

ITEM: 425 Grant Avenue

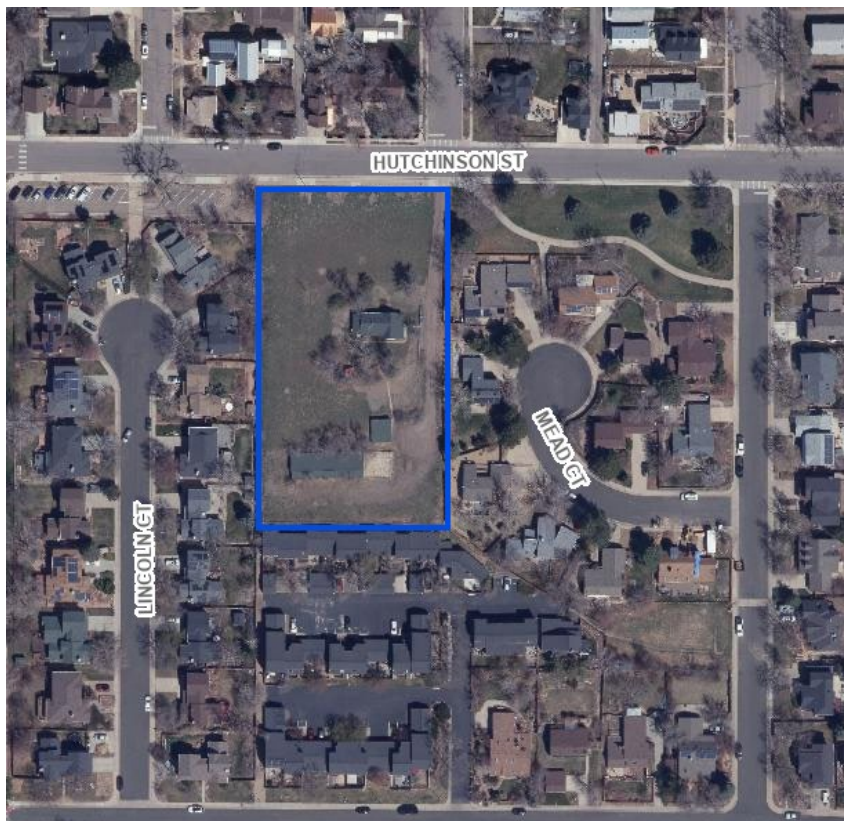
APPLICANT: Justin Wood, Wood Brothers Homes
765 E South Boulder Rd
Louisville, CO 80027

OWNER: WB Capital LLC
765 E South Boulder Rd
Louisville, CO 80027

PROJECT INFORMATION:
ADDRESS: 425 Grant Avenue
LEGAL DESCRIPTION: Lot 1, Block 1 Cedarwood Park
DATE OF CONSTRUCTION: ca. 1900-1922

REQUEST: A request for a demolition review to demolish the existing buildings on the property.

VICINITY MAP:



REQUEST:

The applicant requests that the Historic Preservation Commission (HPC) approve the demolition review application at 425 Grant Avenue for a full demolition of the buildings on the property. A subcommittee unanimously voted the request to be heard before the Historic Preservation Commission.

SUMMARY:

The applicant is requesting approval of a full demolition of the principal structure and accessory structures on the property. Louisville Municipal Code (LMC) [Section 15.36.020](#) defines demolition as an act that removes fifty percent or more of the roof area as measured from directly above, fifty percent or more of the exterior walls of a building as measured contiguously around the building, or alteration on any exterior wall facing a street.

Under [Section 15.36.200](#) of the LMC, if the commission finds that the building may have historical significance under the criteria, the commission may place a stay on the demolition and, *“no permit for demolition, moving or removal shall be issued for a period not to exceed 180 days from the date the permit application was accepted.”* In addition, LMC 15.36.200 states, *“The commission will make all reasonable efforts to expedite resolution of the application or request.”*

The purpose of demolition reviews, according to LMC 15.36.200, is as follows:

The purpose of the review of permit applications for demolition, moving, and removal of buildings constructed in or before 1955 is to prevent the loss of buildings that may have historical or architectural significance. The purpose of this chapter is also to provide the time necessary to initiate designation as an individual landmark or to consider alternatives for the building.

HISTORICAL BACKGROUND:

Information from Gigi Yang, Louisville Historical Museum

The history of 425 Grant provides a unique example of Louisville’s symbiotic relationship between agriculture and mining. Also notable is the long history of the Johnson family over three generations and the location of farming in proximity to coal mining and residential neighborhoods for much of the 20th century.

The earliest property ownership traced back to 1900 is a deed to Edward Hodgson and John Leigh for the purchase of numerous lots in the Acme Place subdivision and including the property south of Hutchinson (the subject property). Leigh appeared to have a colorful personality and was well-known in the area as a cattle rancher and investor. In 1901, Leigh sold the property to Edward Hodgson for \$150. The property was sold to Emma and William F. Denton in 1906, and again to Addison B. Johnston in 1912. The 1910 Census notes Emma and William Denton living at an unnumbered

house on Grant Avenue where William worked as a farmer and watchman (possibly for the neighboring Acme Mine).

The Boulder County Assessor lists the date of construction for 425 Grant as 1900. That date of construction could not be confirmed through directory listings, historic photos, or other evidence, and no Boulder County Assessor's Card was located for the property. The Drumm's Wall Map of Louisville from 1909 shows a building on the site and from the 1910 census, so the earliest evidence of construction can be c.1909. However, without historic photos or a Boulder County Assessor card it is unclear whether the house that the Denton Family lived in is the same structure as the current building at 425 Grant.

The arrival of Jonas and Hannah Johnson, began a notable family history of over 109 years and four generations associated with 425 Grant Ave. Both Jonas and Hannah were born in Sweden and came to the U.S. in the 1890s. A Colorado Cultural Resource Survey conducted in 2000 that included 425 Grant lists the Johnson Family as the original owners of the house and the date of construction as 1920. Based on this report and Johnson family history, the latest date of construction can be estimated as 1922. It is unclear whether the Johnson family built the current house at 425 Grant or moved into an existing house on the site.

Between 1920-1948, Jonas farmed the 15 acres, growing wheat and corn and the family also kept cows and chickens. The property shows several outbuildings including a large chicken house approx. 60' x 20', the foundation of a second chicken house, a coal shed, and garage. The Johnsons had six children and stayed at the house until their passing in 1948. Their son, Ralph and his wife, Mary, lived in the house until their passing in 1991 and 2001. Ralph and Mary grew acres of wheat to feed the chickens and managed a side business selling eggs.

Please see the attached Social History Report for a more detailed history.



1999 Louisville Times article on Mary Johnson and her home at 425 Grant Ave.



1962 aerial view of 425 Grant Avenue showing Johnson farm and outbuildings.

ARCHITECTURAL INTEGRITY:

The 2000 Colorado Cultural Resource Survey describes the property as being a wood frame residence which sits on a stone foundation and has a partial basement. The roof structures for the main house include intersecting gables with an enclosed hipped roof front and rear porch. The survey believes that both porches were originally constructed as open porch additions and later enclosed. A garage, coal shed, and chicken house are structures that the survey lists as being on the property, and all appear to have remained on the property since the 2000 survey.

Building permit records indicate the house was re-sided in 1987 and re-roofed in 2019. No other permit records could be located for previous additions or other changes to the building. Based on aerial photos of the property from 1962, it appears that the rear accessory structures have maintained their footprint. Since no earlier photos of the primary structure have been located, the level of architectural integrity is unclear.



Current Boulder County Assessor's photo of 425 Grant.



Current view of the property from Hutchinson Street.

CRITERIA FOR DEMOLITION REVIEW:

The Historic Preservation Commission “shall consider and base its decision upon any of the [criteria]” described in [Section 15.36.200\(H\) of the Louisville Municipal Code \(LMC\)](#), which are as follows:

Criteria	Meets Criteria?	Evaluation
1. <i>The eligibility of the building for designation as an individual landmark consistent with the purposes and standards in this chapter;</i> a. Age b. Significance c. Physical Integrity	Yes	<u>Age</u> 425 Grant Avenue was constructed ca. 1900-1922, making it approximately 103-125 years old. <u>Significance</u> Social history includes: • Agriculture • Local mining <u>Integrity</u> • Physical integrity of the structure is unclear based on lack of historic photos.
2. <i>The relationship of the building as a potential contributing structure to a potential historical district per the criteria set forth in this chapter;</i>	No	The building is not located in the Old Town Overlay and is part of a 1980s subdivision. The building location is not near a potential historic district.
3. <i>The reasonable condition of the building*;</i> and	Unknown	An HSA has not been completed for the property, however photographic details on the condition of the building are provided by the applicant (Attachment 2).
4. <i>The reasonable projected cost of restoration or repair.*</i>	Unknown	A specific projected cost was not included as part of the application.

** In considering the condition of the building and the projected cost of restoration or repair as set forth in subsections H.3 and H.4, above, the commission may not consider deterioration caused by unreasonable neglect.*

HISTORIC CONTEXT REPORTS:

The City completed a residential historic context report ([Stories in Places: Putting Louisville's Residential Development in Context](#)) in 2018 that includes a list of recommended and priority properties for preservation. 425 Grant Avenue is not listed as one of the properties to prioritize for landmarking and is not mentioned in the document in any capacity. The property was also not surveyed in the 2023 "[100 Architectural Inventories from the City of Louisville](#)."

The 2000 Colorado Cultural Resource Survey listed the property as eligible for the National Register of Historic Places under Criteria A (events) and C (design/construction) with the following statement of significance:

This property is historically significant because it is one of the last agricultural properties located within the Louisville City Limits, and in close proximity to downtown and the city's older residential neighborhoods. The property accrues additional significance because it has long been associated with a single family, and because its history has been well-documented. Jonas Johnson, and later his son, Ralph Johnson, are notable because they represent three historic themes – agriculture, coal mining, and hard-rock mining. Architecturally, the house exemplifies the type, or method of construction, of a vernacular wood frame farmhouse.

PUBLIC COMMENTS:

There has been no public comment received for this application.

RECOMMENDATION:

LMC 15.36.200 notes that the purpose of demolition review is to:

1. Prevent loss of buildings that may have historic and architectural significance; and
2. Provide the time necessary to initiate designation as an individual landmark or to consider alternatives for the building.

Based on evaluation of the criteria in [LMC Sec. 15.36.200](#), the HPC may release the permit, or place a stay on the application for up to 180 days from the date of application, which was April 10, 2025. A full 180-day stay would expire on October 7, 2025.

Staff recommend that the Historic Preservation Commission approve the demolition request.

While it is possible that the building's historic integrity has been well-maintained since the early 1900s, the lack of photographic evidence makes this difficult to confirm. Additionally, apparent porch additions and permit records for re-siding have somewhat altered the structure's architectural integrity. Staff recognize the property's agricultural history as socially significant; however, staff do not find that this social significance alone justifies a stay of demolition.

Staff believe that releasing the demolition request is appropriate, as the applicant has been informed of preservation options. As such, no additional time is needed for the applicant to explore landmark designation, nor is further time required for staff to document or salvage materials.

ATTACHMENTS AND LINKS:

1. Application
2. [Interior photos of property](#)
3. Social History Report



Community Development

749 Main Street • Louisville CO 80027 • 303.335.4592 • www.louisvilleco.gov

HISTORIC PRESERVATION PROGRAM INTAKE FORM

ADDRESS

425 Grant Ave
Louisville CO 80027

APPLICATION TYPES

- ☐ Historic Structure Assessment
- ☐ Landmark
- ☐ Historic Preservation Fund Grant
- ☐ Historic Preservation Fund Loan
- ☐ Alteration Certificate
- ☒ Demolition Review

APPLICANT INFORMATION

Name: Justin Wood

Address: 765 E. South Boulder Road
Louisville CO 80027

Telephone: 303-717-8207

Email: Justin@woodbrothershomes.com

Applicant Signature:

Signed by:

Justin W. Wood

EE64B5644280445...

NOTES

The structure and overall condition of the house have been deemed unsafe for habitation or renovation. Environmental hazards, including the presence of lead-based materials and asbestos, have also been identified on the premises.

Would need to be a full demo, using state and city code and guidelines to remove structure.

OWNER INFORMATION (if not applicant)

Name: George Lazuk

Address: 425 Grant Ave
Louisville CO 80027

Telephone: _____

Email: _____

Owner Signature:

For: Raych

01/17/2025

CERTIFICATIONS:

By initialing below, I certify that:

- I understand that any grants provided by the City may be counted as income for tax purposes. JW

- I am the owner of the property at the address above, or have been authorized by the owner to make an application. JW

- I understand that only the property owner may be reimbursed for any and all grants. JW

Gigi Yang
Louisville Historical Museum
Department of Cultural Services
City of Louisville, Colorado
May 2025



425 Grant Ave. History

Legal Description: LOT 1 BLK 1 CEDARWOOD PARK

Year of Construction: circa 1900–1922

Summary: The history of 425 Grant provides a unique example of Louisville’s symbiotic relationship between agriculture and mining, the balance of seasonal work in Louisville’s economy, and the role of different immigrant groups in Louisville’s early growth and development. Also notable is the long history of the Johnson family over four generations and the location of farming in proximity to coal mining and residential neighborhoods for much of the 20th century.

Development of the Cedarwood Park Subdivision

The Cedarwood Park subdivision was platted in 1979 by Kenneth Highfill and developed by Randall J. Hartmann. The subdivision was planned as a residential “solar community” using energy efficient home design and building materials. It is a 10-acre subdivision bordered north to south by Hutchinson and West Streets, and east to west by Lincoln Court and Jefferson Avenue. The property at 425 Grant sits on Lot 1 Block 1 at the center of the Cedarwood Park subdivision on an undeveloped lot. The area of the Cedarwood Park subdivision was historically part of and adjacent to the Acme Mine (1895-1928) with coal mining occurring below ground and with mine structures and farming on the surface.

Early Property Ownership

Edward & Mary Hodgson and John Leigh, 1900-1906

The earliest property ownership traced back to 1900 is a deed from John Connell to Edward Hodgson and John Leigh for the purchase of numerous lots in the Acme Place subdivision and including the property south of Hutchinson (currently Lot 1 Block 1 Cedarwood Park). John Connell platted the Acme Place subdivision in 1893 which was located north of the Acme Mine. He also retained underground

rights for coal mining as well as use of portions of the surface lands for operating the Acme Coal Mine. Ten acres of the property were also previously deeded to Catherine Arendt and Frank Carveth.

John Leigh (1848-1905) appears to be a colorful personality and was well-known in the area as a cattle rancher and investor. An 1898 article in the *Louisville Times* reported that John Leigh was accused of trying to murder Mickey McNyland, a Front Street saloon owner. Another article from 1902 notes John Leigh following an employee who had taken proceeds from beef sales and threatening him with a butcher knife. However, he appears to be an astute businessman and ran a butcher shop on Front Street. John Leigh was killed suddenly in 1905 when his horse was startled and he was thrown from the buggy. Shortly after his death, it was revealed that he had a wife and four children in England, while also maintaining a common-law marriage with Julia Hamilton Leigh in Louisville. Julia Leigh was his business partner and helped run the butcher shop. They had a daughter, Margaret, born in 1901. Julia sued Leigh's estate and English wife, Ann Leigh, for \$20,000 but was eventually only able to claim \$8,000 for her share of her investment in the butcher shop.

Edward Hodgson (1870-1952) emigrated from Cumberland, England as a small boy. His family lived in Colorado and came to Louisville in the 1880s. He met and married Mary Kroell in 1892. Mary Kroell (1873-1947) was born in Pennsylvania. Her family moved to Louisville around 1885. Edward Hodgson was a foreman and later a superintendent with the Rocky Mountain Fuel Co. and worked at various mines in Boulder and Weld counties. While perhaps a steadier temperament than John Leigh, Edward Hodgson was actively involved on behalf of mine-owners during the Long Strike from 1910-1914 and several *Louisville Times* articles recount his actions during shootouts at the Hecla Mine and encounters with strikebreakers.

In 1901, John Leigh sold the property south of Hutchinson to Edward Hodgson for \$150. It is unclear whether Edward and Mary built the house on the property but they are listed in the 1900 census as owning a farm in Louisville while Edward worked as a mine operator. It is possible that the Hodgsons farmed and worked at the Acme Mine with their four oldest children. The Hodgsons eventually had ten children and may have outgrown the house on Grant. After selling the property to Emma Denton in 1906, they continued to live in Louisville until 1920 when the family moved to Erie. They are listed in the 1920 census as living in a "coal mining camp" in Louisville which was most likely at the Hecla Mine.

Emma C. & William F. Denton, 1906-1912

Emma and William F. Denton purchased the land from the Hodgsons in 1906. Emma C. VanKleeck (1857-1942) grew up in Iowa and married William F. Denton in 1876. They moved to Denver in 1879 and it could not be verified what work William did until they moved to Louisville. The 1910 Census does note Emma and William Denton living at an unnumbered house on Grant Ave. where William worked as a farmer and watchman (possibly for the neighboring Acme Mine). The 1909 Drumm's Map shows Emma Denton owning 15 acres and P.H. Murphy owning 5 acres of farmland in the area that is today the Cedarwood Park subdivision.

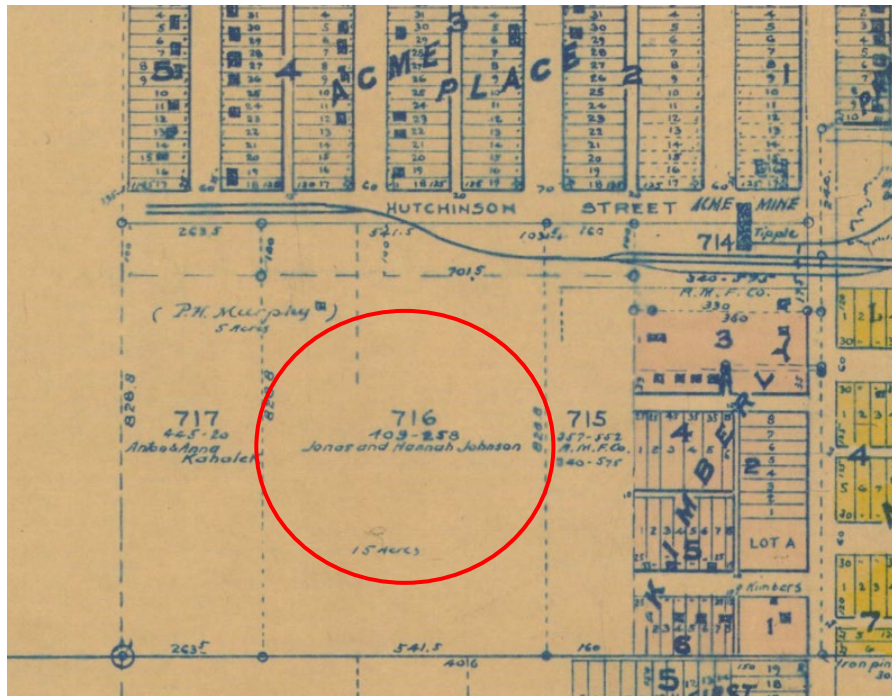
move to San Diego, CA to live with his daughter, Grace and her husband, Oakley Lawton. Johnston sold the farmland to Jonas and Hannah Johnson in August 1916.

Jonas and Hannah Johnson Family Ownership, 1916–2025

The arrival of Jonas and Hannah Johnson began a notable family history of over 109 years and four generations associated with 425 Grant Ave. Both Jonas Johnson (1870-1948) and Hannah Johnson (1879-1948) were born in Sweden and came to the U.S. in the 1890s when Hannah was 15 years old, and Jonas was age 20. Little is known about Hannah's family, parents, or early life other than her arrival in the U.S. and marriage to Jonas Johnson in 1901. They lived in Lyons between 1900-1914. Jonas was active in the civic life of Lyons, playing on the local baseball team, and serving as secretary of the Fire Department and as a member of the Odd Fellow Lodge. They had six children (Daisy, Milton, Harry, Ralph, Roy, and Gladys).

While the Johnsons purchased the property on Grant in 1916, it does not appear that they lived in Louisville until 1920 at the earliest. The 1920 census lists the family living in Berthoud where Jonas worked as a farmer. However, anecdotal and oral history from Johnson family descendants place the move to Louisville as happening sometime between 1920-1922. Jonas Johnson's obituary states that he came to Louisville in 1921. The Johnson children would have ranged in age between 5 and 16 years old, and most would have grown up in Louisville and attended Louisville schools.

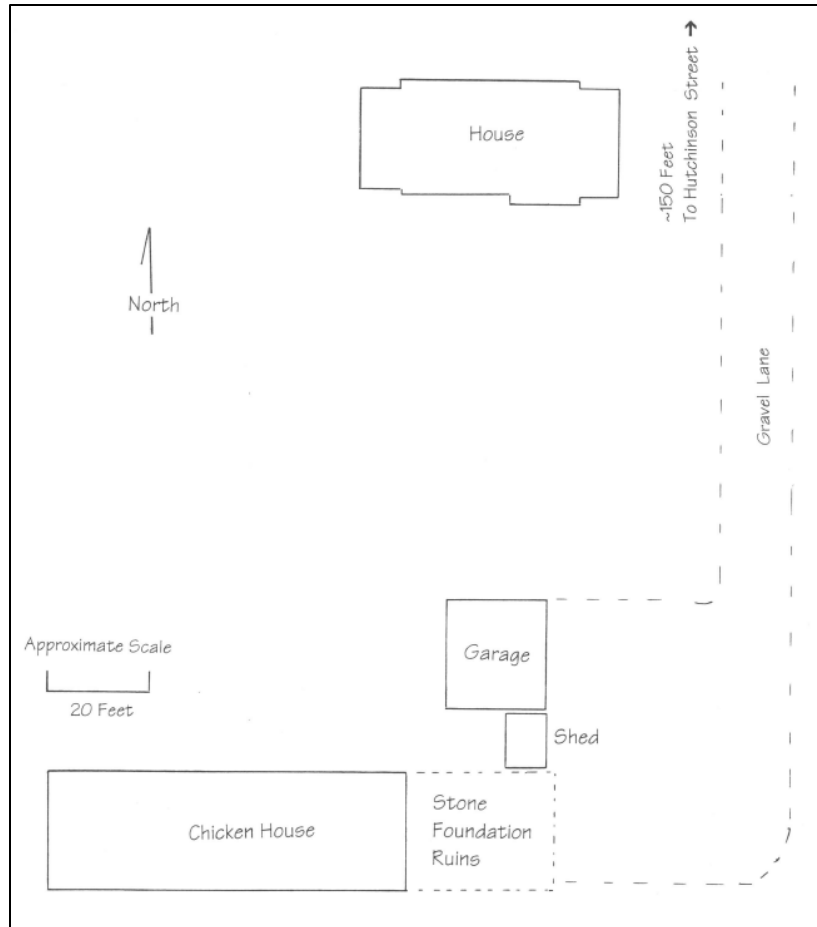
In 2000, a Colorado Cultural Resource Survey was conducted that included 425 Grant. That survey listed the Johnson Family as the original owners of the house and the date of construction as 1920. Based on this report and Johnson family history, the latest date of construction can be estimated as 1922. It is unclear whether the Johnson family built the current house at 425 Grant or moved into an existing house on the site. A Boulder County Assessor card could not be found for 425 Grant or for an alternate address of 435 Grant.



1925 Drumm's Wall Map of Louisville showing Jonas and Hannah Johnson property.

In 1929, the Johnson's middle son Harry married Mary Everly and the *Louisville Times* notice identifies Jonas and Hannah Johnson as living in Louisville. The family is found in the 1930 census as living in Louisville and Jonas is working as a farmer. While Johnson family history recalls the move to Louisville in the early 1920s, there are no listings for Jonas or Hannah Johnson in Louisville city directories until 1932 where their residence is listed as "end of Grant."

Between 1920-1948, Jonas farmed the 15 acres, growing wheat and corn and the family also kept cows and chickens. The property shows several outbuildings including a large chicken house approx. 60'x20', the foundation of a second chicken house, a coal shed, and garage. Perhaps following the seasonal nature of coal mining in Louisville, Jonas and his sons also worked in surrounding mines to balance their income from farming. Jonas also worked in hard-rock mining around Gold Hill and his son Ralph worked in tungsten mines. Ralph lost part of his leg in a mining accident which prevented him from enlisting during World War II.



Map of buildings on property of 425 Grant from the 2000 Cultural Survey.

Jonas and Hannah both passed away in 1948 and Ralph continued to live and farm at the “end of Grant.” In 1949, Ralph Johnson (1907-1991) married Mary Louise Bodnar (1909-2001) who had also grown up in Louisville just across the street at 500 Grant Ave. Mary was the daughter of George and Anna Bodnar, immigrants from Czechoslovakia who came to the U.S. in 1903-1905 and moved to Louisville in 1920 to work in the coal mines.



Photo of the Acme Mine looking west. Taken by Mary Louise Bodnar c. 1920-1928



1962 aerial view of 425 Grant Ave. showing Johnson farm and outbuildings.

Ralph worked as a coal miner during the winters and at tungsten and hard-rock mining in the summers until 1977. Ralph and Mary grew acres of wheat to feed the chickens and managed a side business selling eggs. Mary Johnson is quoted in a *Louisville Times* article on her 90th birthday, "Once a week, they would come by for the eggs. Boy, that was hard work, I can't believe now I could ever do it." When the Louisville Historical Museum opened in 1986, Ralph and Mary Johnson donated numerous artifacts related to their life at 425 Grant, including an egg scale used to size and grade eggs.



1999 Louisville Times article on Mary Johnson and her home at "Johnson's Park", 425 Grant Ave.

Ralph and Mary Johnson did not have any children. They lived at 425 Grant until Ralph's death in 1991. Mary continued to live there until her death in 2001. The property was passed on to her niece Margie Wilson Lazuk and George Lazuk. Margie was one of nine children from Ralph's sister, Daisy Johnson, who married Arlo Wilson.

The George and Margie Lazuk raised their three children in Louisville and were active in Louisville's social and civic life. Margie Lazuk was central to fundraising for the erection of the miner statue outside City

Hall during the 1976 bicentennial. She also worked as a waitress at the Blue Parrot and later at StorageTek. Margie Lazuk passed away in 2013. George Lazuk was a Louisville Fire Department Chief, member of the Elks Lodge, and Louisville Rod and Gun Club. He worked as a mechanical foreman for the Denver Public Service Cherokee Power Plant. George Lazuk passed away in 2021.

Current Ownership

George Lazuk, jr. sold the property to WB Capital LLC in 2025.



Current Boulder County Assessor photo of 425 Grant Ave.

See APPENDICES A and B

The preceding research is based on a review of relevant and available online County property records, census records, oral history interviews, Louisville directories, and Louisville Historical Museum maps, files, and obituary records.

APPENDIX A

Louisville Times article, June 2, 1999 on Mary Louise Bodnar Johnson

A two-acre lot inside of old town Louisville is really



A place out of time



Photo by JEFF THOMAS
MARY JOHNSON STANDS
next to more than 50 birth-
day cards she received on
her 90th birthday, at right.
Above, the two acres of
remaining farmland sur-
rounding her home is
referred to by neighbors
as "Johnson Park."



By JEFF THOMAS

Times/News/Review staff writer

The neighbors call it Johnson Park: a quiet two-acre lot in the quickly gentrifying old town section of Louisville. The street in the front of the 100-year-old home used to be a railroad spur up to the old Acme mine. In the back is the barn, which for several generations was a family side-business in raising chickens.

Here is where, on any given day, to find Mary Johnson, who recently celebrated her 90th birthday. And here is where to find, even today, just a passing scent of what this town was like for most of the 20th century.

"Oh, I don't mind progress. You can't live the way we used to," Johnson said. But, "this town used to be like a big family. Everybody knew everybody, ... and we used to help each other out."

But Johnson, surrounded by more than 50 birthday cards from around the world, is doing quite nicely hanging on to her own piece of Louisville. Even as the homes around here fill with young families and soaring property values — a process known as gentrification — she is intent on saving one last, fairly large, piece of Louisville memorabilia.

"I don't get around like I used to," she admits. "There's a someone who comes in and helps me out. Sometimes I go out to lunch with my friends."

Still remarkably sharp, Johnson is doing what she has intended to do for most of her adult life. Stay on the property that has been in the family for the better part of a century.

"My husband (Ralph), he's been gone for eight years now. We were married in 1949. This would have been our 50th anniversary."

"I could never want anything more from a man."

Ralph Johnson had already lost the lower section of one of his legs in a mining accident before the two were married. The accident kept him out of the service in World War II, but not out of a lifetime of work.

"I don't think the guys who worked with him ever knew he didn't have part of one leg," she said. "In the winter they'd work the coal mines, in the summer they'd go up into the mountains (near Nederland) to mine tungsten."

And in the summer, the couple would work the 12-acre farm that often provided all the sustenance they would find during the lean years.

■ Please see page A5

Winter wheat gives way to ball fields in Louisville

■ *Continued from page A1*

"We had the wheat field, which we started to feed the chickens," she remembered. "Once a week they would come by for the eggs. Boy, that was hard work, I can't believe now I could ever do it."

Today that field of winter wheat would be just a couple weeks from harvest. Instead, softball players make their nightly round on a mid-town diamond.

"It was such a beautiful field. One of the Warembourg boys would come by and plant it in the spring, and then harvest it. Before that, we would harvest it the old-fashioned way (using sickles to cut the grain and gathering it into

shocks.)"

Both the couple's families were in Louisville when the two would meet. Ralph's family originally hailed from Sweden, making their way to Louisville from Pennsylvania and then the mining camp of Salina in Boulder County.

Mary's family, the Bodners, had come from Yugoslavia, and had made their way through Illinois and the mining camp of Rockvale, near Canon City.

She isn't real sure how they ended up becoming husband and wife.

"Oh, he was just around. He was always chumming around with my younger brother."

The Bodner family grew up in a nearby house that had the Acme mine in

its backyard. Though the coal mines were closer, she said, the men much preferred working the hard rock mines in the summer, even though it was quite a haul up the canyon in those days.

The couple would have no children, "unfortunately," she said. "But I was always helping to raise everybody's kids. That's the way it was in those days."

Today, there isn't many survivors of either family in the area.

"Most of my friends are gone. Oh, I guess I shouldn't say that with all these cards. But now when they come over, I think, 'oh my, I took care of her mother when she was just a child.'"

APPENDIX B

2000 Colorado Cultural Survey Report
for 425 Grant Ave.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(Page 1 of 5)

I. IDENTIFICATION

1. Resource number: **5BL7973**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Louisville**
5. Historic building name: **Johnson House**
6. Current building name: **Johnson House**
7. Building address: **425 Grant Avenue**
8. Owner name: **Mary Louise Johnson**
Owner address: **425 Grant Avenue**
Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1S** Range **69W**
NW of **SW** of **SW** of **SE** of section **8**
10. UTM reference
Zone **13**
Easting: **488360**
Northing: **4424700**
11. USGS quad name: **Louisville, Colorado**
Year: **1965 (Revised 1994) 7.5'**
12. Lot(s): **n/a** Block: **n/a**
Addition: **n/a** Year of Addition **n/a**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- ____ Determined Eligible - National Register
- ____ Determined Not Eligible - National Register
- ____ Determined Eligible - State Register
- ____ Determined Not Eligible - State Register
- ____ Needs Data
- ____ Contributes to eligible National Register District
- ____ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Rectangular
15. Dimensions in feet: **~ 1144 square feet**
16. Number of stories: **One**
17. Primary external wall material
Metal / Aluminum
18. Roof configuration (enter one):
Cross Gabled Roof
19. Primary external roof material (enter one):
Wood Roof / Shingle Roof
20. Special features (enter all that apply):
Porch
Chimney

22. Architectural style / building type:

Other Style
(Wood Frame Cross
Gabled Dwelling)



21. General Architectural Description

The Johnson farmhouse is a wood frame residence which rests on a stone foundation, with a partial basement. The exterior walls are white horizontal aluminum siding, and the intersecting gables roof is covered with wood shingles. The roof eaves are boxed, and there is one red brick chimney located on the ridge. Window patterns include 1/1 double-hung sash, 2/2 double-hung sash, and 1x1 horizontal sliders, all with painted white wood frames and surrounds, and with exterior metal storm windows. An enclosed hipped-roof front porch, on the house's east elevation, features ten meal-framed windows, and two sets of paired 1/1 double-hung sash windows. Two concrete and sandstone steps, flanked by low concrete kneewalls, with black wrought iron railings, lead to a silver metal storm door at the exterior of the porch. The steps, and a portion of the front sidewalk, are covered by a green fiberglass hood, with white wrought iron supports. A distinctive, painted white, wood-paneled door, with carved scrollwork and a dentil course in its top and locking rails, leads from the porch into the house's interior. An enclosed hipped-roof rear porch addition is located on the building's west elevation. A solid wood door, with an aluminum storm door, enters into the rear porch at the west end of the south elevation.

A large **Garage** is located to the south of the house. This structure features a concrete slab foundation and floor, red glazed brick walls, and a shed roof with rolled green asphalt roofing material over 1x wood decking and 2x wood rafters. The roof features stepped side gables on the north and south elevations. A band of three 4-light hopper windows, with painted white wood frames and surrounds, are located on the north elevation. Large, painted white, vertical wood plank horizontal sliding garage doors, side hinged with metal strap hinges, are located on the east elevation. A single painted white wood-paneled door is located at the north end of the east elevation.

A **Coal Shed** is located just to the south of the garage. This small building rests on a wood timbers on grade foundation, and features board-and-batten walls, and a shed roof with rolled green asphalt roofing material. A vertical wood plank door, side hinged with metal strap hinges, is located on the east elevation.

Located to the south and west of the coal shed, are the **Stone Foundation Ruins** of a large **Chicken House**.

To the west of the foundation ruins, is a **Chicken House** which still stands. This structure has low stone perimeter walls foundation, a concrete slab floor, and red glazed brick walls, with concrete pargeting. The building is covered by a monitor roof, with rolled green asphalt roofing material over 1x wood decking and 2x wood rafters. Multiple chicken wire covered openings are located along the lower south elevation, and there are fourteen clerestory windows along the south elevation. Three vertical wood plank doors, side hinged with metal strap hinges, are located on the south elevation as well.

23. Landscape or setting special features:

This property is located southwest of the intersection of Grant Avenue and Hutchinson Street, to the south of Louisville's older neighborhoods. A gravel lane leads to the property from Hutchinson. A large planted grass lawn surrounds the house, with two large fir trees, and many smaller deciduous trees.

24. Associated buildings, features, or objects
Garage, Coal Shed, Chicken House**IV. ARCHITECTURAL HISTORY****25. Date of Construction:**Estimate **ca. 1920**

Actual

Source of information:
field estimate**26. Architect:****n/a**Source of information:
n/a**27. Builder/ Contractor:****unknown**Source of information:
n/a**28. Original owner:****Jonas and Hannah Johnson**Source of information:
Mary Johnson**30. Original location: yes**Moved **no**Date of move(s) **n/a****29. Construction History (include description and dates of major additions, alterations, or demolitions:**

This house was built during the early 1900s. At some point, a hipped-roof enclosed rear porch addition was built onto the west (rear) elevation. The front porch was likely originally open, but is now enclosed.

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**
32. Intermediate use(s): **Single Dwelling**
33. Current use(s): **Single Dwelling**
34. Site type(s): **Farm Complex**

35. Historical Background

This property has been associated with the Johnson family since the early 1920s. Jonas and Hannah Johnson were Swedish immigrants, who settled in the Berthoud area in the early 1900s, before moving to Louisville circa 1920. The Johnsons raised five children, including Roy, Ralph, Harry, Daisy, and Gladys. On this place, the Johnsons had a small farm, growing wheat and corn, along with milk cows and poultry. To make ends meet, Jonas also worked in area coal mines, as well as in hard-rock mines around Gold Hill.

Ralph Johnson, Jonas' and Hannah's son, was born June 1, 1907. As he came of age, Ralph gradually took over the responsibility of the family farm, and continued to live here after his parents' deaths. On June 27, 1949, Ralph married Mary Bodnar in Louisville. Born in 1909, Mary was the daughter of Anna and George Bodnar, who had immigrated to the United States from Slovenia (present-day Czechoslovakia) circa 1905. Mary grew up in Rockvale, Colorado, before moving to Louisville with her parents and two brothers, George Jr. and Michael.

After their marriage in 1949, Ralph and Mary Johnson had no children. They continued to farm here for many years, and Ralph also worked in Tungsten mines in the mountains from time-to-time. Ralph passed away in 1992, but Mary continues to live here in retirement.

36. Sources of Information

(Boulder County) "Real Estate Appraisal Card - Urban Master", on file at the Boulder Carnegie Library.

Johnson, Mary Louise. Oral interview with Carl McWilliams, February 1, 2000.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Architectural Inventory Form

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VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No ☒

Date of Designation: n/a

38. Applicable National Register Criteria

☒ A. Associated with events that have made a significant contribution to the broad patterns 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;

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

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

Does not meet any of the above National Register criteria.

39. Area(s) of Significance:

Agriculture; Ethnic Heritage / European

40. Period of Significance: ca. 1920

41. Level of Significance:

National:

State:

Local: ☒

42. Statement of Significance

This property is historically significant because it is one of the last agricultural properties located within the Louisville city limits, and in close proximity to downtown and the city's older residential neighborhoods. The property accrues additional significance because it has long been associated with a single family, and because its history has been well-documented. Jonas Johnson, and later his son, Ralph Johnson, are notable because they represent three historic themes - agriculture, coal mining, and hard-rock mining. Although they were principally farmers, the Johnsons also turned to mining to earn a living. Architecturally, the house exemplifies the type, or method of construction, of a vernacular wood frame farmhouse.

43. Assessment of historic physical integrity related to significance:

This property overall displays a relatively high degree of historical integrity. An enclosed hipped-roof rear porch addition to the rear elevation is probably more than fifty years old. The house's aluminum siding is not historic. Some integrity of setting has been lost by the loss of one large chicken house. One other chicken house remains, however.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible: xx

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes:

No: xx

Discuss: **Located to the south of Louisville's older residential neighborhoods, this property is too isolated to be part of a National Register historic district.**

If there is National Register district potential, is this building:

Contributing: n/a

Noncontributing: n/a

46. If the building is in an existing National Register district, is it:

Contributing: n/a

Noncontributing: n/a

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **CM-2**

Frame(s): **3-10**

Negatives filed at: **City of Louisville, Administration
749 Main Street
Louisville, Colorado 80027**

48. Report title: **"Old Town" Louisville Historical Building Survey**

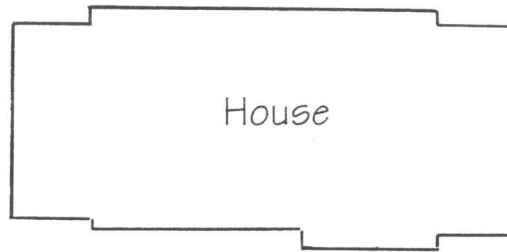
49. Date: **February 1, 2000**

50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**



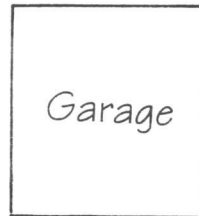
~150 Feet
To Hutchinson Street →

Gravel Lane

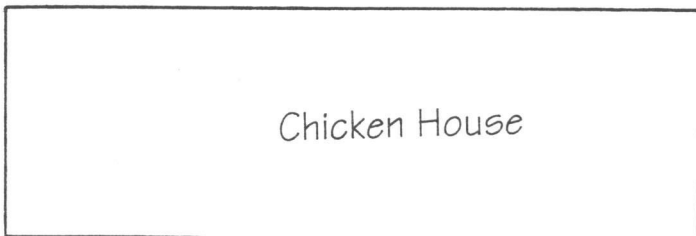
Approximate Scale



20 Feet



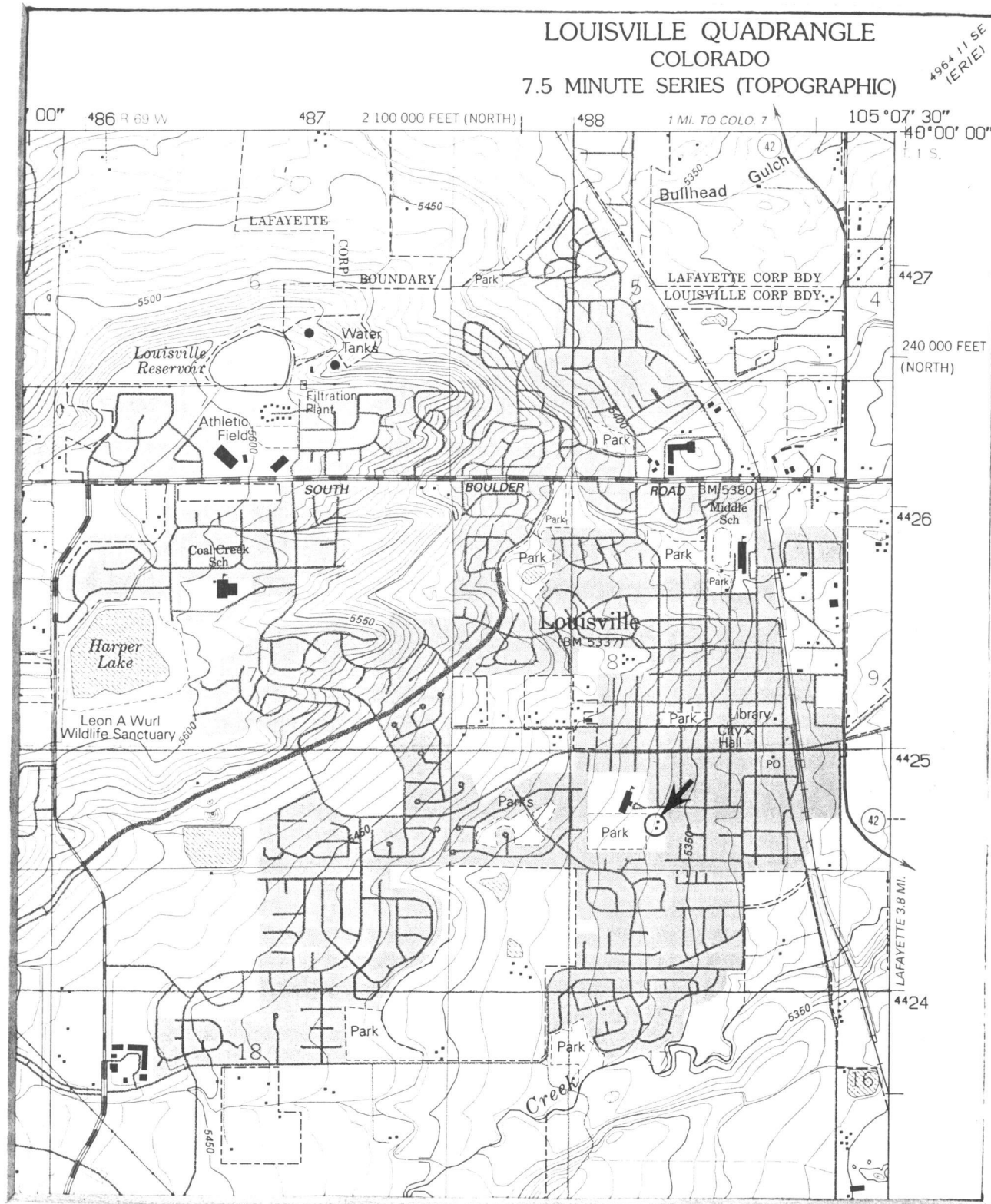
Shed



Stone
Foundation
Ruins

• • • SKETCH MAP • • •

425 Grant Avenue, Louisville, Colorado



. . . LOCATION MAP . . .

425 Grant Avenue, Louisville, Colorado

