

ITEM: 936 Parkview Street Probable Cause Determination

APPLICANT: Don Jensen
544 Main Street
Louisville, CO 80027

OWNER: Don Jensen
544 Main Street
Louisville, CO 80027

PROJECT INFORMATION:

ADDRESS: 936 Parkview Street
LEGAL DESCRIPTION: LOTS 9-10 BLK 5 MURPHY PLACE
DATE OF CONSTRUCTION: ca.1920

REQUEST: A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 936 Parkview Street.

VICINITY MAP:



SUMMARY:

The applicant requests finding probable cause for landmark designation to allow for funding of a historic structure assessment for 936 Parkview Street. Under Resolution No. 17, Series 2019, a property may be eligible for reimbursement for a historic

structure assessment (HSA) from the Historic Preservation Fund (HPF) if the Historic Preservation Commission finds *“probable cause to believe the building may be eligible for landmarking under the criteria in section 15.36.050 of the Louisville Municipal Code.”* Further, *“a finding of probable cause under this Section is solely for the purposes of action on the pre-landmarking building assessment grant request, and such finding shall not be binding upon the HPC, City Council or other party to a landmarking hearing.”*

HISTORICAL BACKGROUND:

Information from Gigi Yang, Louisville Historical Museum

936 Parkview Street was relocated from the Old Centennial Mine in 1935. It is located in the Frenchtown neighborhood and represents a history of French and English immigration and early settlement in Louisville. Peter F. Murphy established the subdivision of Murphy Place in 1907. Historically, this general neighborhood was inhabited by French speakers, mostly mining families, from France and Belgium. It is still referred to as “Frenchtown.” The earliest sale of the property is for Lots 9-13, Block 5 to Oscar and Fannie Briche in 1918.

This house is well documented as having been relocated from the Old Centennial Mine located just south of Louisville. The Bill of Sale shows that Parkin purchased the building in 1935 for \$300.00. The Old Centennial Mine is believed to have been in operation from 1906 until 1931. According to older Louisville residents, a mine camp with dwellings was connected with this mine. In 1935, Fred Nesbit may well have still been selling assets of the Boulder Valley Coal Co. located on the site, including buildings.

The 1940 census records show the Parkin family to be living at 936 Parkview. Richard Parkin (1895-1982) was born in Colorado and was a longtime resident of the Superior, Erie, and Louisville area. He worked as a coal miner. In 1921, he married Mary Jane Nixon (1902-1996), who had been born in England and had come to Louisville with her father as a young child. After reading the articles about Louisville’s relocated buildings in the Fall 2011 issue of *The Louisville Historian*, Parkin’s daughter donated the documents to the Louisville Historical Museum. As a result, the Museum has more documentation about the relocation of this house at 936 Parkview than it does for that of any other relocated buildings in Louisville.

In 1998, following the death of Mary Jane Nixon Parkin in 1996, 936 Parkview was sold by her estate. In 2014, Laurence Verbeck established 936 Parkview LLC. In 2025 he sold the property to the Jensen Family Trust who are the current owners.

See Attached Social History Report for more information.



Boulder County Assessor photo of 936 Parkview Street in 1952.



Current Photo of 936 Parkview Street



Current Photo of 936 Parkview Street



Current Photo of 936 Parkview Street

ARCHITECTURAL INTEGRITY:

936 Parkview Street is included in the PaleoWest "*100 Architectural Inventories for the City of Louisville*" (2023) as an eligible structure for the National Register of Historic Places and Colorado Register of Historic Places. "*Stories in Places: Putting Louisville's Residential Development in Context*" (2018) identifies 936 Parkview Street as a National Architectural Type constructed in 1920. The National Architectural Type is described as:

National folk house forms were associated with railroads and worker housing in general (McAlester 2017:134–147). They were popular from the 1870s to 1930s and are the dominant residential type in Louisville from that time. Housing forms and styles were strongly influenced by the presence of railroads, in that railroads facilitated the transport of construction materials. Balloon frame construction used standardized lumber sizes and wire nails that could be ordered and then shipped in large quantities to towns located adjacent to rail lines, including Louisville...The most basic and common forms are gable-front, gable-front-and-wing, and side-gabled. National houses are generally simple, although builders and owners sometimes applied Victorian, Greek Revival, Craftsman, or other stylistic elements for decoration. Folk Victorian houses, which are National folk houses that have Victorian stylistic elements added to them, are common in Louisville. Therefore, this historic context includes them as a distinct category of National folk houses. The gabled roofs of standard National houses are usually relatively lower-pitched in comparison with those of Folk Victorian houses, with which they could potentially be confused. McAlester also includes Pyramidal/Hipped and I-House forms in her list of National folk house forms. Given their distinctiveness, this historic context also addresses those two forms separately. The National family of folk houses includes several variations that are present in Louisville:

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

936 Parkview Street is also identified in *Stories in Place* as one of three houses that fall within the category of historic working-class homes that are somewhat unique. They were moved to Louisville from area mines when certain mines ceased operating. Like many other coal mining towns, Louisville has a history of houses and other buildings that have been moved, both into and within the town. Historically, people did not demolish houses the way we do today; building materials were expensive and, at times, scarce, and people generally used and reused as much as they could. People moved houses in Louisville for a variety of reasons: to make way for a new building that was better suited to the desired use, to provide additional housing in town when a coal mine closed down, or even to move one's residence to a new part of town. When Louisville's

Centennial and Monarch Mines, Superior's Industrial Mine, and other coal mines closed during the period between 1930 and 1950, several houses and mine buildings were moved into Louisville's historical subdivisions. This includes the house that stands at 936 Parkview Street, which was moved from the Centennial Mine in 1935.

Building permit records indicate that the house has largely maintained its existing architectural integrity. A building permit includes a new roof in 2010.

**HISTORICAL SIGNIFICANCE ANALYSIS AND CRITERIA FOR FINDING
PROBABLE CAUSE FOR LISTING AS LOCAL LANDMARK:**

Under Resolution No. 17, Series 2019, a property may be eligible for reimbursement for a historic structure assessment (HSA) from the Historic Preservation Fund (HPF) if the Historic Preservation Commission finds "*Probable cause to believe the building may be eligible for landmarking under the criteria in section 15.36.050 of the Louisville Municipal Code.*" Further, "*A finding of probable cause under this Section is solely for the purposes of action on the pre-landmarking building assessment grant request, and such finding shall not be binding upon the HPC, City Council or other party to a landmarking hearing.*"

Staff analysis of the criteria is as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
<i>Landmarks must be at least 50 years old</i>	936 Parkview Street was constructed ca.1920 making it approximately 106 years old. Staff find the age of the structure meets the criteria.

<i>Landmarks must meet one or more of the criteria for architectural, social or geographic/environmental significance</i>	<u>Social Significance</u> - <i>Exemplifies cultural, political, economic, or social heritage of the community.</i> The social history of 936 Parkview Street includes association with: • Mining and French immigration history Staff find that the structure meets the cultural and social heritage of the community and there is probable cause to meet the criterion for social significance. <u>Architectural Significance</u> – <i>Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.</i> • One of three houses identified in Louisville that fall within the category of historic working-class homes that were relocated from local mine sites; specifically, the house was moved from Centennial Mine to the current location at 936 Parkview Street in 1935. Staff find that the location of the structure does have probable cause to meet the criteria for architectural significance in its current form.
<i>Landmarks should meet one or more criteria for physical integrity</i>	<u>Physical Integrity</u> - <i>Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</i> • Interesting building character shaped by its social history. <i>Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.</i> • The house was moved from Centennial Mine to 936 Parkview Street in 1935 and has maintained its historic footprint since it was moved. Staff find probable cause that the structure meets the criteria for physical integrity.

PRESERVATION MASTER PLAN:

The [Preservation Master Plan](#) was adopted in 2015 and includes goals and objectives for the historic preservation program. A finding of probable cause would meet the following goals and objectives:

Goal #3: Encourage voluntary preservation of significant archaeological, historical, and architectural resources

Objective 3.3 - Encourage voluntary designation of eligible resources

Objective 3.4 - Promote alternatives to demolition of historic buildings

Goal #5: Continue leadership in preservation incentives and enhance customer service

Objective 5.1 - Promote availability of Historic Preservation Fund grants and other incentives

FISCAL IMPACT:

The finding of probable cause allows for a grant of up to \$7,500 for a Historic Structure Assessment (HSA) from the Historic Preservation Fund.

RECOMMENDATION:

Staff recommends a finding of Probable Cause under the criteria in section 15.36.050 of the LMC, making the properties eligible for the cost of a historic structure assessment. The current maximum amount available for an HSA is \$7,500. Staff recommend HPC approve a grant not to exceed \$7,500 to reimburse the costs of a historic structure assessment.

ATTACHMENTS:

1. 936 Parkview Street - Social History



936 Parkview St. History

Legal Description: Lots 9 & 10, Block 5, Murphy Place Subdivision

Year of Construction: circa 1920 (but see discussion below)

Summary: This house was relocated from the Old Centennial Mine in 1935. It is located in the Frenchtown neighborhood and represents a history of French and English immigration and early settlement in Louisville.

History of Murphy Place Subdivision

Peter F. Murphy established the subdivision of Murphy Place in 1907. He did so as President of the Louisville Realty & Securities Company.

Historically, this general neighborhood was inhabited by French speakers, mostly mining families, from France and Belgium. It is still referred to as “Frenchtown.”

Early Property Ownership

The earliest sale of the property is for Lots 9-13, Block 5 to Oscar and Fannie Briche in 1918 from the Louisville Realty & Securities Company. Lots 9-13 were later purchased by Francois and Josephine Senechal in 1928. They then sold just lots 9 & 10, Block 5 to Josephine Warembourg in 1931. The property remained undeveloped until it was sold to Richard Parkin in 1935 who moved a house from the Old Centennial Mine to the property.

Relocation Information and Date of Construction

This house is well documented as having been relocated from the Old Centennial Mine located just south of Louisville. Documents consisting of a Bill of Sale of Personal Property dated August 26, 1935 and a Warranty Deed dated August 27, 1935 were donated to the Historical Museum by a daughter of Richard Parkin. The Bill of Sale

shows that Parkin purchased the building in 1935 for \$300.00. The house was described in the Bill of Sale as being a:

certain eight-room frame dwelling house, one story in height, located on the east side of the County Road running past the premises formerly occupied by the so-called "Centennial Mine" of the first party [The Boulder Valley Coal Company] and being the third house from the south on said road ...

For his part, Richard Parkin agreed to pay \$300 and "agrees to remove the said dwelling house within six months from the date hereof." Fred Nesbit, who was a Louisville resident, signed the document on behalf of the Boulder Valley Coal Co. The donated Warranty Deed whereby Parkin purchased the lots at what is now 936 Parkview was dated August 27, 1935, one day after the date of the Bill of Sale.

The Old Centennial Mine is believed to have been in operation from 1906 until 1931. According to older Louisville residents, a mine camp with dwellings was connected with this mine. In 1935, Fred Nesbit may well have still been selling assets of the Boulder Valley Coal Co. located on the site, including buildings.

After reading the articles about Louisville's relocated buildings in the Fall 2011 issue of *The Louisville Historian* (http://library.louisvilleco.gov/Portals/1/pdf/Louisville%20Historian/2011-4_Fall.pdf), Parkin's daughter donated the documents to the Louisville Historical Museum. As a result, the Museum has more documentation about the relocation of this house at 936 Parkview than it does for that of any other relocated buildings in Louisville. The Bill of Sale and Warranty Deed show the process that a person had to go through to separately secure the land as well as the building to be moved. The fact that it was written into the Bill of Sale that the house had to be moved within six months is a fascinating practical detail.

Another piece of evidence confirms that this was a relocated building. The Boulder County Assessor card for this address states that the house was "moved in from Centennial."

When Richard Parkin purchased the lots in 1935, he bought them from Josephine Senechal Warembourg. Her parents, Francois Senechal and Josephine Helart Senechal, had purchased these and additional lots located in the Louisville neighborhood known as Frenchtown in 1928. The Senechals were immigrants from France who came to Boulder County in about 1888, according to Josephine Senechal's obituary. Previous to living on Parkview, they had lived elsewhere in Louisville. Francois was a coal miner. Records show that the Senechals lived at 948 Parkview, and Lots 9 and 10 were empty lots to the west of their house. In 1931, Francois and Josephine Senechal gave or sold Lots 9 and 10 to their daughter, who then sold them to Richard Parkin. The 1940 census

records show the Parkin family to be living at 936 Parkview and the Senechals to be living next door at 948 Parkview.

Often, there is a lack of evidence of the date of construction for relocated buildings. When buildings were moved from their original locations, information about who built them, and when, tended to be lost. In addition, the dates given by the County for historic houses in Louisville in general have frequently been found to be in error. In the case of 936 Parkview, the County gives two different dates for when it was constructed. Currently, the County website gives 1920 as the date of construction. However, the 1948 County Assessor card gives the year 1928 as the year of construction. This could have been based on information from the then-owner or a neighbor, who may not have been in a position in 1948 to know the exact date of construction of a relocated house. It is not known why the County has two different dates of construction for this house. Considering that 1928 was only three years before the Old Centennial Mine closed, it would seem that 1920 is the more logical year of construction of the two. An even earlier date of construction can't be ruled out.

Parkin Family Ownership and Residency, 1935-1998

Richard Parkin (1895-1982) was born in Colorado and was a longtime resident of the Superior, Erie, and Louisville area. He worked as a coal miner. In 1921, he married Mary Jane Nixon (1902-1996), who had been born in England and had come to Louisville with her father as a young child.

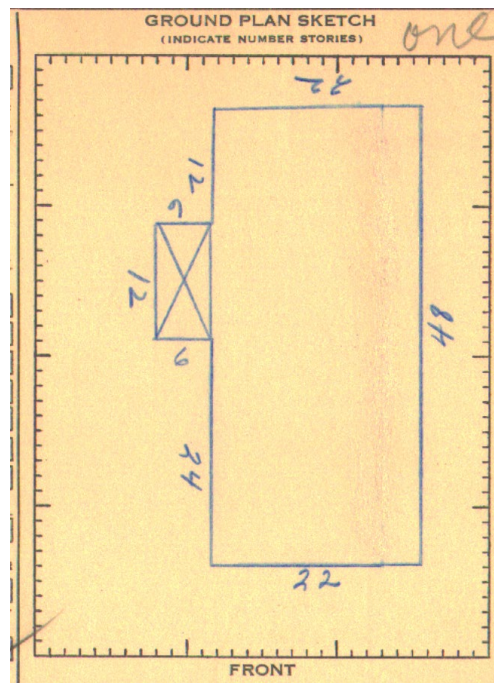
Although the Parkins mostly lived in Louisville, census records show that in 1930 and early 1935, they lived in Washington State. Richard Parkin worked as a coal miner there. His purchase of 936 Parkview may well have taken place due to the family moving back to Louisville and needing a house in which to live.

The 1940 census shows Richard and Mary Jane Parkin and two of their three daughters, Dorothy and Dixie, to be living at 936 Parkview. Parkin is listed as owning the house. The census also appears to show that the Arroyas family, consisting of Jess and Jennie and children Francis, Johnnie, and Virginia, were renters on the property at 936 Parkview at that time.

The following photo shows the house as it appeared on the 1948 Boulder County Assessor card:



The following image shows the ground layout sketch of the house from the 1948 County Assessor card:



Later Owners

In 1998, following the death of Mary Jane Nixon Parkin in 1996, 936 Parkview was sold by her estate. County records show that the purchasers in 1998 were Laurence Verbeck

and Debbie Alper. Today, Boulder County lists Laurence Verbeck as being the sole owner of record.

Update: In 2013, Susan Kelley resided at 936 Parkview and applied for Landmarking status for the property. In 2014, Laurence Verbeck established 936 Parkview LLC. In 2025 he sold the property to the Jensen Family Trust who are the current owners.



Current Boulder County Assessor photo of 936 Parkview

Sources

The preceding research is based on a review of relevant and available online County property records, census records, oral history interviews, and related resources, and Louisville directories, newspaper articles, maps, files, obituary records, survey records, and historical photographs from the collection of the Louisville Historical Museum.