

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(Page 1 of 5)

I. IDENTIFICATION

1. Resource number: **5BL8010**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Louisville**
5. Historic building name: **Louisville Drug Company Building**
6. Current building name: **Double Happy Chinese Restaurant**
7. Building address: **740 Main Street**
8. Owner name: **Vincent A. Mangus**
Owner address: **7675 S. Platteview Drive
Littleton, CO 80123**

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1S** Range **69W**
NW¼ of **SW**¼ of **NE**¼ of **SE**¼ of section **8**
10. UTM reference
Zone **13**
Easting: **488790**
Northing: **4425090**
11. USGS quad name: **Louisville, Colorado**
Year: **1965 (Revised 1994) 7.5'**
12. Lot(s): **12** 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:

**Late 19th and Early 20th
Century American Movements
/ Commercial Style**

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
15. Dimensions in feet: **2542 square feet**
16. Number of stories: **One**
17. Primary external wall material
Wood / Vertical Siding
18. Roof configuration (enter one):
Other Roof
19. Primary external roof material (enter one):
Asphalt Roof
20. Special features (enter all that apply):
False Front



21. General Architectural Description

The Double Happy Chinese Restaurant Building is a one-story rectangular building, measuring approximately 48' N-S by 54' E-W. Located at the southeast corner of Main and Spruce Streets in downtown Louisville, the building fronts onto a wide concrete sidewalk paralleling Main Street to the west. The building's north elevation fronts onto the sidewalk along Spruce Street, and an asphalt parking lot extends to the alley, behind the building to the east. The Louisville Public Library is beyond the alley to the east. The Melting Pot Restaurant abuts this building on the south.

The building is supported by a low stone foundation, and features salmon color vertical wood siding exterior walls, over wood frame construction. The building has a distinctive roof form, perhaps best described as a truncated front gable (please refer to photos), with a false front at either end of the facade (west elevation). The roof is covered with green asphalt shingles, and the eaves are boxed. There are no chimneys. Four sets of paired single-light fixed-pane storefront windows, with painted teal color wood frames, are located on the facade. The main entrance, located near the north end of the facade, features a stained natural brown wood-paneled door, with two upper sash lights, set within a recessed entryway. A small canvas awning projects out slightly over the sidewalk. Two sign bands on the upper facade wall advertise: **DOUBLE HAPPY** and **CHINESE RESTAURANT**. One other single-light fixed-pane storefront window, is located at the far west end of the north elevation. Above this window is another sign advertising the **Double Happy CHINESE RESTAURANT**. Multiple shed-roofed additions to the building's east (rear) elevation predate circa 1950. Two single wood-paneled doors enter the additions on the east elevation.

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

Maps produced by the Sanborn Map Company for insurance purposes in 1893, 1900, and 1908, provide evidence that the first building at this location was constructed prior to 1893, and that the current building was constructed between 1900 and 1908. The 1893 Sanborn map lists the small building's use as "Billiards", and in 1900, it is listed as "Vacant." On the 1908 map this building's use is listed as "Drugs." Multiple shed-roofed additions to the east (rear) elevation predate circa 1950. The building has undergone alterations to the facade, as businesses have changed, in recent decades.

23. Landscape or setting special features:

This building is located at the southeast corner of Main and Spruce Streets, in the heart of downtown Louisville. The city administration building is across Main Street to the west.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate **ca. 1900**

Actual

Source of information:

Sanborn maps 1900 and 1908; 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: **yes**

Moved **no**

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade / Specialty Store**
32. Intermediate use(s): **Commerce and Trade / Department Store**
33. Current use(s): **Commerce and Trade / Restaurant**
34. Site type(s): **Commercial Building - Restaurant**

35. Historical Background

Louisville's Sanborn maps reveal that the original building on this lot was a small structure built prior to 1893. Carolyn Conarroe, in *The Louisville Story* (p. 41), provides documentation that the building's earliest use was as a one-room school. This would probably have been before the Louisville School was built at the corner of Spruce Street and Jefferson Avenue in 1880. In 1893, the small building here was a billiards hall, and in 1900, it was vacant. By 1908, a new, much larger, commercial building had been erected here. Its use on the 1908 Sanborn map is listed as "Drugs." From the 1910s, into the late 1930s, this business was known as the Louisville Drug Company. F.J. Kulick was the drugstore's proprietor in 1916, but by 1921, William Korbel was in charge of the business. From circa 1928 through the late 1930s, Benjamin Newrock was the owner and proprietor of the Louisville Drug Company. Freda Newrock, Benjamin's wife, was a teacher.

From circa 1950 to the present, the property has been owned by the Mangus family. In about 1950, T.W. LaSalle's furniture store was located here, and in 1959, Arthur Porta ran dry goods business at this location. In the late 1960s and early 1970s, the Louisville (self serve) Laundromat was located here, and by 1975, this business had evolved into the Peacock Cleaners and Laundromat. From circa 1980 to the present, this building has been a restaurant. Johnny's Restaurant was here in the early 1980s. The Double Happy Chinese Restaurant has been in business here from the mid-1980s to the present.

36. Sources of Information

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

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.

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:

Architecture; Commerce

40. Period of Significance: **ca. 1900 - 1950**

41. Level of Significance:

National:

State:

Local: **xx**

42. Statement of Significance

This building is historically significant, relative to National Register Criterion A, for its association with early sustained commercial development in Louisville, in support of the area's coal mining industry. The building is architecturally significant as a representative early twentieth century commercial building. The building's significance in these regards is probably not to the extent that would qualify it for individual listing in the National Register of Historic Places, however, it is eligible as a contributing resource within a potential downtown Louisville Historic District.

43. Assessment of historic physical integrity related to significance:

Although this building has undergone changes to its facade, and exterior wall surfaces, it has not had any additions within the past fifty years. It is unreasonable to expect the facades of commercial buildings to remain the same as new businesses come and go. For this reason a greater latitude in assessing integrity should be applied.

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: **Historic buildings along Main Street in downtown Louisville, 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-13**

Frame(s): **4-6**

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

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

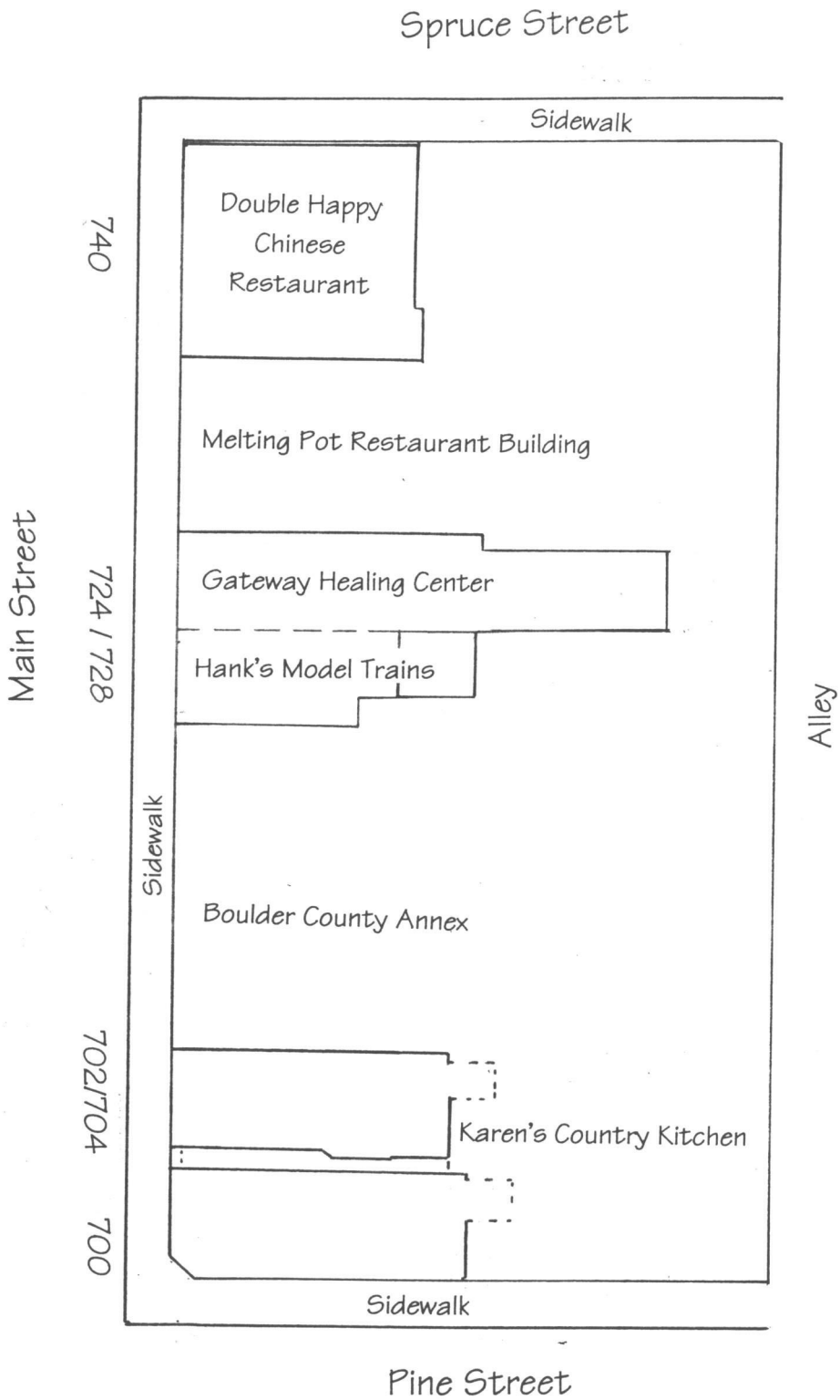
49. Date: **April 11, 2000**

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

51. Organization: **Cultural Resource Historians**

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

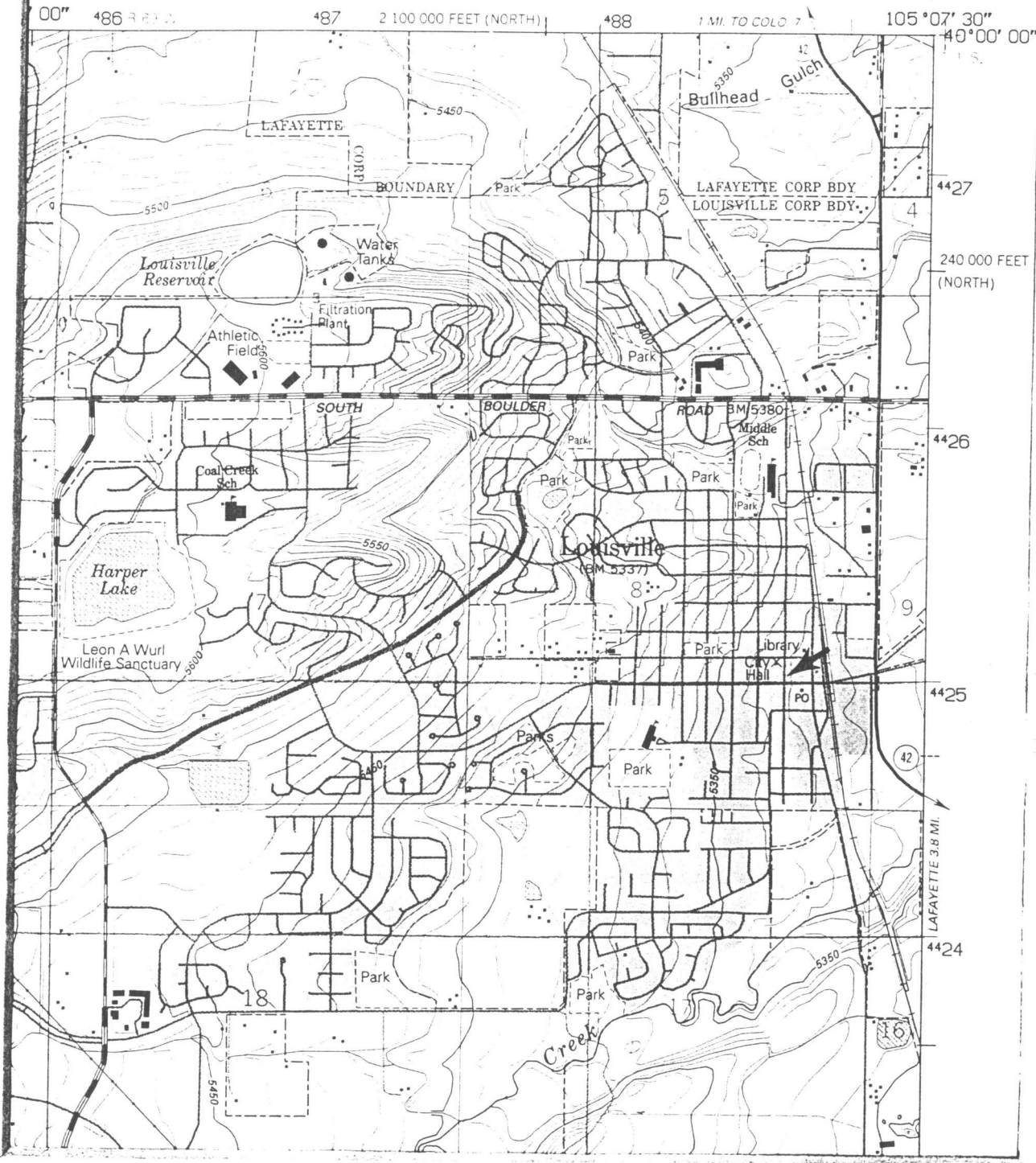
53. Phone number: **970/493-5270**



• • • SKETCH MAP • • •

LOUISVILLE QUADRANGLE
 COLORADO
 7.5 MINUTE SERIES (TOPOGRAPHIC)

4964 11 SE
 (ERIE)



• • • LOCATION MAP • • •

740 Main Street, Louisville, Colorado

