

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(Page 1 of 5)

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

I. IDENTIFICATION

1. Resource number: **5BL8040**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Louisville**
5. Historic building name: **Hacienda Restaurant**
6. Current building name: **Tulien's Vietnamese & Chinese Restaurant**
7. Building address: **808 Main Street**
8. Owner name: **TuLien Loitinh**
Owner address: **13163 Pennsylvania Circle
Thornton, CO 80241**

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1S** Range **69W**
SW% of **NW**% of **NE**% of **SE**% of section 8
10. UTM reference
Zone **13**
Easting: **488790**
Northing: **4425140**
11. USGS quad name: **Louisville, Colorado**
Year: **1965 (Revised 1994) 7.5'**
12. Lot(s): **8** Block: **2**
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.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
L-Shaped Plan
15. Dimensions in feet: **3014 square feet**
16. Number of stories: **one**
17. Primary external wall material
Stucco
Concrete
18. Roof configuration (enter one):
Gabled Roof / Cross Gabled Roof
19. Primary external roof material (enter one):
Ceramic Tile Roof
20. Special features (enter all that apply):
Chimney

22. Architectural style /
building type:

**Late 19th and Early
Twentieth Century Revivals
/ Mediterranean Revival**



21. General Architectural Description

Constructed in 1946, this building is one of the newest commercial buildings located along Louisville's Main Street. The building fronts onto a wide concrete sidewalk, which parallels Main Street to the west, and it is located between the Colacci's Restaurant building to the north, and the Wildwood Music Building to the south. The building's facade is of brick masonry construction, covered with white stucco. The front part of the building is covered by an intersecting gables roof, with red clay tiles, and with closed eaves. An enclosed, rounded entryway is set within a small courtyard, set back from the sidewalk along Main Street. A glass-in-steel-frame entry door opens onto the courtyard, and a teal color canvas awning, with black wrought iron supports, extends out to the main sidewalk. The courtyard is partially enclosed by low half-walls, flanked by pillars, adorned with Vietnamese characters. Windows on the facade include a large single-light fixed-pane window, and four slender, vertically-oriented single-light fixed-pane windows, covered by teal color canvas awnings. An octagon-shaped neon sign on the facade wall advertises "**Vietnamese & Chinese Restaurant**", and is adorned with Chinese symbols. The sign was drawn by owner Tulien Loittrinh' father and has special meanings commemorating their family's heritage. Another vertically-oriented sign at the north end of the facade advertises **TULIEN'S**.

The rear portion of this building, to the east, has a flat roof, and was probably once part of an earlier structure here, predating the front part of the building's 1946 construction. At least part of this part of the building appear to be of brick construction, and there is a red brick chimney is located on the exterior of the north elevation.

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

This building was constructed in 1946. There have been no additions subsequent to the original construction. Sanborn insurance maps show that an earlier building here was constructed prior to 1893. The rear portion of the extant structure (the front part of the extant structure was built in 1946) may also have been part of the earlier building.

23. Landscape or setting special features:

Tulien's Vietnamese and Chinese Restaurant is located on the east side of Main Street, in downtown Louisville. An asphalt parking lot behind the building, extends to the alley.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate
Actual **1946**

Source of information:

"Louisville Views New Cafe Building With Distrust." Rocky Mountain News, April 13, 1946.

26. Architect: unknown

Source of information:
n/a

27. Builder/ Contractor: unknown

Source of information:
n/a

28. Original owner: William F. Clements

Source of information:

"Louisville Views New Cafe Building With Distrust." Rocky Mountain News, April 13, 1946.

30. Original location: **yes** Moved **no** Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

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

35. Historical Background

Sanborn insurance maps reveal that this lot was first built on prior to 1893, and that during the period from 1893 to 1908, a general store was located here. In the 1930s, the property was owned by Rome Perella, but by the mid-1940s, the property had been acquired by William F. Clements of Denver. In 1946, Clements had the present building constructed to house what he envisioned as a "swank restaurant specializing in fried chicken." Clements had previously operated the American Lunch and Bar, located at 1709 Curtis Street in downtown Denver. Clement's efforts to obtain a liquor license for his Louisville restaurant was met with great resistance from several of the community's citizens. They presented a petition to the State Liquor Board, arguing that with six taverns and three package goods store, Louisville did not need another liquor establishment. The business did eventually open, however, and was initially called the Hacienda Restaurant. In the 1950s and early 1960s, the Hacienda was owned by Phillip Panetta of Denver. By 1966, the business' name had been changed to Luigi's Restaurant. Luigi's, which was owned by the Colacci family of Louisville, was located here until the mid-1980s. The restaurant was known as the Parrot II Restaurant in the late 1980s and early 1990s, followed briefly by Beverly's Restaurant in the early 1990s.

Tulien's Restaurant has been here since 1994. Tulien Loittrinh, the restaurant's owner, is of Chinese heritage. She was born in Vietnam in 1958 after her parents had left China in the 1940s in the midst of the Communist takeover. Tulien came to the United States with her husband, Tan Loi, and her brother, The Trinh, in 1979. They were sponsored by Tulien's uncle who had been living in Colorado. Tulien worked at Storage Technology for twelve years prior to opening up the restaurant in 1994. She and her husband have two children.

36. Sources of Information

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

Loittrinh, Tulien. Oral interview with May 3, 2000.

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.

"Louisville Views New Cafe Building With Distrust." *Rocky Mountain News*, April 13, 1946, p. A-3.

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:

Architecture; Commerce; Ethnic Heritage / Asian

40. Period of Significance: 1946 - 1950

41. Level of Significance:

National:

State:

Local:

42. Statement of Significance

This building is historically significant, relative to National Register Criterion A, for its association with commercial development in downtown Louisville. The building is particularly important because it has housed one of several restaurants that have become an important part of downtown Louisville's commercial fabric. The building is architecturally significant, under National Register Criterion C, because it is downtown Louisville's only example of a Mediterranean Revival style building. Tulien's Restaurant should be considered individually eligible for inclusion in the National Register of Historic Places, as well as a contributing property within a potential downtown Louisville historic district.

43. Assessment of historic physical integrity related to significance:

This building displays a high degree of historical integrity. There have been no additions, and no overt alterations, within the past fifty years.

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, CM-14**

Frame(s): **23-34, 2**

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 12, 2000**

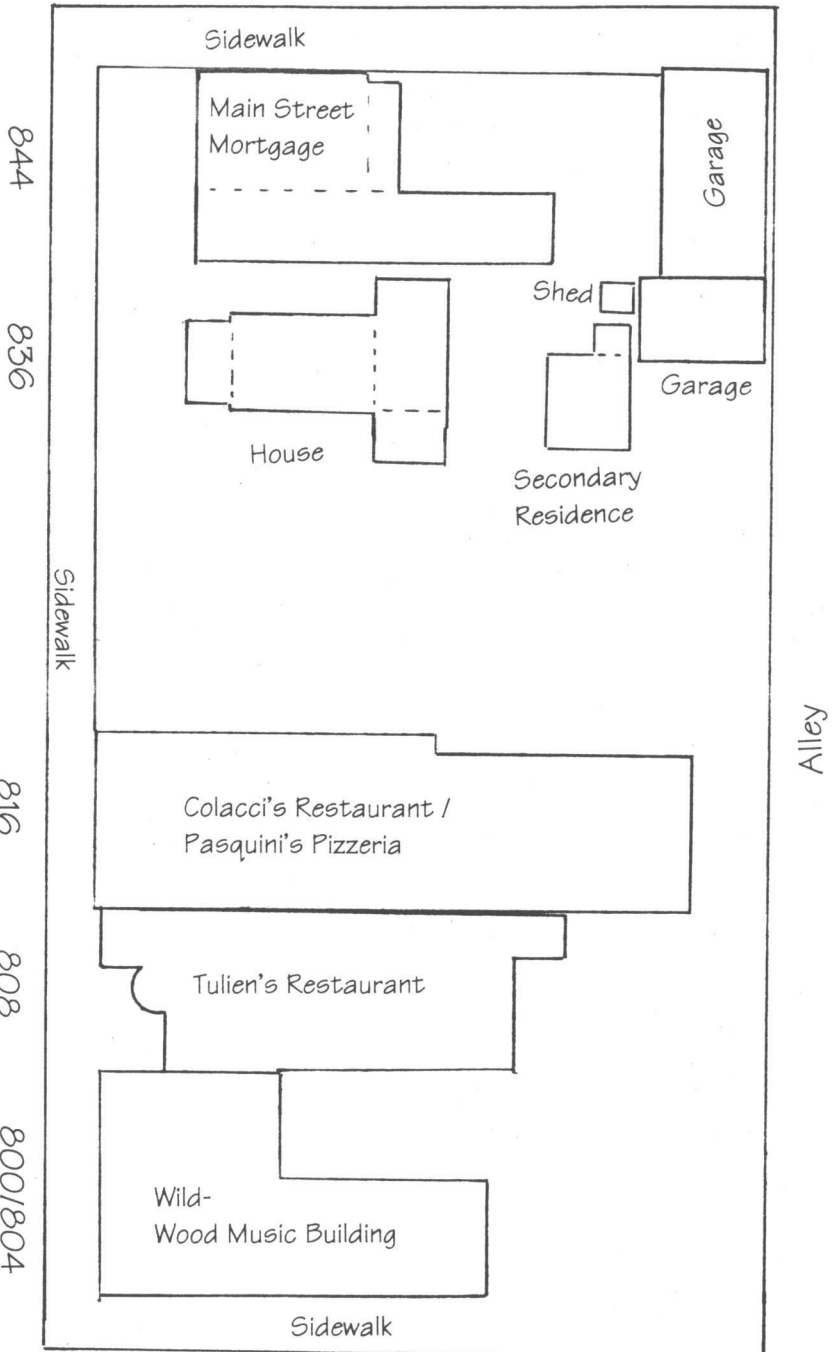
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

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

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

Walnut Street



Approximate
Scale

40 Feet

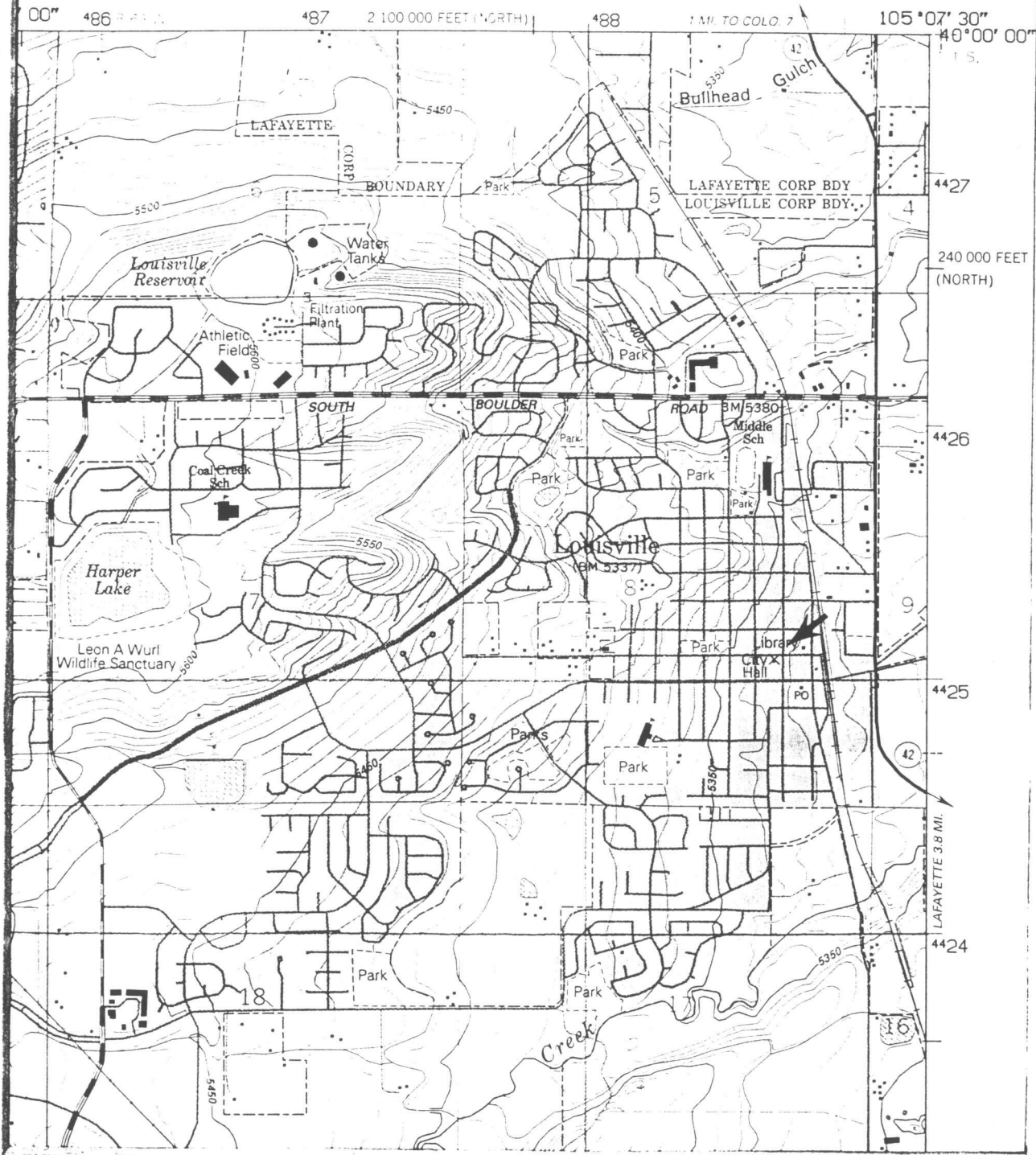
Spruce Street

SKETCH MAP

808 Main Street, Louisville, Colorado

LOUISVILLE QUADRANGLE
 COLORADO
 7.5 MINUTE SERIES (TOPOGRAPHIC)

49° 11' SE
 (ERIE)



• • • LOCATION MAP • • •

808 Main Street, Louisville, Colorado

