

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **SBL951**
- 2. Temporary number: **N/A**
- 3. County: **Boulder**
- 4. City: **Louisville**
- 5. Historic building name: **Steinbaugh House**
- 6. Current building name: **Grasser House**
- 7. Building address: **945 Front Street**
- 8. Owner name: **Mary Ann Grasser**
Owner address: **607 Geneseo
Lafayette, CO 80026**

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **1S** Range **69W**
NE% of **NW%** of **NE%** of **SE%** of section **8**
- 10. UTM reference
Zone **13**
Easting: **488850**
Northing: **4425290**
- 11. USGS quad name: **Louisville, Colorado**
Year: **1965 (Revised 1994) 7.5'**
- 12. Lot(s): **1** 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:

Late 19th and Early Twentieth Century Revivals / Classic Cottage



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: **1535 square feet**
- 16. Number of stories: **1½**
- 17. Primary external wall material
Wood / Weatherboard
- 18. Roof configuration (enter one):
Hipped Roof
- 19. Primary external roof material (enter one):
Asphalt Roof
- 20. Special features (enter all that apply):
Flared Eave
Chimney
Dormer
Fence

Survey completed April 2000

21. General Architectural Description

This wood frame residence is supported by a concrete foundation, and features painted pale yellow horizontal weatherboard exterior walls, with painted green 1" by 4" corner boards. The roof is hipped, with flared eaves, and with grey asphalt shingles. A hipped-roof dormer, with one 1/1 double-hung sash window, is located on the east elevation (facade). A single red brick chimney is located near the west end of the roof ridge. A large canted hipped-roof bay window, with three 1/1 double-hung sash windows, is located on the north elevation. Windows elsewhere are predominantly 1/1 double-hung sash with painted white wood frames and painted pale green wood surrounds, and with exterior metal storm windows. A 3-step concrete porch covers the north 2/3s of the east elevation, and wraps around to cover the east end of the north elevation. Representing the house's most notable architectural element, the porch features non-original blond and red brick half-walls, painted buff red Doric columns, and a distinctive porch roof which is an extension of the main roof's flared eave. A dentil course appears along the porch roof eave. Three glass-in-wood-frame entry doors, each with a wood screen door, open onto the porch. A secondary entrance is located at the north end of the west (rear) elevation. Here, a painted white solid wood door, with a white metal storm door, opens onto a concrete stoop. Also, a wood-paneled door, with one upper sash light, located on the south elevation, is no longer in use. A 26' by 8' low-pitched hipped-roof addition to the west elevation predates 1950.

A single-car **Garage** is located near the alley and South Street, to the west of the house. This building features a concrete slab foundation and floor, and painted pale yellow horizontal weatherboard walls, with painted pale green 1" by 4" corner boards. The garage is covered by a low-pitched front gable roof with brown asphalt shingles over 1x wood decking and 2x wood rafters. Windows on the garage include two sets of paired shuttered windows on the west elevation, and three 4x4 horizontal sliders, all with painted pale green wood frames. Paired, painted pale yellow and green garage doors, each with six upper sash lights, and with X-bracing, open toward South Street on the north elevation.

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

Current Boulder County Assessor records list 1920 as this house's date of construction. A 1950 property appraisal card, however, lists 1913 as the date of construction. Both dates are plausible given the dwelling's Classic Cottage style and physical condition. The earlier 1913 date may be more reliable, however. The 26' by 8' low-pitched hipped-roof addition to the west elevation is depicted on the appraisal card, and thus predates 1950.

23. Landscape or setting special features:

This house and garage are located at the southwest corner of Front and South Streets, northeast of downtown Louisville. A planted grass front yard to the east, and side yard to the north, are unfenced. The backyard to the west is enclosed by a woven wire fence. Concrete sidewalks, separated from the curb by narrow strips of grass, parallel Front and South Streets.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate **ca. 1913**

Actual

Source of information:

Boulder County Assessor records

26. Architect:

n/a

Source of information:

n/a

27. Builder/ Contractor:

Mike Fabrizio

Source of information:

"J.J. Steinbaugh, Immigrant Youth. Starts Business in 1892." Louisville Times / Lafayette News, May 27, 1992.

28. Original owner:

J.J. Steinbaugh

Source of information:

"J.J. Steinbaugh, Immigrant Youth. Starts Business in 1892." Louisville Times / Lafayette News, May 27, 1992.

30. Original location: **yes**

Moved **no**

Date of move(s) **n/a**

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V. HISTORICAL ASSOCIATIONS31. 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**

Built circa 1913, this house was the residence of John Jacob (J.J.) Steinbaugh, one of Louisville's leading citizens and businessmen from 1890 until his death in 1950. Born in Hanef, Germany in 1868, Steinbaugh immigrated to the United States with his parents in 1885. The family settled in Sheridan, Iowa, but young J.J. soon set out to make his own way in the world. After learning the blacksmithing trade at St. Joseph, Missouri, J.J. traveled west to Salt Lake City, and to Denver where he found employment and gained experience as a blacksmith. Arriving in Louisville in 1890, Steinbaugh opened his own blacksmith shop on Front Street two years later. In the meantime, in 1891, J.J. married Elizabeth (Lizzie) Stretz of Louisville. They had a son, Herman, born in 1892, and two daughters, Gertrude and Amelia. Gertrude passed away at age ten.

In the late 1890s, Steinbaugh expanded his business to include the sale of wagons, buggies, harness, and farm machinery. A few years later, he also began selling hardware. Herman Steinbaugh joined his father in the business at an early age, and was initially involved in the sale of hardware and farm machinery. In 1928, the Steinbaughs added a lumberyard, after purchasing property that had been owned by the Zang Brewing Company at the northwest corner of Front and Spruce Streets. A few years later, the Steinbaughs added the sale of furniture to their extensive line of merchandise. Herman took over as head of the business upon his father's retirement, in 1941. J.J. Steinbaugh passed away nine years later, at the age of 82. Herman, and his wife May, had four sons - Glenn, Herbert, Jack, and Jimmie - all of whom learned the hardware business at an early age. After coming of age, the four brothers eventually took over the business, which by then had become an Ace Hardware affiliate. In 1969, Glenn Steinbaugh became the company's president after buying out his brothers.

On September 1, 1974 the Steinbaugh Lumber Company building burned to the ground in a disastrous arson fire. Rather than closing the business, Glenn decided to persevere by relocating it to the old State Mercantile Building at the northwest corner of Main and Spruce Streets. Steinbaugh Hardware operated in that location until 1997 when it was finally forced to close its doors, driven out of business by Eagle Hardware and Home Depot warehouse stores which had opened nearby. Glenn's son, Tom Steinbaugh, was the business's last owner.

After they were married in 1891, J.J. and Lizzie Steinbaugh moved into a small house located here at the southwest corner of Front and South Streets. In about 1913, J.J. contracted with Mike Fabrizio to build a new residence here. Fabrizio, with help from his father, constructed this Classic Cottage style residence. This was the Steinbaugh family home until 1935 when they moved to a new brick house at the corner of McKinley and Pine. Following the Steinbaughs, this was the residence of John P. and Mary Kakalecik from the late 1950s to the early 1970s. John, who was a miner, passed away prior to 1975, but Mary continued to live here through at least 1980. More recent owners/ residents of this property include John K. Nelson, Timothy Shaughnessy, and C.S. Archer.

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36. Sources of Information

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

"J.J. Steinbaugh, Immigrant Youth, Starts Business in 1892." *Louisville Times / Lafayette News*, May 27, 1992.

Mehls, Steven F., Mehls, Carol Drake, and Fell, James E. Jr. "Colorado Historical Society, Historic Building Inventory Record", (945 Front Street), July 28, 1985. On file at the Colorado Historical Society, Office of Archaeology and Historic Preservation, Denver, CO.

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.

"Steinbaugh Ace Hardware 100th Anniversary." *Louisville Times / Lafayette News*, May 20, 1992, p. C-1.

"Steinbaugh Hardware Closing." *Louisville Times*, March 27, 1997, p. 1.

"Steinbaugh's Moves Into Fourth Generation of Family Operation." *Louisville Times / Lafayette News*, May 27, 1992, p. 2.

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VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No

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).

Does not meet any of the above National Register criteria.

39. Area(s) of Significance:

Community Planning and Development; Ethnic Heritage / European; Commerce

40. Period of Significance: ca. 1913 - 1950

41. Level of Significance:

National:

State:

Local:

42. Statement of Significance

The Steinbaugh House is historically significant primarily for its association with the John Jacob Steinbaugh family who lived in the residence from circa 1913 to 1935. J.J. Steinbaugh was one of Louisville's leading citizens and businessmen from 1892 to 1950. The business he founded in 1892 lasted 105 years, and sustained four generations of the Steinbaugh family, as well as numerous employees. This residence is the building most closely associated with J.J. Steinbaugh's productive life, and consequently it is eligible for inclusion in the National Register of Historic Places under Criterion B. The house is also eligible under Criterion C, for its architectural significance, because it is one of Louisville's best Classic Cottage style homes.

43. Assessment of historic physical integrity related to significance:

This house exhibits an overall high degree of historical integrity relative to National Park Service and Colorado Historical Society guidelines. There have been no additions within the past fifty years, and exterior alterations are minimal. The most notable alteration are the non-original brick half-walls on the front porch. The garage dates from the Steinbaugh era, and should also be considered a historically significant building.

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: **Other 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, CM-2**

Frame(s): **32-36, 1-2**

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**

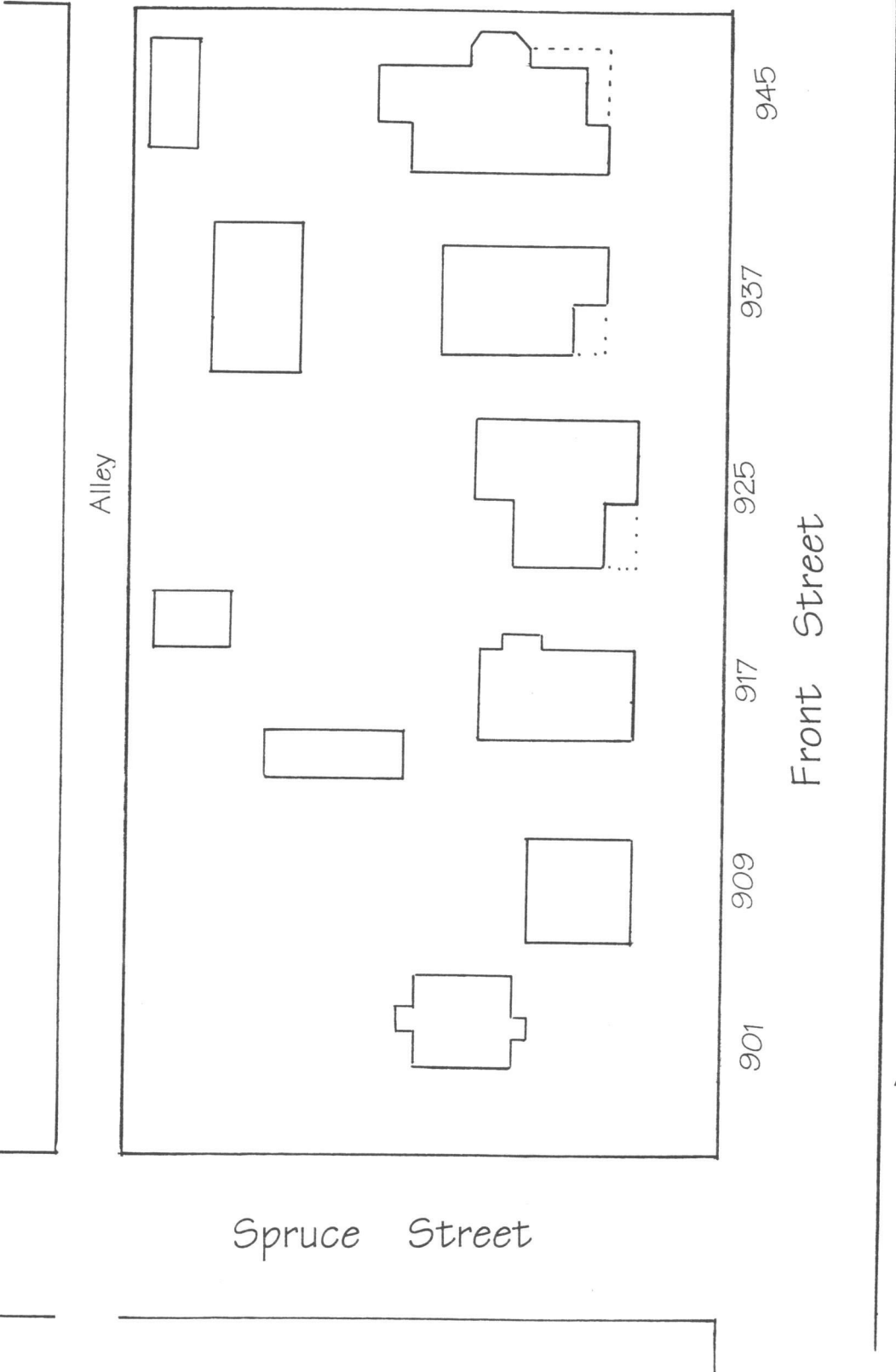
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

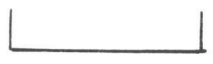
52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

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

Walnut Street



Approximate Scale

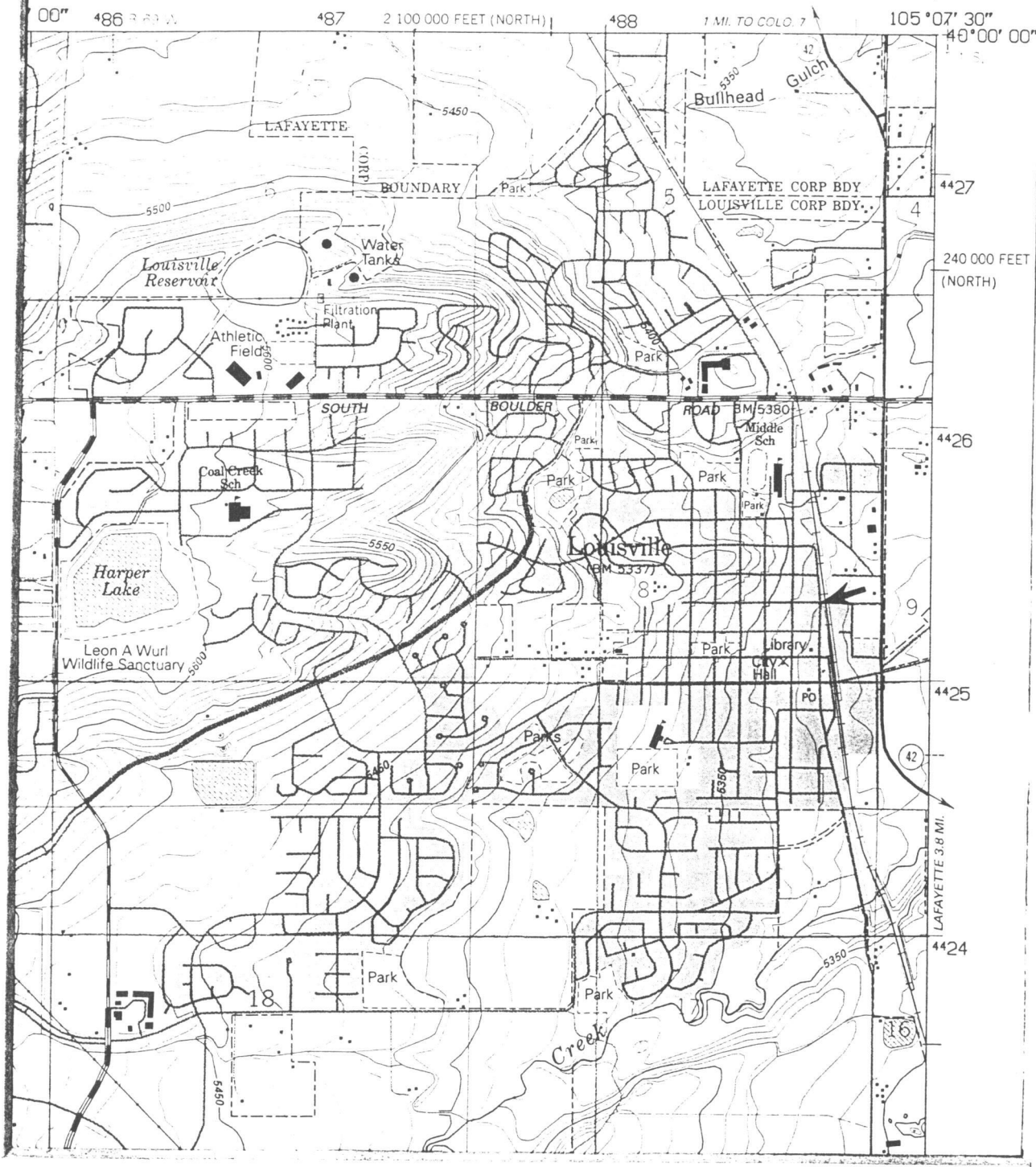


40 Feet

. . . SKETCH MAP . . .

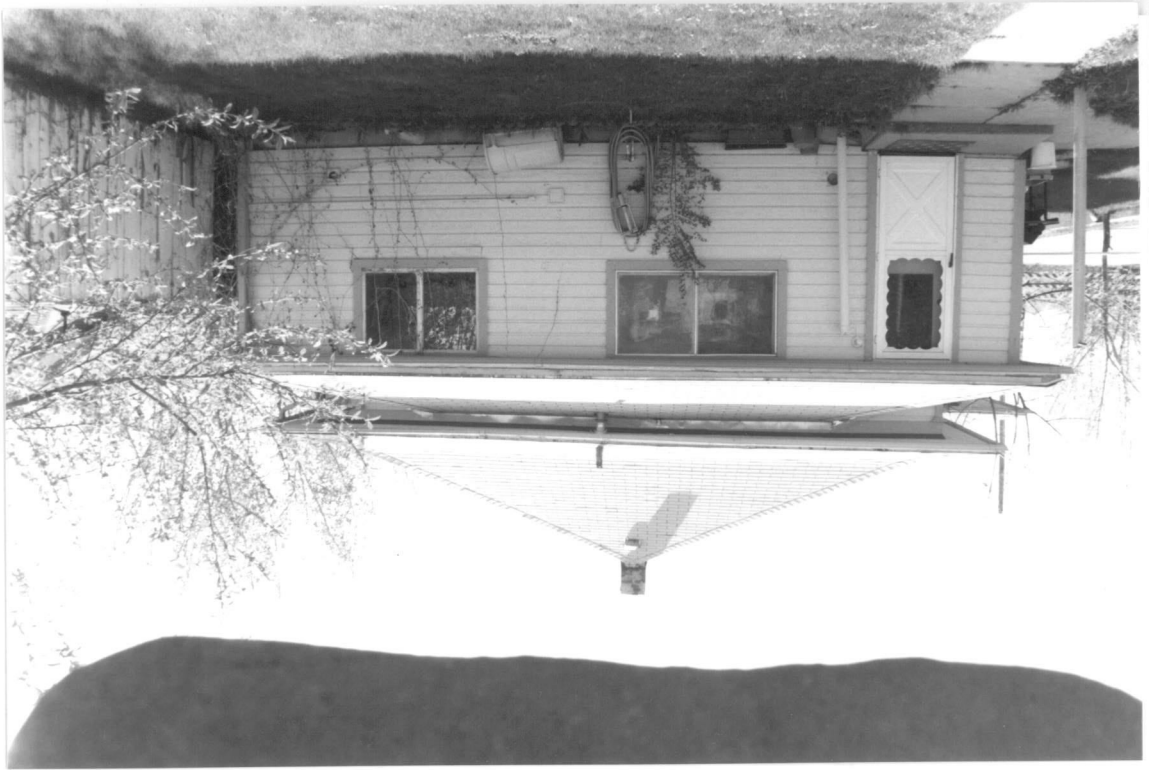
LOUISVILLE QUADRANGLE
COLORADO
7.5 MINUTE SERIES (TOPOGRAPHIC)

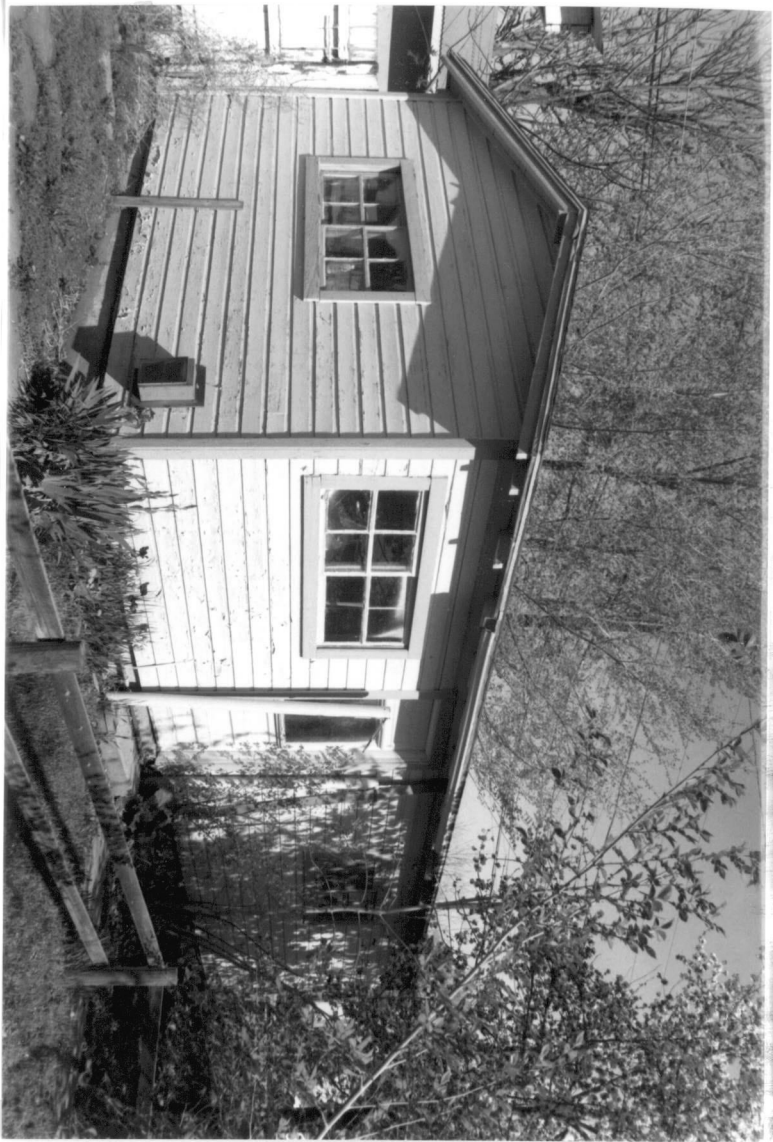
1964 11 SE
(SERIE)



LOCATION MAP

945 Front Street Pine Street, Louisville, Colorado





5BL951 945 Front Street, Louisville
House 25 April 2000
Negative located at: City of Louisville
 749 Main Street, Louisville, CO 80027
Photographed by Carl McWilliams
Roll CM-1 Frame 34
View to South

