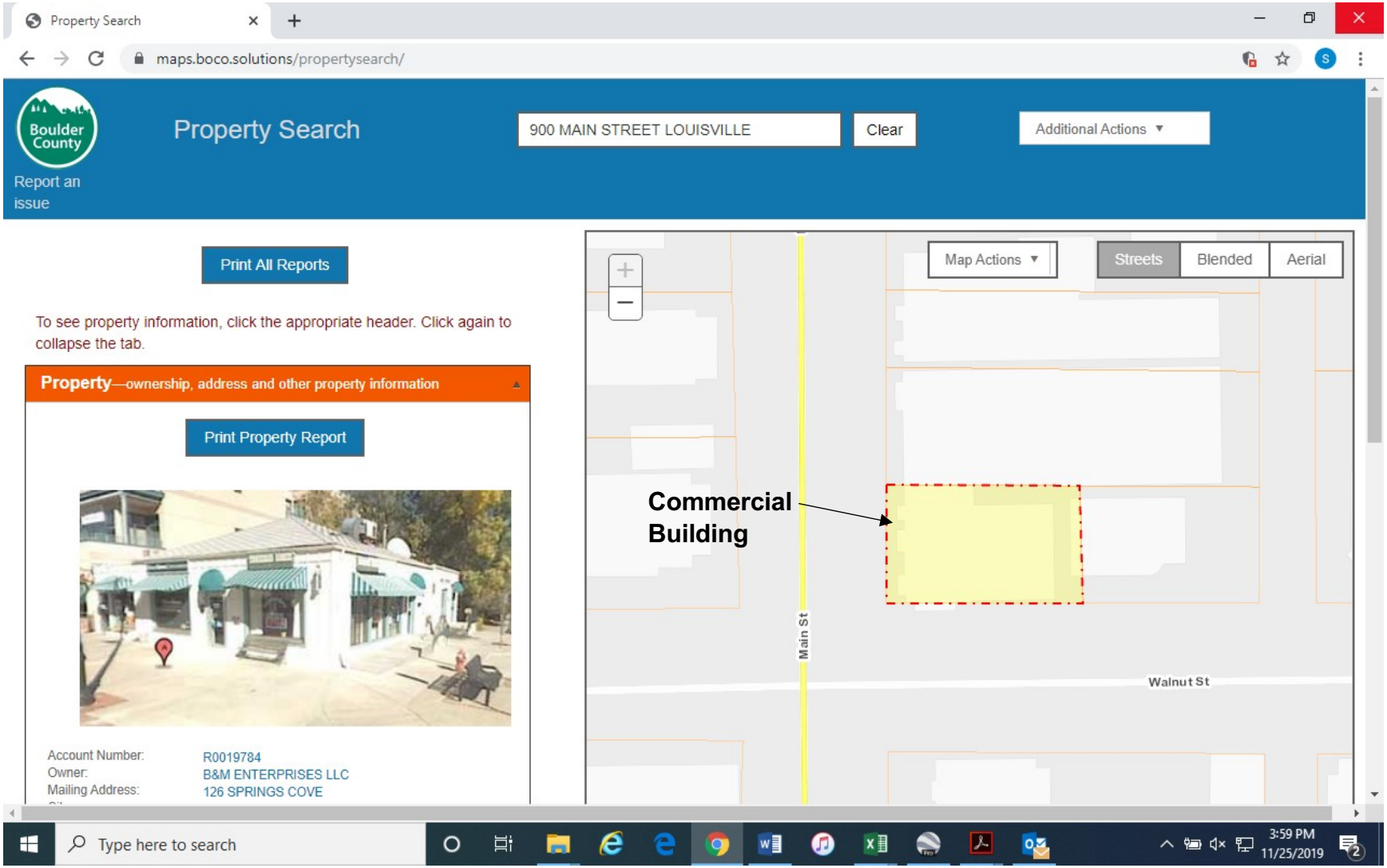

Figure 2. Sketch map of 900 Main.

Figure 3. 900 Main building, west side, facing east.

Figure 4. 900 Main building, west and south sides, facing northeast.

Figure 5. 900 Main building, south side, facing north.

Figure 6. 900 Main building, south and east sides, facing northwest.

Figure 7. 900 Main building, original exterior brick wall (under existing wood sheathing), exposed at stairway to basement, facing northwest.

Figure 8. 900 Main building, dug-out area extending west from basement, facing west.

Figure 9. 900 Main early 1900s photo, west and south sides, facing northeast (demolished).

Figure 10. 900 Main 1920s photo, west and south sides, facing northeast (demolished)

Figure 11. 900 Main Assessor photo from 1950, south and west sides, facing east-northeast.

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: 5BL12479
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 537 Main Street
7. Building address: 537 Main Street, Louisville, CO 80027
8. Owner name and address: A&M Horton LLC, 3360 Highland Avenue, Canon City, CO 81212

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   NW ¼ of NW ¼ of SE ¼ of SE ¼ of section 8
10. UTM reference
    Zone 13N; 488698mE 4425033mN
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: N/A
    Addition: Parbois Place Year of Addition: 1912
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOTS 7-8 & 7 FT STRIP WLY OF LOTS 7 & 8 LOU D PARBOIS TRS PER DEED 1024928 1/24/90 BCR

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 27 x Width 25
16. Number of stories: 1
17. Primary external wall material(s): Stucco
18. Roof configuration: Pyramidal Roof
19. Primary external roof material: Asphalt
20. Special features: Chimney

21. General architectural description: 537 Main Street is a small, pyramidal-roofed Hipped Roof Box form home clad in stucco. The roof is covered in asphalt shingles. There is a small off-center chimney near the apex of the roof. The east side of the building is the primary façade. Entry to the house is via a single central entry door under a small porch. The door has a large multipaned glass front. An aluminum screen door protects the entry door. A rectangular picture window with a small, connected, double hung window is located south of the door and a double hung window is to the north of the door. Two evenly spaced double hung windows accentuate the north side of the house. The south elevation has a rectangular picture window with a small, connected, double hung window near its east end. A sliding window and a door are located to the west. The window has an aluminum awning over it. The west side (rear) of the building is not visible form the public right-of way.

22. Architectural style/building type: Hipped-Roof Box

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: There is a front-gable-roofed, stucco-clad garage south of the house. The garage faces east and has a wood garage door. The garage dates to the 1940s. Another residence/apartment (537.5 Main) is located behind the house. The simply designed building was constructed in the 1960s. It has a side-gabled roof and is clad in stucco. The primary entrance faces south. Fenestration, from east to west, consists of a single double hung window, a sliding window, an entry door, and a large sliding window. The entrance is off center. Two small windows are located on the west elevation. The south and east sides of the building are not visible from the public right-of-way.

IV. Architectural History

25. Date of Construction: Estimate: _1909 Actual:

Source of information:

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.

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original owner: James V. Antrilli

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 house was remodeled in 1942 but the renovations did not alter the building's footprint. It is likely that the stucco cladding was added at this time. In 1948, the house had a very small gabled porch roof over the front door. That roof was enlarged and flattened sometime between 1948 and 2017, and most likely in the 1950s or early 1960s based on the appearance of the metal porch columns.

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.

537 Main Street

537 Main Street is in the Parbois Place subdivision, which was platted by Désiré Parbois in 1912. The subdivision is located just northeast of the Acme Mine and west of the Louisville Grain Elevator. Désiré, a French immigrant who arrived in Louisville in 1883, worked as a coal miner and farmer and sold numerous properties across Louisville in the early 1900s. Even before he platted Parbois Place, he sold residential lots to local French and Italian families in the early 1900s. Many of the extant houses in Parbois Place were actually constructed between about 1908 and 1911, prior to the subdivision being platted, with a few more houses constructed between 1920 and 1950.The neighborhood was replatted in the first years of the twenty-first century, resulting in modern infill and redevelopment. Parbois Place was historically a working class and immigrant neighborhood. It is an example of a modest historical subdivision that has seen widespread modern redevelopment, perhaps because it never contained elegant houses.

Parbois Place contains several extant examples of Pyramidal/Hipped-Roof form cottages. While most of those types of cottages in Louisville have wood siding, some Parbois Place examples feature other materials, including stucco and brick. A stucco example is found at 537 Main Street. Two other examples, which have had brick facades added to their original wood exteriors, are located at 545 Main Street and 556 Main Street.

537 Main Street is a typical working-class home constructed in Boulder County in the early twentieth century. It is a small, simple, Pyramidal-Roofed home clad in stucco. According to the Boulder County Assessor, the house was constructed in 1920. However, an older assessor card completed for the house in 1948 estimates a construction date of 1905. Boulder County Clerk and Recorders office records indicate that Désiré Parbois sold the lot to James V. Antrilli in 1907 and 1908. Therefore, it is reasonable to assume that the home was constructed after 1908. There is some evidence that Antrilli did not live in Louisville. The only Antrillis identified in Colorado censuses and directories lived in Denver and Fremont County into the 1920s (Boulder County Clerk and Recorder 2020; United States Census Bureau 1910, 1920). The Antrillis sold the house to Mary and Michael Colacci in 1941. The Colaccis were well known local business owners who started the Blue Parrot, an Italian-American restaurant in 1919. The Blue Parrot operated until 2017.

The Colaccis remodeled the house a year later. This is probably when the stucco was added to the building and the garage constructed. According the 1948 Boulder County Assessors property card for the house, the remodel did not alter the footprint of the home. Mary died in 1949, but Mike remained in the house. He remarried in 1951 and he and his new wife, Maria, continued to live in the house. The Colaccis divorced in 1967, but Maria remined in the house until her death in 1988.

36. Sources of information:

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.

Louisville Times
1967 "Divorce Proceedings Settled by Court," Louisville Times, October 19, 1967.

1988 "Obituaries [Maria Colacci]," Louisville Times, November 2, 1988.

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.

United States Census Bureau
1910 Thirteenth Census of the United States, 1910 (NARA microfilm publication T624). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/7884/

1920 Fourteenth Census of the United States, 1920. (NARA microfilm publication T625). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. Available at https://www.ancestry.com/search/collections/2442/

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 area of architecture because the house is an architecturally distinctive example of the Hipped Roof Box and is somewhat unique in Parbois Place.

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 5BL12479 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 5BL12479 not significant under NRHP/SRHP Criterion B because it is not demonstrably associated with an important person in local, state, or national history. We also recommend 5BL12479 not significant under NRHP/SRHP Criterion C because the house is not a quintessential example of the Hipped-Roof Box form at that level. Finally, we recommend 5BL12479 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: 537 Main retains integrity of location, setting, design, workmanship, materials, and feeling. Although the stucco and porch are not original to the house, both appear to be more than 50 years old so have achieved integrity in their own right. Because the house is not related to any historically important trends or individuals, 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 ____ No ___X_

Discuss: The Parbois Place subdivision appears to lack historical cohesiveness due to modern infill but 537 Main would likely contribute to a potential historic district, although this survey did not formally evaluate any historic districts and all conclusions are preliminary.

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: 537 Main Photograph 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.

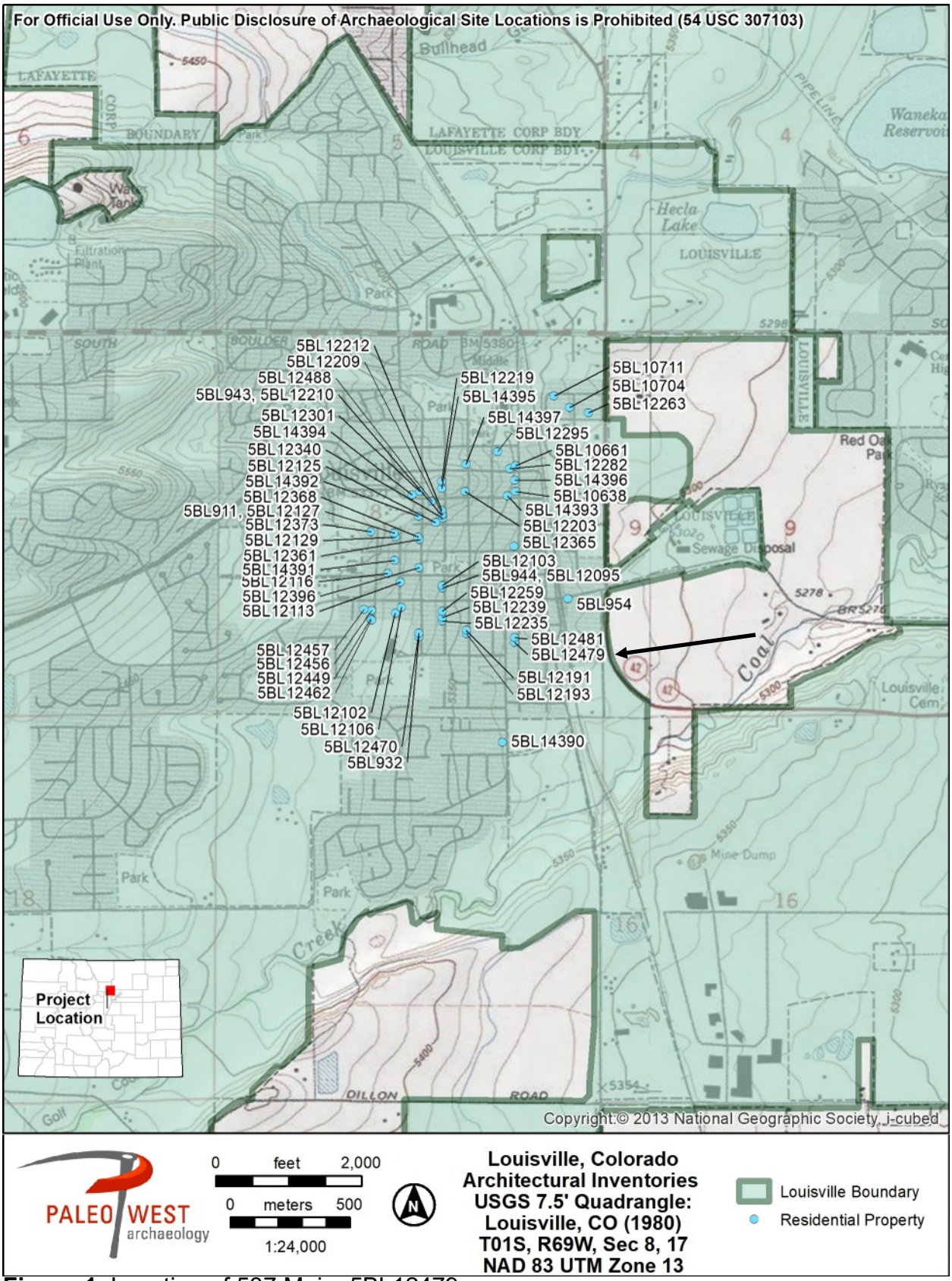

Figure 1. Location of 537 Main, 5BL12479.

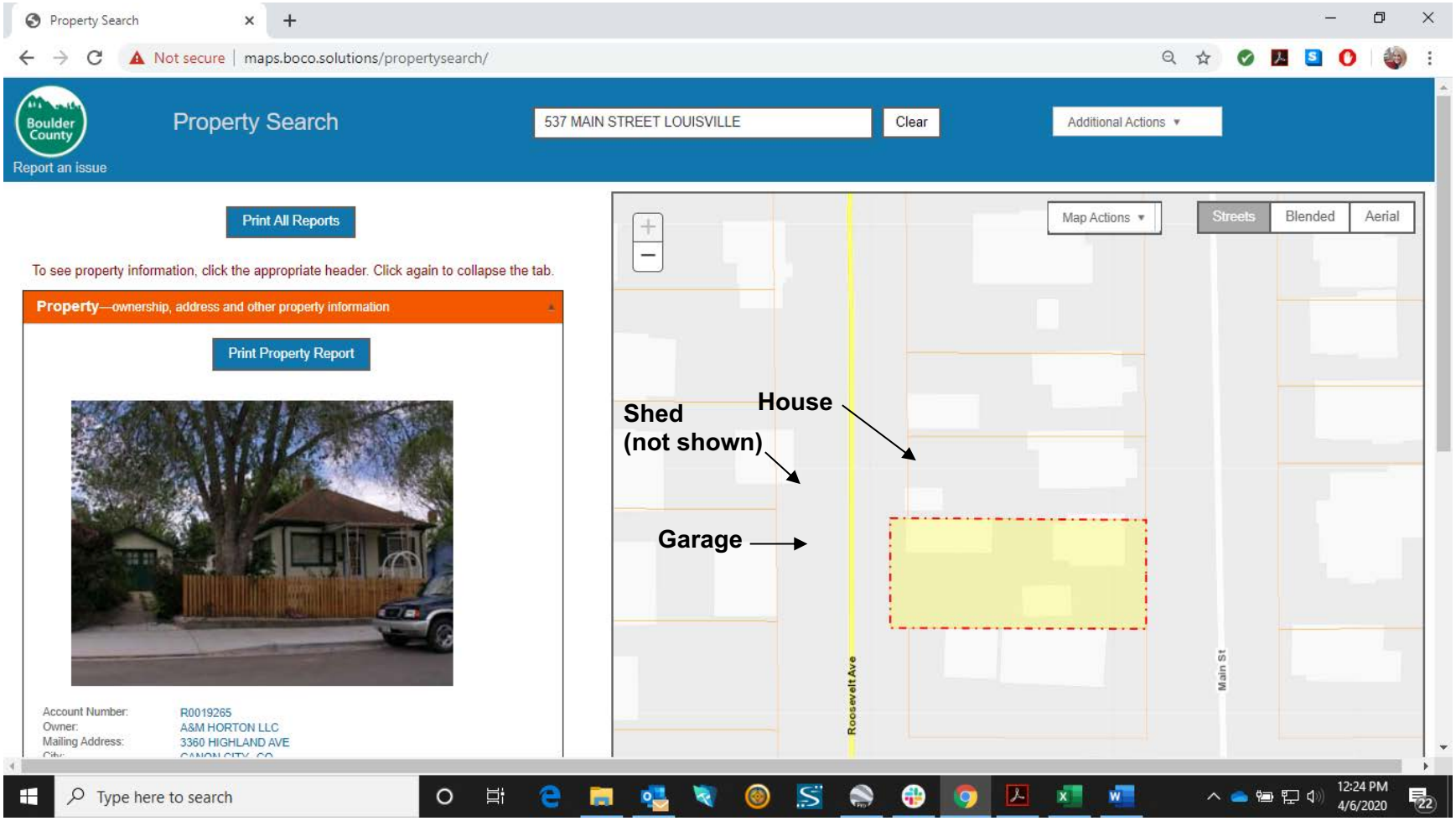

Figure 2. Sketch map of 537 Main.

Figure 3. 537 Main, facing northwest.

Figure 4. 537 Main, facing west.

Figure 5. 537 Main, outbuilding that is now a separate residence, facing east.

Figure 6. 537 Main, outbuilding that is now a separate residence, facing northeast.

Figure 7. 537 Main photo from 1948 Assessor Card, north and east sides, facing southwest (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: 5BL12481
2. Temporary resource number: N/A
3. County: Boulder
4. City: Louisville
5. Historic building name: Unknown
6. Current building name: 541 Main Street
7. Building address: 541 Main Street, Louisville, CO 80027
8. Owner name and address: Marc D. Metz, 541 Main Street, Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
   NW ¼ of NW ¼ of SE ¼ of SE ¼ of section 8
10. UTM reference
    Zone 13N; 488700mE 4425044mN
11. USGS quad name: Louisville, Colorado
    Year: 1983 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 5–6 Block: N/A
    Addition: Parbois Place Year of Addition: 1912
13. Boundary Description and Justification: Boulder County Assessor Legal Description: LOT 6 & S1/2 LOT 5 LOU D PARBOIS TRACT

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 48 x Width 26
16. Number of stories: 1
17. Primary external wall material(s): Wood: Weatherboard (Horizontal Siding)
18. Roof configuration: Gabled Roof: Cross Gabled Roof
19. Primary external roof material: Asphalt
20. Special features: Chimney

21. General architectural description: 541 Main Street is a small, cross-gabled National form house. The building is clad in horizontal wood siding and has asphalt shingles. The primary façade faces east. A large, slightly off-center, wood shingle-skirted, hipped-roof porch dominates the façade. A central entry door is located under the porch. A fixed picture window is south of the entry and a single double hung window is to the north. The north elevation has three asymmetrically spaced windows: from east to west, they are a double hung window, a smaller double hung window, and a pair of double hung windows. The south side of the house has a large fixed picture window near its east end and a pair of double hung windows to the west. The west elevation appears to be a historical addition. It is clad in wood siding and has a low-pitched front-gabled roof. Visible fenestration consists of two windows and a south-facing entry door.

22. Architectural style/building type: No Style

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: A simple shed is located at the west end of the lot. It appears to be historical. The shed has a front-gabled roof that faces south and is clad in plywood siding.

IV. Architectural History

25. Date of Construction: Estimate: _____ Actual: 1908

    Source of information:

Bacon, Bridget.
n.d. Notes [541 Main Street]. 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: James and Jennie Tesone

    Source of information:

Bacon, Bridget.
n.d. Notes [541 Main Street]. 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): A front porch was added prior to 1948. A small rear addition was also constructed at some point to extend the east-west portion of the gable. It is historical. Picture windows were added to the corner of the north and east elevations after 1948. They do not appear historic.

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.

541 Main Street

541 Main Street is in the Parbois Place subdivision, which was platted by Désiré Parbois in 1912. The subdivision is located just northeast of the Acme Mine and west of the Louisville Grain Elevator. Désiré, a French immigrant who arrived in Louisville in 1883, worked as a coal miner and farmer and sold numerous properties across Louisville in the early 1900s. Even before he platted Parbois Place, he sold residential lots to local French and Italian families in the early 1900s. Many of the extant houses in Parbois Place were actually constructed between about 1908 and 1911, prior to the subdivision being platted, with a few more houses constructed between 1920 and 1950.The neighborhood was replatted in the first years of the twenty-first century, resulting in modern infill and redevelopment. Parbois Place was historically a working class and immigrant neighborhood. It is an example of a modest historical subdivision that has seen widespread modern redevelopment, perhaps because it never contained elegant houses.

Parbois Place contains several extant examples of Pyramidal/Hipped-Roof form cottages. While most of those types of cottages in Louisville have wood siding, some Parbois Place examples feature other materials, including stucco and brick. A stucco example is found at 537 Main Street. Two other examples, which have had brick facades added to their original wood exteriors, are located at 545 Main Street and 556 Main Street.

541 Main Street is a small, cross-gabled National form home constructed in 1908. James and Jennie Tesone (nee Martella), immigrants from Italy, purchased the house in 1908, a year after their marriage in Denver. James worked in the coal mines until his retirement in 1947. He was also a member of the United Mine Workers union, the most important mine labor organization in the Untied States. The Tesones raised seven children in the house. James died in 1968 at the age of 91. Jennie remained at 541 Main until she passed away in 1977 (Bacon n.d.). Fiori Tesore, one of Jennie and James' sons was the executor of the estate and sold the house to Frank Carrieri and Lorri Wolk who owned the house into the 1980s (Boulder County Clerk and Recorder 2020).

36. Sources of information:

Bacon, Bridget.
n.d. Notes [541 Main Street]. 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 area of social history for its connection with Louisville's mining history and Italian immigrant community. It also meets landmark criteria in the area of architecture because it is a good example of a National style home constructed in Louisville in the early 20th century.

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 5BL12481 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 5BL12481 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 5BL12481 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 5BL12481 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: 541 Main retains integrity of location, setting, design, workmanship, materials, and feeling. Because the house is not related to any historically important trends or individuals, 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 ____ No ___X_

Discuss: The Parbois Place subdivision appears to lack historical cohesiveness due to modern infill but 541 Main Street would likely contribute to a potential historic district, although this survey did not formally evaluate any historic districts and all conclusions are preliminary.

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: 541 Main Photograph 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.

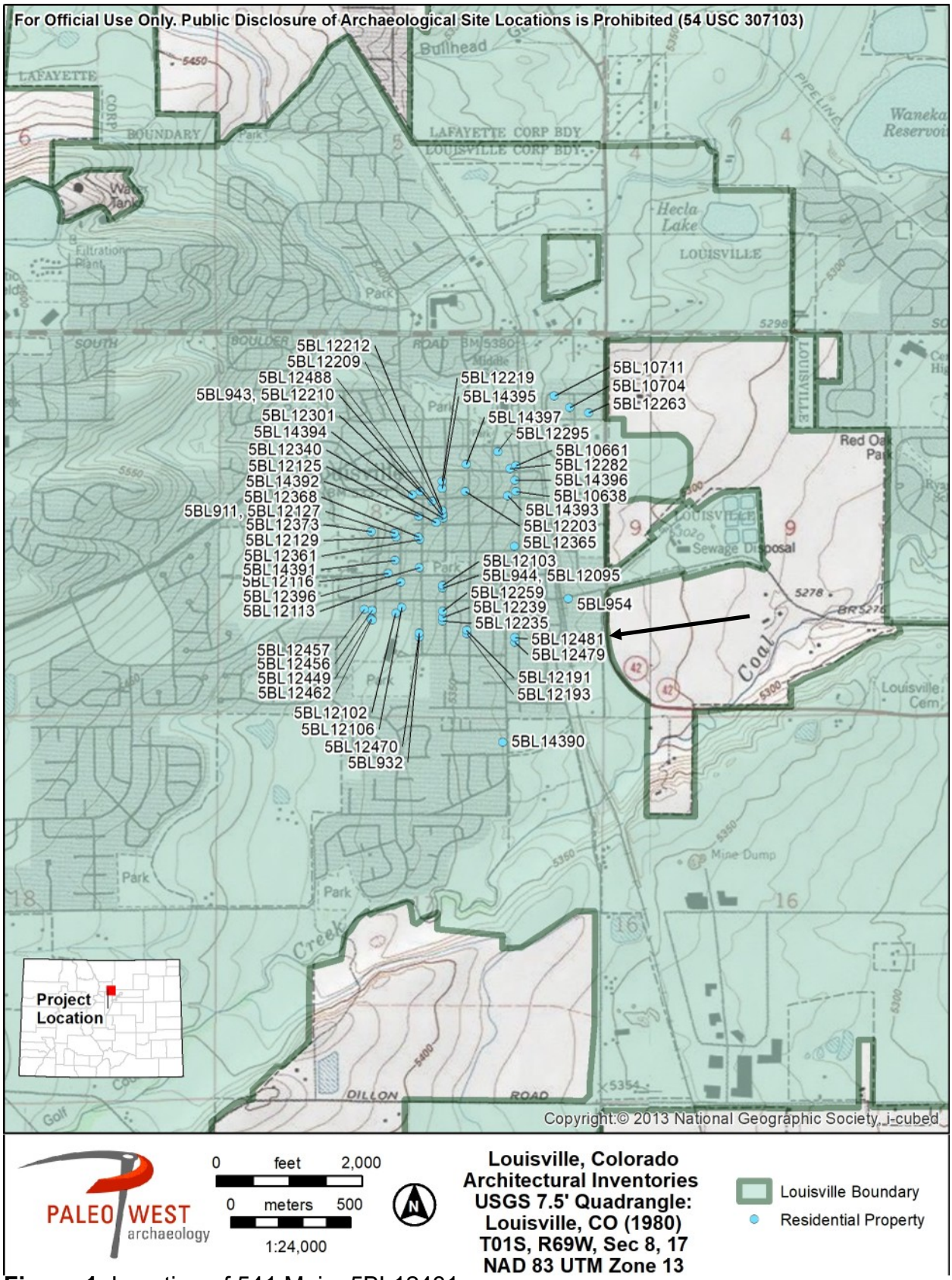

Figure 1. Location of 541 Main, 5BL12481.

Resource Number: 5BL12481
Temporary Resource Number: N/A

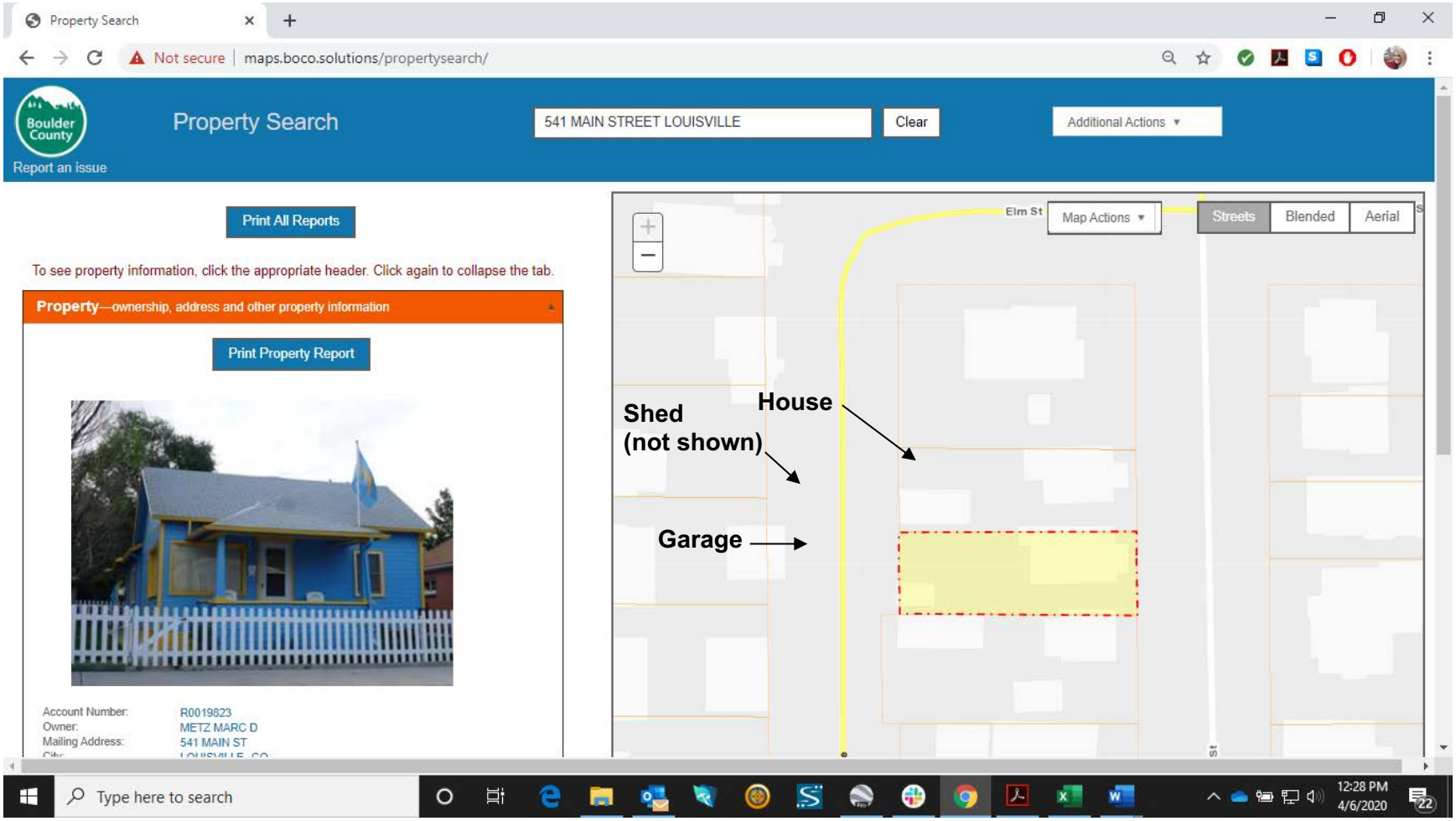

Figure 2. Sketch map of 541 Main.

Figure 3. 541 Main, facing northwest.

Figure 4. 541 Main, facing southwest.

Figure 5. 541 Main, shed and garage, facing southeast (The Garage was demolished after this survey was completed).

Figure 6. 541 Main, garage and back of house, facing east (The Garage was demolished after this survey was completed).

Figure 7. 541 Main photo from 1948 Assessor Card, north and east sides, facing southwest (LHM 2017).