

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

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received JAN 8 1986

date entered

**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Louisville Multiple Resource Area

and/or common Louisville Multiple Resource Area

**2. Location**

street & number (see attached site forms) n/a not for publication

city, town Louisville n/a vicinity of

state Colorado code 08 county Boulder code 013

**3. Classification**

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input checked="" type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<u>n/a</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<u>n/a</u> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

**4. Owner of Property**

name Multiple--See continuation sheet.

street & number

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Boulder County Clerk's Office, Boulder Courthouse

street & number 15th & Walnut

city, town Boulder state Colorado

**6. Representation in Existing Surveys**

title Colorado Inventory of Historical Sites has this property been determined eligible?  yes  no

date 1985  federal  state  county  local

depository for survey records Office of Archaeology & Historic Preservation, CHS

city, town Denver state Colorado

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

#### Physical Description

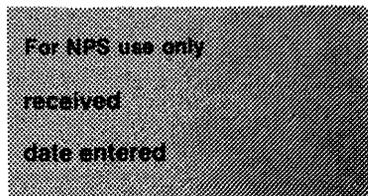
The Louisville Historic Building Survey and National Register nomination involved the inventory and evaluation of seventy historic buildings in the City of Louisville, Boulder County, Colorado. The city is located in the eastern part of the county in an ecozone that represents a transition from the high plains piedmont to the front range of the Rocky Mountains. The survey area is located about six and one-half miles east of the base of the mountains. The entire area is underlaid with subbituminous coal deposits usable for heating homes and commercial buildings. The deposits are overlaid with bentonite, clay, and sandy loam soils suitable for either dryland or irrigated farming. The normal precipitation, primarily winter snows and summer thunderstorms, is not enough to support agriculture typical of lands in the Mississippi Valley. Nevertheless, those two natural resources the soil and the coal below it--largely determined the city's development until after World War II.

The following structures were determined eligible for listing in the National Register of Historic Places and are proposed within this nomination:

<u>Historic Name</u>	<u>Address</u>
Lackner's Tavern	1006 Pine Street
Denver Elevator	Tract 712
Jacoe Store	1001 Main Street
National Fuel Company Store	801 Main Street
Tego Bros. Drugstore/State National Bank	700 Main Street
Robinson House of Louisville	301 Spruce Street
LaSalla House	1124 Main Street
Ginacci House	1116 LaFarge Avenue
Rhoades House	1024 Grant Avenue
Petrelli/DelPizzo House	1016 Main Street
Stolmes House	616 Front Street
Thomas House	700 Lincoln Avenue

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Nominated Structures

Historic Name (Common Name)/Style/Address

Address & Owner

Lackner's Tavern (Track Inn)  
19th Century Commercial  
1006 Pine St.

Charles Grosso & Edward Wickline  
1006 Pine St.  
Louisville, CO 80027

Denver Elevator (Grain Elevator)  
19th Century Commercial  
Tract 712 (S of Front & Pine Sts)

Charles Thomas  
Empire Road  
Louisville, CO 80027

Jacoe Store (Museum)  
Vernacular 19th Century Frame False Front  
1001 Main St.

City of Louisville  
749 Main St.  
Louisville, CO 80027

National Fuel Company Store (Steinbaugh's Hardware)  
19th Century False Front  
801 Main St.

Glen Steinbaugh  
801 Main St.  
Louisville, CO 80027

Tego Brothers Drugstore/State National Bank of  
Louisville (Karen's Country Kitchen)  
700 Main St.

Karen Mulholland  
700 Main St.  
Louisville, CO 80027

Robinson House  
Vernacular Wood Frame  
301 Spruce St.

James Cedarburg  
301 Spruce St.  
Louisville, CO 80027

La Salla House  
Vernacular Wood Frame (hipped roof)  
1124 Main St.

Donnell Wilson  
1124 Main St.  
Louisville, CO 80027

Ginacci House  
Vernacular Masonry (hipped)  
1116 LaFarge

John Leary  
1116 LaFarge  
Louisville, CO 80027

Rhoades House  
Queen Anne Vernacular  
1024 Grant

Carol VanDenBoss  
927 N. Main  
Longmont, CO 80501

Petrelli/DelPizzo House  
Queen Anne Vernacular  
1016 Main St.

Ivan Urnovitz  
1016 Main St.  
Louisville, CO 80027

Stolmes House  
Vernacular Gabled "L"  
616 Front St.

Mary P. Duran  
616 Front St. (lifetime lease)  
Louisville, CO 80027

Thomas House  
Vernacular Wood Frame  
700 Lincoln

Quentin Thomas  
700 Lincoln  
Louisville, CO 80027

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All of the buildings proposed for nomination in the Louisville Multiple Resource District are vernacular structures with elements of late nineteenth and early twentieth century architectural styles. It is those elements that give each and every building its characteristic period appearance.

The four commercial buildings in the district were all built circa 1900. From an architectural perspective they all display elements of the late Victorian period, notably the false fronts and artistic elements over the doorways. That on the Lackner Store (now the Track Inn) is particularly distinctive, but other structures like the National Fuel Company Store (now Steinbaugh's Hardware) and the Bank/Drugstore (now Karen's Kitchen) have architectural motifs that clearly characterize them as turn-of-the-century buildings. Aside from the obvious boardwalks, the Denver Elevator is somewhat less recognizable as a late nineteenth/early twentieth century structure, but this is more because of comparatively less physical change over the years in grain elevator architecture than anything else. Nonetheless, all of these buildings are clearly representative of a type, period, and method of construction.

The eight nominated houses reflect an exceptional cross-section of late nineteenth/early twentieth century housing in Louisville. Nearly all are one or two-story structures built of wood with brick chimneys. Many are vernacular, but each has a distinctive late Victorian architectural style achieved through the use of characteristic architectural elements. The Thompson House, for example, is Edwardian while the Rhoades House is Queen Anne, as is the Petrelli/Delpizzo House. Many of these houses have additions made shortly after construction, and there is a strong suggestion through design, through architectural elements and furnishings, and through oral tradition, that says that some of these buildings resulted from the mail order catalogs of the period, notably the Sears catalogs. But the key to understanding them is that whether or not they display Queen Anne, Edwardian, or other late Victorian motifs, they all convey the distinctive feeling of a turn-of-the-century community. When looked at together, these homes, along with the commercial structures noted above, all reflect Louisville's evolution and development

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during the heyday of coal mining which brought the town into existence.

**SURVEY METHODOLOGY**

Western Historical Studies, Inc., (WHS) undertook this Louisville recording and nomination project under Colorado Historical Society (CHS) contract 85-20-02RM which was funded by the Colorado Department of Natural Resources (Mined Land Reclamation Division), administered by the Colorado Historical Society, and done in cooperation with the Louisville Historical Commission and the City of Louisville. The contract was completed through a cooperative agreement between the aforementioned governmental agencies and had provision for matching funds: the Mined Land Reclamation Division providing money and the City of Louisville donating the equivalent value in time and services. WHS obtained the contract through competitive bidding.

Western Historical Studies undertook the field work during the latter part of July and August, 1985. The survey began with two days of auto reconnaissance by representatives of WHS and the Louisville Historical Commission (LHC) to identify the survey sample. The two parties compiled a list of 135 structures which WHS narrowed to seventy structures specified in the contract. In compiling the survey sample, WHS and LHC made every effort to obtain a sample representative of both commercial and residential architectural styles characteristic of the early period of Louisville's history, 1878-1920. Discussions between representatives LHC and WHS resulted in the decision not to include homes or commercial structures from Louisville's middle period (1920-1960). Both parties agreed that the structures from that era should be done as part of a separate survey. The Colorado Historical Society (CHS) concurred with this decision.

Once the list of seventy structures had been compiled, LHC sent an explanatory letter to each of the property owners. A week after that mailing, WHS commenced the field work. It was carried out as applicable in accordance with procedures described in present manuals published by the Colorado Office of

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Archaeology and Historic preservation. WHS took a minimum of two photographs per structure and measured the exterior of each building to determine the square footage.

After completing the field work, WHS began processing the site forms of all seventy structures then submitted thirty-five forms to the Colorado Historical Society for review. After review by Gloria Mills, CHS National Register of Historic Places Coordinator, WHS revised the draft forms in accordance with Ms. Mills' comments and, when applicable, incorporated similar changes into the remaining non-reviewed forms. After completing the site forms, WHS began the evaluation process to refine the field of seventy structures into a group of twelve for nomination to the National Register using NRHP criteria A and B (local) and part of C as guidelines after research revealed no structures to be the work of masters or of high artistic quality or likely to yield significant information. Criteria A, "representations of the broad patterns", was addressed by using themes in the Colorado Mountains and Urban Resource Protection Planning Process (RP3) Historic Context reports as the basis for the broad patterns. The architectural styles of type, period, or method of construction were evaluated using the CHS Guide to Colorado Architecture as a basis. WHS evaluated the survey sample as a possible historic district, but eliminated the option because of the large number of non-contributing resources that would have been included given the spatial distribution of the twelve resources deemed worthy of inclusion in the NRHP. For a breakdown of the survey sample and for structures nominated, see table 1 and 2. In its evaluation, WHS placed a heavy emphasis on integrity, especially in evaluating groups of similar structures, such as the Queen Anne Vernacular category, to try to arrive at the best examples of each type for the nomination.

Both WHS and LHC did research on the individual structures, and in addition, WHS researched information for a general historic overview of Louisville to establish a context for evaluating the sites in the survey. The definitive dating of all structures proved difficult because of a fire that destroyed all pertinent county records in 1931. WHS and LHC used interviews, reconstructed county records, and Sanborn Insurance maps to

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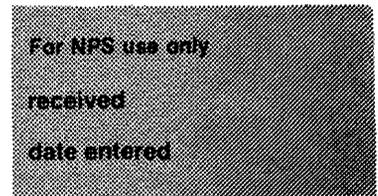
Louisville Multiple

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arrive at dates for construction. Equally, the persons interviewed, especially present owners, and the reconstructed county records were used in an effort to determine original owners. LHC hired Security Title Company of Boulder, Colorado to research the County Assessor's records. The title company copied present tax assessment rolls that included an estimated date of construction but did not find original owners in all cases. Instead, the title company found approximately one property transfer for each structure dating from the 1910's to the 1960's and furnished LHC with that information. In turn, WHS received the same information. WHS attempted to substantiate data as much as possible such as attempting to verify dates of construction from Sanborn Maps. While these methods are not as foolproof as complete county or city records, WHS feels comfortable that the majority of the dates are accurate; those dates that could not be determined were estimated. When two conflicting dates were found, WHS recorded both on the site form, listing the most reliable as "actual" and the other as "estimate." Other research for the overview as well as for individual structures was conducted at the Louisville Public Library, repository of a local history collection that includes information on early businesses, copies of census reports, records of town government, houses, and historic photos. The library of the Colorado Historical Society was visited as were the Western History Collections at the University of Colorado and Denver Public Library. From these various sources, WHS assembled the data used in this study. For specific references see bibliography section.

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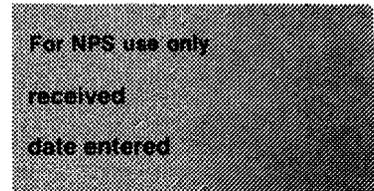
Table 1

Breakdown by Architectural Style and Address--Survey Sites

Architectural Style	Address	Stories
Wood Vernacular*	727 Front	1
	712 Spruce	1
	800 W. Spruce	1
	536 Main	1 1/2
	625 Main	1
	1009 Main	1
	1921 Main	2 1/2
	928 LaFarge	1 1/2
	1016 LaFarge	1
	533 Grant	1
	1145 Grant	1 1/2
	1017 Grant	1 1/2
	460 Lincoln	1
	624 Lincoln	1 1/2
	700 Lincoln	1 1/2
	1009 Lincoln	1
	1001 Lincoln	1
	301 East Street	1
	901 Rex	1 1/2
	738 Jefferson	1
832 McKinley	1	
Queen Anne Vernacular	1016 Main	1 1/2
	633 LaFarge	1 1/2
	1045 LaFarge	2 1/2
	1101 LaFarge	1
	720 Grant	1 1/2
	1024 Grant	1
	741 McKinley	1
	637 Lincoln	1
1101 Jefferson	1 1/2	

\*Includes some houses approaching Colonial Revival style

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Table 1 (Continued)

Hipped Box	1124 Main	1
	1021 Jefferson	1½
	301 Walnut	1
	1240 Grant	1
	817 Lincoln	1
	540 Lincoln	1
	1116 LaFarge	1½
Foursquare	728 LaFarge	2
	941 Garfield	1½
Vernacular Masonry Edwardian Vernacular	741 Lincoln	1½
	945 Front	1
	1101 Grant	1
	925 Jefferson	1
	823 Garfield	1½
	301 Spruce	2½
Classic Cottage/Cabin	1101 LaFarge	1
	701 Garfield	1½
	616 Front	1
Italianate Vernacular	721 Grant	2
Dutch Colonial	728 Grant	2
Shingle	1061 Lincoln	1½
Foursquare/Renaissance Revival	844 Main	1 & 2
Commercial	Grain Elevator	1-3
	700/2 Front	1
	740 Front	1
	700 Main	1
	702-02 Main	1
	801 Main	2
	809 Main	1
	813 Main	1
	909 Main	1
	920 Main	1
	1001 Main	1
1006 Pine	1½	
628 LaFarge	2	
Other (church)	741 Jefferson	1½

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify) Ethnic Heritage

**Specific dates** 1860-1920      **Builder/Architect** Various

**Statement of Significance (in one paragraph)**

The Louisville Multiple Resource Nomination is significant because its constituent structures represent a type, period, and method of construction applicable to small coal mining communities circa 1900. Louisville is typical of coal towns whose architecture evolved, as opposed to coal camps, which were planned and built by coal companies for their employees. The nomination is also significant in that the buildings collectively illustrate the history of Louisville and the many themes important to its development.

The area that became Louisville was first settled during the 1860s.<sup>1</sup> Although Indians had roamed over the land for centuries, the first settlers, the David Kerr family, moved there in 1864 and pre-empted the land five years later. Agriculture might have remained the economic mainstay, but during later years the discovery and development of the coal lands at Marshall, a few miles away, prompted prospectors to look in the area that became Louisville for coal.<sup>2</sup>

The 1870s proved to be a decade of crucial importance. In August of 1877 C.E. Welch of Golden, Colorado, entered into an agreement with David Kerr to drill test holes in hope of striking coal. He did so, and the first mine opened before the end of the year. Then on October 24, 1878 Louis Nawatny, who had been field supervisor for Welch's drilling operation, filed a plat for the town of Louisville on land he had pre-empted earlier in the year. Nawatny used his Christian name as the root form of the name of his village.<sup>3</sup> The news of a coal discovery and the founding of a town led to the first population boom for Louisville.

The coal deposits were scattered around town. The first one mined was east of the town near Coal Creek: The Welch/Louisville mine. By 1890 the Caledonia, Acme, and Ajax mines joined the Welch/Louisville in production. This number increased to eight by 1900.

For more than a decade into the twentieth century the growth continued, and in 1909 production reached a high with 753,287 tons mined. It later slumped but remained around 600,000 tons from 1910 through 1924.

# 9. Major Bibliographical References

(see continuation sheet)

# 10. Geographical Data

Acreeage of nominated property 4.5 acres--project area

Quadrangle name Louisville

Quadrangle scale 1:24000

UTM References (see continuation sheets)

PROJECT AREA

A	<u>1</u> <u>3</u>	<u>4</u> <u>8</u> <u>9</u> <u>1</u> <u>2</u> <u>0</u>	<u>4</u> <u>4</u> <u>2</u> <u>5</u> <u>6</u> <u>2</u> <u>0</u>
	Zone	Easting	Northing

B	<u>1</u> <u>3</u>	<u>4</u> <u>8</u> <u>9</u> <u>1</u> <u>1</u> <u>0</u>	<u>4</u> <u>4</u> <u>2</u> <u>4</u> <u>7</u> <u>2</u> <u>0</u>
	Zone	Easting	Northing

C	<u>1</u> <u>3</u>	<u>4</u> <u>8</u> <u>8</u> <u>7</u> <u>2</u> <u>0</u>	<u>4</u> <u>4</u> <u>2</u> <u>4</u> <u>5</u> <u>2</u> <u>0</u>
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D	<u>1</u> <u>3</u>	<u>4</u> <u>8</u> <u>8</u> <u>3</u> <u>2</u> <u>0</u>	<u>4</u> <u>4</u> <u>2</u> <u>4</u> <u>5</u> <u>2</u> <u>0</u>
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E	<u>1</u> <u>3</u>	<u>4</u> <u>8</u> <u>7</u> <u>5</u> <u>2</u> <u>0</u>	<u>4</u> <u>4</u> <u>2</u> <u>4</u> <u>8</u> <u>9</u> <u>0</u>
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F	<u>1</u> <u>3</u>	<u>4</u> <u>8</u> <u>7</u> <u>5</u> <u>2</u> <u>0</u>	<u>4</u> <u>4</u> <u>2</u> <u>5</u> <u>3</u> <u>0</u> <u>0</u>
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G	<u>1</u> <u>3</u>	<u>4</u> <u>8</u> <u>7</u> <u>3</u> <u>1</u> <u>8</u>	<u>4</u> <u>4</u> <u>2</u> <u>5</u> <u>6</u> <u>1</u> <u>8</u>
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H			
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### Verbal boundary description and justification

In all cases, with the one exception of the Denver Elevator, the nominated area is the lot on which the building sits. The lot and block number are stated on the individual survey forms. Denver Elevator Boundary: the building

### List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
state		code	county	code

# 11. Form Prepared By

name/title Steven F. Mehls, Carol J. Drake, James E. Fell, Jr.

organization Western Historical Studies date 10/15/85

street & number 1225 Atlantis Avenue telephone (303) 666-6208

city or town Lafayette state Colorado 80026

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Barbara Sudley

title State Historic Preservation Officer date 12-20-85

### For NPS use only

I hereby certify that this property is included in the National Register

John G. ... date 2/17/86  
Keeper of the National Register

Attest: See Continuation Sheet for listing date \_\_\_\_\_  
Chief of Registration

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These levels of production were achieved only by seasonal mining. The coal found in and around Louisville is subbituminous with a high moisture content, which caused the coal to crumble within weeks of being exposed to the air. As a result the mines operated only when consumer demand warranted during the fall and winter, then closed in the spring and summer. The exception came when some of the coal was sold to electrical generating plants during the twentieth century.<sup>4</sup> That new market proved not enough to offset declines in demand that began in the 1920s as natural gas pipelines were laid to Denver and more affluent homeowners replaced their coal furnaces with gas fired units, a trend disrupted by the Great Depression and World War II. As older mines closed, new ones opened, the last two, the Crown and Liley, in 1938. The Crown had the distinction of being the last operating coal mine in the Louisville area, closing in 1955.<sup>5</sup>

Mining, the local economic mainstay, was complemented by two other activities, farming and gardening. Farming in the Louisville area was fairly typical of agriculture practiced all along the front range from Denver north to Wyoming. Many farms depended upon irrigation for water and grew a variety of grain crops including corn and wheat as well as hay and straw for animal feed. Many of the farms raised livestock in addition to crops. Local agriculturalists did not participate in the early twentieth century sugar beet boom that spread through much of the region from Denver up the South Platte Valley and from Longmont north to Fort Collins. This probably occurred because the Louisville farmers already had profitable markets for their produce, as they had had since the first crops were planted during the 1860s.<sup>6</sup>

The other activity in Louisville that complemented coal mining--gardening--had its roots in the seasonal nature of the local mining economy. The miners, laid off in March and April, and knowing they would not be called back to work until late August or usually September, faced the summer months without income. To replace their lost income without seeking employment outside town, many used their lots as areas for gardening. Produce from these gardens not only fed the owner's family but also was grown with the intent that it would be sold. Louisville garden vegetables and fruits were either marketed in town to other residents, or shipped to Boulder or Denver for sale. In so doing the homeowners took advantage of the extraordinarily deep lots that prevailed in the original town and early additions to Louisville. In at least one case, the Thomas family, vegetable production replaced mining as the major source of income as they came to own City Market.

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Others, who apparently were not as successful at gardening, used their houses as bases for other home industries including wine making or pasta making. Such activities to supplement family income continued well into the twentieth century and left their marks on houses and lots throughout old Louisville as evidenced by remains of gardens, vineyards, or orchards. In addition to the ingenuity of Louisville residents in coping with the volatile coal market another factor helped the town and its mines to survive--transportation.

By modern standards Louisville is only forty minutes from downtown Denver, but in the days before automobiles and turnpikes that distance would have required a day's trip by horse and wagon. Such time and the resulting freight charges would have made it impossible for the coal mines to operate. In Louisville, however, transportation was never a problem because the site was served by a railroad six years before the town was founded. During 1872 and 1873 construction crews of the Colorado Central pushed tracks through eastern Boulder County on their way to Longmont, Colorado, and beyond, seeking a connection with the Union Pacific in the Greeley, Colorado, area. No doubt the presence of the Colorado Central encouraged Louisville's early coal entrepreneurs, recognizing that the railroad gave them ready, if not always dependable, access to the Denver market.

The railroad played another role in the development of Louisville beyond offering transportation. It defined and later divided the community. The original Nawatny plat used the railroad as its eastern border, a pattern that did not change for twelve years, and then only slightly as the far eastern side of the tracks remained comparatively undeveloped. The original plat was laid out in a grid two to one and one-half blocks wide, east to west, and four blocks long, north to south. All of the pre-World War I additions copied the grid pattern and all but two of them were on the west side of the railroad tracks. Only the East Louisville addition (1906) and a portion of Caledonia Place (1890) were located east of the railroad.<sup>10</sup> The town, as it grew outward in the other three directions during the late nineteenth and early twentieth centuries, developed a discernable central business district, concentrated in what had been the original town.

As the business district developed, it contained a number of saloons, large enough to concern the town fathers. As a result they limited liquor sales to Front Street, while other businesses and the seat of government were on Second, now known as Main, Street, one block west of the saloons. Contrary to typical practice when legislating the locations for saloons, that is putting them as far away from public view as practical, Louisville's ordinances lined the railroad tracks with the liquor sellers so that the first sights a visitor to town saw were

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not prosperous businesses or well kept houses but rather a row of drinking establishments. The ordinance likewise prevented the development of neighborhood saloons in residential areas.

During the late nineteenth and early twentieth centuries the physical form of Louisville was influenced by four forces:

- 1) the location of the coal mines, concentrated beyond the town limits on the west and south edges or further north and east beyond the tracks;
- 2) the railroad tracks themselves;
- 3) the real estate developers and their preferences not to move east of the tracks;
- 4) and the town government and its early attempts to legislate land use restrictions such as where saloons could be located.

Within the grids and rectangular lots of Louisville, the miners, tradesmen, and their families developed lifestyles typical of many American working class communities of the period. The family constituted the basic socio-economic unit. As extended families developed, they tended to form the social cement of the community and offered a continuity to the town and its life. The first census of Louisville, in 1880, showed that a majority of the residents were immigrants from other English speaking nations, along with some Frenchmen, Germans, Austrians, one Russian and one Swiss. The ethnic group most associated with modern Louisville—the Italians—did not appear in town until the 1890s.

As some miners and others in town moved financially ahead of their neighbors the physical form of the town changed as new subdivisions were added with larger lots and a few larger, architecturally more elaborate homes. These houses and additions were in the west and north or northwest sections of the city. This movement continued the old practice of concentrating the town west of the tracks and between the mines of the community that had by then nearly encircled the town.

The new additions to town as well as some parts of the older ones contained a wide variety of architectural styles from wood vernacular cottages to multi-story Shingle or Dutch Colonial Revival styles. The business district was comprised

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almost completely of false fronted wood stores in the nineteenth century commercial form. Those commercial buildings that were not wood-sheathed were wood-frame covered with stamped metal siding or stucco, with only a few built of brick. The same preference for wood construction was also exhibited in residences. Less than a dozen homes in old Louisville were made of brick or stone. The reason for this preference is that wood structures, even on concrete or stone foundations, had more flexibility, an important characteristic in a town that was being undermined. Subsidence apparently became something of a problem in the Jefferson Place Addition by the early twentieth century.<sup>13</sup>

Despite such a preponderance of wood buildings, Louisville never suffered a disastrous fire so typical of many mining towns. Instead, the fires that did occur were contained to one or two structures, possibly because of the large lots and spaces between buildings in most of the town. In the town there is no evidence to indicate that any architects of note worked there. Rather, styles were copied from other sources or in some cases the builder and/or owner simply worked out a design that met the space needs of the occupants.

The other factor that appears to have influenced Louisville architecture around the turn of the century came from the early mass merchandisers, particularly Sears, Roebuck and Company. Local tradition maintains that some of the houses in town were "kits" from Sears. Research into 1902, 1908, and 1909 Sears catalogs, recently reprinted, reveal that the company had available several books of plans for dozens of homes from cottages to large, multi-story houses. Also, through the catalog and a separate millwork catalog, stained glass, elaborately carved doors and a wide variety of millwork were available at prices advertised to be much lower than custom construction costs. Descriptions of these parts and catalog drawings exhibit a close similarity to many of the windows, doors,<sup>14</sup> and other features observed during the course of the Louisville field survey.

When compared to other Colorado coal mining towns of the late nineteenth and early twentieth centuries, Louisville was a community that had only a few characteristics in common with its contemporaries. The reason is that Louisville was not a town built and/or owned by one coal company. Even though many of the local mines eventually belonged to the Rocky Mountain Fuel Company, this did not occur until after the turn of the century. By then the town was well established and the corporation did not seek to build a new company town. The result was that Louisville developed independently. Housing styles, costs and ownership reflected an individual's personal economics, not company management. Instead of

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a boarding house and one or two basic home styles, depending on family size, with the designs determined by company management, Louisville came to have an architectural diversity greater than most Colorado coal mining towns.

This same diversity also applied to the physical form and growth patterns of Louisville. Real estate speculators and developers, not company officials, decided when and where to develop new additions. While the developers did stay with the grid pattern, they did so not by corporate edict, but because the grid was the accepted standard of the period. The final major difference between Louisville and many other Colorado coal mining towns came from the independent nature of local commercial development. Individual entrepreneurs and local market demand dictated what goods and services were available and at what prices. Even though the National Fuel Company owned a store in town, it did not have a monopoly on the market. Equally, as a non-company town there were liquor sales in Louisville, something frequently prohibited in strictly controlled company towns. Finally, early residents of Louisville found their own entertainment, and were not dependent on a coal company to provide newspapers, social halls, bands or other diversions, frequently part of the company town experience elsewhere. Louisville and its residents enjoyed much more freedom than residents of many Colorado coal mining communities of the late nineteenth and early twentieth centuries.

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<sup>1</sup>For a good, brief evaluation of the natural environment of the Louisville area see: No Author, Northeast Resource Area Resource Management Plan, (Wheatridge: Bureau of Land Management, 1983); and Volker Herbert Kreibich, "A Precipitation Climatology of the Front Range of Colorado," (M.A. Thesis, University of Colorado, 1966).

<sup>2</sup>For the development of the Marshall coal field and its railroad see: John Collinson, The Denver Pacific Railway, (London: W.J. Johnson, 1870); and Thomas J. Noel, "All Hail the Denver Pacific: Denver's First Railroad," The Colorado Magazine, 50 (Spring 1973): 91-116.

<sup>3</sup>Carolyn Conarroe, The Louisville Story, (Louisville: Louisville Times, 1978), pp. 3-4, hereafter cited: Conarroe, Louisville.

<sup>4</sup>For a discussion of Boulder County coal fields and their development see: Maynard A. Peck, "Some Aspects of the Coal Industry in Boulder County, Colorado." (M.A. Thesis, University of Colorado, 1947).

<sup>5</sup>Conarroe, Louisville, p. 18; Steven F. Mehls, The New Empire of the Rockies, A History of Northeastern Colorado, (Denver: Bureau of Land Management, 1984), p. 161.

<sup>6</sup>See: Alvin T. Steinel, A History of Agriculture in Colorado, (Ft. Collins: State Board of Agriculture, 1926).

<sup>7</sup>Lyle W. Dorsett, The Queen City, A History of Denver, (Boulder: Pruett Press, 1977), pp. 10-14, discusses attempts to create an economic hinterland.

<sup>8</sup>Personal communication, S.F. Mehls with Quentin Thomas, Louisville resident, 3 August 1985; Personal Communication, C.J. Mehls with Mrs. John Leary, Louisville resident, 2 August 1985.

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<sup>9</sup>F. Hol Wagner, The Colorado Road, (Denver: Intermountain Chapter, National Railway Historical Society, 1970), pp. 9-13, hereafter cited: Wagner, Road; and Old Burlington Interview, Civil Works Administration Interviews(CWA), Colorado Historical Society(CHS); George A. Colbert Interview, CWA, CHS; E.L.Ketley Interview, CWA, CHS; Annual Reports of the Union Pacific Railway Company, 1880s and 1890s, Union Pacific Collection, Colorado Historical Society.

<sup>10</sup>Plat Maps, City of Louisville, Planning Department.

<sup>11</sup>Ordinances of the Town of Louisville, Historical Collection, Louisville Public Library, (HC, LPL).

<sup>12</sup>Population File, HC, LPL.

<sup>13</sup>Personal Communication, S.F.Mehls with Mrs. Johnny Porter, Louisville resident, 2 August 1985; Conarroe, Louisville, pp. 16-17.

<sup>14</sup>Reprints of 1902, 1908 and 1909 Sears, Roebuck and Company catalogs.

<sup>15</sup>For detailed information and descriptions of Colorado coal towns see: H. Lee Scamehorn, Pioneer Steelmaker in the West, (Boulder: Pruett Press, 1976).

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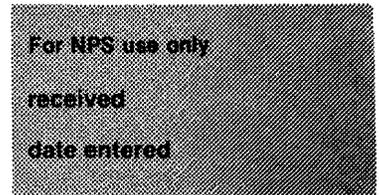
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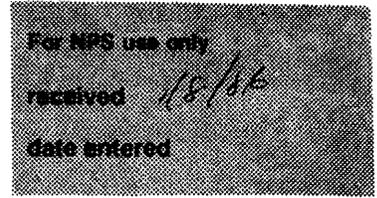
Verbal Boundary Description & Justification

and acreage extending 15' from the walls and loading dock.

<u>UTM REFERENCES</u>	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>	<u>Acreage</u>
Denver Elevator	13	488960	4424975	.23 acre
Lackner's Tavern	13	488975	4424800	.50 acre
Jacoe Store	13	488780	4425320	1/3 acre
National Fuel Company Store	13	488775	4424120	.50 acre
Tego Drug/State National Bank	13	488820	4425000	.50 acre
Robinson House	13	488320	4425120	1/3 acre
LaSalla House	13	488810	4425480	.50 acre
Ginacci House	13	488690	4425450	1/3 acre
Rhoades House	13	488470	4425360	1/3 acre
Petrelli/DelPizzo House	13	488810	4425340	1/3 acre
Stolmes House	13	488930	4424940	1/3 acre
Thomas House	13	488410	4425100	1/3 acre

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dnr-11

Name Louisville Multiple Resource Area  
State Boulder County, COLORADO

Nomination/Type of Review

Date/Signature

1. Denver Elevator-Grain Elevator

*for* Keeper Cover 2/4/86

Attest

2. Ginacci House

*for* Keeper Delia Crovina 2/14/86

Attest

3. Jacoe Store

*for* Keeper Delora Byrum 2/14/86

Attest

4. Lackner's Tavern

*for* Keeper Delora Byrum 2/14/86

Attest

5. LaSalla House

*for* Keeper Delora Byrum 2/14/86

Attest

6. National Fuel Company Store

*for* Keeper Delora Byrum 2/14/86

Attest

7. Petrelli-DelPizzo House

*for* Keeper Delora Byrum 2/14/86

Attest

8. Rhoades House

*for* Keeper Delora Byrum 2/14/86

Attest

9. Robinson House

*for* Keeper Delora Byrum 2/14/86

Attest

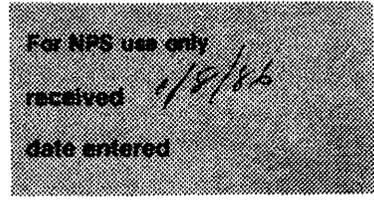
10. Stolmes House

*for* Keeper Delora Byrum 2/14/86

Attest

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Name Louisville Multiple Resource Area  
State Boulder County, COLORADO

Nomination/Type of Review

Date/Signature

11. Tego Brothers Drugstore—State  
National Bank of Louisville

*for* Keeper *Shelene Byrum 2/14/86*

Attest

12. Thomas House

*for* Keeper *Shelene Byrum 2/14/86*

Attest

13.

Keeper

Attest

14.

Keeper

Attest

15.

Keeper

Attest

16.

Keeper

Attest

17.

Keeper

Attest

18.

Keeper

Attest

19.

Keeper

Attest

20.

Keeper

Attest