

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(Page 1 of 5)

I. IDENTIFICATION

- 1. Resource number: **5BL7970**
- 2. Temporary number: **N/A**
- 3. County: **Boulder**
- 4. City: **Louisville**
- 5. Historic building name: **Sandy House**
- 6. Current building name: **Lehman House**
- 7. Building address: **917 Front Street**
- 8. Owner name: **Arlin Lehman**
Owner address: **1792 Park Lake Dr.**
Boulder, CO 80301

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **1S** Range **69W**
NE¼ of **NW**¼ of **NE**¼ of **SE**¼ of section **8**
- 10. UTM reference
Zone **13**
Easting: **488850**
Northing: **4425250**
- 11. USGS quad name: **Louisville, Colorado**
Year: **1965 (Revised 1994) 7.5'**
- 12. Lot(s): **4** Block: **1**
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:

**Other Style
(Wood Frame Front Gabled Dwelling)**



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: **868 square feet**
- 16. Number of stories: **one**
- 17. Primary external wall material
Asbestos
- 18. Roof configuration (enter one):
Front Gabled Roof
- 19. Primary external roof material (enter one):
Asphalt Roof
- 20. Special features (enter all that apply):
Porch
Fence

Survey completed April 2000
Demolished 2002

21. General Architectural Description

This wood frame dwelling is supported by a concrete foundation, and its exterior walls are comprised of blue undulated asbestos shingle siding. The front gabled roof features boxed eaves, and is covered with grey asphalt shingles. There are no chimneys. Window patterns include 1/1 double-hung sash, 2/2 double-hung sash, and 3/1 double-hung sash (ribbon style), all with painted white wood frames and surrounds, and with exterior metal storm windows. Windows on the facade (east elevation) are decorated with flower boxes beneath the sills. A stained natural brown wood-paneled door, with a painted white wood screen door, opens onto a concrete sidewalk on the facade. The entry is covered by a gabled hood with kneebrace supports. A 22' by 8' enclosed shed-roofed rear porch addition to the west (rear) elevation predates 1959. A painted white solid wood door enters the enclosed rear porch at the west end of the south elevation.

A **Secondary Residence**, located to the southwest of the house, measures 13' N-S by 37' E-W. This wood frame building rests on a concrete foundation, is clad with blue masonite siding, and is covered by a front gabled roof, with grey asphalt shingles, and with painted white exposed rafter ends. Window patterns include 3-light hoppers, 4-light hoppers, single-light hoppers, and 2-light fixed-panes. A painted white glass-in-wood-frame door is located on the west elevation. A painted white wood-paneled door, with a black metal storm door, is located on the east elevation.

A wood-frame **Garage**, located on the alley to the west, measures 14' by 19'. The garage features a concrete slab floor, with a low concrete perimeter walls foundation. The garage's exterior walls are a combination of painted blue horizontal masonite siding, and asphalt shingle siding. The garage roof is a moderately-pitched front gable, with deteriorated green asphalt shingles over 1x wood decking and 2x wood rafters. There are no windows. Paired painted white wood-paneled garage doors open onto the asphalt paved alley on the west elevation. A single painted white wood-paneled door is located on the east elevation.

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

Boulder County Assessor records list 1900 as this house's year of construction, a date that seems plausible given the house's condition and architectural character. Louisville's 1893, 1900 and 1908 Sanborn insurance maps depict a dwelling located here, but its footprint does not exactly match the extant dwelling. A 13' by 8' shed-roofed rear porch addition was constructed before circa 1960. A Boulder County appraisal card for the property includes a notation indicating the secondary residence was moved onto the property not long before 1959. The garage at the northwest corner of the property is depicted on the 1908 Sanborn map, but not on the 1893 or 1900 maps. Hence, it was evidently constructed between 1900 and 1908.

23. Landscape or setting special features:

This property is located on the west side of Front Street to the east of downtown Louisville. A chain link fence encloses the front yard to the east, while the backyard, and side yards are enclosed by woven wire fences. A 4'-wide sidewalk, separated from the curb by a 2'-wide grass strip, parallels Front Street to the east.

24. Associated buildings, features, or objects **Secondary Residence; Garage**

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate **ca. 1890**
Actual

Source of information:
Sanborn maps

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

After the Original Town of Louisville was platted in 1878, lots along Front Street were among the first developed in the new community. Initially known as First Street, this area evolved as Louisville's Main Street in the years prior to the turn of the twentieth century. In the early 1900s, Second Street, located a block to the west, became the community's official Main Street, while Front Street (the original Main Street) gave way to residences and secondary businesses.

With the original part of the house dating from before 1893, this property's primary dwelling has had several owners and residents over the years. In chronological order, beginning in 1936, some of these include: Jeremiah B. and Della Sandy; Donald E. and Mabel L. Sahm (who operated a radio repair business in the home); Robert M. and Idabel O. Coet (Robert worked as a laborer for a time); Albert Aguoro; James D. Hilburn; Susan Friedman; Neil Conner; and Jackie Golz. Other members of the Coet family, a long-time Louisville mining family, lived next door at 909 Front Street. Residents at 917½ Front Street (the secondary residence) have included Jess Martinez, Fletcher B. Epperson, Steven Newson, and Joan Margolis.

36. Sources of Information

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

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

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

41. Level of Significance:

National:

State:

Local: **xx****42. Statement of Significance**

This house is historically significant, relative to National Register Criterion A, for its association with Louisville's development as a coal mining community, in the late 1800s, and during the first half of the twentieth century. The families who lived here were employed, either directly or indirectly, by area coal mines, and contributed significantly to Louisville's social and economic fabric. The house is also architecturally significant as a locally notable example of a wood-frame front gabled dwelling. Evidently built between 1900 and 1908, the garage is also a historically significant resource. The secondary residence, at 917½ Front Street, should be considered a non-contributing resource because it was moved here in the late 1950s.

43. Assessment of historic physical integrity related to significance:

This property's house and garage have not been added onto, or significantly altered, within the past forty years. The secondary residence was apparently moved here in the late 1950s.

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: **Historic buildings in this area along Front Street do not collectively possess sufficient significance, or display adequate integrity, to constitute 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-1**

Frame(s): **15-22**

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

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

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

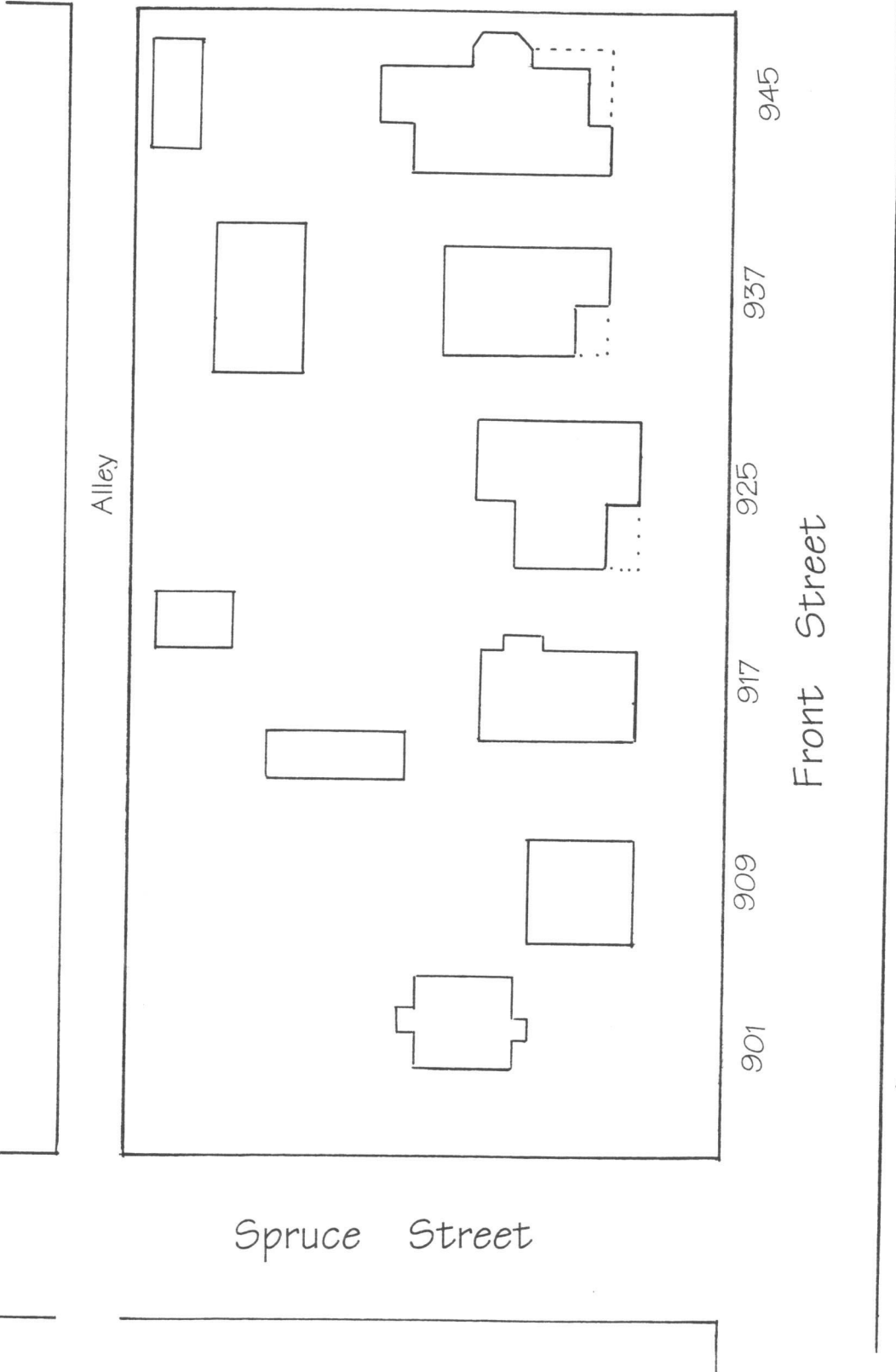
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

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

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

Walnut Street



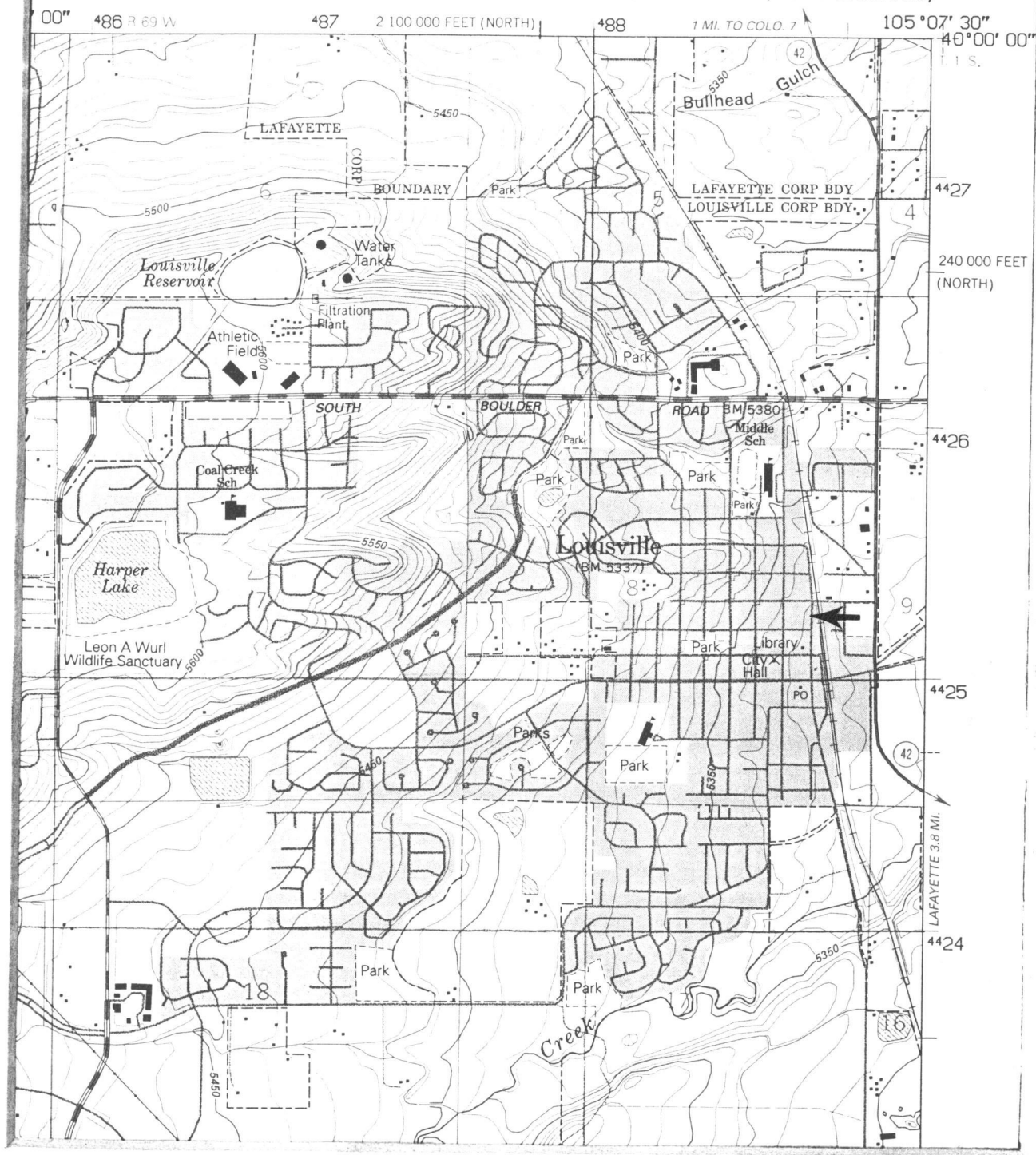
Approximate Scale



. . . SKETCH MAP . . .

LOUISVILLE QUADRANGLE
 COLORADO
 7.5 MINUTE SERIES (TOPOGRAPHIC)

4964 11 SE
 (ERIE)



• • • LOCATION MAP • • •

917 Front Street Pine Street, Louisville, Colorado





