

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(Page 1 of 5)

I. IDENTIFICATION

- 1. Resource number: **5BL7967**
- 2. Temporary number: **N/A**
- 3. County: **Boulder**
- 4. City: **Louisville**
- 5. Historic building name: **Urbain House**
- 6. Current building name: **Parsons House**
- 7. Building address: **721 Front Street**
- 8. Owner name: **Scott Martin and Donna Leigh Parsons**
Owner address: **4700 N. 95th Street**
Lafayette, CO 80026

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **1S** Range **69W**
NE% of **SW%** of **NE%** of **SE%** of section **8**
- 10. UTM reference
Zone **13**
Easting: **488850**
Northing: **4425040**
- 11. USGS quad name: **Louisville, Colorado**
Year: **1965 (Revised 1994) 7.5'**
- 12. Lot(s): **4** Block: **3**
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:

Bungalow



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: **585 square feet**
- 16. Number of stories: **one**
- 17. Primary external wall material
Asbestos
- 18. Roof configuration (enter one):
Front Gabled Roof
- 19. Primary external roof material (enter one):
Asphalt Roof
- 20. Special features (enter all that apply):
Chimney
Attached Garage

Survey completed April 2000

21. General Architectural Description

The Parsons House is a one-story wood frame building supported by a concrete foundation. The exterior walls are beige color undulated asbestos shingle siding, and the clipped front gable roof is covered with brown asphalt shingles. The rafter ends are exposed, with a fascia board. One non-original red brick chimney is located on the north elevation. The building's original windows are entirely 1/1 double-hung sash, with painted green wood frames, and painted white wood surrounds. Several windows, including 1x1 horizontal sliders and single-light fixed-panes, are not historic. A single-light glass-in-wood-frame entry door is located on the east elevation (facade), which is decorated by two brick flower boxes flanking the entry. Three shed-roofed additions to the original west (rear) elevation connect this building to a secondary residence at 721½ Front Street.

The **Secondary Residence** is a wood frame building which rests on a concrete foundation, has painted beige horizontal masonite siding, and a side-gabled roof with brown asphalt shingles and boxed eaves. Window patterns in this building include 1/1 double-hung sash, 3/1 double-hung sash (ribbon style), single-light fixed-panes, and 1x1 horizontal sliders. A solid wood door opens onto a concrete stoop on the building's south elevation

A **Garage**, converted to commercial use ("Aarcom Computer Systems the Mac Repair Center") is attached to the main house's south elevation. This building features a concrete foundation, painted beige concrete block walls, and a flat roof with parapet walls extending above the roof line on the north and south elevations. The garage's east elevation (facade) has been clad with blue horizontal masonite siding. Small 1x1 horizontal sliding windows, with metal frames, and with rowlock slip sills, are located on the garage's north and west elevations. A single-light fixed-pane window is located on the east elevation. A painted blue wood-paneled door, with a white metal storm door, opens onto a concrete driveway on the east elevation.

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

According to Boulder County Assessor records this house was constructed in 1935. A secondary residence, located near the rear of the property, probably dates from the same time period. The buildings have been connected by three shed-roofed additions, built at an unknown date(s). The garage also appears to date from the late 1930s.

23. Landscape or setting special features:

Comprised of a house with an attached garage, and a secondary residence, this property is located in the southeast portion of downtown Louisville. The house is set back approximately four feet from a wide concrete sidewalk paralleling Front Street to the east, while an asphalt parking lot for the Louisville Public Library is directly to the north.

24. Associated buildings, features, or objects
Secondary Residence; Garage

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate **ca. 1935**
Actual

Source of information:
Boulder County Assessor

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**

V. HISTORICAL ASSOCIATIONS

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

35. Historical Background

Sanborn insurance maps reveal that Lot 4 of Block 3 of the Original Town of Louisville, was originally developed between 1878 and the early 1890s. In 1893, a saloon, with an icehouse behind it, was located on the north half of the lot, while a fairly large building of unknown use was located near the alley on the south property line. The saloon was one of several drinking establishments located along Front Street (then known as First Street) in the 1890s and very early 1900s. In 1908, the saloon was still in business, however, the southern 2/3s of the lot, from street to alley, had been given over to a livery business.

Evidently built in the mid-1930s, the residence that exists here now has been home to several Louisville families. From the late 1940s (and perhaps earlier) to the early 1960s, this was the home of Peter K. and Floreine L. Urbain. Peter is listed in the 1951 Boulder County Directory as employed at the Washington Mine. In the 1960s and 1970s, Joseph C. Campana (Campama?) owned and lived here. John Harland is listed as the resident of 721½ Front Street in 1975. By the end of the 1970s, the property had been converted, at least in part, to commercial use. Skynasaur Inc., a sporting goods manufacturer, and Lagunitas Company, a real estate firm, both existed here from 1980 into the early 1990s. In 1997, ROMAES Corporation, and a resident, Lonnie Richman are listed here. The property is currently (in 2000) owned by Scott Martin and Donna Leigh Parsons. AARCOM Computer Systems is the primary tenant.

36. Sources of Information

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.

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

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

40. Period of Significance: ca. 1935 - 1950

41. Level of Significance:

National:

State:

Local: **xx**

42. Statement of Significance

Evidently dating from the mid-1930s, the extant buildings at this location date from near the end of Louisville's early historic period, with associations related to the area coal mining industry. The property's historical and architectural significance falls well short of qualifying for individual listing in the National Register of Historic Places.

43. Assessment of historic physical integrity related to significance:

This property's historical integrity has been compromised by three shed-roofed additions, by the alteration of window openings on the house's facade, by the application of asbestos shingle siding, and by the alteration of the garage's facade.

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: **Too many historic buildings in this area of Front Street have been lost. Those that remain are too few in number, and do not collectively display enough historic integrity to qualify as a National Register historic district. This property is typical in this regard.**

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-1**

Frame(s): **1-6**

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

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

49. Date: **February 1, 2000**

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

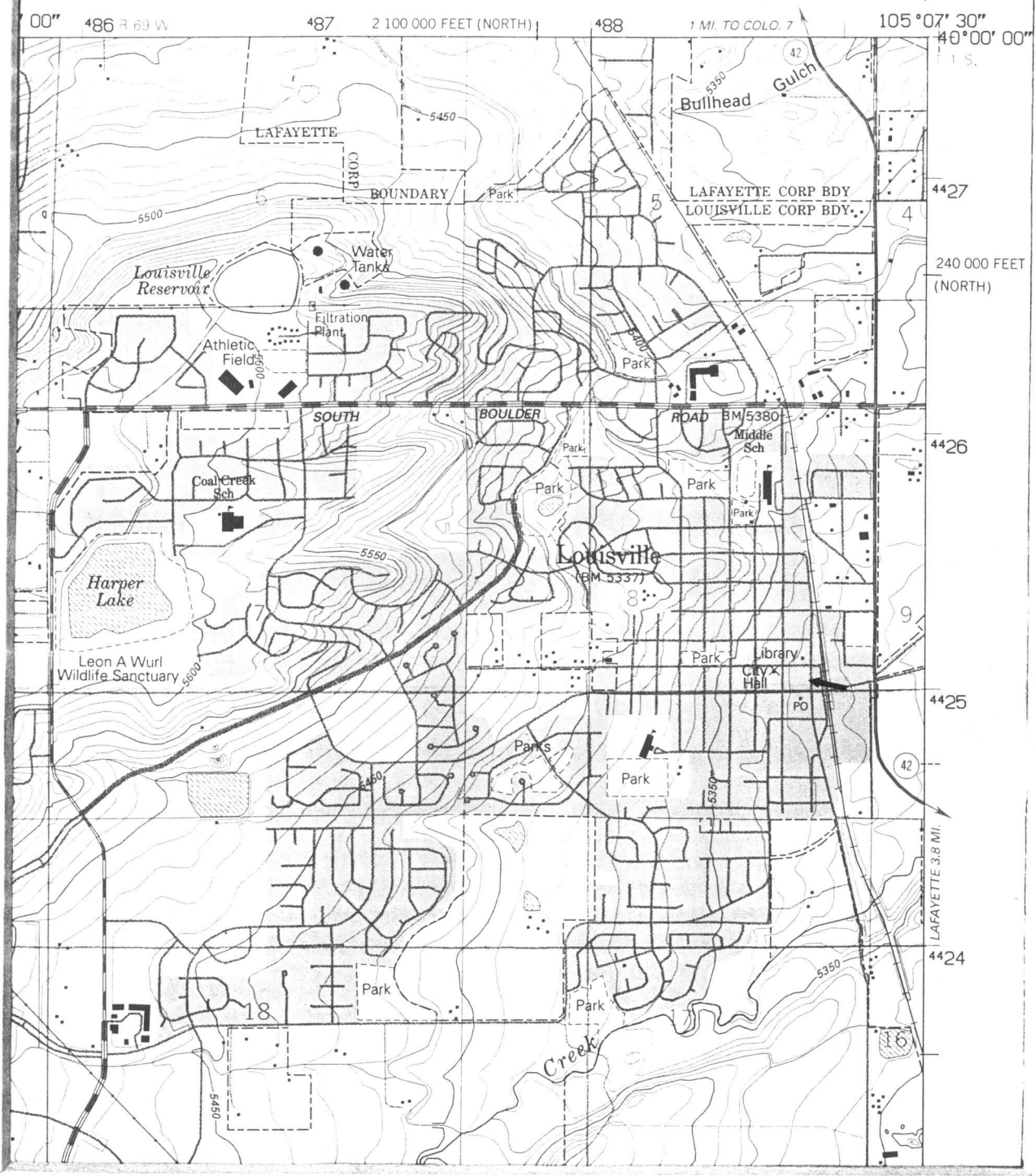
51. Organization: **Cultural Resource Historians**

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

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

LOUISVILLE QUADRANGLE
 COLORADO
 7.5 MINUTE SERIES (TOPOGRAPHIC)

4964 11 SE
 (ERIE)



LOCATION MAP

721 Front Street Pine Street, Louisville, Colorado





