

United States Department of the Interior
National Park Service

SEP 25 1987

National Register of Historic Places
Continuation Sheet

Section number 7 & 8 Page 1

Lafayette Thematic Resource

THE TERRACE 207 E. Cleveland, Boulder County, Lafayette, Colorado 80026
Construction date: 1900, Builder/Architect not known.

#7 DESCRIPTION - 8 Contributing dwelling units; 1 contributing garage

The eight unit Terrace is within the historic boundaries of the town of Lafayette, platted in 1888. The building is located mid-block in Lafayette's historic residential neighborhood and is in the same area as the five buildings listed in the National Register Thematic Resources. The dwellings in the vicinity of the Terrace are small one and two story, single family houses of wood frame and clapboard that were constructed in the late nineteenth and early twentieth centuries.

The Terrace, sited on two lots, is a long low building with a flat roof. It is faced in narrow clapboards which emphasizes the very vernacular Colonial Revival detail of the exterior. The length of the building is interrupted by typical row house wooden porches with shed roofs covered with metal and equal lateral triangular pediments over the entrances. The square porch columns, which might be seen as an adaptation of the Tuscan Order, have sawn brackets at the tops and railings with missing balusters.

Across the top of the building is a low wooden parapet supporting a bracketed cornice which suggests a full modillion entablature. Over the tops of the single and paired, one-over-one windows is a raked blocking detail that establishes the overall Colonial Revival character of the design. The building is painted white with dark green details, which are believed to be the original colors.

At the east end of the building, where the land slopes away from the west, there are two basement level apartments with below grade entries, which were part of the original construction.

The small front yards contain grass and flower beds and have walks leading up to the front steps of the units. At the rear, there was originally a circular bathhouse, where the miners washed before going into their homes. There were also outhouses for the units along the alley, which later moved into the middle of the back yard. In the 1960s, the bathhouse and outhouses were torn down when bathrooms were built on the back porches of the units. These additions were faced in wide siding which was not in keeping with the narrow siding on the rest of the building.

In 1986-1987, as a tax credit rehabilitation project, additional bedrooms were constructed onto the rear of the units. The exterior of the additions are faced in insulated metal siding which duplicates the width and appearance of the original that

United States Department of the Interior
National Park Service

SEP 25 1987

National Register of Historic Places
Continuation Sheet

Section number 7 & 8 Page 2

Lafayette Thematic Resource

remains on the sides and the front of the building. The new window openings in the additions duplicate those of the original building.

The back yard is grassed with a few mature trees and a paved parking area at the rear delineated by a low rail fence. At the northwest corner of the yard, there is an 18 x 20 foot metal garage, ca. 1920s, with a gabled roof, plywood doors and a dirt floor. The garage is contributing.

On the interior, the original floor plans were mirror images of their neighbors with a small 12 x 12 foot livingroom, and 8 x 12 foot bedroom at one side, and a 12 x 12 foot kitchen at the rear. Many of the units retain the original baseboards and window and door surrounds with corner blocks. During the recent rehabilitation, the missing interior trim was replaced by trim that is similar to the original. Several of the kitchens retain the original tongue and groove wainscoting.

Other interior work consisted of structural stabilization with a new load-bearing system of beams and posts, a new roof, and insulation, foundation repairs, new electrical and heating systems and thermal pane sash windows of anodized aluminum that duplicate the original one-over-one appearance. New paneled metal, solid core fire rated front doors were installed to meet the requirements of the building code. The interiors were refurbished by the removal of non-original paneling and the application of new drywall where necessary to cover the deteriorated and damaged plaster walls. New carpeting and new light fixtures were installed. The renovation was a Tax Act project.

#8 SIGNIFICANCE

The nomination of the Terrace in Lafayette, Colorado, is submitted as an addition to the Lafayette Coal Mining Era Buildings, a Thematic Resource area listed in the National Register on May 5, 1983. The buildings in the original nomination, three residences, one church and one commercial building, were selected to meet all facets of the mining theme and to represent life in the coal mining town from 1887 through the 1930s. The Terrace will add a multi-family housing type to those already listed in the resource area. The Terrace meets criterion C as a unique example of a terrace or row house that is constructed of wood frame and clapboard instead of the usual masonry. It is designed in a very vernacular Colonial Revival style which is notable for these humble, three room dwelling units. The exterior contains such classic features as raked blocking over the windows, a Classic Revival detail not

SEP 25 1987

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 & 8 Page 3

Lafayette Thematic Resource

usually found in Colorado, and a bracketed cornice suggesting a full modillion entablature. In addition, The Terrace meets criterion A for its association with Lafayette's coal mining history as housing for coal miners from 1900 through the 1930s. Among the prominent owners of the building were W. P. Cannon, who sunk the first coal mine on the Miller farm in 1887, and the estate of Ben Cundall, a three term mayor of Lafayette.

Coal production in Colorado began to decline in the 1930s due to the domestic and industrial change from the use of coal to natural gas which began in 1928 when a new pipeline was completed from Texas to Denver. Also, during this same period the use of coal by the railroads began to taper off. From 1905-1930 coal production in the state averaged 10 million tons a year. By 1934, output declined to 5,251,003 tons but rose again slightly during the war years. The coal mining industry never recovered due to the increased use of oil and gas and increased freight rates.¹ Coal mining was significant in the Lafayette area until the mid 1930s but by 1944 the Rocky Mountain Fuel Company which owned most mining operations in the area, had gone bankrupt and the economy of the area shifted to agriculture.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

JUN 29 1987

Section number 7 & 8 Page 4

Lafayette Thematic Resource

Footnotes

1. Carl Ubbelohde, Maxine Benson and Duane A. Smith, A Colorado History (Boulder: Pruett Publishing Co., 5th ed., 1982) p.p. 306-308; LeRoy Hafen, Colorado and its People, New York, Lewis Historical Pub. Co., 1948, V.I, p. 632.

BIBLIOGRAPHY

Grantor and Grantee books, 1887-1961, Boulder County Clerk and Recorder's Office.

City of Lafayette Records, information on Mr. Cannon.

Records, Miner's Museum, Lafayette.

Interview with Mrs. Lucille Harrison, Ben Cundall's daughter.

Interview with Mr. Williams, owner from 1961 to 1968.

Acreage: less than one

Boundary description: Lots 9 & 10, block 5, Lafayette townsite.

Significance: Local

Owner: Wolfram and Nicole Kasemir
2003 North 75th Street
Boulder, CO 80301

Barbara Sudler
State Historic Preservation Officer

6-23-87
Date

The Terrace
207 E. Cleveland
Lafayette, Colorado

JUN 29

Lafayette Townsite Map

Map 2 of 2



Lafayette Thematic Resource Area

- 1 Miners Museum - Lewis House
- 2 Congregational Church
- 3 Mary Miller House
- 4 Boarding House
- 5 Andrew-Kullgren-Cundell House
- 6 The Terrace
- Photo Numbers

