

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(Page 1 of 5)

I. IDENTIFICATION

1. Resource number: **5BL8024**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Louisville**
5. Historic building name: **Sirokman House**
6. Current building name: **Escobedo House**
7. Building address: **809 Pine Street**
8. Owner name: **Albert & Rita Escobedo**
Owner address: **809 Pine Street**
Louisville, CO 80027

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: **488710**
Northing: **4425010**
11. USGS quad name: **Louisville, Colorado**
Year: **1965 (Revised 1994) 7.5'**
12. Lot(s): **2, 3** 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: **882 square feet**
16. Number of stories: **1½**
17. Primary external wall material
Metal / Aluminum
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):
Porch
Fence

22. Architectural style / building type:

Other Style
(Wood Frame Front
Gable Dwelling)



21. General Architectural Description

The Escobedo House is situated on a narrow lot, on the north side of Pine Street just to the west of downtown Louisville. The house is a single-story, wood-frame, dwelling, with a front gabled rectangular plan. The building is supported by a low concrete foundation, and the exterior walls are clad with white horizontal aluminum siding. The roof is a moderately-pitched front gable, with grey asphalt shingles and boxed eaves. Window patterns include historic 1/1 double-hung sash, as well as non-historic single-light fixed-panes, single-light casements, single-light hoppers. The house's facade, located on the south elevation, is set back minimally from the sidewalk along Pine Street, and is symmetrically A stained natural brown solid wood door, with an aluminum storm door, opens onto a concrete porch, which extends the full length of the facade. The porch is covered by a low-pitched hipped porch roof, held up by black wrought iron posts. A secondary entrance is located at the north end of the east elevation.

A **Garage** is located north of the house. Presently used for storage, this wood-frame building with a rectangular plan. It has a wood timbers on grade foundation, painted white horizontal weatherboard exterior walls, and a moderately-pitched front gable roof, with wood shingles, over 1x wood decking and 2x wood rafters. There are no windows. A painted white, wood-paneled overhead garage door (no longer in use), is located on the south elevation.

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

Boulder County Assessor records list 1920 as this house's date of construction. Sanborn insurance maps, though, provide evidence that the building was actually constructed prior to 1893. The original house was an L-shaped dwelling with overall dimensions of 36' N-S by 20' E-W. A 7' by 16' addition to the north (rear) elevation, and a 9' by 9½' addition to the north end of the east elevation, were built by Albert Escobedo in 1959.

23. Landscape or setting special features:

This house is located on the north side of Pine Street, one-half block west of Main Street, west of downtown Louisville.

24. Associated buildings, features, or objects
Garage**IV. ARCHITECTURAL HISTORY****25. Date of Construction:**Estimate **ca. 1890**

Actual

Source of information:

Sanborn insurance maps, 1893.**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): **Single Dwelling**
32. Intermediate use(s): **Single Dwelling**
33. Current use(s): **Single Dwelling**
34. Site type(s): **Residence**

35. Historical Background

This house was built circa 1893, and has been used as a single family residence from that time to the present. Throughout most of the twentieth century, this property has been home to just two families - the Sirokmans, and the Escobedos. George Sirokman came to Louisville to work in the coal mines sometime before 1892. John Sirokman, probably a brother, was also located in Louisville by 1898. George Sirokman, and his wife Annie, lived in a house on LaFarge Avenue, in the block between Walnut and Spruce, and later in a house on Lincoln Avenue. In the 1920s, this house became the residence of George Sirokman Jr., and his wife Margaret. George Jr. worked variously as a miner and as a carpenter. The house stayed in the Sirokman family until they sold to its current owners, Albert and Rita Escobedo, in the late 1950s.

Raised in Walsenburg, Colorado, Albert Escobedo came to Louisville as a young man where he met his future wife, Rita Lorenzi. Rita's dad was a coal miner. She had come to Louisville with her family from the Spanish Peaks area of southern Colorado in 1936. Albert and Edith were married in 1947. Albert worked as a heavy equipment operator for Boulder Excavating for many years.

36. Sources of Information

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

Escobedo, Albert, and Escobedo, Rita. Oral interview with Carl McWilliams, April 14, 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.

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

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).

xx Does not meet any of the above National Register criteria.

39. Area(s) of Significance:

Community Planning and Development; Ethnic Heritage / European

40. Period of Significance: **ca. 1890 - 1950**

41. Level of Significance:

National:

State:

Local: **xx**

42. Statement of Significance

This house was historically significant, relative to National Register Criterion A, for its association with residential development in Louisville beginning in the late 1800s, and continuing through the first half of the twentieth century. The house was architecturally significant as well, under National Register Criterion C, as a representative wood frame front gabled dwelling. Due to a rather substantial loss of integrity, however, the property should be considered ineligible for individual listing in the National Register of Historic Places. It would also be a non-contributing property within a potential National Register historic district.

43. Assessment of historic physical integrity related to significance:

This property exhibits below average integrity. Several windows have been altered, including one on the facade; the front porch is not historic, having replaced an earlier wooden porch; the exterior walls have been cladded with aluminum; and two additions were built onto the historic structure in 1959.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

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:

Noncontributing: **xx**

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-7**

Frame(s): **33-36**

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 14, 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



LaFarge Avenue

728

Approximate Scale



40 Feet

801

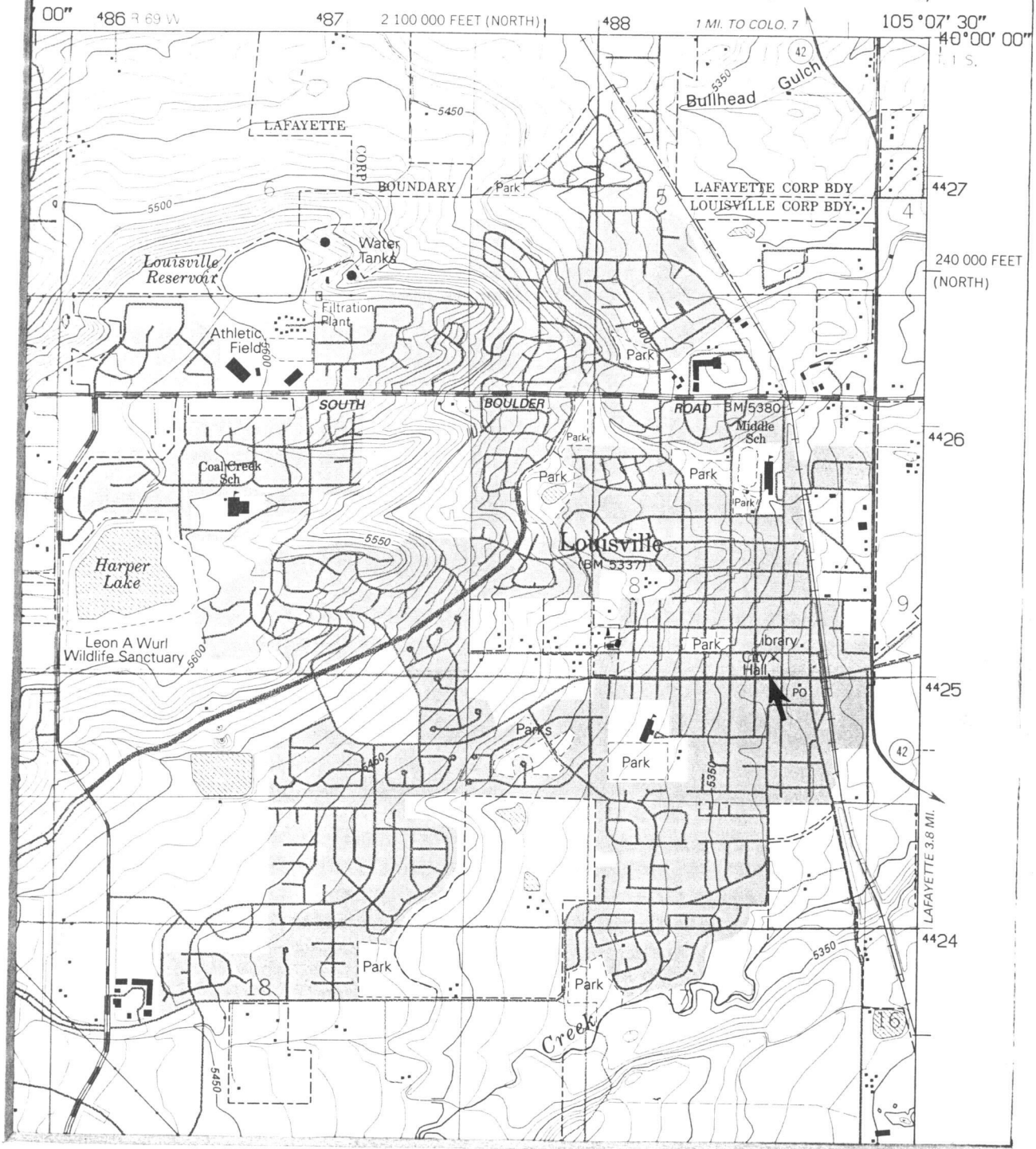
809

Pine Street

. . . SKETCH MAP . . .

LOUISVILLE QUADRANGLE
COLORADO
7.5 MINUTE SERIES (TOPOGRAPHIC)

4964 11 SE
(ERIE)



. . . LOCATION MAP . . .

809 Pine Street, Louisville, Colorado



