

# COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

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### I. IDENTIFICATION

- 1. Resource number: **5BL8007**
- 2. Temporary number: **N/A**
- 3. County: **Boulder**
- 4. City: **Louisville**
- 5. Historic building name: **Lakovich House**
- 6. Current building name: **All State Insurance Office**
- 7. Building address: **609 Main Street**
- 8. Owner name: **Jane A. & Gary R. Salisbury**  
Owner address: **609 Main Street**  
**Louisville, CO 80027**

### II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **1S** Range **69W**  
**SW** of **SW** of **NE** of **SE** of section **8**
- 10. UTM reference  
Zone **13**  
Easting: **488760**  
Northing: **4424920**
- 11. USGS quad name: **Louisville, Colorado**  
Year: **1965 (Revised 1994) 7.5'**
- 12. Lot(s): **25** Block: **5**  
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

(OAHP 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: **782 square feet**
- 16. Number of stories: **one**
- 17. Primary external wall material  
**Wood / Vertical Siding**
- 18. Roof configuration (enter one):  
**Hipped 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:

**Hipped-Roof Box**



## Architectural Inventory Form

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**21. General Architectural Description**

The All State Insurance Office building is a one-story, wood-frame, rectangular structure. Although it is now an office building, for most of its history, the building served as a residence. The building is supported by a low concrete foundation, and the exterior walls are non-historic, painted blue-green vertical wood siding. The roof is hipped, with green asphalt shingles and boxed eaves. A crumbling red brick chimney is located at the west end of the north elevation. Windows are entirely non-original, and include single-light fixed-panes, and 1x1 horizontal sliders. A non-original glass-in-wood-frame entry door on the facade (east elevation) opens onto a 3-step concrete porch, with a black wrought iron. The porch is also not historic. A wood-paneled door, with an aluminum storm door, opens onto a concrete porch and sidewalk on the west elevation.

A small one-room **Miner's Cabin** is located at the north end of the west elevation. This is a 6' by 8' wood frame building, covered by a gable roof with grey asphalt shingles. The exterior walls are square-cut wood shingles.

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

Information regarding this building's construction history is confusing. Donald Fleming, who lives in a residence just to the southwest of this property, stated that this house was moved here from Erie in about 1957. A 1948 appraisal photo, however, appears to show that the same house (or perhaps a very similar one) was here at that time. Sanborn insurance maps, dated 1893, 1900, and 1908, depict a smaller dwelling on this lot, situated in a different position on the property. Boulder County Assessor records suggest that the building was renovated in 1975.

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

This property is located on the west side of Main Street, just to the south of downtown Louisville.

**24. Associated buildings, features, or objects**  
n/a**IV. ARCHITECTURAL HISTORY****25. Date of Construction:**  
Estimate **ca. 1900**  
Actual

Source of information:  
**Boulder County Assessor records**

**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:** **no?**  
Moved **yes?**  
Date of move(s) **ca. 1957?**

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## V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**
32. Intermediate use(s): **Single Dwelling**
33. Current use(s): **Commerce and Trade / Professional**
34. Site type(s): **Real Estate Office**

### 35. Historical Background

Information regarding this building's construction history is conflicting. Donald Fleming, who lives in a residence just to the southwest of this property, stated that this house was moved here from Erie in about 1957. A 1948 appraisal photo, however, appears to show that the same house (or perhaps a very similar one) was here at that time. At any rate, a residence of one sort or another, has existed on this lot since at least 1893. The 1893, 1900, and 1908 Sanborn insurance maps all depict a small rectangular-shaped dwelling on this lot. This was not the same as the present building, though, as it had a different configuration, and was located closer to the south lot line.

Boulder County Assessor records indicate that for many years this property was home to Joseph and Annie Lakovich. The Lakovichs came to Louisville circa 1910, and for a time lived in a house on Grant Avenue. Joseph, like so many men of his day in Louisville, was a coal miner. In the 1930s he was employed by the Louisville - Lafayette Coal Company. Other members of the Lakovich family included Joseph Jr., Mary, Anthony, and Wilma (possibly the wife of Joseph Jr.). Joseph Lakovich Jr. became a coal miner as well. In 1940, he worked at the Hi-Way mine. In the 1950s, this property was acquired by Thomas W. and Inez Graham. The property then remained with the Graham family into the late 1980s. Jane A. & Gary R. Salisbury, the current owners, have held the property since March of 1990. They operate an All State Insurance office here.

### 36. Sources of Information

(Boulder County) "Real Estate Appraisal Card - Urban Master", on file at the Boulder Carnegie Library.

Fleming, Donald. Oral interview with Carl McWilliams, April 28, 2000.

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

*Polk's Longmont City Directory*, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Salisbury, Jane, A. Oral interview with Carl McWilliams, April 28, 2000.

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

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**VI. SIGNIFICANCE**

37. Local landmark designation:

Yes

No **xx**

Date of Designation: n/α

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; Commerce**

40. Period of Significance: n/α

41. Level of Significance:

National:

State:

Local: **xx**

**42. Statement of Significance**

This building does not possess the requisite significance and integrity to qualify for individual listing in the National Register of Historic Places. It would also be considered as a non-contributing resource within any potential National Register historic district.

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

This building has been substantially altered and renovated within the past twenty-five years, and as a result it has lost all measure of its historic integrity. The building was possibly moved here circa 1957, or was built here sometime after 1908. In either event, it is no longer able to convey a sense of its historic significance.

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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 just to the south 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-11**

Frame(s): **20-24**

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

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

49. Date: **April 5, 2000**

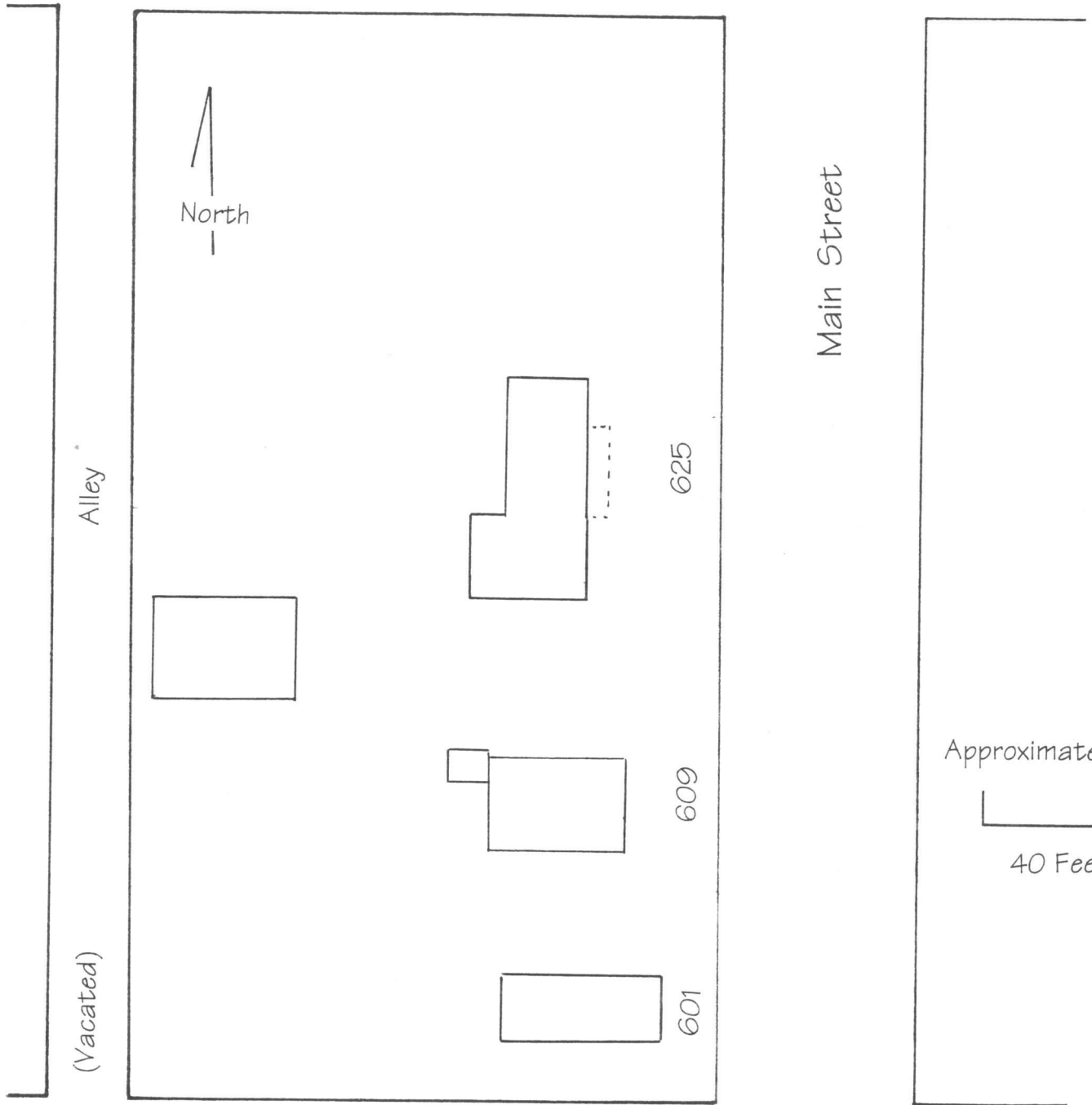
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

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

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

Pine Street



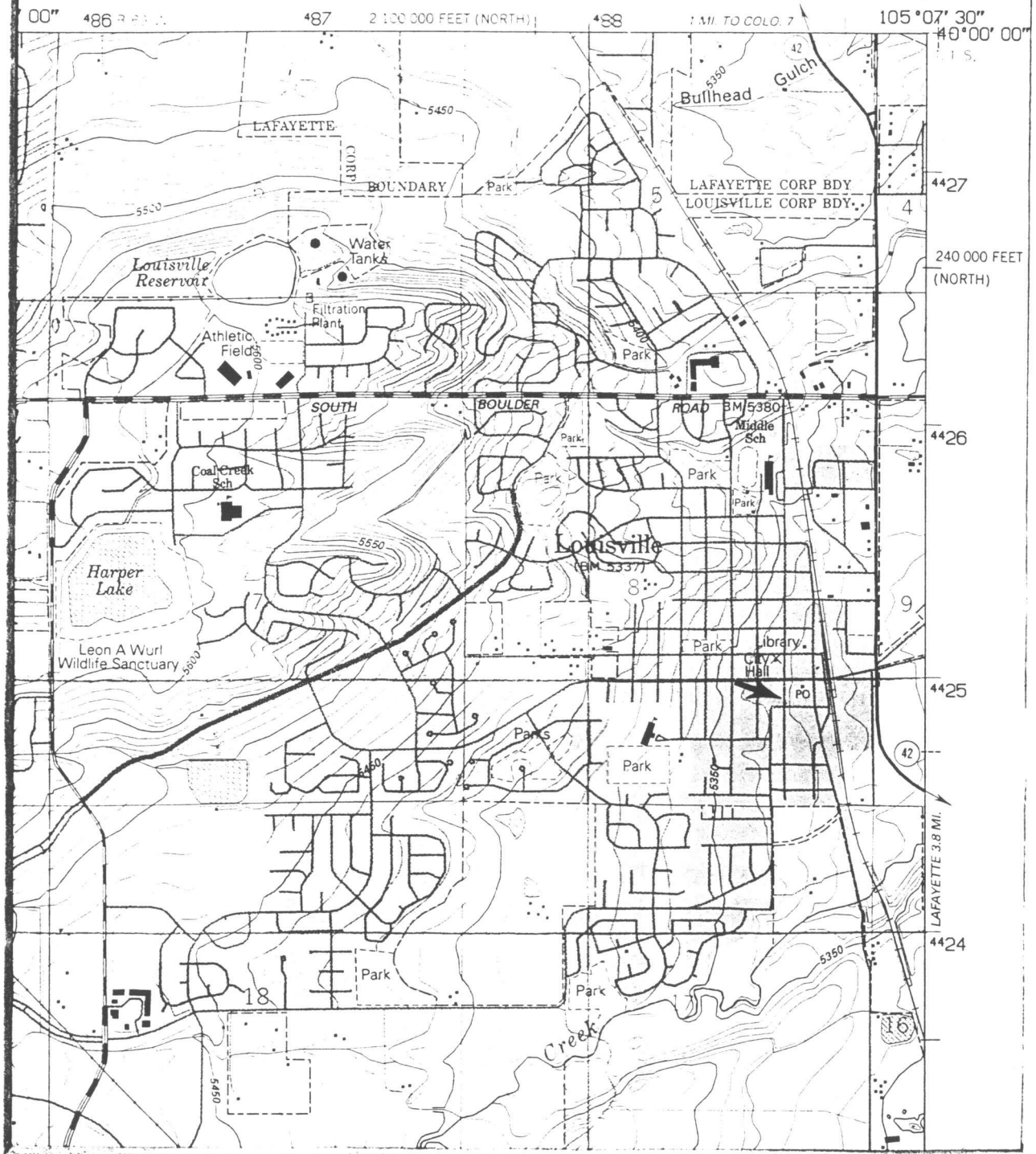
Elm Street

• • • SKETCH MAP • • •

609 Main Street, Louisville, Colorado

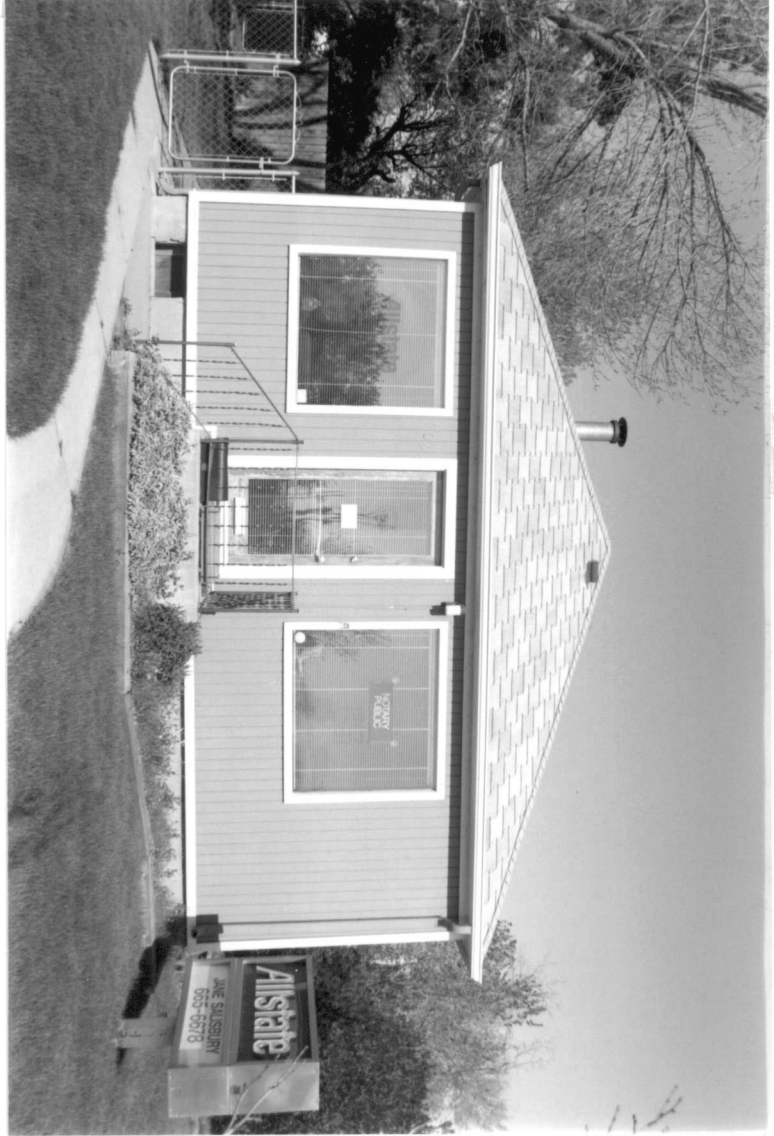
LOUISVILLE QUADRANGLE  
 COLORADO  
 7.5 MINUTE SERIES (TOPOGRAPHIC)

496° 11' SE  
 (ERIE)



• • • LOCATION MAP • • •

609 Main Street, Louisville, Colorado





409 Main Street

