

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(Page 1 of 5)

I. IDENTIFICATION

1. Resource number: **5BL7982**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Louisville**
5. Historic building name: **Winkler House**
6. Current building name: **Mastriona House**
7. Building address: **737 LaFarge Avenue**
8. Owner name: **Dolores Mastriona**
Owner address: **1858 S. 96th Street**
Broomfield, CO 80020

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1S** Range **69W**
NW¼ of **SE**¼ of **NW**¼ of **SE**¼ of section **8**
10. UTM reference
Zone **13**
Easting: **488640**
Northing: **4425060**
11. USGS quad name: **Louisville, Colorado**
Year: **1965 (Revised 1994) 7.5'**
12. Lot(s): **10, 11** Block: **6**
Addition: **Jefferson Place** Year of Addition **1880**
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:

Hipped-Roof Box



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):
Square Plan
15. Dimensions in feet: **948 square feet**
16. Number of stories: **one**
17. Primary external wall material
Metal / Aluminum
18. Roof configuration (enter one):
Hipped Roof
19. Primary external roof material (enter one):
Asphalt Roof
20. Special features (enter all that apply):
Flared Eaves
Porch
Fence

21. General Architectural Description

The Mastriona house is a single-story, wood-frame residence supported by a low concrete foundation. A small planted grass front yard to the east is open, while a larger backyard to the west is enclosed by a chain link fence. The house's exterior walls are clad with non-original, white and pale green, horizontal aluminum siding. The original roof is hipped, with boxed flared eaves, and is covered with red asphalt shingles. A large, ~20' by 16' gabled addition to the original building's west (rear) elevation, predates 1950. The residence's windows, most of which have been altered from their original appearance, include 1x1 horizontal sliders, and 2-light fixed-panes, set in metal frames. Windows on the east and south elevations have decorative wood shutters. The house's primary entrance is located on the east elevation (facade), where a painted white wood-paneled door, with a white metal storm door, opens onto a concrete porch. The porch covers nearly the entire length of the facade, and is covered by a hipped roof with black wrought iron supports. Located on the west elevation, the building's rear entrance is comprised of a wood-paneled door, with a painted black wood screen door, which opens onto a concrete patio.

A 20' by 22' **Garage** is located on the alley to the west of the house. The garage rests on a concrete foundation, and has narrow, painted white, horizontal wood siding exterior walls. The garage roof is a moderately-pitched front gable, with rolled grey asphalt roofing material, over 1x wood decking and 2x wood rafters, with fascia. The building is no longer in use as a garage, as the garage doors on the west elevation have been replaced with painted white plywood sheets. A single, painted black, solid wood door is located at the east end of the south elevation. A single window opening is located on the south elevation.

Built onto the garage's east elevation is a 10' by 12' **Chicken House**. Presently used for storage, this small building features painted white horizontal weatherboard walls, and a shed roof with rolled green asphalt roofing material, over 1x wood decking and 2x wood rafters. A plywood door, side hinged with metal strap hinges, is located on the south elevation.

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

Boulder County Assessor records list 1900 as this house's date of construction. Sanborn insurance maps provide evidence that a residence existed here as early as 1893. The 1893, 1900, and 1908 Sanborn maps all depict an L-shaped dwelling here. Two gabled additions to the building's west (rear) elevation predate the 1960s.

23. **Landscape or setting special features:**
This property is located on the west side of LaFarge Avenue, west of downtown, in Louisville's oldest residential neighborhood.
24. Associated buildings, features, or objects
Garage, Chicken House

IV. ARCHITECTURAL HISTORY

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

Source of information:
Sanborn map, 1893
26. Architect:
unknown

Source of information:
n/a
27. Builder/ Contractor:
unknown

Source of information:
n/a
28. Original owner:
Joseph Winkler family (probably)

Source of information:
Boulder County Directories
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**
34. Site type(s): **Residence**

35. Historical Background

The first house on this lot was built circa 1890, and the property has served as a single-family residence since that time. A very early owner here (perhaps the original), was the Joseph and Mary Winkler family. Joseph Winkler, a miner, passed away sometime between 1898 and 1904. The 1904 Boulder County Directory lists the Winkler family - including Mary, Emma, and Lucy, as living on "LaFarge Avenue between Spruce and Pine", probably at this location. Other members of the Winkler family here in subsequent years included Frank, Albert, and Herman. Members of the Winkler family lived here into the 1950s. Albert and Herman both worked in area coal mines, including at the Black Diamond.

In the late 1950s, this property was owned by Howard C. and Irene A. Kelly. Howard was employed by Dow Chemical. Billy G. Jackson lived here in the late 1960s and early 1970s. Orville S. Larson, followed by David Pulliam owned the property in the late 1970s and early 1980s. The Dolores Mastriona family has held the property since 1986.

36. Sources of Information

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

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 **xx**

Date of Designation: n/a

38. Applicable National Register Criteria

xx 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;

xx 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

40. Period of Significance: ca. 1890 - 1950

41. Level of Significance:

National:

State:

Local:

42. Statement of Significance

Although this house's historical significance is probably not to the extent that would qualify it for individual listing in the National Register of Historic Places, the building does have sufficient significance and integrity to qualify as a contributing property within a potential National Register historic district. The house is historically significant, relative to National Register Criterion A, for its association with residential development in Louisville during the first half of the 1900s. It is also architecturally significant, under National Register Criterion C, as a representative example of a wood frame hipped box dwelling. The garage and chicken house date from the period of significance, and would be considered contributing resource within a potential historic district.

43. Assessment of historic physical integrity related to significance:

This building's historical integrity has been compromised to a moderate degree by the application of aluminum siding, and by the alteration of several window openings. The additions to the west elevation predate the 1960s.

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: **xx**

No:

Discuss: **Platted in 1880 as the Jefferson Place Addition, the neighborhood, along Lafarge and Jefferson Avenues, is Louisville's oldest residential neighborhood. Historic houses in this area, which have retained a sufficient degree of historical integrity, could comprise a National Register historic district.**

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

Contributing: **xx**

Noncontributing:

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-3**

Frame(s): **7-11**

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

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

49. Date: **March 24, 2000**

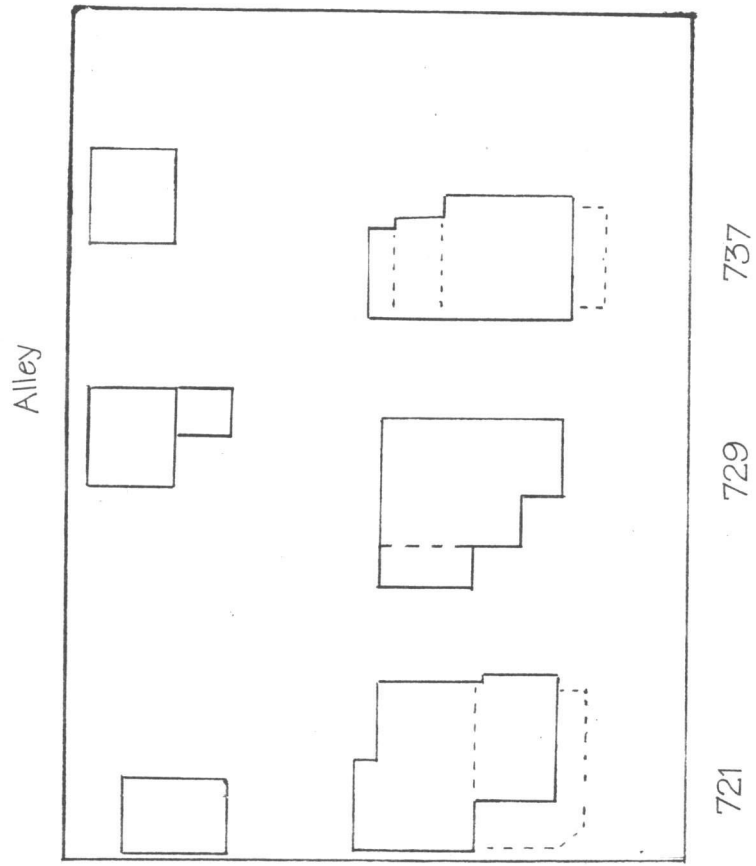
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

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

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

Spruce Street



Alley

737

729

721

Alley



Approximate Scale



40 Feet

LaFarge Avenue

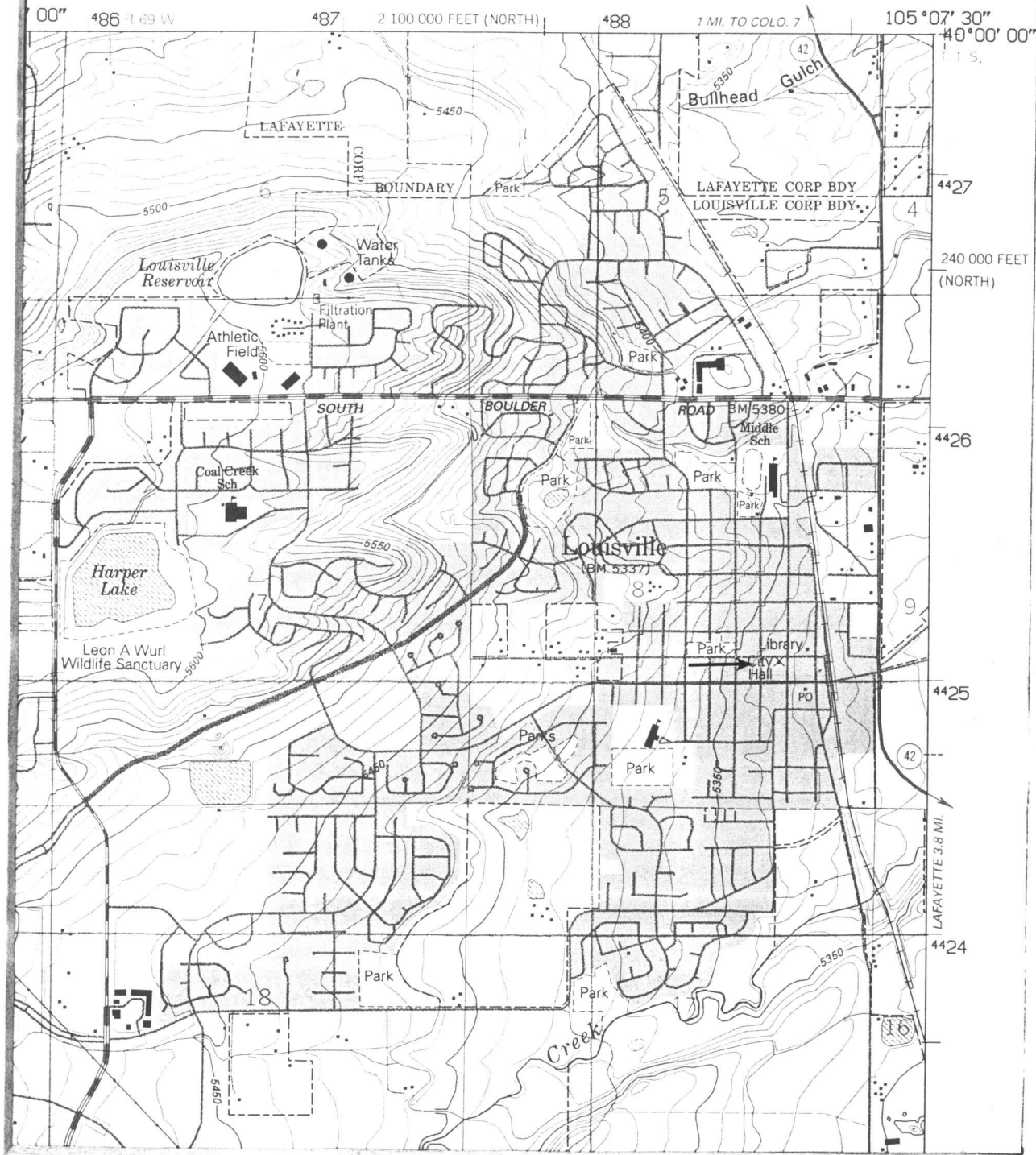
Pine Street

. . . SKETCH MAP . . .

737 LaFarge Avenue, Louisville, Colorado

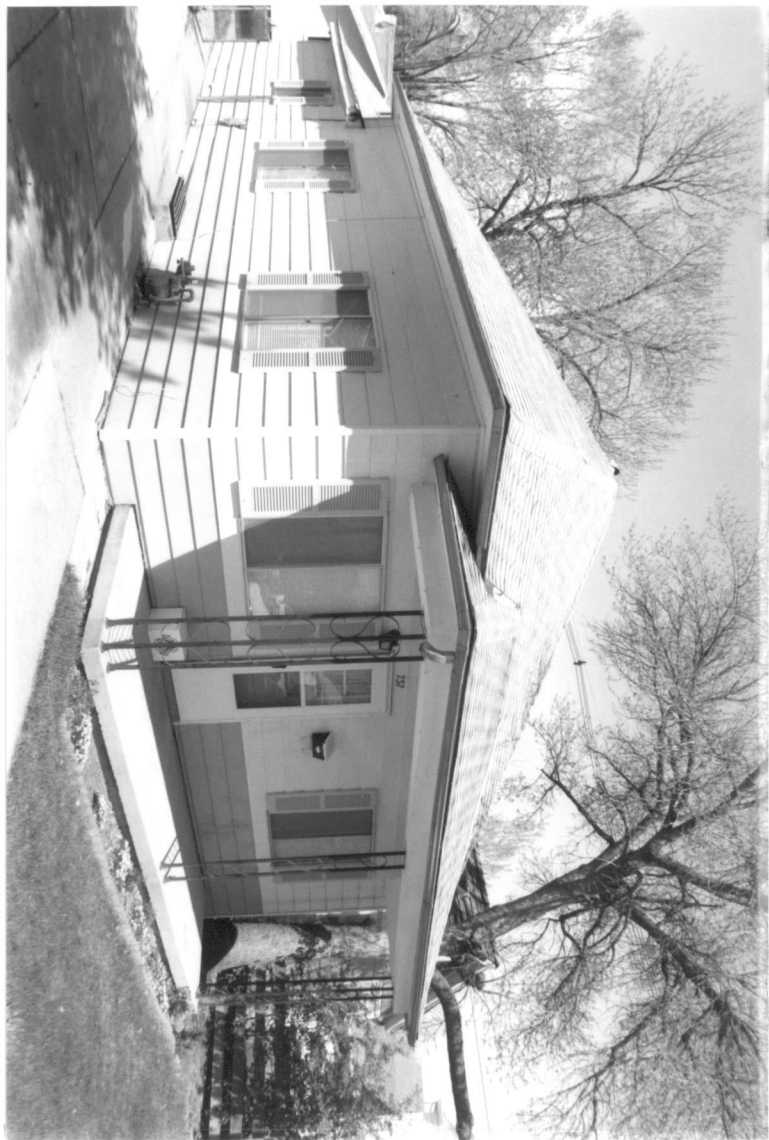
LOUISVILLE QUADRANGLE
COLORADO
7.5 MINUTE SERIES (TOPOGRAPHIC)

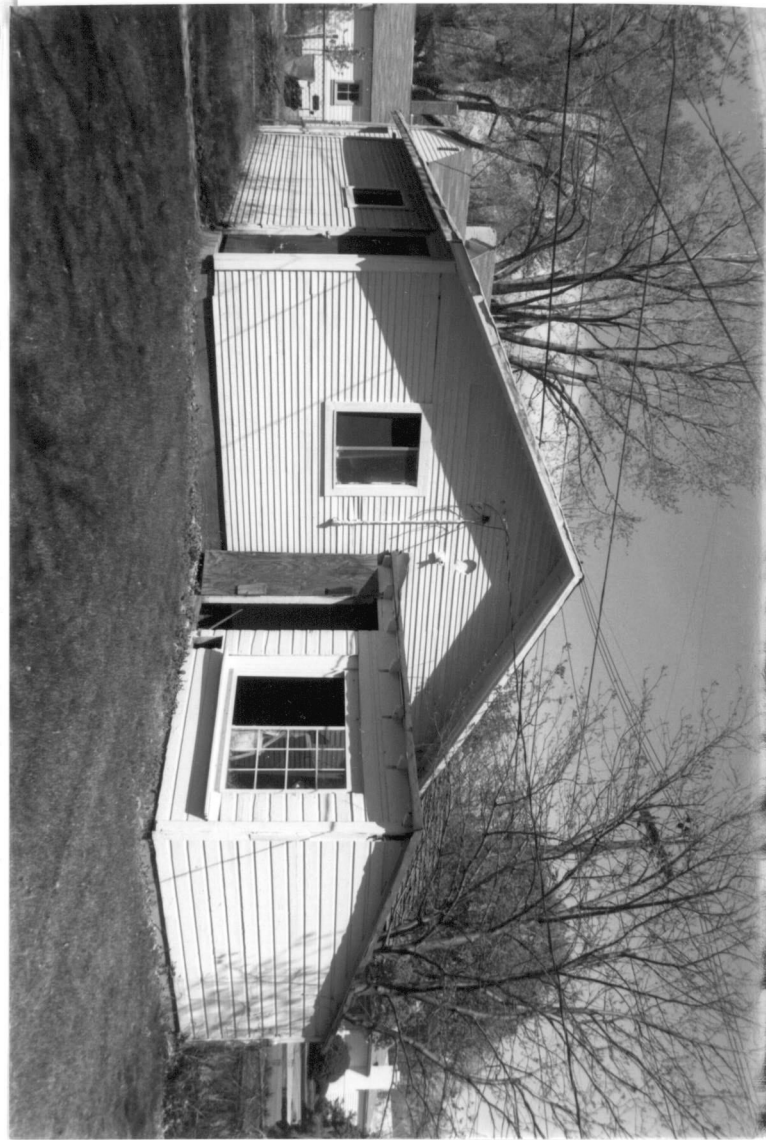
4964 11 SE
(ERIE)



• • • LOCATION MAP • • •

737 LaFarge Avenue, Louisville, Colorado





5BL7982 737 LaFarge Avenue, Louisville
House
25 April 2000
Negative located at: City of Louisville
 749 Main Street, Louisville, CO 80027
Photographed by Carl McWilliams
Roll CM-3 Frame 9
View to ESE