

# COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

(Page 1 of 5)

### I. IDENTIFICATION

- 1. Resource number: **5BL7965**
- 2. Temporary number: **N/A**
- 3. County: **Boulder**
- 4. City: **Louisville**
- 5. Historic building name: **Rickman House**
- 6. Current building name: **Chavez House**
- 7. Building address: **600 Front Street**
- 8. Owner name: **Virginia K. Chavez**  
Owner address: **600 Front Street**  
**Louisville, CO 80027**

### II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **1S** Range **69W**  
**NE**¼ of **NW**¼ of **SE**¼ of **SE**¼ of section 8
- 10. UTM reference  
Zone **13**  
Easting: **488890**  
Northing: **4424880**
- 11. USGS quad name: **Louisville, Colorado**  
Year: **1965 (Revised 1994) 7.5'**
- 12. Lot(s): **5, 6** Block: **C**  
Addition: **Original Town of Louisville** Year of Addition **1878**
- 13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

### Official Eligibility Determination

(OAH use only)

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

### III. ARCHITECTURAL DESCRIPTION

- 14. Building plan (footprint, shape):  
**Rectangular Plan**
- 15. Dimensions in feet: **1156 square feet**
- 16. Number of stories: **two**
- 17. Primary external wall material  
**Synthetics / Vinyl**
- 18. Roof configuration (enter one):  
**Gable-on-Hip Roof**
- 19. Primary external roof material (enter one):  
**Asphalt Roof**
- 20. Special features (enter all that apply):  
**Porch**  
**Chimney**  
**Fence**

22. Architectural style / building type:

**Other Style**  
**(Wood Frame Gable and Hip Roof Dwelling)**



**21. General Architectural Description**

Comprised of a house and garage, this property is located at the northeast corner of Elm and Front Streets, south of downtown Louisville. Planted grass front and backyards, and a large side yard to the north, all with mature landscaping, are enclosed by a chain link fence. Facing toward Front Street to the west, the house is supported by a low concrete foundation, and features white horizontal vinyl siding, over wood frame construction. The roof is an intersecting hip and gable, with brown asphalt shingles and boxed eaves. Windows are primarily non-original 1x1 horizontal sliders, set in metal frames, and with decorative painted green wood shutters. A hip-roofed canted bay window, with three 1x1 horizontal sliding windows, is located on the south elevation. A stained natural brown 15-light glass-in-wood-frame door, with a black metal security door, opens onto a large concrete porch on the west elevation (facade). A one-story gabled addition has been built onto the east elevation (rear) of the original building. An enclosed hip-roofed rear porch addition, with 1x1 horizontal sliding windows, has been built onto the rear the earlier addition, further extending the building to the east. A brown metal storm door enters the enclosed porch on the east elevation.

Built in 1984, a two-car **Garage** is located to the east of the house. The garage features a concrete slab foundation and floor, painted blue masonite shingle siding, and a low-pitched front gable roof, with asphalt shingles and boxed eaves. Two large 1x1 horizontal sliding windows are located on the west elevation. A painted pale blue metal roll-away garage door opens toward Elm Street on the south elevation.

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

Sanborn Fire insurance maps document that this lot was first developed prior to 1893. The original dwelling was enlarged to the rear sometime between 1900 and 1908, and may have been used as a miners' boardinghouse. A one-story gabled addition, and a hipped-roof enclosed rear porch addition, date to the early 1980s. The house's windows were changed to 1x1 horizontal sliders, and the walls were clad with vinyl siding about the same time. The garage was built on 1984.

**23. Landscape or setting special features:**

This property is located at the northeast corner of Front and Elm Streets, southeast of downtown Louisville.

**24. Associated buildings, features, or objects**  
**Garage****IV. ARCHITECTURAL HISTORY**

25. Date of Construction:  
Estimate **ca. 1890**  
Actual

Source of information:  
**Sanborn map, 1893**

26. Architect:  
**n/a**

Source of information:  
**n/a**

27. Builder/ Contractor:  
**unknown**

Source of information:  
**n/a**

28. Original owner:  
**unknown**

Source of information:  
**n/a**

30. Original location: **yes**  
Moved **no**  
Date of move(s) **n/a**

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**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic / Hotel**
32. Intermediate use(s): **Single Dwelling**
33. Current use(s): **Single Dwelling**
34. Site type(s): **Residence**

**35. Historical Background**

Sanborn fire insurance maps provide evidence that this lot was developed sometime prior to 1893. The 1893 and 1900 Sanborn maps both depict a dwelling in the same location as the current residence, along with four secondary buildings, oriented along Elm Street southeast of the house. Three of these may have been small dwellings for miners. By 1908, according to that year's Sanborn map, the dwelling had been enlarged, and three of the secondary buildings had been removed. Mrs. Virginia Chavez, who has lived and owned here since 1958, related that the property served as a miners boardinghouse in the early days.

In the 1940s and 1950s, this was the residence of Charles B. and Dora Rickman. Charles worked as a conveyor man at the Centennial Mine. In 1958, the Rickmans sold the property to Andrew C. and Virginia K. Chavez. Andrew worked as a heavy equipment operator until he passed away, tragically, in an automobile accident in the early 1980s. Virginia worked at Cowboy Cleaners in Broomfield for many years, before retiring in 1967. The Chavez' raised a family of four boys and one girl here.

**36. Sources of Information**

Chavez, Virginia. Oral interview with Carl McWilliams, January 13, 2000.

Conarroe, Carolyn. *The Louisville Story*, Louisville: Louisville Times Inc., 1978.

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

Sanborn Fire Insurance Maps, dated August 1893, November 1900, and August 1908.

Smith, Phyliss. *Once A Coal Miner: The Story of Colorado's Northern Coal Field*, Boulder: Pruett Publishing Company, 1989.

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**VI. SIGNIFICANCE**

37. Local landmark designation:

Yes

No **xx**

Date of Designation: n/a

38. Applicable National Register Criteria

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

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

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

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

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

**xx** Does not meet any of the above National Register criteria.

39. Area(s) of Significance:

**Community Planning and Development; Ethnic Heritage / European**

40. Period of Significance: **ca. 1890-1950**

41. Level of Significance:

National:

State:

Local: **xx**

**42. Statement of Significance**

Although the Chavez House was historically associated with Louisville's early development as a coal mining town, it has been altered in recent times to such an extent that it is no longer able to convey a sense of its historic past.

**43. Assessment of historic physical integrity related to significance:**

The historical integrity of this property's house has been compromised by two large additions to the east elevation, by the alteration of virtually all of the house's windows, and by the application of vinyl siding, over the original exterior wall surface. Built in 1984, the garage is a non-historic structure. Historic secondary structures, which existed around the turn of the twentieth century, have been gone for many years.

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**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

45. Is there National Register district potential?

Yes:

No: **xx**

Discuss: **Houses and other buildings in this area southeast of downtown Louisville, do not collectively display sufficient historical integrity to qualify as a National Register Historic District.**

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

Contributing: **n/a**

Noncontributing: **n/a**

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

Contributing: **n/a**

Noncontributing: **n/a**

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **CM-6**

Frame(s): **29-32**

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

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

49. Date: **January 13, 2000**

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

51. Organization: **Cultural Resource Historians**

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

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

Pine Street

1006



Front Street

630

616

600

Approximate  
Scale  
40 Feet

Alley

Railroad Tracks

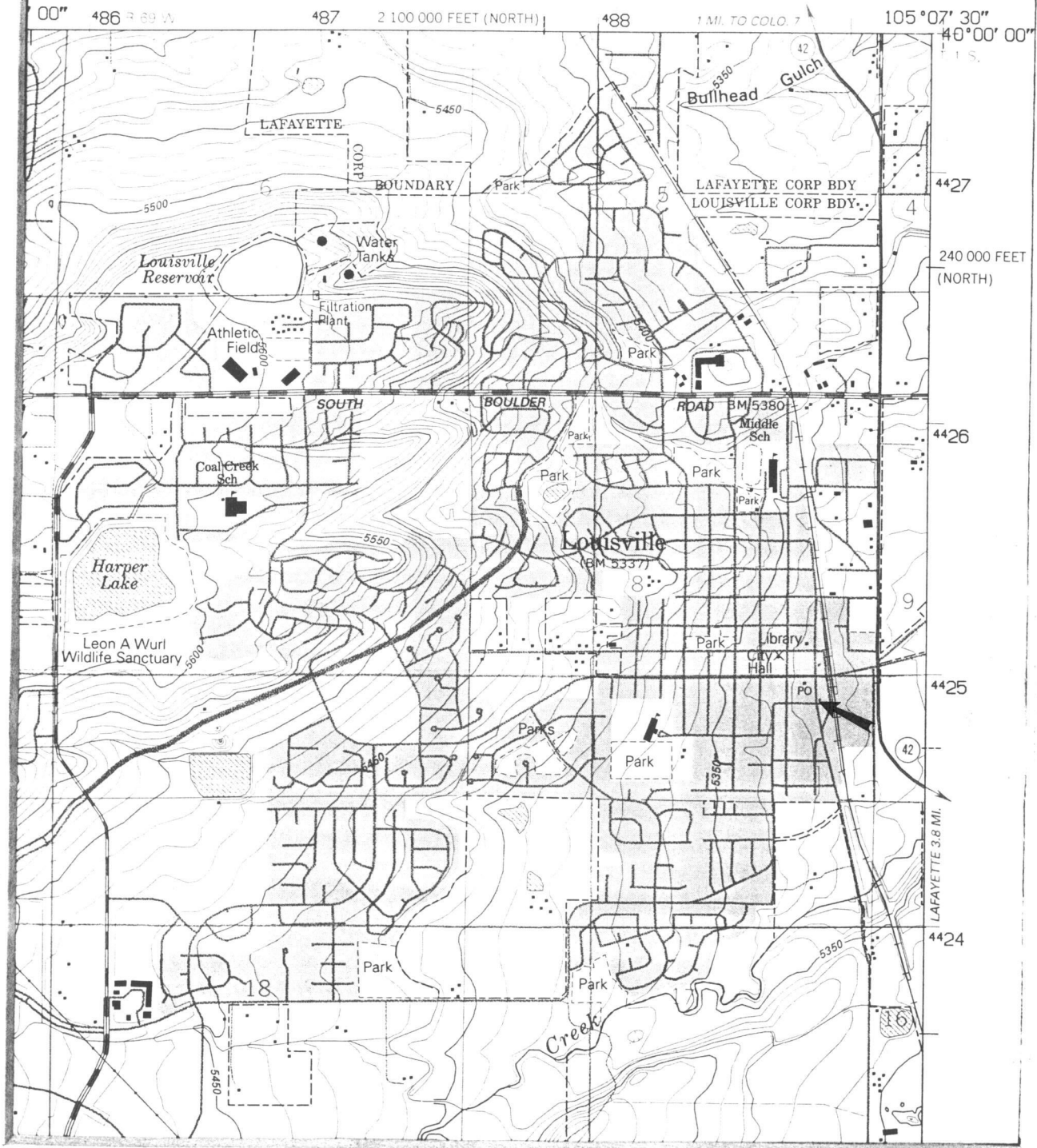
Elm Street

. . . SKETCH MAP . . .

600 Front Street, Louisville, Colorado

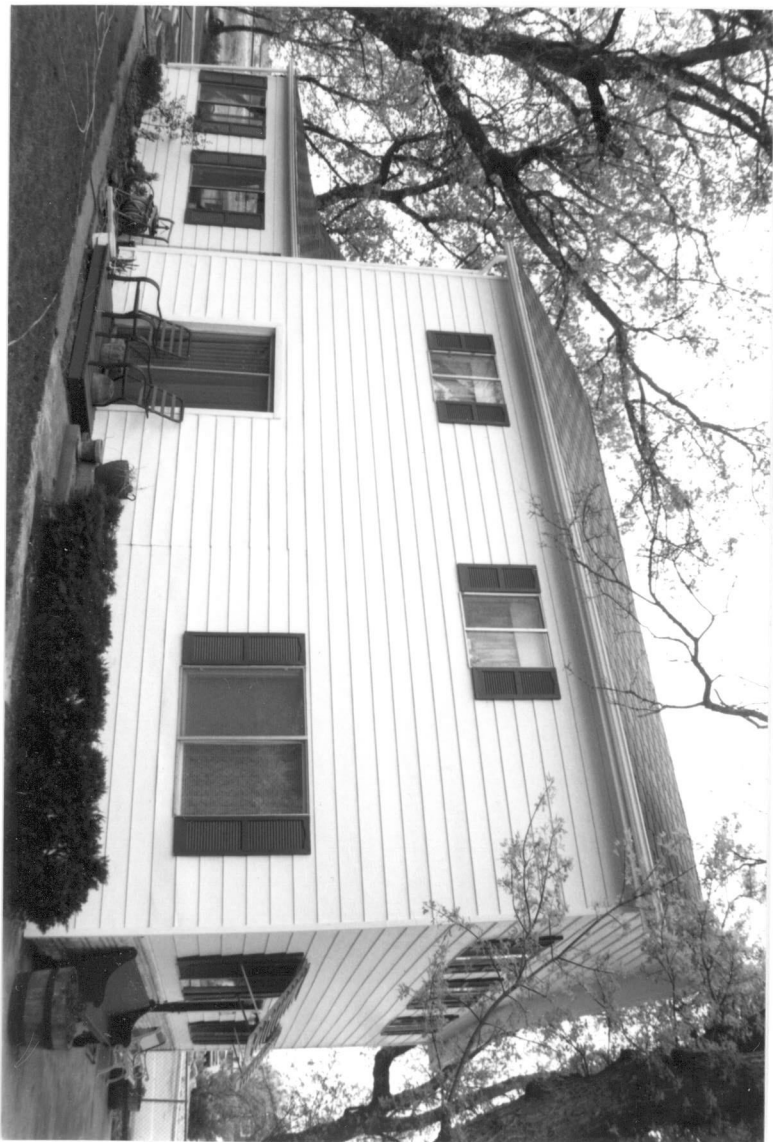
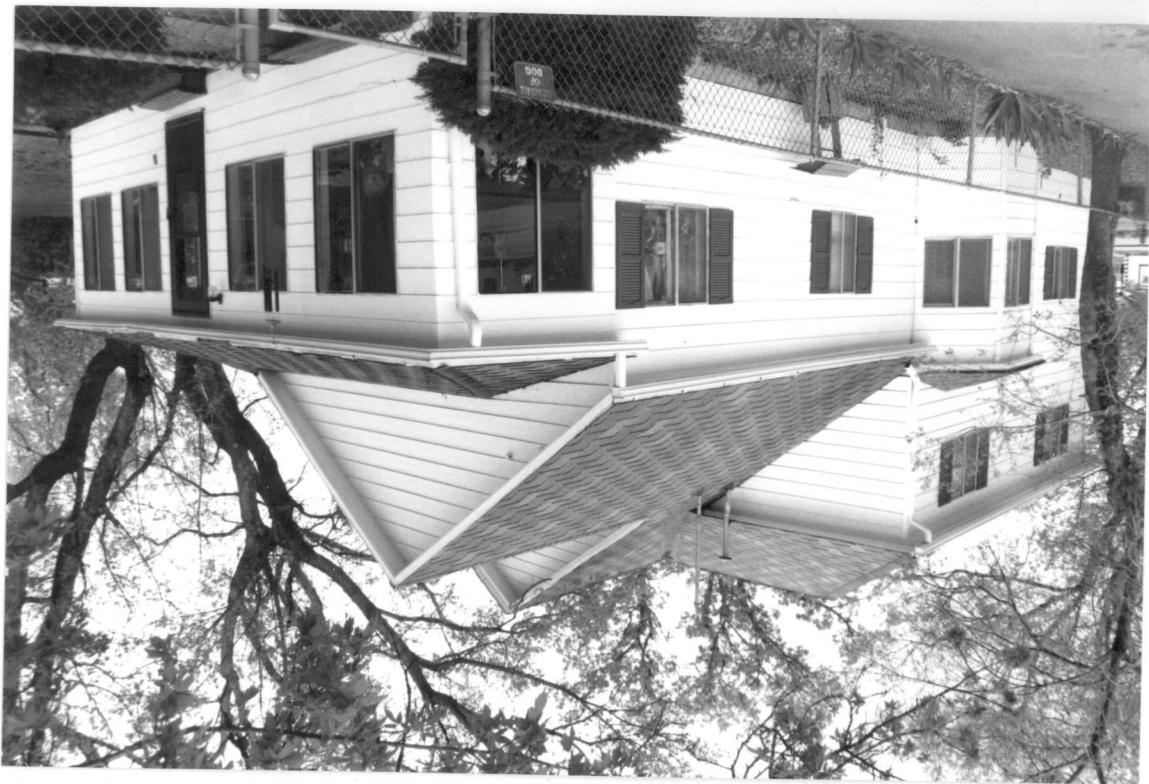
LOUISVILLE QUADRANGLE  
COLORADO  
7.5 MINUTE SERIES (TOPOGRAPHIC)

4964 11 SE  
(ERIE)

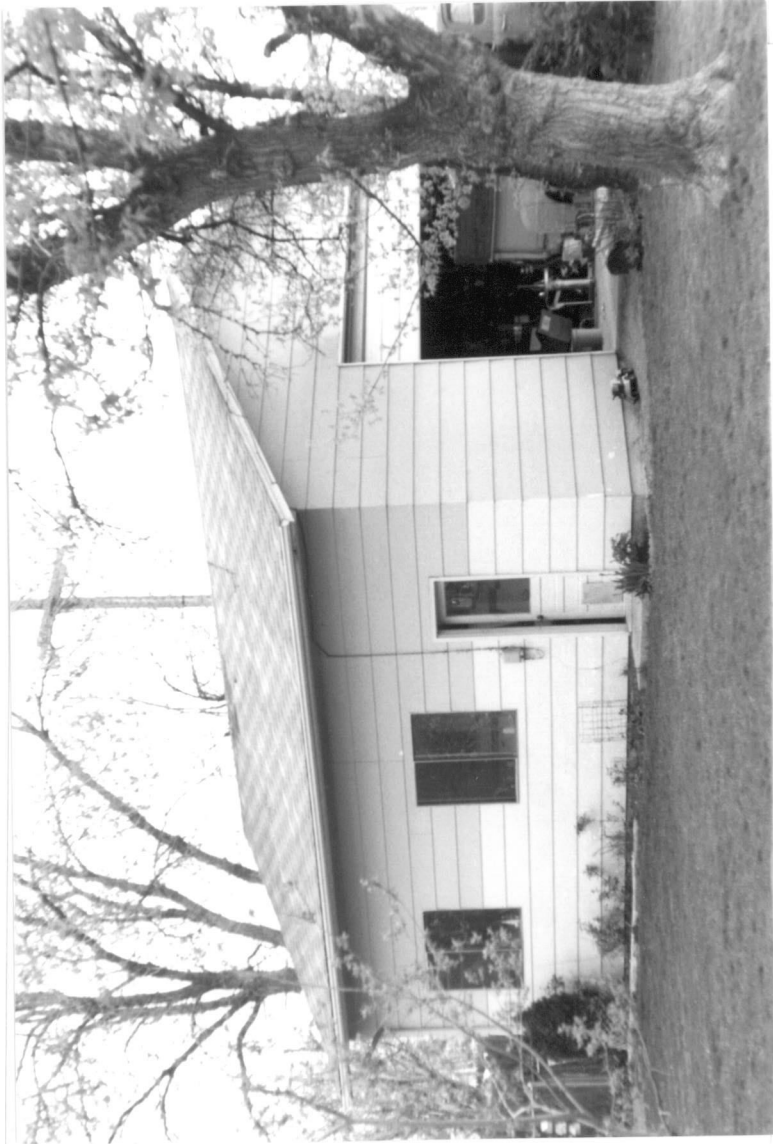


• • • LOCATION MAP • • •

600 Front Street, Louisville, Colorado







5BL7965  
House  
26 April 2000  
Negative located at: City of Louisville  
749 Main Street, Louisville, CO 80027  
Photographed by Carl McWilliams  
Roll CM-6  
Frame 30  
View to SE

5BL7965  
600 Front Street, Louisville  
House  
26 April 2000  
Negative located at: City of Louisville  
749 Main Street, Louisville, CO 80027  
Photographed by Carl McWilliams  
Frame 31  
View to NW