

# COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

(Page 1 of 5)

### I. IDENTIFICATION

- 1. Resource number: **5BL8212**
- 2. Temporary number: **N/A**
- 3. County: **Boulder**
- 4. City: **Louisville**
- 5. Historic building name: **Mrs. Downer's Cabin**
- 6. Current building name: **Miner's Cabin**
- 7. Building address: **809 Lee Avenue**
- 8. Owner name: **Sidecon LP**  
Owner address: **4770 Baseline Road #200  
Boulder, CO 80303**

### II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **1S** Range **69W**  
**SW**¼ of **NE**¼ of **NE**¼ of **SE**¼ of section **8**
- 10. UTM reference  
Zone **13**  
Easting: **488990**  
Northing: **4425130**
- 11. USGS quad name: **Louisville, Colorado**  
Year: **1965 (Revised 1994) 7.5'**
- 12. Lot(s): **n/a** Block: **Outlot 2**  
Addition: **Louisville East** Year of Addition **1906**
- 13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

### 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: **216 square feet**
- 16. Number of stories: **one**
- 17. Primary external wall material  
**Wood / Log**
- 18. Roof configuration (enter one):  
**Gabled Roof / Front Gabled Roof**
- 19. Primary external roof material (enter one):  
**Asphalt Roof**
- 20. Special features (enter all that apply):  
**n/a**

- 22. Architectural style / building type:

**Other Style  
(Wood Frame Front  
Gable Cabin)**



**21. General Architectural Description**

Used historically as coal miners' residences, the two small dwellings at 801 and 809 Lee Avenue are located northwest of Lee Avenue's intersection with Spruce Street. This location is east of the Burlington Northern Railroad tracks, and east of downtown Louisville. The cabin at 809 Lee Avenue measures 12' N-S by 18' E-W, and is of wood frame construction. The building has a wood timbers on grade foundation, and unpainted vertical half-log exterior walls. The roof is front gabled, with wood shingles and exposed rafter ends. Decorative purlins, with kneebraces, appear in the upper gable end on the east elevation (facade). There are no chimneys. There are a total of four 3/1 (ribbon style) double-hung sash windows - two each on the north and south elevations. A wood-paneled door, with one upper sash light (pane missing), and with a carved lower panel, opens onto a concrete stoop and sidewalk on the east elevation.

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

Oral sources in Louisville indicate that the two miners' cabins at 801 and 809 Lee Avenue were built in about 1940. These are the two smallest of four cabins which were built together at this location, and used as housing for coal miners in the 1940s and 1950s. The cabins had few amenities, with a common privy located in a long angled building (which still stands) to the west of the cabins. These two cabins have had no additions, and no notable alterations, subsequent to their original construction. The cabins are in at best fair condition, however, and are being allowed to deteriorate by their owner.

**23. Landscape or setting special features:**

The two small cabins at 801 and 809 Lee Avenue are located northwest of Lee Avenue's intersection with Spruce Street. This location is east of the Burlington Northern Railroad tracks, and east of downtown Louisville.

24. Associated buildings, features, or objects  
**Cabin at 801 Lee Avenue (5BL8211); long, angled, wood frame secondary building to west (unsurveyed).**

**IV. ARCHITECTURAL HISTORY****25. Date of Construction:**Estimate **ca. 1940**

Actual

Source of information:

**Frankie Paxton****26. Architect:****n/a**

Source of information:

**n/a****27. Builder/ Contractor:****unknown**

Source of information:

**n/a****28. Original owner:****Mrs. Marjorie Downing**

Source of information:

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

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**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Single Dwelling**
32. Intermediate use(s): **Single Dwelling**
33. Current use(s): **Vacant / Not in Use**
34. Site type(s): **Miner's Cabin**

**35. Historical Background**

Information regarding the two cabins at 801 and 809 was obtained primarily from Mrs. Frankie Paxton who has lived across Lee Avenue from the cabins for many years. Information from Mrs. Paxton was corroborated by Boulder County and Longmont City directories research. These were two of four cabins, or small houses, built between Lee Avenue and the railroad tracks in about 1940. The cabins were aligned in a row so that they fronted onto Lee Avenue. The cabin at 801 Lee Avenue was the smallest of the four, with each cabin to the north slightly larger than the one before it. For many years, the cabins were owned by Mrs. Marjorie Downer, who lived at 825 Lee Avenue during much of the period between circa 1940 and 1970. Mrs. Paxton related that the two cabins had many tenants over the years. Her brother Ralph, and his wife, lived in one of the cabins for a short time after they were married in 1959. Following Mrs. Downer's death, the cabins passed into the hands of her brother, and were later acquired by a nephew. The two cabins at 801 and 809 Lee Avenue have both been vacant for many years.

**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.

Paxton, Frankie. Telephone interview with Carl McWilliams, May 30, 2000.

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**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; Industry; Ethnic Heritage / European**

40. Period of Significance: **ca. 1940 - 1950**

41. Level of Significance:

National:

State:

Local: **xx**

**42. Statement of Significance**

The two cabins at 801 and 809 Lee Avenue are historically significant for their association with regional coal mining activities, during the period circa 1940 - 1950, near the end of Louisville's coal mining era. The cabins, thus, may be considered eligible for inclusion in the National Register of Historic Places under Criterion A. The cabins are also architecturally significant, under National Register Criterion C, as notable examples of small front gabled cabins utilized as housing for coal miners.

**43. Assessment of historic physical integrity related to significance:**

Although they are in just poor to fair condition, the two cabins at 801 and 809 Lee Avenue display an overall high degree of integrity. There have been no additions, and no noticeable additions, subsequent to the cabins' original construction.

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**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:

No: **xx**

Discuss: **Houses and other buildings in this area east of downtown Louisville do not collectively display sufficient historical integrity to qualify as a National Register Historic District.**

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-6**

Frame(s): **18-19**

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

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

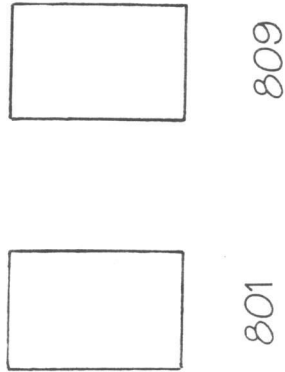
49. Date: **January 13, 2000**

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

51. Organization: **Cultural Resource Historians**

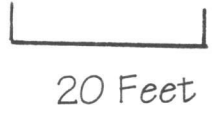
52. Address: **1607 Dogwood Court  
Fort Collins, Colorado 80525**

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



Lee Avenue

Approximate Scale



Spruce Street

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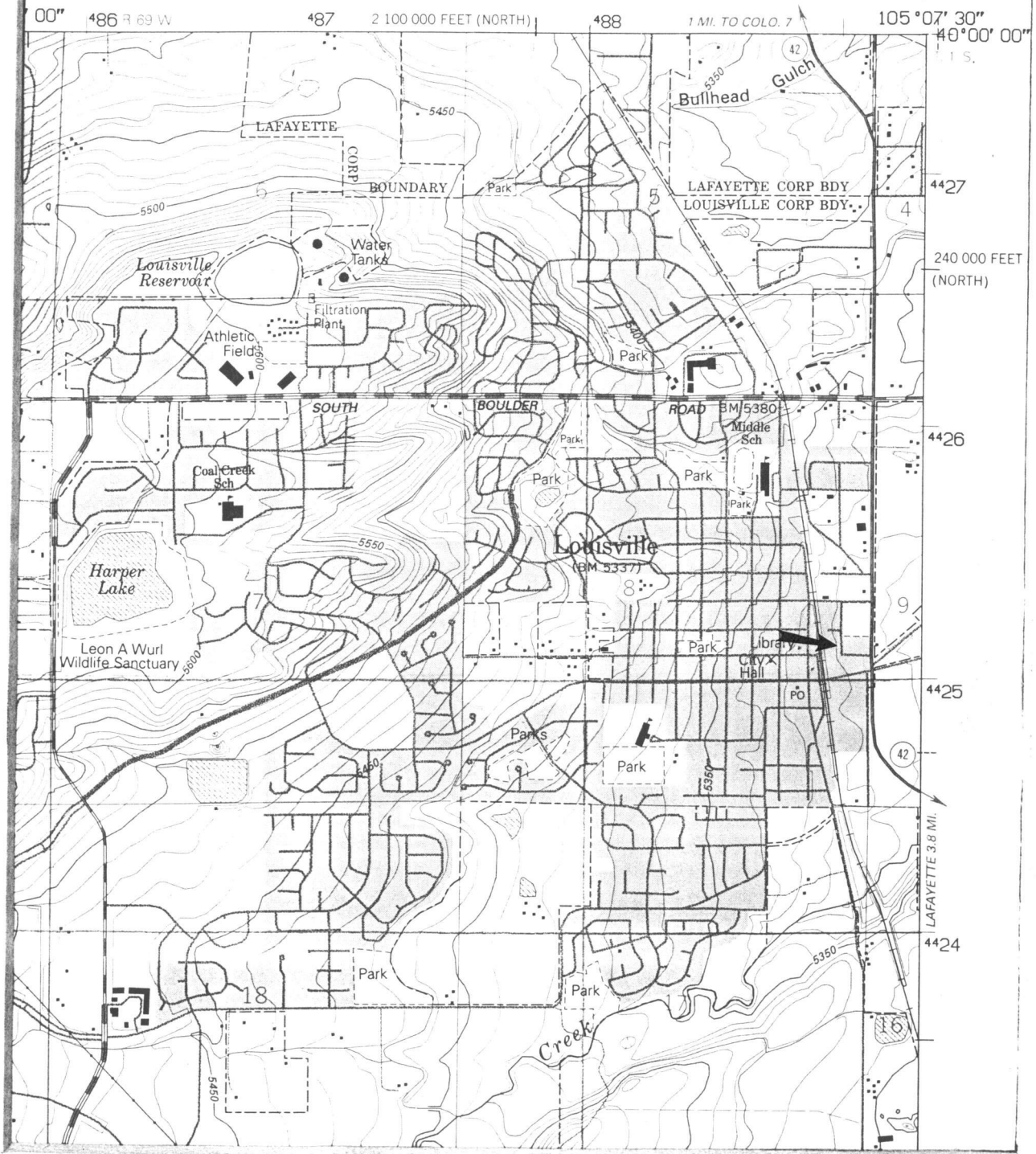
SKETCH

MAP

. . .

LOUISVILLE QUADRANGLE  
COLORADO  
7.5 MINUTE SERIES (TOPOGRAPHIC)

4964 11 SE  
(ERIE)



. . . LOCATION MAP . . .

809 Lee Avenue, Louisville, Colorado

# 809 LEE AVENUE

