

# COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

(Page 1 of 5)

### I. IDENTIFICATION

- 1. Resource number: **5BL7966**
- 2. Temporary number: **N/A**
- 3. County: **Boulder**
- 4. City: **Louisville**
- 5. Historic building name: **Morgan House et. al.**
- 6. Current building name: **La Hacienda Furniture**
- 7. Building address: **630 Front Street**
- 8. Owner name: **James R. & Judy Christine Garcia**  
Owner address: **324 Morning Star Lane**  
**Lafayette, CO 80026**

### II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **1S** Range **69W**  
**SE** of **SW** of **NE** of **SE** of section **8**
- 10. UTM reference  
Zone **13**  
Easting: **488900**  
Northing: **4424940**
- 11. USGS quad name: **Louisville, Colorado**  
Year: **1965 (Revised 1994) 7.5'**
- 12. Lot(s): **2, 3** 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.**

22. Architectural style / building type:

**Other Style**  
**(wood frame gabled roof dwelling)**



### 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: **1084 square feet**
- 16. Number of stories: **1½**
- 17. Primary external wall material  
**Wood / Horizontal Siding**  
**Stucco**
- 18. Roof configuration (enter one):  
**Cross Gabled Roof**
- 19. Primary external roof material (enter one):  
**Asphalt Roof**
- 20. Special features (enter all that apply):  
**Decorative Cornice**  
**Porch**  
**Decorative Shingles**

## 21. General Architectural Description

Resting on a low concrete foundation, this building features painted pale yellow horizontal wood siding, with painted pale green 1" by 4" corner boards. The north elevation, however, has been stuccoed. The building is covered by an intersecting gables roof, with green asphalt shingles, and boxed eaves. On the facade (west elevation), the eaves feature alternating dark green and pale green decorative elements. There is no chimney. Original windows are primarily 1/1 double-hung sash, with painted pale green wood frames and surrounds, and some are topped by non-original sunburst motifs. A gable-roofed rectangular bay window on the facade features one set of paired 1/1 double-hung sash windows, and two single 1/1 double-hung sash windows. Windows on the building's east elevation, including one small 1x1 horizontal slider, and three single-light fixed-panes, are not historic. The building's primary entrance is located at the south end of the facade. Here, a glass-in-wood-frame atrium door opens onto a 10' by 9' concrete porch, covered by a gabled porch roof with turned column supports. The gable end of the porch roof features fishscale shingles. An 8' by 6' hipped roof addition to the building's southeast corner predates 1950.

## 23. Landscape or setting special features:

This property is located on the east side of Front Street, at the south end of downtown Louisville. The Louisville Post Office is located across Front Street to the west, while the Pine Street Junction tavern is located to the northeast of this building. An asphalt parking lot for the Pine Street Junction is to the north of this building.

## 24. Associated buildings, features, or objects n/a

## IV. ARCHITECTURAL HISTORY

### 25. Date of Construction:

Estimate **c1890**

Actual

Source of information:

**Sanborn map, 1893**

### 26. Architect:

n/a

Source of information:

n/a

### 27. Builder/ Contractor:

**Herman H. Fischer (probably)**

Source of information:

**"Joseph Lackner 1857-1937" manuscript**

### 28. Original owner:

**Joseph Lackner**

Source of information:

**"Joseph Lackner 1857-1937" manuscript**

### 30. Original location: **yes**

Moved **no**

Date of move(s) **n/a**

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

Sanborn fire insurance maps indicate that this property was initially developed prior to 1893, with an L-shaped dwelling, a small outbuilding located just south of the house, and a very large building located at the rear of the lot, to the west. This structure is labeled "Sal." (Saloon). By 1908, the dwelling had been enlarged to its current footprint, although a 24' by 6' extension to the east elevation was removed sometime after 1950. The two other buildings that appear on the 1893 and 1900 Sanborn maps had been removed by 1908, probably when Joseph Lackner's Germanai House saloon was built next door to the north in 1900.

---

## V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**
32. Intermediate use(s): **Single Dwelling**
33. Current use(s): **Commerce and Trade / Specialty Store**
34. Site type(s): **Retail store**

### 35. Historical Background

Built circa 1890, this building served as a residence into the early 1950s. The house's first owner was evidently Joseph Lackner who owned and operated the Track Inn next door to the north. (For further information on Lackner please see the Architectural Inventory Form for 1006 Pine Street - 5BL961.10). Boulder County Directories indicate that the property was vacant in 1936 and 1940. Owners during the 1940s and 1950s included George and Florence Morgan, Betty J. Symanski, and Mary T. Zedrick. The property was evidently maintained as a rental for most of these years, however. In the late 1950s and early 1960s, Frank R. and Lucy Brown lived here. Frank was employed at the University of Colorado in an unknown capacity. Mrs. Josephina Duran also lived here during the early 1960s. Other members of the Duran family lived nearby at 616 Front Street. The property changed hands several times between circa 1966 and the late 1980s. Owners during this time included Raymond Garcia, Mike Fidler, and Rose Olivas. In about 1990, the property was converted to commercial use. Jim and Judy Garcia (who still own the property in 2000) ran the Second Hand Rose consignment store here in 1990. From 1994 to 1997, John Sabah and Leah Haenselman operated the Lighthouse gourmet coffee shop here. They were followed by the La Hacienda furniture store, which was located here through 1999. The property's current retail tenant, the CD Depot, opened in January 2000.

### 36. Sources of Information

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

"C.D. Depot Offers Unique Selection." *Louisville Times*, n.d (January 2000).

"Joseph Lackner 1857-1939" undated manuscript on file at the Louisville Historical Museum.

"Louisville Coffeehouse Set for Eclectic Beginning." *Louisville Times*, August 31, 1994, p. 8.

*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.

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

---

**VI. SIGNIFICANCE**

37. Local landmark designation:

Yes

No

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).

Does not meet any of the above National Register criteria.

39. Area(s) of Significance:

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

40. Period of Significance: ca. 1890 - 1950

41. Level of Significance:

National:

State:

Local:

**42. Statement of Significance**

Although this building was altered to some extent when it was converted to commercial use, it still retains a large share of its historic integrity. The building is historically and architecturally significant for its association with Louisville's early development as a coal mining community. Platted in 1878, and incorporated four years later, Louisville evolved as a result of the effort to extract coal from Colorado's northern coal field. From the late 1870s until the mid-1950s, Louisville's socioeconomic development was closely aligned with the coal mining industry. Early owners and residents of this house undoubtedly worked at area coal mines.

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

A 24' by 6' extension to the building's east (rear) elevation, which existed during the historic period, has been removed in recent years. A hipped-roof addition to the building's southeast corner predates 1950. Although there have been no additions, this building's exterior wall surfaces, were modified as the building was converted to commercial use beginning in about 1990. The building's interior has also undergone many changes.

---

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes:

No: **xx**

Discuss: **This property is located on the southeast fringe of downtown Louisville. Buildings in this area do not collectively possess sufficient integrity to comprise 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-7**

Frame(s): **1-4**

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

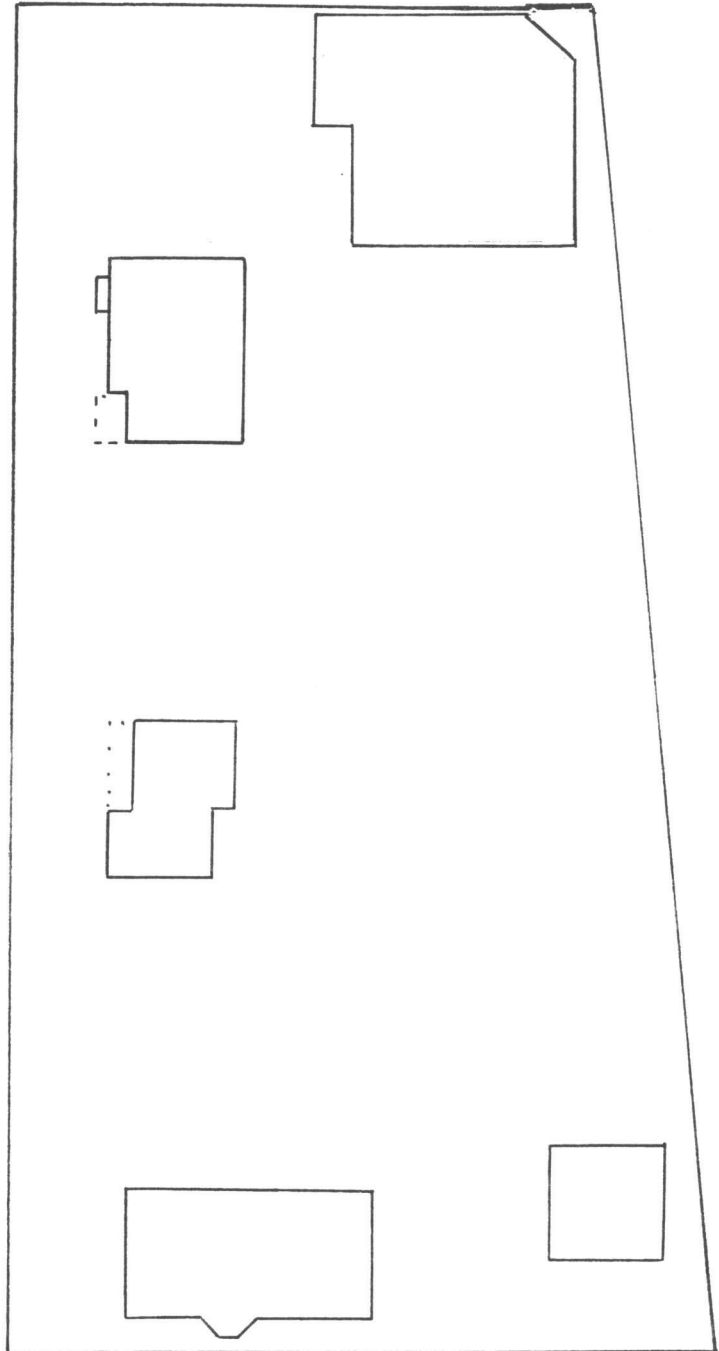


Front Street

630

616

600



Alley

Railroad Tracks

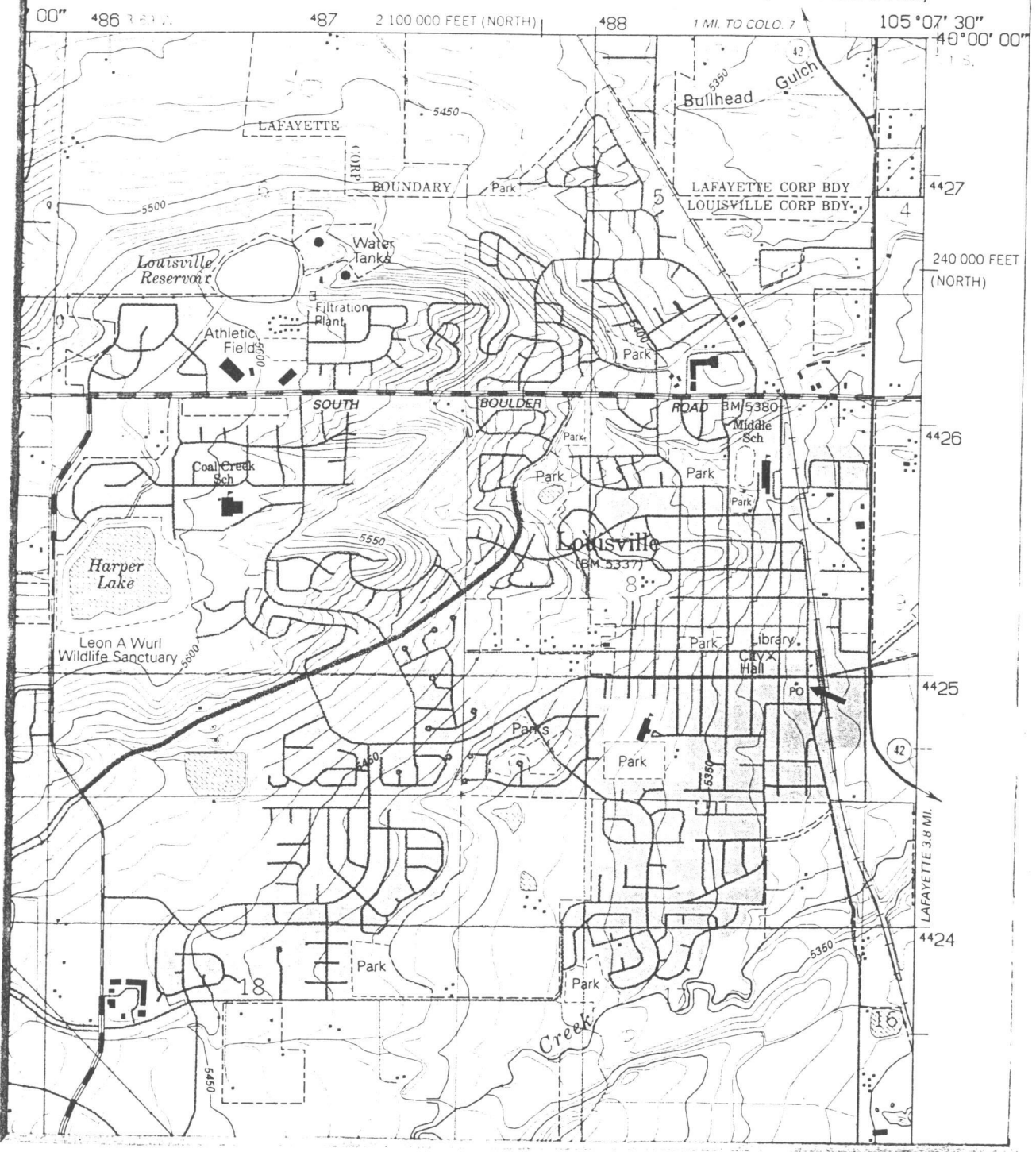
Approximate  
Scale  
40 Feet

Elm Street

. . . SKETCH MAP . . .

LOUISVILLE QUADRANGLE  
 COLORADO  
 7.5 MINUTE SERIES (TOPOGRAPHIC)

4964 11 SE  
 (ERIE)



• • • LOCATION MAP • • •

630 Front Street, Louisville, Colorado







5BL7966                      630 Front Street, Louisville  
CD Depot Building  
26 April 2000  
Negative located at: City of Louisville  
749 Main Street, Louisville, CO 80027  
Photographed by Carl McWilliams  
Roll CM-7                      Frame 2  
View to NE

5BL7966                      630 Front Street, Louisville  
CD Depot Building  
26 April 2000  
Negative located at: City of Louisville  
749 Main Street, Louisville, CO 80027  
Photographed by Carl McWilliams  
Roll CM-7                      Frame 3  
View to SW