

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(Page 1 of 5)

I. IDENTIFICATION

- 1. Resource number: **5BL925**
- 2. Temporary number: **N/A**
- 3. County: **Boulder**
- 4. City: **Louisville**
- 5. Historic building name: **Withers House / Louisville Times Office**
- 6. Current building name: **Steffek House**
- 7. Building address: **800/804 Spruce Street**
- 8. Owner name: **Tracy H. & Stephen D. Steffek**
Owner address: **1896 County Road 68
Nederland, CO 80466**

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **1S** Range **69W**
NE $\frac{1}{4}$ of **SW $\frac{1}{4}$** of **NW $\frac{1}{4}$** of **SE $\frac{1}{4}$** of section **8**
- 10. UTM reference
Zone **13**
Easting: **488670**
Northing: **4425090**
- 11. USGS quad name: **Louisville, Colorado**
Year: **1965 (Revised 1994) 7.5'**
- 12. Lot(s): **11, 12** Block: **2**
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.**

Official Eligibility Determination

(OAHF 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: **1408 square feet**
- 16. Number of stories: **one**
- 17. Primary external wall material
Synthetics / Vinyl
- 18. Roof configuration (enter one):
Gabled Roof / Cross Gabled Roof
- 19. Primary external roof material (enter one):
Asphalt Roof
- 20. Special features (enter all that apply):
Porch
Fence

22. Architectural style / building type:

Other Style
(Wood Frame Gabled
Roof Building



21. General Architectural Description

This property is comprised of a one-story, wood frame building, located at the southeast corner of LaFarge Avenue, and Spruce Street. The west part of the building was historically a residence, while the east part of the building housed the offices of the Louisville Times for several years. The building is now a duplex. Oriented toward Spruce Street to the north, the building is supported by a low concrete foundation. The exterior walls have been clad with horizontal vinyl siding, and the intersecting gables roof has grey asphalt shingles and boxed eaves. There are no chimneys. Three windows on the facade - a single-light fixed-pane, and two 1x1 horizontal sliders - are not historic, having replaced the original 1/1 double-hung sash windows here. Windows elsewhere on the building are primarily 1/1 double-hung sash and 3/1 double-hung sash, with painted white wood frames and surrounds, and with aluminum screens. Two wood-paneled entry doors, with aluminum storm doors, enter into the building's two residences, on the north elevation (facade). A secondary entrance is located on the south elevation, where a painted white wood-paneled door, with an aluminum storm door, opens onto a small concrete porch.

23. Landscape or setting special features:

This property is located at the southeast corner of LaFarge Avenue and Spruce Street in a residential neighborhood, a block to the west of downtown Louisville.

24. Associated buildings, features, or objects

n/a

IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate ca. 1920

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: yes

Moved no

Date of move(s) n/a

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

Boulder County Assessor records list 1920 as this building's date of construction. Sanborn insurance maps, dated 1893, 1900, and 1908, show that, during those years, a dwelling was located here at the southeast corner of LaFarge and Spruce. This appears to be an earlier structure than the extant one, however. There have been no additions to the building within the past fifty years.

V. HISTORICAL ASSOCIATIONS

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

35. Historical Background

Boulder County Assessor records indicate that this building was constructed in 1920. By the mid-1930s, this was the residence of W. Scott and Harriet N. Withers. The Withers lived in the part of the building that is now 800 Spruce Street, and they published the *Louisville Times* newspaper in the part of the building that is now 804 Spruce Street. The *Louisville Times* had begun publication in 1913, and in the late 1920s, it was being published out of a garage at 48 Front Street by Mrs. Pearl Conley. Mrs. Conley lived nearby at 111 Pine Street.

The Withers published the newspaper here at 800/804 Spruce Street through most of the 1940s. In about 1950, they sold the property to Albert and Elizabeth Varra. By 1951, Arthur R. and Della Hobson were living here, and they had become the new publishers of the *Louisville Times*. The Hobsons apparently leased the property from the Varras. By 1959, the Hobsons had moved to a house on Johnson Avenue, but they were still publishing the newspaper here. By the mid-1960s, this building had been given over entirely to residential use. Although it has two addresses - 800 and 804 Walnut - it appears to have served as a single dwelling, rather than as a duplex, for most of the past thirty-five years.

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; Community Planning and Development; Commerce

40. Period of Significance: **ca. 1920 - 1950**

41. Level of Significance:

National:

State:

Local: **xx**

42. Statement of Significance

This property is historically significant, relative to National Register Criterion A, for its association with residential development during the period 1920-1950, and for its association with the publication of the *Louisville Times*, at this location. Although the property'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, it would be eligible as a contributing property within a National Register 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 alteration of window openings on the facade, and by the application of vinyl siding over the historic exterior wall materials.

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-8**

Frame(s): **19-22**

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 24, 2000**

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

51. Organization: **Cultural Resource Historians**

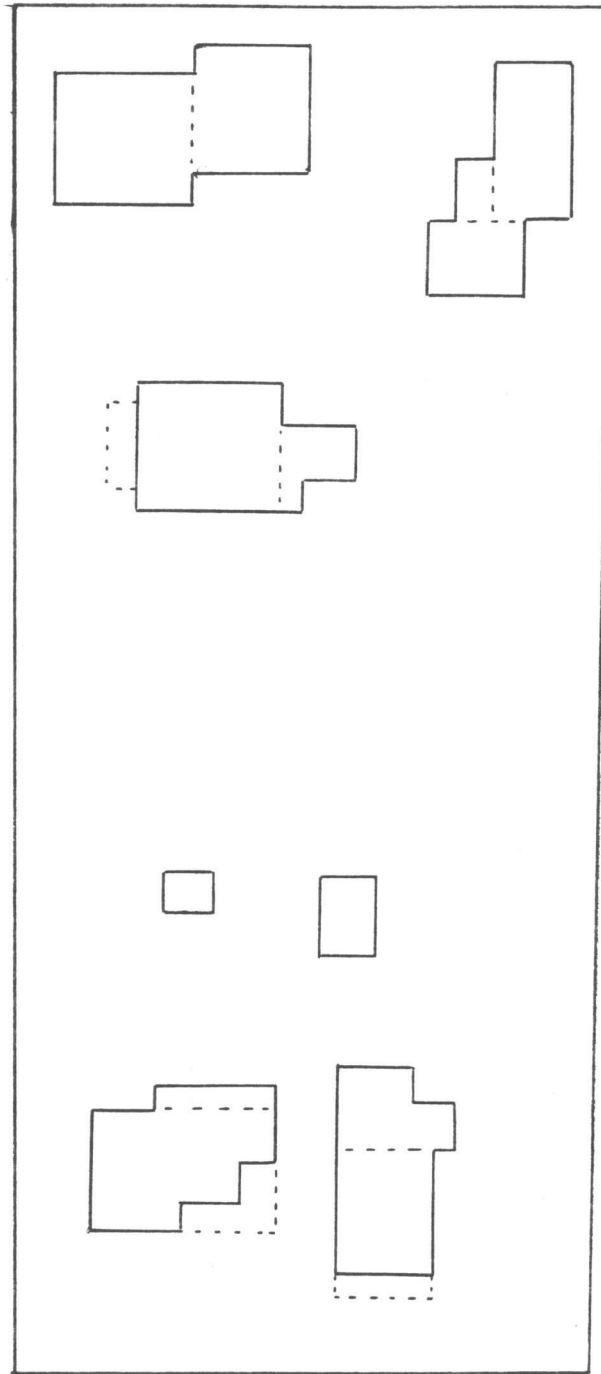
52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

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

Spruce Street

800/804

810



728

LaFarge Avenue

801

809

Pine Street



Approximate Scale



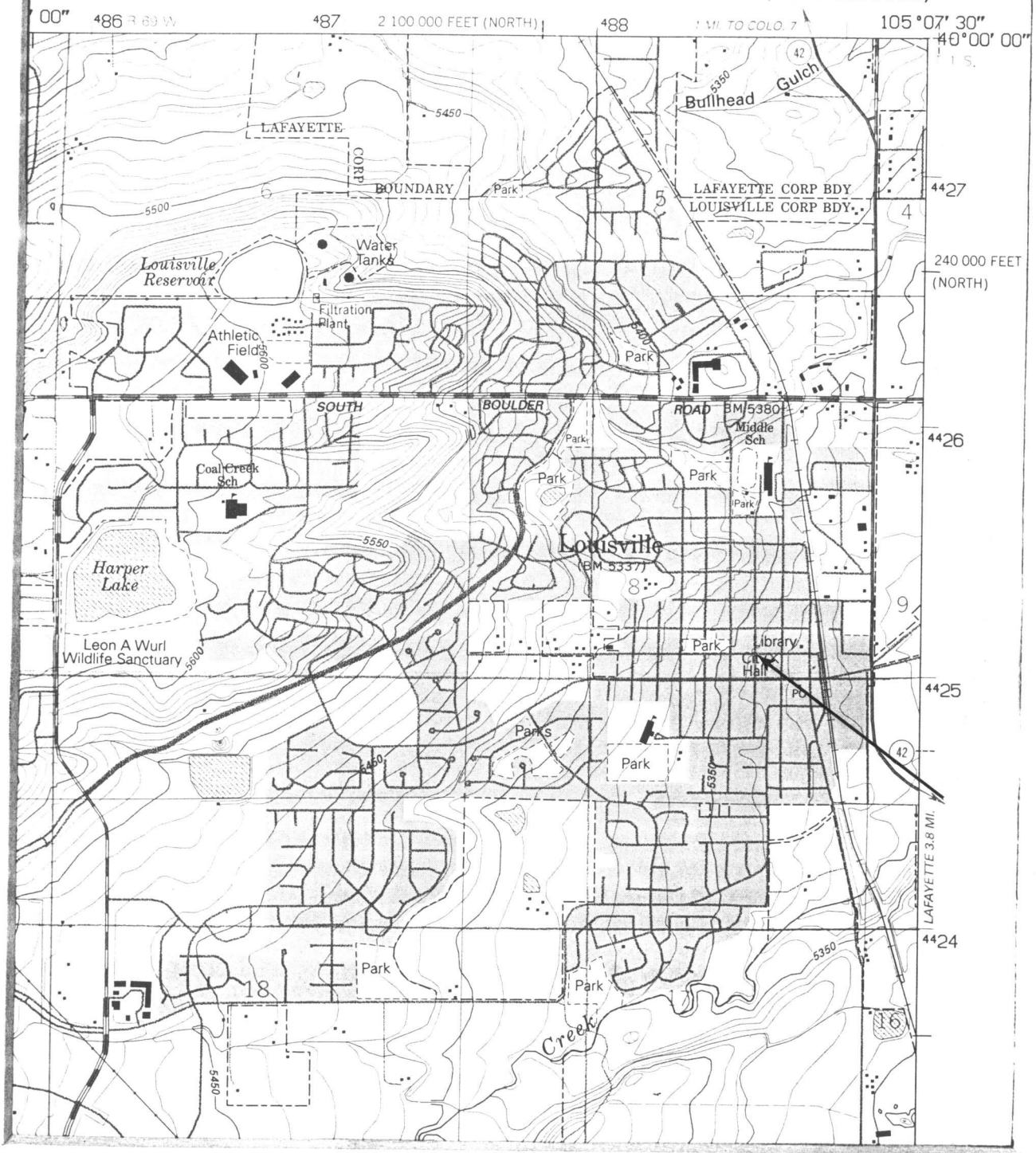
40 Feet

• • • SKETCH

MAP • • •

LOUISVILLE QUADRANGLE
COLORADO
7.5 MINUTE SERIES (TOPOGRAPHIC)

496° 11 SE
(E/R/E)



. . . LOCATION MAP . . .

800/804 Spruce Street, Louisville, Colorado



