

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: **5BL8016**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Louisville**
5. Historic building name: **Louisville Cleaners**
6. Current building name: **ZVC Design & Advertising**
7. Building address: **927 Main Street**
8. Owner name: **Mark C. & Jacquelyn Zaremba**
Owner address: **1760 Hays Drive
Louisville, CO 80027**

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1S** Range **69W**
NW% of **NW%** of **NE%** of **SE%** of section **8**
10. UTM reference
Zone **13**
Easting: **488750**
Northing: **4425270**
11. USGS quad name: **Louisville, Colorado**
Year: **1965 (Revised 1994) 7.5'**
12. Lot(s): **2** Block: **5**
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):
Rectangular Plan
15. Dimensions in feet: **753 square feet**
16. Number of stories: **one**
17. Primary external wall material
Wood / Vertical Siding
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):
False Front

22. Architectural style / building type:

Late 19th and Early 20th Century American Movements / Commercial Style



21. General Architectural Description

The ZVC Design and Advertising Building is a modest, rectangular-shaped, wood-frame structure, which is located on the west side of Main Street, near the north end of downtown Louisville. The building fronts directly onto a wide concrete sidewalk which parallels Main Street to the east. From 1998 to the present, the building has housed ZVC Design and Advertising. The building is supported by a low concrete foundation, with a bulkhead cellar entrance on the west elevation, and the exterior walls are painted beige vertical wood siding. The roof is a moderately-pitched front gable, with red asphalt shingles and boxed eaves. There are no chimneys. The building's facade, located on the east elevation, is symmetrically arranged, below a false front parapet wall which covers the upper gable end. A glass-in-steel frame entry door, set within a recessed entry, opens onto a 4-step concrete stoop. The entrance is flanked by two large single-light fixed-pane storefront windows, with painted wood frames. Both windows, and the entrance, project slightly from the facade wall surface, and are all covered by a narrow pent roof. Two secondary entrances are located on the south elevation. One is a single steel door, while the other is a single painted white wood-paneled door, with an aluminum storm door. Two 1x1 horizontal sliding windows are located on the west (rear) elevation, and two 1/1 double-hung sash windows, with painted brown wood frames and surrounds, and with exterior wood screens, are located on the south elevation.

A small **Shed** is located behind the building to the west. This is a wood-frame structure with a concrete foundation, plywood walls, and a side-gabled roof covered with asphalt shingles. The wood entry door is on the north elevation.

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

Boulder County Assessor records list 1925 as this building's year of construction. The 1893, 1900, and 1908, Sanborn insurance maps appear to depict an earlier structure here that was used as a dwelling. It is possible that portions of the earlier dwelling were incorporated into a new building circa 1925. The building has existed in its current configuration since at least the 1950s.

23. Landscape or setting special features:

This building is located on the west side of Main Street, near the north end of downtown Louisville. An unfenced planted grass yard, behind the building, extends to the alley to the west.

24. Associated buildings, features, or objects
Shed**IV. ARCHITECTURAL HISTORY****25. Date of Construction:**Estimate **ca. 1925**

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**

V. HISTORICAL ASSOCIATIONS

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

35. Historical Background

Boulder County Assessor records indicate that this building was constructed in 1925. Efforts to trace its early history, primarily through Boulder County directories, were generally unsuccessful. Perhaps as early as 1940, this was the site of the Louisville Cleaners. In the 1950s, the Louisville Cleaners was definitely located here, and in 1951, it was owned and operated by Merrill L. and Betty N. Kvaall. By the mid-1960s, the cleaning business here had become known as Katie's Laundromat, and then for many years, it was called Mom & Pop's Laundromat. Ken Heusman [sp.?] was the owner of Mom & Pop's for some thirty years, until circa 1997. He sold the building to its current owners, Mark C. & Jacquelyn Zaremba, in March 1998. They operate ZVC Design and Advertising here.

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.

Zaremba, Mark. Oral interview with Carl McWilliams, April 12, 2000.

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; Commerce

40. Period of Significance: ca. 1925 - 1950

41. Level of Significance:

National:

State:

Local: **xx**

42. Statement of Significance

This building is historically significant, relative to National Register Criterion A, for its association with Louisville's commercial growth during the first half of the twentieth century. The building is architecturally significant as a representative wood-frame false front commercial building. The property's significance in these regards is not to the extent that would qualify it for individual listing in the National Register of Historic Places. It would, however, qualify for National Register eligibility as a contributing property within a potential downtown Louisville Historic District. The small shed, located to the rear is well under fifty years of age, and would be considered a non-contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

This building's historical integrity has been compromised to a moderate degree by changes to the facade as it has changed business uses over the years. The building's exterior wall material is also not historic.

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-10**

Frame(s): **20-23**

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**

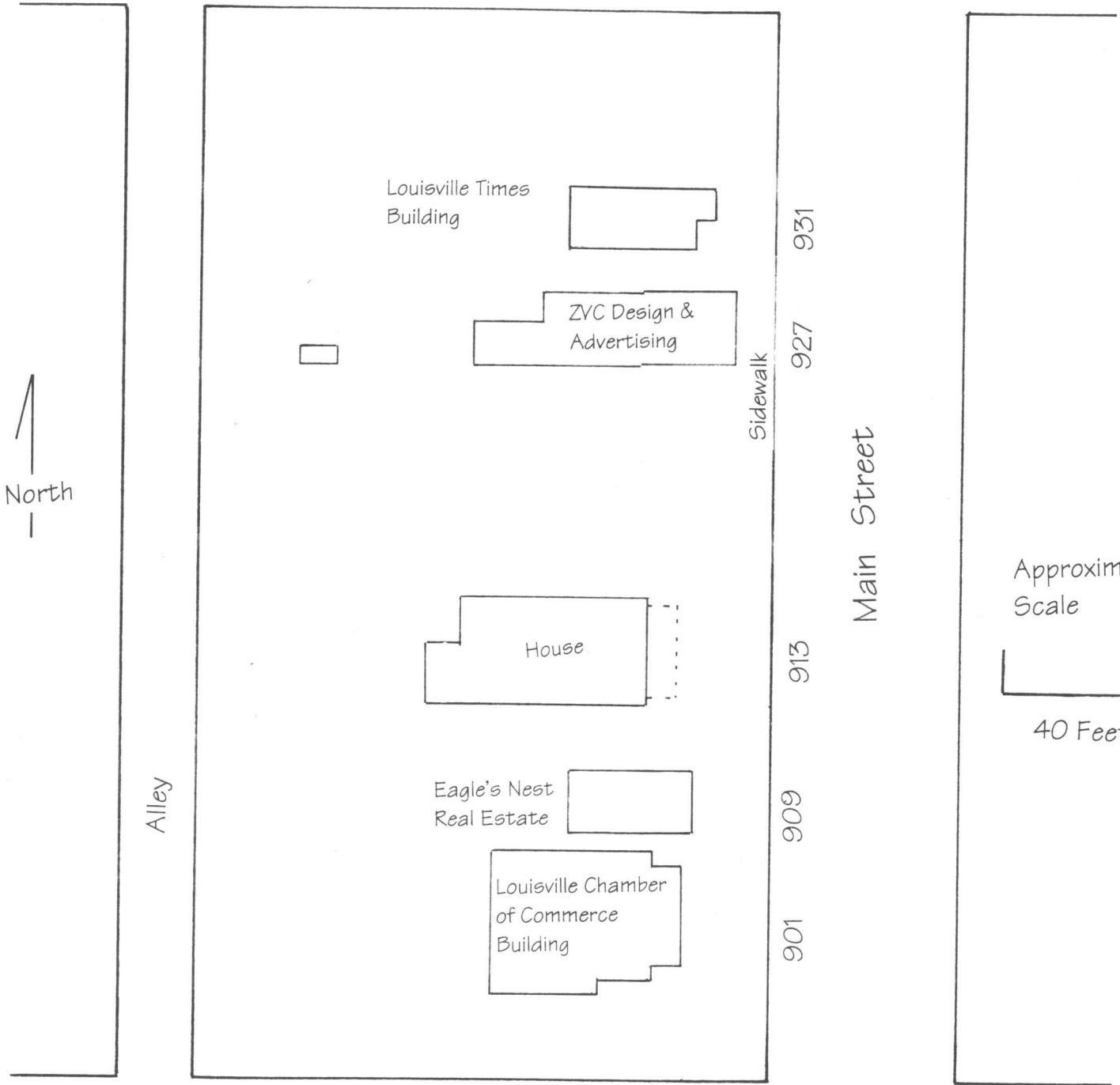
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

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

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

South Street



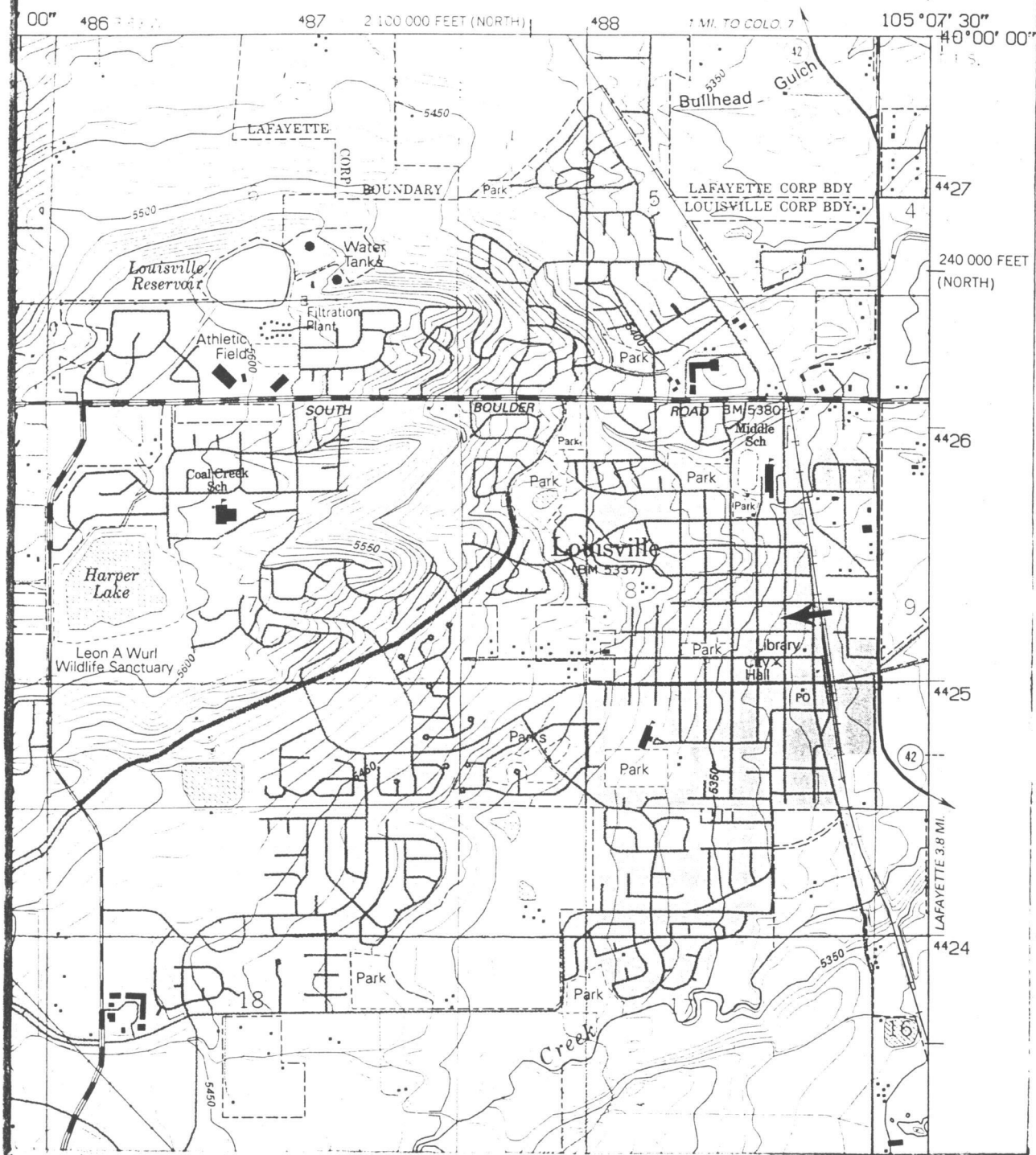
Walnut Street

• • • SKETCH MAP • • •

927 Main Street, Louisville, Colorado

LOUISVILLE QUADRANGLE
COLORADO
7.5 MINUTE SERIES (TOPOGRAPHIC)

1964 11 SE
(ERIE)



. . . LOCATION MAP . . .

927 Main Street, Louisville, Colorado



