

Resource Number: 5BL11282
Temporary Resource Number: 157508435009

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
 Determined Eligible- NR
 Determined Not Eligible- NR
 Determined Eligible- SR
 Determined Not Eligible- SR
 Need Data
 Contributes to eligible NR District
 Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL11282
2. Temporary resource number: 157508435009
3. County: Boulder
4. City: Louisville
5. Historic building name: Leslie/Williams House
6. Current building name: Robertson/Bolton House
7. Building address: 609 LaFarge Avenue,
Louisville CO 80027

In 1939, Louisville addresses were changed. Between 1939 and 1943, there were some inconsistencies in addressing. By 1943, addressing was standardized. LaFarge is sometimes spelled La Farge. Alternate addresses may be: 609 La Farge, 46 LaFarge, 46 La Farge, 112 LaFarge, 112 La Farge, 116 LaFarge and 116 La Farge.



8. Owner name and address:
Amy Robertson & Michael Bolton
609 LaFarge Avenue, Louisville CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
SE ¼ of SE ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference NAD 83
Zone 13; 488590 mE 4425123 mN
11. USGS quad name: Louisville, Colorado
Year: 1965 revised 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 8,9 Block: 7
Addition: Jefferson Place Year of Addition: 1880
13. Boundary Description and Justification: The surveyed area is bounded by LaFarge Avenue on the east, the alley to the west and property lines to the north and south.

III. Architectural Description

14. Building plan (footprint, shape): Irregular plan
15. Dimensions in feet: Length 33 x Width 25
16. Number of stories: Two
17. Primary external wall material(s): Plywood/particle board horizontal siding
18. Roof configuration: Front Gabled Roof
19. Primary external roof material: Asphalt composition roof
20. Special features: Porch, balcony, garage, fence
21. General architectural description:

609 LaFarge is a wood-framed house, irregular in plan, situated on a deep and narrow mid-block property comprised of portions of two different lots. The primary façade faces east to LaFarge Avenue. The front (eastern) portion of the house is the front of the original one-story L-shaped plan cottage. There is an enclosed hip-roofed porch at the front entrance. The west end of the original building has been expanded to two stories. The foundation is concrete. Exterior walls are clad with non-historic composition siding painted white, with simple white painted wood trim.

The roof is covered with light gray asphalt shingles. The front, one-story portion is a cross-gable; the gable facing the street contains a triangular fixed window painted dark blue-gray. The two-story portion is a front gable. There are non-historic skylights on the south sides of the one-story and two-story roofs.

The enclosed front porch has non-historic fixed wood, full-height wood windows, painted white, along its full width. There is a full-glass, wooden storm door sash painted dark blue-gray. The entrance door to the house, inside the porch enclosure, is a wood 4-panel door, painted dark blue-gray, with an upper glass light. Just north of the porch there is a small historic projecting bay double-hung wood window under a small cross-gable roof projection.

Windows on the single-story portion are white-painted wood sash with white aluminum sash storm-screen units. The north side has two historic wood double hung 2/2 divided light windows and a non-historic round fixed light. Windows on the south side are not clearly visible due to foliage.

The two-story portion is non-historic. Its first floor was not viewable from the street. Window sashes are white, possibly constructed of vinyl or clad aluminum. The east side has a pair of casements and one fixed window. The north side has a shed-roofed projection with one small window facing east and a large window facing north. The south side has two sets of triple side-by-side slider windows. The west side features a shed-roofed enclosed porch with brown aluminum slider or casement windows, and one full-height fixed window, as well as a trapezoidal fixed window set within the gable. There appears to be a second story balcony on the west side, and patio doors and windows on the first floor, and an outdoor wooden deck.

22. Architectural style/building type: No style
23. Landscaping or special setting features: Landscaping or special setting features: Landscape or special setting description: Jefferson Place Subdivision is a historic residential neighborhood adjacent to downtown Louisville. The subdivision is laid out on a standard urban grid of narrow, deep lots with rear alleys. Houses are built to a fairly consistent setback line along the streets with small front lawns, deep rear yards and mature landscaping. Small, carefully maintained single-family residences predominate. Most of the houses are wood framed, one or one and one-half stories in height, featuring white or light-colored horizontal wood or steel siding, gabled or hipped asphalt shingled roofs and front porches. While many of the houses have been modified over the years, most of the historic character-defining features have been preserved.

609 LaFarge is consistent with these patterns and blends well with the scale and character of the neighborhood. Its second-story addition is at the rear of the house, so the one-story scale at the street has been preserved. A small front yard with small trees and shrubs is enclosed with a low white-painted wood picket fence. Wooden paths lead to the front door and north side door. A narrow side yard north of the house

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contains a hedge. The deep, narrow rear yard contains mature trees and is enclosed with a six-foot wood privacy fence.

In front of this house, and other houses on this same block, there are decorative concrete pavers, some square, some round, with inset brightly colored marbles and tiles, and marked with children's handprints. They are signed and dated 2006 and were made by children at the Louisville Preschool (5BL920), which is down the block and across the street at 628 LaFarge.

24. Associated buildings, features, or objects:

There is a freestanding outbuilding at the west end of the lot. This consists of a one-car garage opening onto the alley with a painted wood overhead garage door, and a workroom or sunroom on the south side. The building has a front gable roof covered with light gray asphalt shingles. Siding is plywood painted tan with white trim. There are two shed-roofed additions on the north side. The south side has a large picture window and a pair of single-hung wood windows, 6/1 divided light.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1893 Actual: _____

Source of information: Boulder County records state that the house was constructed in 1896. Based upon Sanborn maps of 1893 and 1908, the house appears to have been constructed by 1893, but may have been moved to the adjacent lot to the south by 1908.

26. Architect: Unknown

Source of information: N/A

27. Builder/Contractor: Unknown

Source of information: N/A

28. Original owner: William and Eliza Leslie

Source of information: Boulder County Clerk & Recorder property records

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

Boulder County records identify the date of construction as 1896. However, based upon Sanborn maps for 1893, 1900, and 1908, it appears that the original one-story part of this house (or one with a similar footprint) was built by 1893 on the adjacent lot to the north, and moved to its current location by 1908. In 1976, the Louisville Urban Renewal Authority (LURA), a self-described "Program for neighborhood improvement, City of Louisville", accomplished numerous modifications for then-owners Pamela and J. Slade Dingman. This work included a one-story bedroom addition on the north side; raising the roof and ceiling joists to create a minimum 7'-6" interior ceiling height; removal of two chimneys; replacement of all wood siding with new particle board horizontal lap siding; replacement of gutters and downspouts; replacement of existing electrical service; a new heating system; replacement of wood foundation with concrete foundation; a new concrete foundation for the existing earthen cellar; and correction of other code violations.

A building permit for a detached two-car garage was issued in 1986. This is presumably the same structure as the current outbuilding. In 1988, Pancoast Construction obtained a building permit for the second floor addition on the west side of the main house. Charles Pancoast was also the property owner at the time.

The triangular window in the front porch gable appears to have been added between 1958 and 1960. At an unknown date after 1960, the front porch was enclosed and fitted with fixed wood, full-height windows. A skylight was added to the south side of the original house at an unknown date after 1960. It is likely this occurred in 1988 when the second floor was added.

30. Original location ____ Moved X Date of move(s): The house may have been moved from Lot 8 to Lot 9 between 1900 and 1908, based upon Sanborn maps.

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic, Single Dwelling
32. Intermediate use(s): N/A
33. Current use(s): Domestic, Single Dwelling
34. Site type(s): Urban residence
35. Historical background:

This building is part of Jefferson Place, the first residential subdivision in Louisville.

609 La Farge and 617 La Farge (5BL978) have an intertwined history, having had the same sets of owners for most of their histories. The Leslie family owned these two properties for approximately 28 years, followed by a period of ownership of the two properties by members of the Williams family for 48 years (in the case of 609 La Farge) and 58 years (in the case of 617 La Farge). An interesting aspect of these two properties is that they were part of a trade of real property between the Leslie family and the Williams family, and both families owned and operated the nearby Commercial Hotel (no longer extant, at the southwest corner of LaFarge and Pine) at different times. To the extent that it is relevant to the history of 609 La Farge, some information about 617 La Farge is also given below.

These properties presented some specific challenges for the research of their chains of ownership. Together, they occupy three lots (Lots 7, 8, and 9 of Block 7). Today, 609 La Farge occupies a lot and a half to the south, while 617 La Farge occupies the contiguous lot and a half to the north. However, it was found that these three lots were acquired separately and may have been used in separate ways for the first few decades after Jefferson Place was platted. Sanborn Maps for 1893 and 1900 show one house in the middle of these three lots on Lot 8, while the 1908 Sanborn map and the 1909 Drumm's Wall Map of Louisville both show that house as gone from that location and instead show two houses, one to the south on Lot 9 and one to the north on Lot 7 and part of Lot 8. Also complicating the research is the strong possibility that a warranty deed for one of the lots, Lot 9, was not recorded with the County Recorder's office until years after the date that it was signed. It was additionally found that 609 La Farge for a long time consisted of only Lot 9, and 617 La Farge for a long time consisted of both Lots 7 and 8, until 1972.

Based on the evidence in the online property records, it appears that William and Eliza Leslie had acquired Lots 7, 8, and 9 by the late 1890s. (William Leslie's name first appears in a Louisville directory in 1896.) The County gives 1896 as the date of construction for 609 La Farge. As noted above, the Sanborn maps for 1893 and 1900 do not show a house on Lot 9. However, the house that is shown on Lot 8 on these Sanborn maps has a similar footprint as the house that appears as being on Lot 9 on the 1908 Sanborn map and the 1909 Drumm's Wall Map. It could be speculated that William and Eliza Leslie moved their house, which could have been constructed by 1893 as indicated on the 1893 Sanborn map, to the south side of their three lots so that they would have room to construct another house (617 La Farge) to the north. The County gives 1900 as the year of construction for 617 La Farge.

Louisville directories show the Leslie family living in this location, although it is not known for certain whether Leslie family members occupied the houses at both 609 and 617 La Farge, or just one of them. The 1904 directory shows William and "Elsie" Leslie living at "Lafarge btw. Pine & Hutchinson." William Leslie is described as being an engineer at the nearby Acme Mine that was located at Roosevelt & Hutchinson. In 1916, 1918, and 1921, members of the Leslie family are shown as residing at 120 La Farge. Based on evidence that is further explained below, this is believed to refer to 617 La Farge.

According to Louisville Cemetery records, Eliza Leslie lived 1863 to 1925 and William Leslie lived 1869 to 1911. They had a son, also named William, who lived 1897 to 1973. The family could not be located in the 1900 federal census, but in 1910, they are in this approximate location. William is shown as having Irish born parents, while Eliza's parents were born in England, but both William and Eliza were born in the United States. In the 1920 federal census, Eliza and her son are stated to be living on La Farge (William Sr. having died in 1911) and Eliza is said to work at a boardinghouse.

According to the *Louisville Times* Centennial Edition dated August 17, 1978, Eliza Leslie traded 609 and 617 La Farge for the Commercial Hotel that was owned by Laura and Dan Williams (this transaction was also mentioned in the 2000 Historical Survey for 617 La Farge, but the year and the names of the parties to the transaction were not

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given). Boulder County property records show that this trade took place in 1924. The Commercial Hotel, which was located on the southeast corner of Pine and La Farge, could have been the “boardinghouse” where Eliza Leslie was shown as working in the 1920 federal census. Eliza Leslie became the owner and operator of the Commercial Hotel, and Dan and Laura Williams (who had been living at the Commercial Hotel themselves) became the owners and residents of 609 and 617 La Farge. Eliza Leslie died one year later, in 1925.

According to the 1978 *Louisville Times* Centennial Edition, “Daniel Williams and Laura Roush were married in 1881 and came to Louisville from Coalton, Ohio, in 1906. Mr. Williams was a miner and together they operated the Commercial Hotel on Pine St.” from 1910 to 1924. Not all of their twelve children survived infancy, but among them were four daughters, Bessie, Gale, Garnet, and Margaret. Bessie died in 1926, but Gale married and became Gale Johnson; Garnet became Garnet Poydock; and Margaret became Margaret Hodgson.

The 1926 directory for Louisville shows Dan and Laura Williams as living at 120 La Farge, and again, this is believed to refer to 617 La Farge. In 1928, they are stated to be living at “46” La Farge, which is an address number that does not fall within Louisville’s normal address system from that time period. In 1930, they are at 112 La Farge, and in 1932, 1935, and 1936, they are at 116 La Farge. As explained below, the addresses of 112 and 116 are believed to refer to 609 La Farge. It appears that between 1926 and 1930, they moved from their larger house at 617 La Farge to their smaller house at 609 La Farge.

The 1930 federal census records shed some light on who lived where. For 1930, Dan and Laura Williams are shown as living on La Farge, and George and Garnet Poydock and their son, Carl, are the next listing. Based on where other people on the list lived, it appears that Dan and Laura Williams were living at 609 La Farge, and their daughter Garnet Williams Poydock was living with her husband and son next door at 617 La Farge. The 1930 directory for Louisville confirms this placement of family members in the two houses. Dan and Laura Williams are living at 112 La Farge (presumably today’s 609), while George and “Garrett” “Pydock” are living with their son Carl at 120 La Farge. In 1932, 1935, and 1936, Dan and Laura Williams are stated to be living at 116 La Farge (likely the same as 1930’s 112 La Farge), and their daughter, Garnet Poydock, is at 120 La Farge. In 1940, no address on La Farge is given for Dan and Laura Williams, but Garnet Poydock and her family are still at 120 La Farge (an old address being given despite the fact that Louisville’s address system changed in the late 1930s).

According to the 1943 directory, George and Garnet “Pydock” are living in 1943 at “603” La Farge, but this may be a slight deviation from the new address system that had just recently been adopted in the late 1930s. (There is no listing for Dan and Laura Williams.)

According to records of the Green Mountain Cemetery in Boulder, Dan Williams died in 1941 and Laura in 1947. In 1948, the properties at 609 La Farge and 617 La Farge were part of Laura Williams’ estate and passed to her surviving children, Gale Johnson, Margaret Hodgson, and Garnet Poydock. Following legal transactions in which some of the sisters signed over their ownership interests, the end result was that Margaret Hodgson became the owner of 609 La Farge (Lot 9 only, unlike the legal description today) and Garnet Poydock became the owner of 617 La Farge (both Lots 7 and 8, unlike the legal description today).

It is believed that Margaret Hodgson rented out 609 La Farge while she was the owner, as she continued to live with her husband, Francis, and children at 945 McKinley in Louisville. One long term renter was Lillie McKee, widow of William McKee. She is shown as living at 609 La Farge in directories for 1951, 1952-53, 1953, 1956, 1958, and 1960. In 1966, Mrs. Grace Guffey is instead shown as living at 609 La Farge.

Margaret Hodgson lived from 1899 to 1992. In 1972, she conveyed the property at 609 La Farge to Allan and Rachel Farber and it left the Williams family after a period of 48 years. Records also indicate that in 1972, her sister Garnet Poydock, who owned 617 La Farge, conveyed the south half of Lot 8 to the new owners of 609 La Farge, Allan and Rachel Farber. Since then, 609 La Farge has consisted of a lot and a half instead of one lot. Other owners in more recent years were J. Slade Dingman, Pamela Dingman/Sindorf, Alice Defler, James Vallance, Charles Pancoast, Susan McEachern, and the current owners, Amy Robertson and Michael Bolton.

36. Sources of information:

Boulder County “Real Estate Appraisal Card – Urban Master,” on file at the Carnegie Branch Library for Local History in Boulder, Colorado.

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Boulder County Clerk & Recorder's Office and Assessor's Office public records, accessed through <http://recorder.bouldercounty.org>.

Directories of Louisville residents and businesses on file at the Louisville Historical Museum.

Census records and other records accessed through www.ancestry.com .

Drumm's Wall Map of Louisville, Colorado, 1909

Sanborn Insurance Maps for Louisville, Colorado, 1893, 1900, and 1908

Louisville, Colorado building permit files

Louisville, Colorado cemetery records, accessed at <http://files.usgwarchives.org/co/boulder/cemeteries/louisville.txt>

Green Mountain Cemetery Index to Interment Books, 1904-1925, Boulder Genealogical Society, 2006.

Louisville Times Centennial Edition, August 17, 1978.

Archival materials on file at the Louisville Historical Museum.

Conarroe, Carolyn, *The Louisville Story*, Louisville Times, Inc., 2000.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: NA

Designating authority: NA

37A. Applicable Local Landmark Criteria for Historic Landmarks:

A. Architectural.

- (1) Exemplifies specific elements of an architectural style or period.
- (2) Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.
- (3) Demonstrates superior craftsmanship or high artistic value.
- (4) Represents an innovation in construction, materials or design
- (5) Style particularly associated with the Louisville area.
- (6) Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.
- (7) Pattern or grouping of elements representing at least one of the above criteria.
- (8) Significant historic remodel.

B. Social.

- (1) Site of historic event that had an effect upon society.
- (2) Exemplifies cultural, political, economic or social heritage of the community.
- (3) Association with a notable person or the work of a notable person.

C. Geographic/environmental

- (1) Enhances sense of identity of the community.
- (2) An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.

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Does not meet any of the above local criteria.

Local Field Eligibility Assessment: Not eligible due to lack of sufficient integrity

37B. Applicable State Register of Historic Properties Criteria:

A. The property is associated with events that have made a significant contribution to history.

B. The property is connected with persons significant in history.

C. The property has distinctive characteristics of a type, period, method of construction or artisan.

D. The property has geographic importance.

E. The property contains the possibility of important discoveries related to prehistory or history.

Does not meet any of the above State Register criteria.

State Register Field Eligibility Assessment: Not eligible due to lack of integrity.

38. Applicable National Register Criteria:

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

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

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

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

39. Area(s) of significance (National Register): Social History

40. Period of significance: 1893 - 1963

41. Level of significance: National State Local

42. Statement of significance: This house is associated with the historic development of Louisville as one of the late nineteenth-century homes in Louisville's first residential subdivision, Jefferson Place. Members of the Leslie family (the original owners) owned it for 28 years, and members of the Williams family, the second owners, owned it for 48 years. At different times, the Leslie and Williams families were owners and operators of the Commercial Hotel (no longer extant) at LaFarge and Pine.

43. Assessment of historic physical integrity related to significance: The property's overall integrity is fair. It has been modified extensively, most notably with a large second-story 1988 addition. Although this addition is at the rear (west side) of the building, it is very visible from the street. Integrity of design is compromised by this west addition, as well as a 1976 north addition and raised roof, and enclosure of the front porch after 1960. The house has integrity of setting and location. It may have been moved prior to 1908, but achieved much of its significance after 1908. It retains integrity of association due to its continued association with the Jefferson Place Subdivision. Integrity of materials is compromised by exterior siding replacement. Integrity of workmanship is intact. Integrity of feeling is lost due to the modified scale of the building; a small cottage has been transformed into a tall two-story building.

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

45. Is there National Register district potential? Yes No

Historic District Potential: This building is outside the boundaries of a State Register historic district, local historic district, and a potential National Register historic district. Due to loss of integrity, the southeast portion of the Jefferson Place Subdivision, in which this building is located, is not included within the boundaries.

Discuss: This building is being recorded as part of a 2010-2011 intensive-level historical and architectural survey of Jefferson Place, Louisville's first residential subdivision, platted in 1880. The purpose of the survey is to determine if there is potential for National Register, State Register or local historic districts. Most of the Jefferson Place subdivision, but not this portion, is eligible as a State Register historic district under Criterion A, Ethnic Heritage, European, for its association with European immigrants who first lived here and whose descendants continued to live here for over fifty years. The period of significance for the State Register historic district is 1881 – 1980. Jefferson Place is potentially eligible as a National Register historic district under Criterion A, Ethnic Heritage, European. However it needs data to determine dates of some modifications, and to more definitely establish the significant impacts of various European ethnic groups on the local culture of Louisville. The period of significance of a National Register district is 1881 – 1963. Jefferson Place is eligible as a local Louisville historic district under local Criterion B, Social, as it exemplifies the cultural and social heritage of the community.

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

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

The property is not within an existing National Register district.

VIII. RECORDING INFORMATION

47. Photograph numbers: 5BL11282_609LaFarge_01 through 5BL11282_609LaFarge_06

Digital images filed at: City of Louisville, Planning Department.

48. Report title: Historical and Architectural Survey of Jefferson Place Subdivision, Louisville, Colorado

49. Date(s): 2013

50. Recorder(s): Kathy and Leonard Lingo, Avenue L Architects, and Bridget Bacon, City of Louisville

51. Organization: Avenue L Architects

52. Address: 3457 Ringsby Court Suite 317, Denver, CO 80216

53. Phone number(s): (303) 290-9930

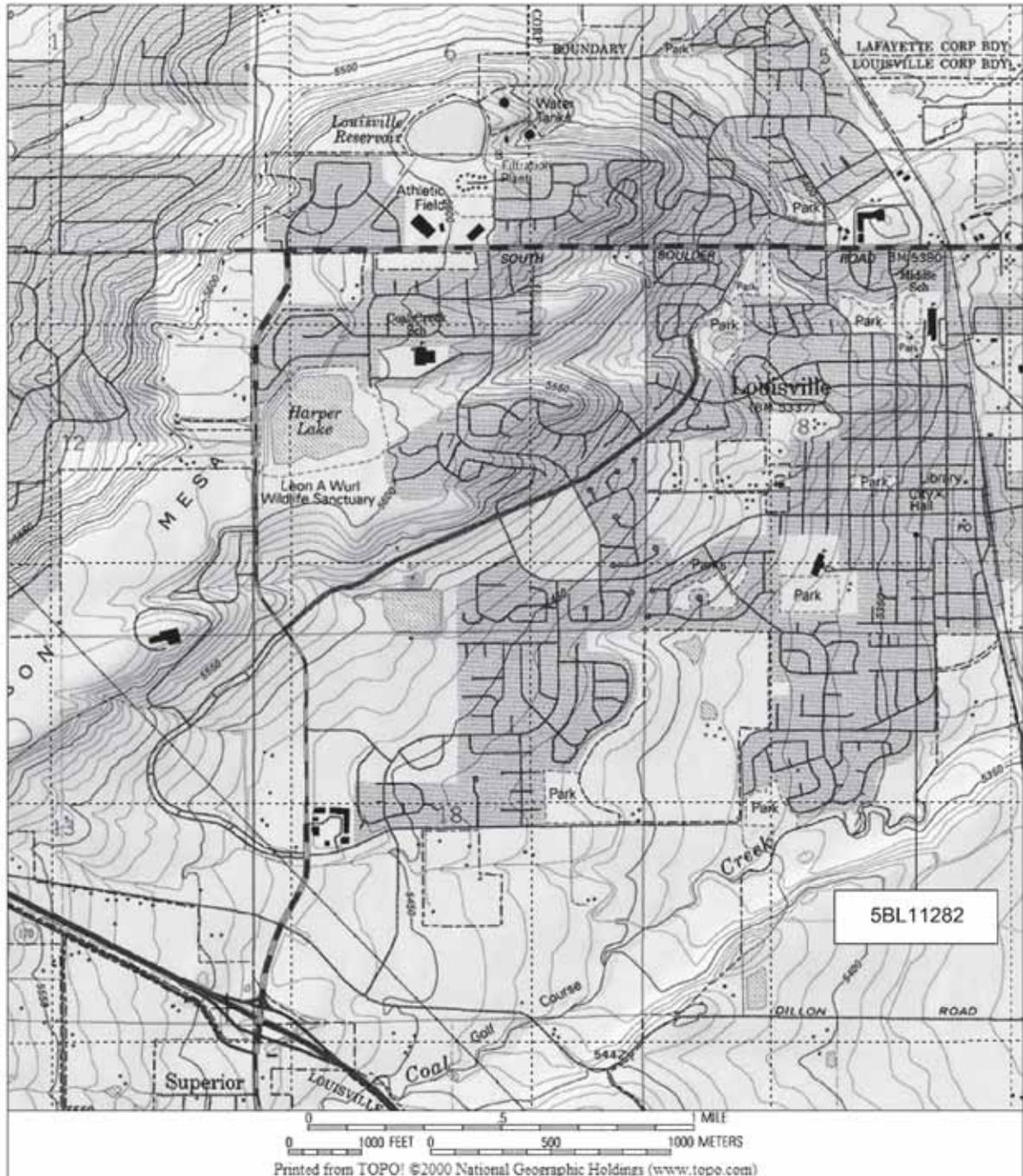
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

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USGS Location Map



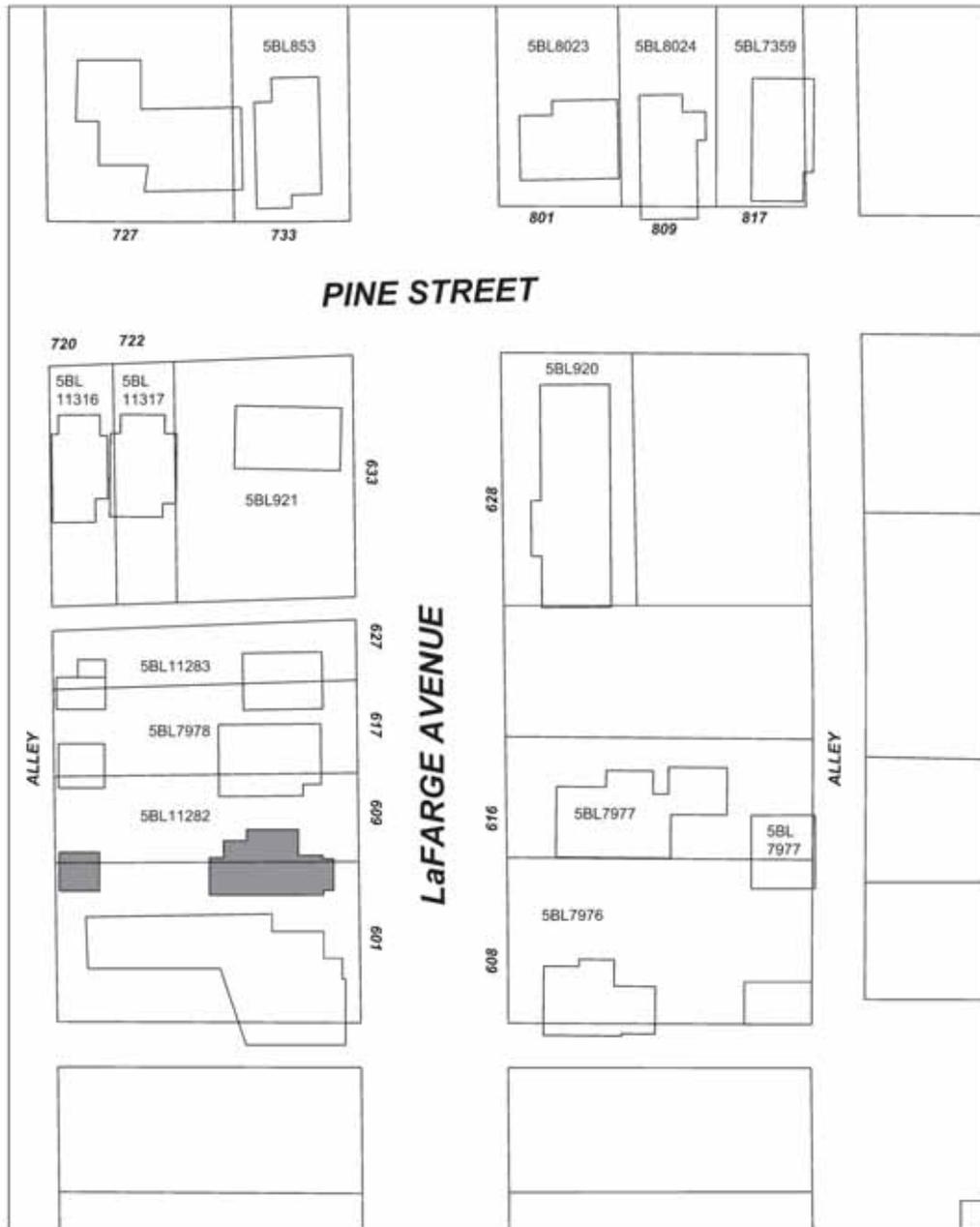
609 LaFarge Avenue, Louisville, Colorado

SOURCE: Extract of Louisville, Colorado
USGS map, 1994.



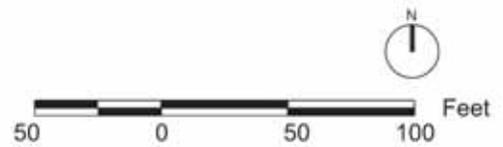
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Architectural Inventory Form
Site Location Map



609 LaFarge Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado
GIS Files.



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5BL11282_609 LaFarge East



5BL11282_609 LaFarge South

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5BL11282_609 LaFarge North



5BL11282_609 LaFarge West

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5BL11282_609 LaFarge Outbuilding Southwest



5BL11282_609 LaFarge Outbuilding North

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Photo ca. 1960s, Louisville Historical Museum 2008.008.038



1958 Photo, Boulder Counter appraisal card