

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(Page 1 of 5)

I. IDENTIFICATION

- 1. Resource number: **5BL8019**
- 2. Temporary number: **N/A**
- 3. County: **Boulder**
- 4. City: **Louisville**
- 5. Historic building name: **Walters House**
- 6. Current building name: **Bredesen House**
- 7. Building address: **940 Main Street**
- 8. Owner name: **Donald F. Bredesen**
Owner address: **940 Main Street**
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: **488790**
Northing: **4425300**
- 11. USGS quad name: **Louisville, Colorado**
Year: **1965 (Revised 1994) 7.5'**
- 12. Lot(s): **12** 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 Side 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: **1159 square feet**
- 16. Number of stories: **1½**
- 17. Primary external wall material
Wood / Weatherboard
- 18. Roof configuration (enter one):
Gabled Roof / Cross Gabled Roof
- 19. Primary external roof material (enter one):
Asphalt Roof
- 20. Special features (enter all that apply):
Porch
Chimney
Balcony
Fence

Survey Completed April 2000

21. General Architectural Description

The Bredesen House is 1½-story wood frame dwelling with a rectangular plan. Located on a corner lot, the building is supported by a low concrete foundation, and has painted pale blue horizontal weatherboard exterior walls, with 1" by 4" corner boards. The intersecting gables roof is covered with green asphalt shingles, and the roof eaves are boxed. One red brick chimney is located on the exterior of the south elevation. A canted hipped-roof bay window, with three 1/1 double-hung sash windows, is located on the north elevation. Original windows elsewhere on the building - visible on the north and south elevations - are primarily 1/1 double-hung sash, with painted blue wood frames and surrounds. Windows in the east end of the building are included within an addition, are primarily 1x1 horizontal sliders, with painted blue wood frames. An enclosed front porch extends the full length of the facade, on the west elevation. A white metal storm door is located at the exterior of the porch, while a white metal door leads from the porch into the house's interior. The exterior door is located in the center of the facade, and is flanked on either side by bands of fixed-pane windows. The rear entry is located on the east elevation. A white metal door, with a painted blue wood screen door, located here, opens onto a wood porch which extends the full length of the elevation. The porch is covered by a flat roof, which also serves as a second story balcony.

A **Garage** is located near the alley, east of the house. This is a rectangular-shaped wood-frame building, with a concrete slab foundation and floor. Its walls are painted blue plywood, and its roof is a moderately-pitched front gable, with corrugated metal over 1x wood decking and 2x wood rafters. A band of four 1x1 horizontal sliding windows is located on the west elevation. A single 1x1 horizontal sliding window is located on the north elevation. A metal roll-away garage door is located on the south elevation. A single, painted blue and white, wood-paneled door, with a wood screen door, is located on the west elevation.

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

Boulder County Assessor records list 1900 as this house's date of construction. This date may not be precise, but is probably accurate within a few years. Sanborn insurance maps are unavailable for this lot and block. An addition to the rear (east elevation) of the original building predates the 1950s.

23. Landscape or setting special features:

This property is located at the southeast corner of Main and South Streets, north of downtown Louisville.

24. Associated buildings, features, or objects **Garage**

IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate **ca. 1900**

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): **Single Dwelling**
32. Intermediate use(s): **Single Dwelling**
33. Current use(s): **Single Dwelling**
34. Site type(s): **Residence**

35. Historical Background

This house has been built circa 1900, and has served as a single-family dwelling since that time. Although the home's original owner is unknown, there is a good chance that a member of the family was employed at an area coal mine. During the late 1800s and early 1900s, Louisville's economy was based, to a great extent, on the area's coal industry. As a result, the livelihoods of most of the community's inhabitants were directly, or indirectly, dependent on coal.

For most of its history - from the late 1920 to the 1970s - this was the residence of Clyde and Eva Walters. Clyde worked as a coal miner, and they had three children - Vernon, Gladys, and Wilma, who grew up here in the 1930s and 1940s. Prior to moving into this house, the Walters family had previously lived in a house on Short Street, east of the railroad tracks.

In the mid-1970s, this was the residence of Michael Lowe. Lowe Alpine Systems, a mountain climbing equipment business was located across the street at 931 Main Street during the same time period. Donald Bredesen is the current owner. He purchased the property in 1977.

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.

Smith, Phyllis. *Once A Coal Miner: The Story of Colorado's Northern Coal Field*, Boulder: Pruett Publishing Company, 1989.

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. 1900 - 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 during the first half of the twentieth century. The house was architecturally significant as well, under National Register Criterion C, as a representative example of a 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 considered a non-contributing resource within a potential downtown Louisville historic district.

43. Assessment of historic physical integrity related to significance:

This house's original historical integrity has been impacted by alterations to the enclosed front porch, by a large porch and balcony built onto the east elevation, and by a large addition to the east elevation, which dates to circa 1950.

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: **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:

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-14**

Frame(s): **13-16**

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**

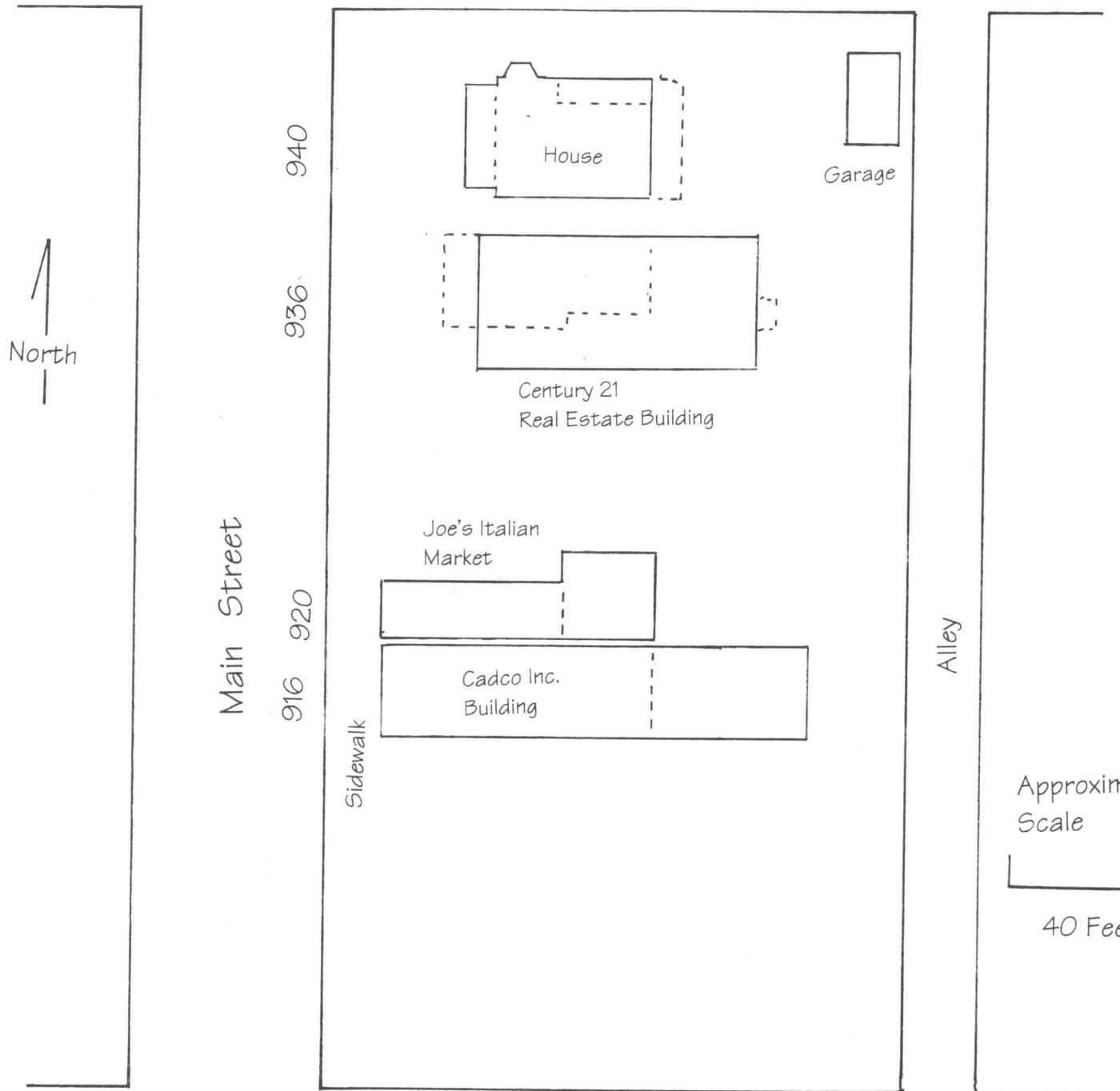
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

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

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

South Street



Main Street

940

936

920

916

Sidewalk

Alley

Approximate Scale

40 Feet

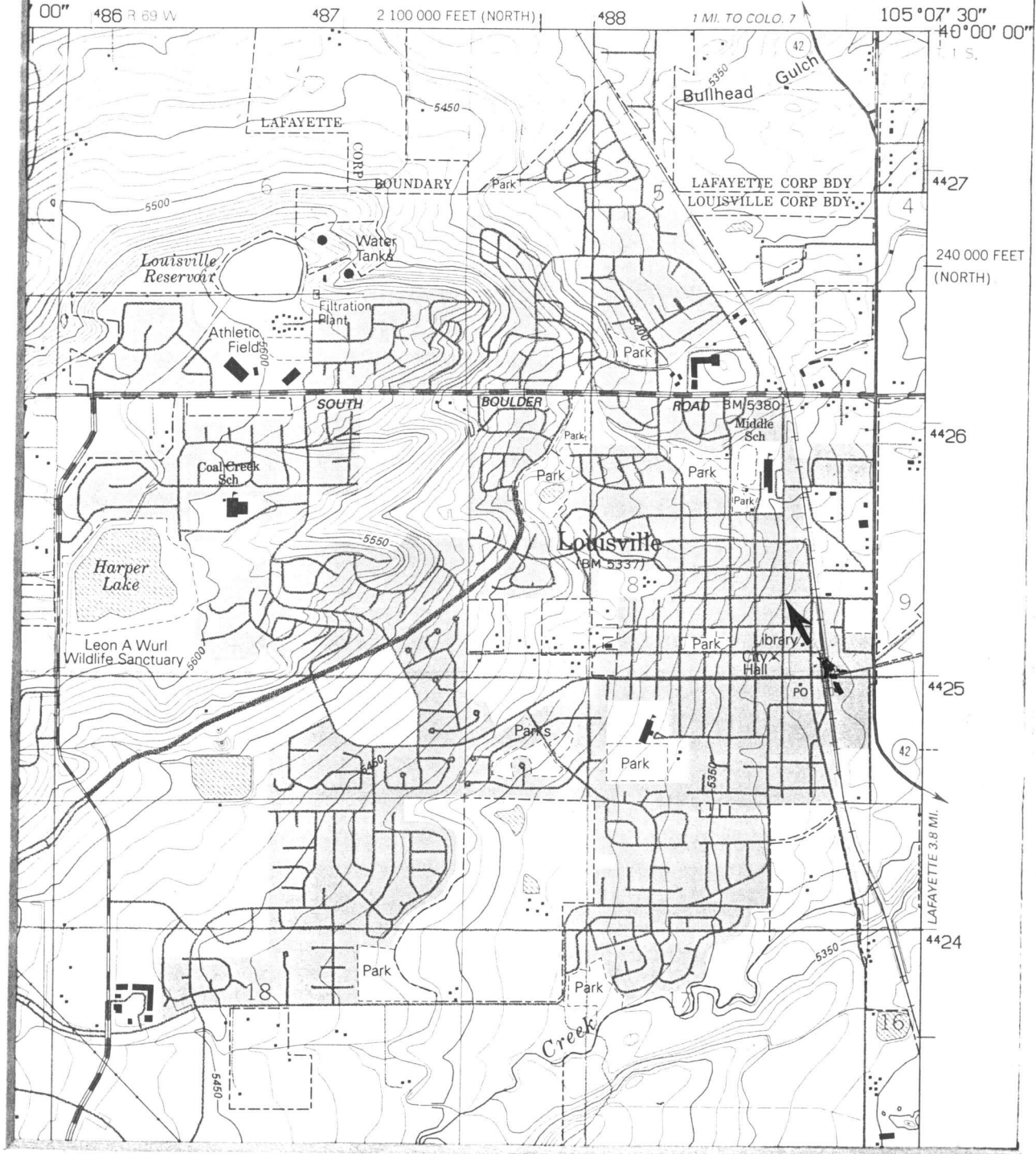
Walnut Street

SKETCH MAP

940 Main Street, Louisville, Colorado

LOUISVILLE QUADRANGLE
COLORADO
7.5 MINUTE SERIES (TOPOGRAPHIC)

4964 11 SE
(ERIE)



. . . LOCATION MAP . . .

940 Main Street, Louisville, Colorado



