

# COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

(Page 1 of 5)

### I. IDENTIFICATION

- 1. Resource number: **5BL961.7**
- 2. Temporary number: **N/A**
- 3. County: **Boulder**
- 4. City: **Louisville**
- 5. Historic building name: **Jacoe Grocery & Market**
- 6. Current building name: **Louisville Historical Museum**
- 7. Building address: **1001 Main Street**
- 8. Owner name: **City of Louisville**  
Owner address: **749 Main Street**  
**Louisville, CO 80027**

### II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **1S** Range **69W**  
**SW**¼ of **SW**¼ of **SE**¼ of **NE**¼ of section **8**
- 10. UTM reference  
Zone **13**  
Easting: **488750**  
Northing: **4425340**
- 11. USGS quad name: **Louisville, Colorado**  
Year: **1965 (Revised 1994) 7.5'**
- 12. Lot(s): **5** Block:  
Addition: **Barclay Place** Year of Addition **1897**
- 13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

### Official Eligibility Determination

(OAH 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**
- 15. Dimensions in feet: **~ 800 square feet**
- 16. Number of stories: **one**
- 17. Primary external wall material  
**Wood / Weatherboard**
- 18. Roof configuration (enter one):  
**Gabled Roof / Front Gabled Roof**
- 19. Primary external roof material (enter one):  
**Wood Roof / Shingle Roof**
- 20. Special features (enter all that apply):  
**False Front**  
**Chimney**  
**Stained Glass**

22. Architectural style / building type:

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



## 21. General Architectural Description

The Louisville Historical Museum property is located at the northwest corner of Main and South Streets, at the north end of downtown Louisville. Built and used historically as a store, the museum building is a one-story wood frame structure, supported by a low concrete foundation. The exterior walls are painted light beige horizontal weatherboard, with 1" by 4" corner boards, and the roof is a moderately-pitched front gable, with wood shingles and boxed eaves. A red brick chimney is located on the exterior of the north elevation. The building's facade, located on the east elevation, is symmetrically arranged, below a false front parapet wall which extends well above the roof line. The name **Louisville Historical Museum**, and the date **1903**, are painted on the upper facade wall. A painted light brown wood-paneled entry door on the facade, with two large upper sash lights, and with a stained glass transom light, opens onto a 2-step concrete stoop. The entry door is flanked by two large 4-light fixed-pane storefront display windows. These windows have painted light brown wood frames, and wood-paneled kickplate areas below the windows. Both windows are covered by canvas awnings. Windows on the secondary elevations are primarily 2/2 double-hung sash, with painted light brown wood frames, and painted dark brown wood surrounds. Secondary entrances are located on the south and west elevations. The entry door on the south elevation is a painted light and dark brown wood-paneled door, with two slender upper sash lights with rounded tops. The entry door on the west elevation is a stained natural brown wood-paneled door, with a metal storm door, which opens onto a concrete sidewalk and porch. A reproduction Coca Cola advertisement is painted on the south elevation wall, in the same location where a circa 1950s Coca Cola advertisement had been painted.

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

A variety of secondary sources, and a sign on the building's facade, all indicated that this building was constructed in 1903. The original source of this date is unknown. A Boulder County Real Estate Appraisal card for this property, with entries from 1948 and 1950, lists the building's date of construction as 1908. Sanborn insurance maps are unavailable for this block and lot.

## 23. Landscape or setting special features:

This property is located at the northwest corner of Main and South Streets, at the south end of downtown Louisville.

24. Associated buildings, features, or objects  
**This building is associated with the Miner's Cabin next door to the north at 1011 Main Street.**

## IV. ARCHITECTURAL HISTORY

### 25. Date of Construction:

Estimate **ca. 1908**

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): **Commerce and Trade / Specialty Store**
32. Intermediate use(s): **Commerce and Trade / Grocery Store**
33. Current use(s): **Recreation and Culture / Museum**
34. Site type(s): **Grocery Store / Museum Building**

### 35. Historical Background

A plaque on this building's facade, and a "Louisville Downtown Historical Walking Tour" brochure, indicate that this building was constructed in 1903, and that it was first occupied by the Tego Drugstore. This information appears to be inaccurate. The building was probably constructed in 1908, and served initially as some type of retail establishment. The Louisville section of the 1916 and 1921 Boulder County Directories list John and Ersilia Pellillio, as the proprietor of a shoe repair business at this address (then known as 510 Second Street). This was also the Pellillios residence. By 1928, according to that year's Boulder County Directory, the Pellillios had moved to another location on Main Street. This building, meanwhile, had been converted into a grocery store, owned by Eliseo J. and Anna Jacoe. Known as Jacoe Grocery & Market, and later as Jacoe and Son, the Jacoes' store existed here into the 1950s. In earlier years, Eliseo and his brother Frank had operated a billiards parlor on Front Street. The Jacoe brothers were Italian immigrants and were both accomplished musicians. The Eliseo Jacoe family lived at 215 Short Street in the 1910s and 1920s, before later moving to 1101 Main Street, a block north of their store. By 1950, this property was owned by Dominic Tomeo, who lived two doors to the north. During the 1950s, Dominic and Joe Tomeo had a metal shop at 1005 Main Street, just to the north of where this building is located. During the 1980s, the City of Louisville negotiated the purchase of three lots at the northwest corner of Main and South Streets, from the Tomeo family. This building was renovated for use as the Louisville Historical Museum, the remains of the metals shop were cleared away, and the small dwelling at 1011 Main Street was preserved for interpretation as a miner's cottage.

### 36. Sources of Information

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

"Commission Gets Tomeo Property." *Louisville Times*, September 21, 1983, p. 1.

"Louisville Negotiating for Site of Museum." *Boulder Daily Camera*, August 4, 1983.

Mehls, Steven F., and Mehls, Carol Drake. "Colorado Historical Society, Historic Building Inventory Record", (1001 Main 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.

---

## 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:

**Architecture; Commerce; Ethnic Heritage / European**

40. Period of Significance: ca. 1908 - 1950

41. Level of Significance:

National:

State:

Local:

### 42. Statement of Significance

This property has been individually listed on the National Register of Historic Places. It is historically significant, relative to National Register Criterion A, for its association with commercial development in Louisville during the first half of the twentieth century. It is also historically significant for its association with Louisville's ethnic Italian heritage, represented at this location by the Pellillio, Jacoe, and Tomeo families. The building is architecturally significant, under National Register Criterion C, as a representative example of a wood frame false front commercial building from the early 1900s.

### 43. Assessment of historic physical integrity related to significance:

This building displays a relatively high degree of historical integrity. There have been no additions within the past fifty years, the door and window placements on the facade have been preserved, and the historic false front facade is still in place. The building is in good condition, and is being well maintained.

---

**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: **Buildings on Main Street in downtown Louisville do have the potential to comprise a National Register Historic District. This building, and the miner's cottage next door, could serve as the district's northern anchor.**

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): **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**

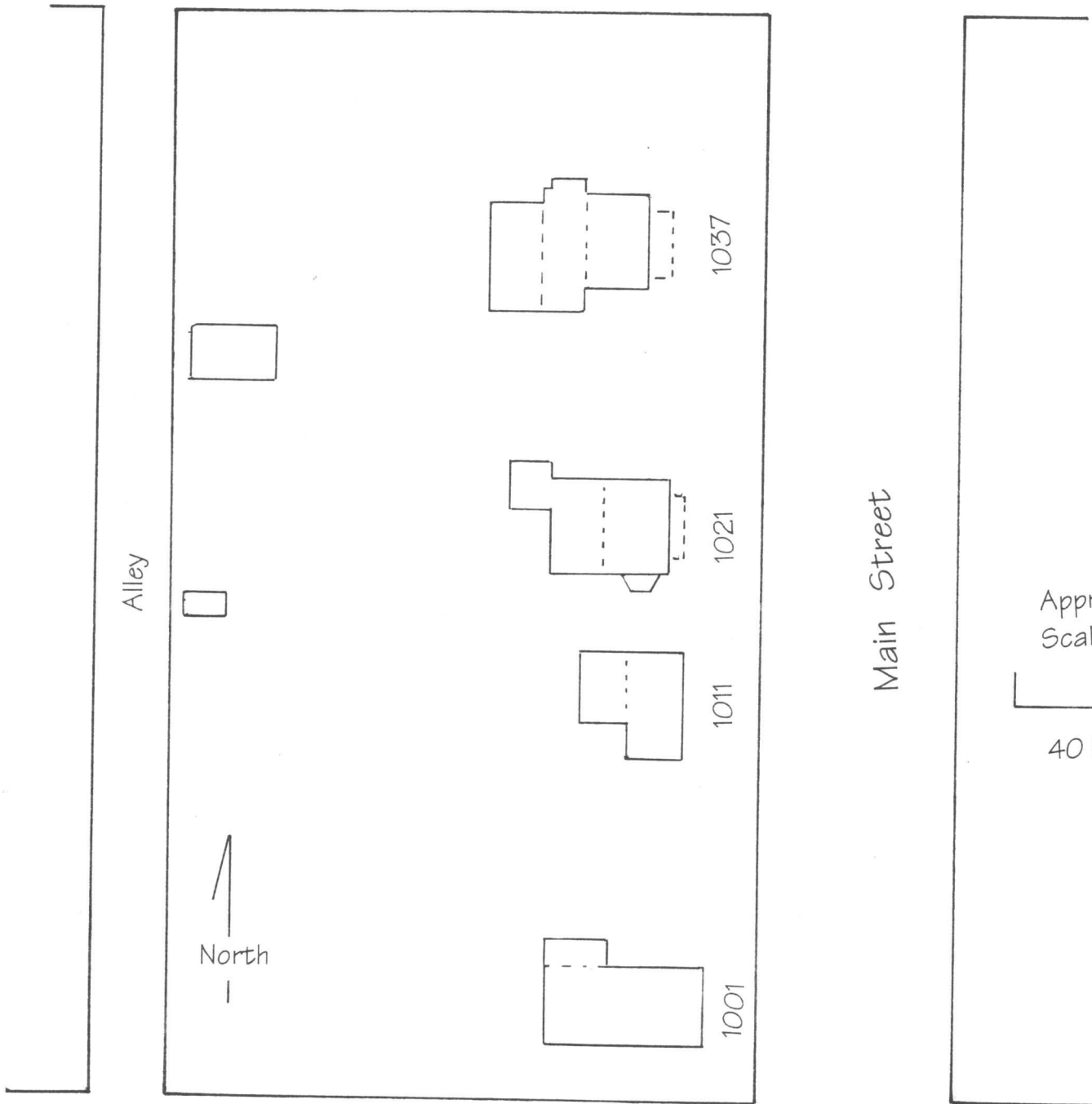
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

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

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

Short Street



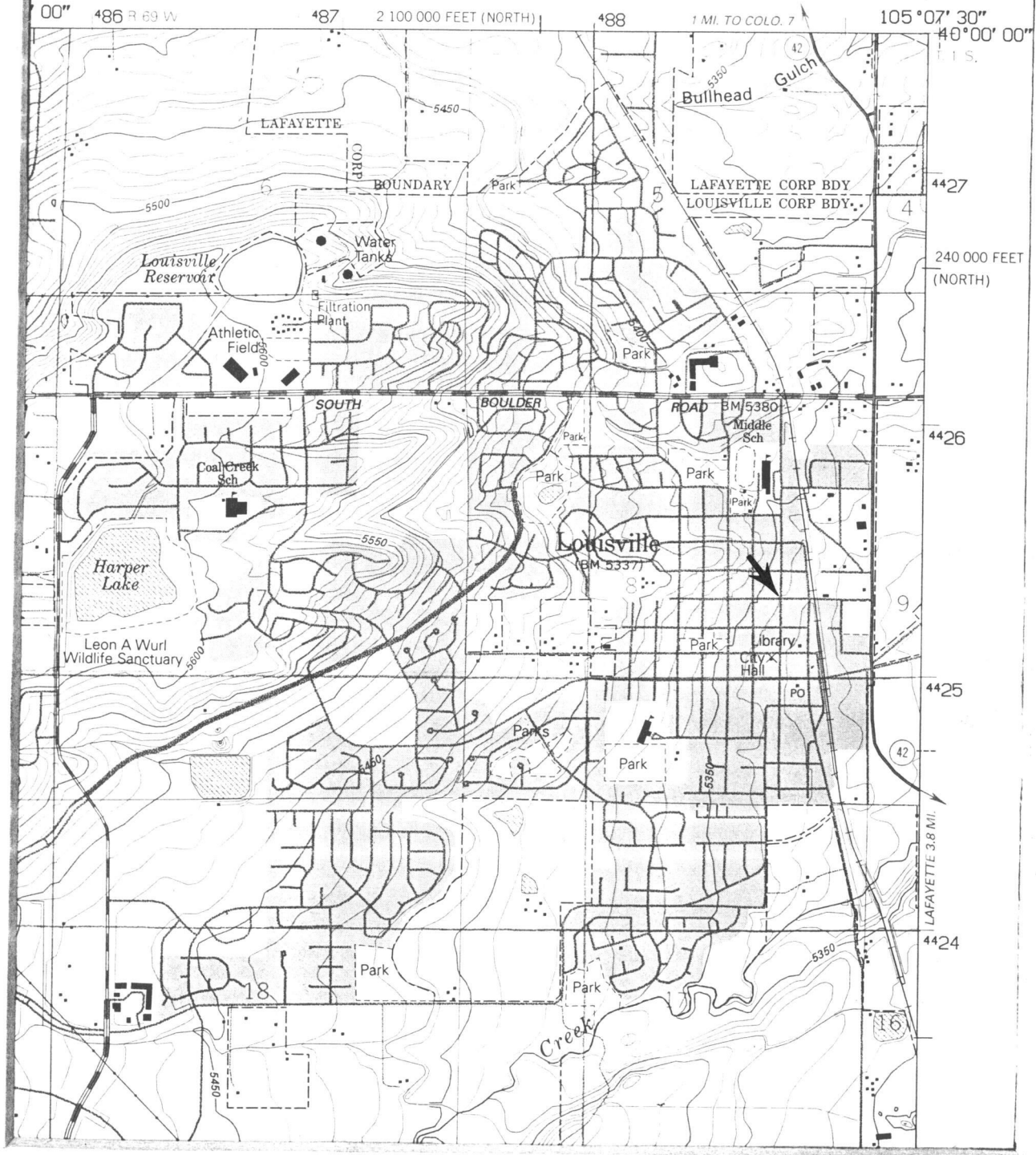
South Street

• • • SKETCH MAP • • •

1001 Main Street, Louisville, Colorado

LOUISVILLE QUADRANGLE  
COLORADO  
7.5 MINUTE SERIES (TOPOGRAPHIC)

4964 11 SE  
(ERIE)



. . . LOCATION MAP . . .

1001 Main Street, Louisville, Colorado







REAL ESTATE APPRAISAL CARD-URBAN MASTER INDEX

LEGAL DESCRIPTION *Barceay* 1-2-3-4 SUB-DIVISION OR ADDITION 8 SECTION 1-15/19

LOTS BLOCK 1 BARCEAY PLACE

HOUSE NO. 1061 STREET 3rd CITY LOUISVILLE



OWNER'S NAME AND ADDRESS:  
DOMINIC TOMEO ET AL, LOUISVILLE

CHANGES IN OWNERSHIP:

NAME	ADDRESS	DATE	VOLUME	PAGE	TYPE INSTRUMENT	RE

TAXING DISTRICTS: CITY \_\_\_\_\_ SCHOOL \_\_\_\_\_ FIRE \_\_\_\_\_ SANITARY \_\_\_\_\_ OTHER \_\_\_\_\_

LOT OR ACREAGE DESCRIPTION

ZONING	STREET OR ROAD	IMPROVEMENTS	TOPOGRAPHY
RESIDENTIAL <input type="checkbox"/>	PAVED <input type="checkbox"/>	SIDEWALK <input checked="" type="checkbox"/>	LEVEL <input checked="" type="checkbox"/>
APARTMENT <input type="checkbox"/>	HARD SURFACE <input checked="" type="checkbox"/>	CURB <input type="checkbox"/>	HIGH <input type="checkbox"/>
COMMERCIAL <input type="checkbox"/>	OILED <input type="checkbox"/>	DRIVEWAY <input type="checkbox"/>	STEEP <input type="checkbox"/>
LIGHT INDUSTRIAL <input type="checkbox"/>	GRAVEL OR STONE <input type="checkbox"/>	CITY WATER <input checked="" type="checkbox"/>	SOIL <input type="checkbox"/>
HEAVY INDUSTRIAL <input type="checkbox"/>	UNIMPROVED CONDITION: <input type="checkbox"/>	WELL <input type="checkbox"/> SPRING <input type="checkbox"/>	LOW <input type="checkbox"/>
REGULAR LOT SIZE <input checked="" type="checkbox"/>	GOOD <input type="checkbox"/>	SEWER <input type="checkbox"/>	SLOPING <input type="checkbox"/>
IRREGULAR LOT SIZE <input type="checkbox"/>	AVERAGE <input type="checkbox"/>	ELECTRICITY <input checked="" type="checkbox"/>	HILLY <input type="checkbox"/>
	POOR <input type="checkbox"/>	GAS <input type="checkbox"/>	ROCK <input type="checkbox"/>
		PAVED ALLEY <input type="checkbox"/>	

LAND VALUE CALCULATION

SIZE OR ACRES	UNIT VALUE	DEPTH, CORNER, OTHER		FRONT FOOT OR ACRE VALUE	TOTAL VALUE
		TABLE	FACTOR		
					\$

NET ADDITION \_\_\_\_\_ % AMOUNT \_\_\_\_\_ TOTAL \$ \_\_\_\_\_

NET DEDUCTIONS \_\_\_\_\_ % AMOUNT \_\_\_\_\_ ADD OR DEDUCT \_\_\_\_\_

TOTAL LAND VALUE \_\_\_\_\_

SPECIAL LAND NOTES:

BASIS OF ADDITIONS OR DEDUCTIONS:

SUMMARY

ANNUAL ASSESSMENT

SUMMARY OF LAND AND BUILDING VALUES

DESCRIPTION	DATE	AMOUNT	YEAR	% CHANGE	REASON	LAND	IMPROVEMENTS	TOTAL	LAND	BUILDINGS AND IMPROVEMENTS (THIS CARD)	FULL APPRAISE VALUE
BUILDING PERMIT		\$	1956		3 cards	\$ 510	\$ 3700	\$ 4210			\$
ORIGINAL COST (IMPROVEMENTS)			19								
ADDITIONS AND BETTERMENTS			19								
OWNER'S ESTIMATE OF VALUE			19								
PRIVATE APPRAISAL			19								
INSURANCE			19								
MORTGAGE			19								
MONTHLY RENTAL			19								
ADVERTISED FOR SALE											

CARD No. \_\_\_\_\_

CARD No. \_\_\_\_\_

TOTAL BUILDINGS AND IMPROVEMENTS \_\_\_\_\_

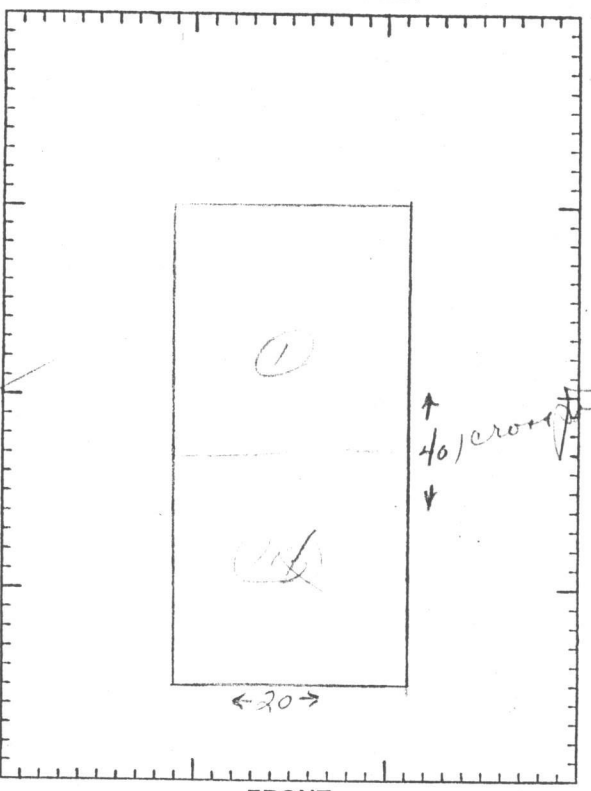
CLASSIFICATION No. 111

MAIN BUILDING DESCRIPTION

BLDG. No. \_\_\_\_\_

GROUND PLAN SKETCH

(INDICATE NUMBER STORIES)



AREA--MAIN BUILDING

20 x 40	AREA
X	800
X	
X	
X	
X	
X	
X	
TOTAL	

TYPE AND USE

FAMILY DWELLING

FAMILY DWELLING

ROW HOUSE

APARTMENT BUILDING

*Store*

UNITS AND ROOMS

KIND OF UNITS	NUMBER OF	
	UNITS	ROOMS
		1

ROOFING

PREPARED ROLL

BUILT-UP ASPHALT SHINGLE:

WOOD  ASPHALT

ASBESTOS  SLATE

METAL  TILE: CEMENT  CLAY

TIN  COPPER

INSULATED

ATTIC

FINISHED STAIRS

PERCENT OF GROUND AREA: FINISHED \_\_\_\_\_% UNFIN. \_\_\_\_\_%

PORCHES

NUMBER: OPEN \_\_\_\_\_ CLOSED \_\_\_\_\_

UNFINISHED \_\_\_\_\_ FINISHED \_\_\_\_\_

TERRACES

KIND \_\_\_\_\_

BASEMENT

AREA: 100%  75%  50%  25%  NONE

No FLOOR  PLASTERED CEILING  PLASTERED WALLS

WALLS: KIND \_\_\_\_\_

FINISHED ROOMS: NO. \_\_\_\_\_ % AREA \_\_\_\_\_

HEATING

STOVE

WARM AIR: PIPELESS

PIPED

FORCED CIRCULATION

HOT WATER OR VAPOR

STEAM

GAS STEAM RADIATORS

GAS FLOOR FURNACES No. \_\_\_\_\_

AIR CONDITIONING

AUTOMATIC BURNER OR STOKER

OIL  GAS  COAL

FOUNDATION

POSTS OR PIERS

ALLS

*Cement*

FLOORS

SUBFLOOR 1ST  2D UP

NO SUBFLOOR 1ST  2D UP

CONSTRUCTION: WOOD JOISTS 2x10-16

CONCRETE ON GRADE

FINISH FLOORING: HARDWOOD  SOFTWOOD

TILE: SQ. FT. \_\_\_\_\_

PLUMBING

NONE  WATER ONLY

BATHROOMS TILED \_\_\_\_\_

NUMBER OF FIXTURES: WASHSTANDS \_\_\_\_\_ TUBS \_\_\_\_\_

WATERCLOSETS \_\_\_\_\_ SHWRS. \_\_\_\_\_

SHOWER STALLS \_\_\_\_\_

AUTOMATIC WATER HEATER

KITCHEN SINK  LAUNDRY TUBS

EXTERIOR WALLS

WOOD FRAME

WEATHERING  NO SHEATHING

SOLID MASONRY

INSULATION: \_\_\_\_\_ % AREA \_\_\_\_\_

SIDING: SIDINGBOARD

SHARD AND BATTEN

TRINGLE: WOOD

ASPHALT  ASBESTOS

WOOD VENEER: COM.  FACE

ONE VENEER: NATIVE  CUT

TICK SOLID: COM.  FACE

CONCRETE BLOCK

ROOF

PE: \_\_\_\_\_

FLAT  PITCHED  LOW

MEDIUM  STEEP

RAMMING: SIMPLE

VERAGE  DIFFICULT

INTERIOR FINISH

WALLBOARD OR EQUAL

PLASTERED

WOOD PANELING: KIND: \_\_\_\_\_

Sq. Ft. \_\_\_\_\_

TILE WALLS: Sq. Ft. \_\_\_\_\_

TRIM: HARDWD. \_\_\_\_\_ RMS. \_\_\_\_\_

SOFTWOOD \_\_\_\_\_ RMS. \_\_\_\_\_

LIGHTING

ELEC.  GAS  NONE

OTHER ITEMS

NATURAL FIREPLACES \_\_\_\_\_

GAS FIREPLACES \_\_\_\_\_

OUTSIDE CHIMNEYS \_\_\_\_\_

STATE OF REPAIRS

EXCELLENT  GOOD

FAIR  POOR

DEPRECIATION AND OBSOLESCENCE

A. AGE (NORMAL DEPRECIATION) - \_\_\_\_\_ %

B. PHYSICAL CONDITION - - - - - %

C. MODERNIZATION (MINUS) - - - - - %

D. TOTAL DEPRECIATION - - - - - %

E. NET CONDITION (100-D) - - - - - %

SPECIAL OBSOLESCENCE

F. LOCATION (AREA NO. \_\_\_\_\_) - \_\_\_\_\_ %

G. OTHER - - - - - %

H. TOTAL SPECIAL OBSOLESCENCE - - - - - %

J. FINAL NET CONDITION (100-H) XE \_\_\_\_\_ %

REPRODUCTION COST AND FINAL VALUE

ITEM NO.	AREA OR QUANTITY	UNIT COST	TOTAL
BASE			
242A	1900	1.77	1416
ADDITIONS (PLUS)			
11-a	800	1.070	56
9-7	800	1.220	176

DEDUCTIONS (MINUS)

84+6	800	1.085	68
------	-----	-------	----

BASE REPRODUCTION COST \$ 1580

FINAL NET CONDITION 60%

FINAL VALUE-- MAIN BUILDING \$ 940

SUMMARY OF BUILDING VALUE

MAIN BUILDING \$ 940

GARAGE

MINOR BUILDINGS

OTHER IMPROVEMENTS

DATE OF CONSTRUCTION

DATE	AGE	SOURCE
1908	40+	BCR

MAJOR ALTERATIONS OR ADDITIONS

DATE	AGE	DESCRIPTION	PER CENT
------	-----	-------------	----------

MAJOR ALTERATIONS OR ADDITIONS

DATE	AGE	DESCRIPTION	PER CENT
------	-----	-------------	----------

GARAGE AND MINOR BUILDINGS

CLASS NO.	SIZE WIDTH X DEPTH	AREA	WALLS	FLOOR	ROOF	2D FLOOR		HEATING	LIGHTING	PLUMBING	REPRODUCTION COST	AGE	DEPRECIATION	NET VALUE
						FIN.	UNF.							
	12x19													

90 #4

**TYPE AND USE**  
 Multi-Family Apartment   
 Combination Stores and  
 pts.  Offices  Loft  
 Store Building   
 Hotel  Bank   
 Office Building   
 Heater  Hospital   
 Public Garage   
 Gasoline Service Station   
 Industrial Building   
 Warehouse   
 Greenhouse   
 Farm Barn   
 Other Farm Building: \_\_\_\_\_  
 \_\_\_\_\_  
 Other Building or Structure

**STRUCTURAL FRAME**  
 Wood Steel Conc.  
 Main c/c c/c c/c  
 Beams     
 Joists     
 Trusses \_\_\_\_\_  
 Span  4 ft

**ROOF**  
 Roof Type:  
 Flat  Gable  Pyramid   
 Hip  Mansard  Gambrel   
 Gothic   
 Roofing: Area or %  
 Cement \_\_\_\_\_  
 Prepared Roll \_\_\_\_\_  
 Built-Up Asph. \_\_\_\_\_  
 or T&G \_\_\_\_\_  
 Corr. Galv. Iron \_\_\_\_\_  
 Corr. Aluminum \_\_\_\_\_  
 Corr. Asbestos \_\_\_\_\_  
 Flat S. S. Galv. \_\_\_\_\_  
 Iron \_\_\_\_\_ 100  
 Flat S. S. \_\_\_\_\_  
 Aluminum \_\_\_\_\_  
 Flat S. S. Tin \_\_\_\_\_  
 Clay Tile \_\_\_\_\_  
 Cement Tile \_\_\_\_\_  
 Shingle: Wood  Metal   
 Asphalt  Slate   
 Other \_\_\_\_\_

**INTERIOR FINISH**  
 Ceilings: Area or %  
 Unfinished - - -  100  
 Wall Board - - -   
 Plastered—Plain   
 Plastered—Ornam.   
 Wood Paneled - -   
 Walls:  
 Unfinished - - -   
 Wall Board - - -   
 Plastered - - -   
 Tiled (Kind) - - -   
 Wood Paneled - -   
 Partitions: Additional  
 Wood Stud: Ht. Lin. Ft.  
 Wall Board   
 Plastered  None  
 Steel Lath and  
 Plaster Solid   
 Clay Tile:  
 Unfinished   
 Plastered   
 Gypsum Tile:  
 Unfinished   
 Plastered   
 Brick:  
 Unfinished   
 Plastered   
 Painted   
 Trim: Softwood  Hardwd.   
 Metal  Finish \_\_\_\_\_

**PLUMBING**  
 Cheap  Average  Good   
 Bathrooms: Tiled Walls \_\_\_\_\_  
 Water Closets: None  
 Bathtubs: Lavatories \_\_\_\_\_  
 Tub Showers \_\_\_\_\_  
 Shower Stalls: Metal \_\_\_\_\_  
 Slate: Marble \_\_\_\_\_  
 Other \_\_\_\_\_  
 Urinals: Drkg. Founts \_\_\_\_\_  
 Kit Sinks: Slop Sinks \_\_\_\_\_  
 Laundry Tubs \_\_\_\_\_

**REPRODUCTION COST AND FINAL BUILDING VALUE**

ITEM NUMBER	AREA OR QUANTITY	UNIT COST	TOTAL
<b>BASE</b>			
212A	960	1.95	1872
<b>ADDITIONS (PLUS)</b>			
13-a	216	1.20	43
9-1	960	16	153
<i>False front</i>			
			32
<b>DEDUCTIONS (MINUS)</b>			

**NUMBER OF UNITS**

UNITS 1ST FLR.	UNITS ABOVE	TOTAL ROOMS
		1

**FLOOR AND ROOF CONSTRUCTION**  
 Steel Joists & Tile \_\_\_\_\_ Thk.  
 Conc. Joists & Tile \_\_\_\_\_ Thk.  
 Conc. Pan Joists 20"  30"   
 Conc. Flat Slab Flr. \_\_\_\_\_ Thk.  
 Wood Joists \_\_\_\_\_ "X" "  
 Wood Sub-Fl. 1"  2"  3"   
 Concrete Floor on Ground:  
 Basement: Fin.  Unfin.   
 1st Floor: Fin.  Unfin.

**EXTERIOR WALLS**  
 Wood Siding: Unlined   
 Lined   
 Shingle: Wood  Asphalt   
 Asbestos  Metal   
 Prepared Roll Roof   
 Corr. G.I.  Alum.  Asb.   
 Flat S. S.: GI  Tin   
 Aluminum   
 Aluminum Bd. Siding   
 Stucco on: Wood Sheathing   
 Tile  Conc. Block   
 Common Brick Veneer on:  
 Wood  Tile  Block   
 Face Brick Veneer on:  
 Wood  Tile  Block   
 Com. Brick \_\_\_\_\_ "Thk.   
 Com. Brick \_\_\_\_\_ "Thk.   
 Face Brick \_\_\_\_\_ "Thk.   
 Face Brick \_\_\_\_\_ "Thk.   
 Conc. Block \_\_\_\_\_ "Thk.   
 Stone: Kind \_\_\_\_\_ Solid   
 Veneer  Thin Facing   
 TerraCotta: Plain  Ornam.   
 High Ornam. or Proj.   
 Enameled Metal Facing   
 Glass (Vitrolite, etc.)   
 Other \_\_\_\_\_

**ELECTRIC WIRING**  
 Conduit   
 Flexible Conduit (BX)   
 Knob and Tube   
 Grade of Light Fixtures:  
 Cheap  Average  Good   
 Power Wiring Estimate: \_\_\_\_\_  
**VENTILATION**  
 Kind Rated Cu. Ft. C. F. M. Ventilated  
 Plain, Exhaust & Blower None  
 Washed Air \_\_\_\_\_  
 Refrigerated \_\_\_\_\_  
**FIRE PROTECTION**  
 Automatic Sprinkler—  
 Area \_\_\_\_\_  
 Fire Hose Station No. \_\_\_\_\_  
 Size \_\_\_\_\_

**HEATING**  
 None  Stove   
 Warm Air: Pipeless   
 Piped  Forced Circ.   
 Hot Water \_\_\_\_\_  
 Radiant Panel— Floor   
 Ceiling   
 Steam: 1-Pipe  2-Pipe   
 Individual Fan Units: \_\_\_\_\_  
 Steam  No. \_\_\_\_\_  
 Gas-Fired  No. \_\_\_\_\_  
 Arcola Boiler   
 Oil Burner  Gas Burner   
 Coal Stoker \_\_\_\_\_  
 No Boilers   
 Full Automatic Temperature Control

**BUILDING ELEVATORS**

No.	Pass.	Frt.	Cap.	FPM	Ftrs.
<u>None</u>					

**STORE FRONTS**  
 Kind Grade Height Lin. Lt.  
 Wood Set None  
 Met. Set \_\_\_\_\_  
 Kind of Metal \_\_\_\_\_  
 Grade: A—High; B—Good;  
 C—Medium; D—Fair;  
 E—Low Cost

**DEPRECIATION AND OBSOLESCENCE**

A. AGE OR NORMAL DEPRECIATION	_____ %
B. PHYSICAL CONDITION	_____ %
C. MODERNIZATION (MINUS)	_____ %
D. TOTAL DEPRECIATION	_____ %
E. NET CONDITION (100-D)	_____ %

**SPECIAL OBSOLESCENCE OR LACK OF UTILITY**

F. LOCATION (AREA NO. _____)	_____ %
G. OTHER _____	_____ %
H. TOTAL SPECIAL OBSOLESCENCE	_____ %
J. FINAL NET CONDITION (100-H) X E	_____ %

**FOUNDATION**  
 Spread Footings   
 Wood  Conc.   
 Piers  Depth \_\_\_\_\_  
 Excavation: Soil  Rock

**BASEMENT**  
 Depth \_\_\_\_\_  
 Area None  
 Kind of Walls \_\_\_\_\_  
 Finished Area: (Describe use) \_\_\_\_\_

**FINISH FLOORING**  
 Kind Area %  
 Cement - - - 100  
 Terrazo—Plain - - - \_\_\_\_\_  
 Terrazo - Stripped \_\_\_\_\_  
 Tile: Marble - - - \_\_\_\_\_  
 Mosaic - - - \_\_\_\_\_  
 Clay - - - \_\_\_\_\_  
 Ceramic - - - \_\_\_\_\_  
 Rubber - - - \_\_\_\_\_  
 Asphalt - - - \_\_\_\_\_  
 Brick—Common \_\_\_\_\_  
 Brick—Paving \_\_\_\_\_  
 Granite Block \_\_\_\_\_  
 Wood Block - - - \_\_\_\_\_  
 Mastic - - - \_\_\_\_\_  
 Softwood: Pine \_\_\_\_\_  
 Other \_\_\_\_\_  
 Hardwood: Oak \_\_\_\_\_  
 Maple - - - \_\_\_\_\_  
 Other \_\_\_\_\_  
 Parquet - - - \_\_\_\_\_

**EXTERIOR WALLS** (continued)  
 Wood  Tile  Block   
 Face Brick Veneer on:  
 Wood  Tile  Block   
 Com. Brick \_\_\_\_\_ "Thk.   
 Com. Brick \_\_\_\_\_ "Thk.   
 Face Brick \_\_\_\_\_ "Thk.   
 Face Brick \_\_\_\_\_ "Thk.   
 Conc. Block \_\_\_\_\_ "Thk.   
 Stone: Kind \_\_\_\_\_ Solid   
 Veneer  Thin Facing   
 TerraCotta: Plain  Ornam.   
 High Ornam. or Proj.   
 Enameled Metal Facing   
 Glass (Vitrolite, etc.)   
 Other \_\_\_\_\_

**VENTILATION** (continued)  
 Kind Rated Cu. Ft. C. F. M. Ventilated  
 Plain, Exhaust & Blower None  
 Washed Air \_\_\_\_\_  
 Refrigerated \_\_\_\_\_

**OTHER BUILDING ITEMS**  
 Observed Physical Condition  
 Excellent  None Good   
 Fair  Poor

**BASE REPRODUCTION COST \$ 2100**

**FINAL NET CONDITION 300**

**NET MAIN BUILDING VALUE \$ 2100**

**SUMMARY OF VALUES BUILDINGS AND IMPROVEMENTS**

(TO BE ENTERED ON MASTER CARD WITH LAND VALUE)

2100	
MAIN BUILDING #1	\$ 940
MINOR BUILDINGS	300
4100 #3	360
IMPROVEMENTS	

**STRUCTURAL FRAME**  
 Height in Stories one  
 Load Bearing Walls \_\_\_\_\_  
 Skeleton Frame   
 Wood Steel Conc. c/c c/c c/c  
 Columns

**FINISH FLOORING** (continued)  
 Brick—Common \_\_\_\_\_  
 Brick—Paving \_\_\_\_\_  
 Granite Block \_\_\_\_\_  
 Wood Block - - - \_\_\_\_\_  
 Mastic - - - \_\_\_\_\_  
 Softwood: Pine \_\_\_\_\_  
 Other \_\_\_\_\_  
 Hardwood: Oak \_\_\_\_\_  
 Maple - - - \_\_\_\_\_  
 Other \_\_\_\_\_  
 Parquet - - - \_\_\_\_\_

**EXTERIOR WALLS** (continued)  
 Wood  Tile  Block   
 Face Brick Veneer on:  
 Wood  Tile  Block   
 Com. Brick \_\_\_\_\_ "Thk.   
 Com. Brick \_\_\_\_\_ "Thk.   
 Face Brick \_\_\_\_\_ "Thk.   
 Face Brick \_\_\_\_\_ "Thk.   
 Conc. Block \_\_\_\_\_ "Thk.   
 Stone: Kind \_\_\_\_\_ Solid   
 Veneer  Thin Facing   
 TerraCotta: Plain  Ornam.   
 High Ornam. or Proj.   
 Enameled Metal Facing   
 Glass (Vitrolite, etc.)   
 Other \_\_\_\_\_

**VENTILATION** (continued)  
 Kind Rated Cu. Ft. C. F. M. Ventilated  
 Plain, Exhaust & Blower None  
 Washed Air \_\_\_\_\_  
 Refrigerated \_\_\_\_\_

**OTHER BUILDING ITEMS** (continued)  
 Observed Physical Condition  
 Excellent  None Good   
 Fair  Poor

**MINOR BUILDINGS**

CLASS NO.	SIZE WIDTH X DEPTH	AREA	WALLS	FLOOR	ROOF	2D FLOOR		HEAT	LIGHT	PLBG.	UNIT COST	BASE COST	AGE	DEPR.	NET VALUE
						FIN.	UNF.								
101	12x19x	226	brick	concrete	asph.			stone			149	340			300

**MINOR BUILDINGS** (continued)  
 Walls \_\_\_\_\_  
 Floor \_\_\_\_\_  
 Roof \_\_\_\_\_  
 Heat \_\_\_\_\_  
 Light \_\_\_\_\_  
 Plbg. \_\_\_\_\_  
 Unit Cost \_\_\_\_\_  
 Base Cost \_\_\_\_\_  
 Age \_\_\_\_\_  
 Depr. \_\_\_\_\_  
 Net Value \_\_\_\_\_

**MINOR BUILDINGS** (continued)  
 Walls \_\_\_\_\_  
 Floor \_\_\_\_\_  
 Roof \_\_\_\_\_  
 Heat \_\_\_\_\_  
 Light \_\_\_\_\_  
 Plbg. \_\_\_\_\_  
 Unit Cost \_\_\_\_\_  
 Base Cost \_\_\_\_\_  
 Age \_\_\_\_\_  
 Depr. \_\_\_\_\_  
 Net Value \_\_\_\_\_

**MINOR BUILDINGS** (continued)  
 Walls \_\_\_\_\_  
 Floor \_\_\_\_\_  
 Roof \_\_\_\_\_  
 Heat \_\_\_\_\_  
 Light \_\_\_\_\_  
 Plbg. \_\_\_\_\_  
 Unit Cost \_\_\_\_\_  
 Base Cost \_\_\_\_\_  
 Age \_\_\_\_\_  
 Depr. \_\_\_\_\_  
 Net Value \_\_\_\_\_

**MINOR BUILDINGS** (continued)  
 Walls \_\_\_\_\_  
 Floor \_\_\_\_\_  
 Roof \_\_\_\_\_  
 Heat \_\_\_\_\_  
 Light \_\_\_\_\_  
 Plbg. \_\_\_\_\_  
 Unit Cost \_\_\_\_\_  
 Base Cost \_\_\_\_\_  
 Age \_\_\_\_\_  
 Depr. \_\_\_\_\_  
 Net Value \_\_\_\_\_

**IMPROVEMENTS AND OTHER REAL PROPERTY ITEMS**

DESCRIPTION: #19845

8 | 10 | 69

REGULAR LOT SIZE

X

IRREGULAR LOT SIZE

X

X

NUMBER OF ACRES

VACANT

IMPROVED

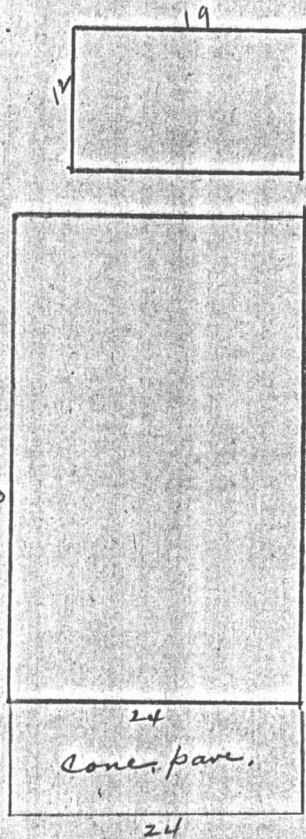
CARD No. 4 OF 4 CARD

CITY OR TOWN

Louisville Lots Blk 1 Barclay Place

BUILDING AREA AND CUBE CALCULATIONS

GROUND AREA - SQUARE FEET			CUBIC CONTENTS - MAIN BUILDING		
BASEMENT AREA			WIDTH X LENGTH X HEIGHT	CUBIC FEET	
DEPTH	WIDTH X LENGTH	AREA	X	X	
	X		X	X	
	X		X	X	
	X		X	X	
WALL RATIO TOTAL Sq. Ft.			X	X	
FLOOR AREA			X	X	
FLOORS	WIDTH X LENGTH	AREA	X	X	
	24 x 40	960	X	X	
	X		X	X	
	X		X	X	
	X		X	X	
	X		X	X	
FLOOR RATIO TOTAL Sq. Ft.			X	X	
WALL AREA			TOTAL CUBIC FEET		
WIDTH X HEIGHT		AREA	CUBIC CONTENTS - SIDEWALK VAULTS		
	X		X	X	
	X		X	X	
	X		X	X	
	X		X	X	
	X		X	X	
	X		X	X	
WALL RATIO TOTAL Sq. Ft.			TOTAL CUBIC FEET		



DATE OF CONSTRUCTION

MAJOR ALTERATIONS OR ADDITIONS ON MAIN BUILDING

SPECIAL BUILDING NOTES

DATE	AGE	SOURCE	DATE	AGE	DESCRIPTION	PER CENT	DATE	AGE	DESCRIPTION	PER CENT

RENTAL INFORMATION

DATE	NO. UNITS	USE OF OCCUPANCY	SIZE UNITS	FLOOR	RENTAL RATE	GROSS RENTAL	VACANT UNITS	SOURCE

SUMMARY

APPRAISAL REVISION

DESCRIPTION	DATE	AMOUNT	YEAR	AMOUNT	BASIS
ORIGINAL COST (IMPROVEMENTS)		\$		\$	
COST OF ADDITIONS		\$		\$	
OWNER'S ESTIMATE OF VALUE		\$		\$	

REAL ESTATE APPRAISAL CARD--URBAN MASTER INDEX

#19843K 213 - 5

LEGAL DESCRIPTION

SUB-DIVISION OR ADDITION  
Barclay Pl.

SECTION

LOTS 2 or 3 BLOCK 1

HOUSE NO. 1005 STREET Main CITY Louisville

OWNER'S NAME AND ADDRESS:  
Dominic Tomeo, et al

CHANGES IN OWNERSHIP:

NAME	ADDRESS	DATE	VOLUME	PAGE	TYPE INSTRUMENT	REMARKS

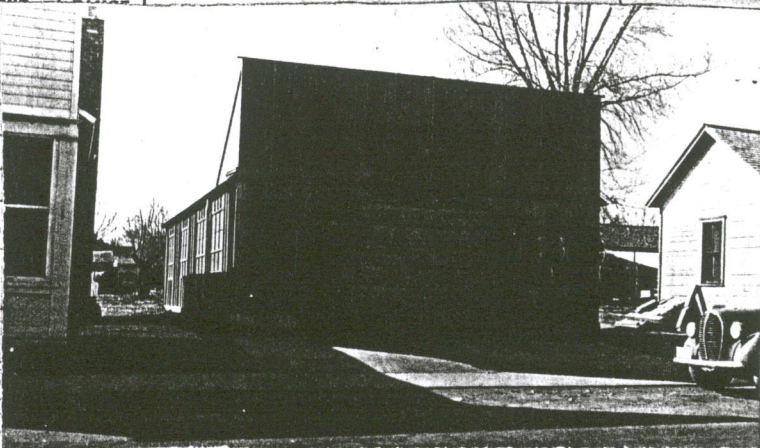
TAXING DISTRICTS:

CITY SCHOOL FIRE SANITARY OTHER

LOT OR ACREAGE DESCRIPTION

ZONING	STREET OR ROAD	IMPROVEMENTS	TOPOGRAPHY
RESIDENTIAL <input type="checkbox"/>	PAVED <input type="checkbox"/>	SIDEWALK <input type="checkbox"/>	LEVEL <input type="checkbox"/>
APARTMENT <input type="checkbox"/>	HARD SURFACE <input type="checkbox"/>	CURB <input type="checkbox"/>	HIGH <input type="checkbox"/>
COMMERCIAL <input type="checkbox"/>	OILED <input type="checkbox"/>	DRIVEWAY <input type="checkbox"/>	STEEP <input type="checkbox"/>
LIGHT INDUSTRIAL <input type="checkbox"/>	GRAVEL OR STONE <input type="checkbox"/>	CITY WATER <input type="checkbox"/>	SOIL <input type="checkbox"/>
HEAVY INDUSTRIAL <input type="checkbox"/>	UNIMPROVED <input type="checkbox"/>	WELL <input type="checkbox"/> SPRING <input type="checkbox"/>	LOW <input type="checkbox"/>
	CONDITION:	SEWER <input type="checkbox"/>	SLOPING <input type="checkbox"/>
	GOOD <input type="checkbox"/>	ELECTRICITY <input type="checkbox"/>	HILLY <input type="checkbox"/>
	AVERAGE <input type="checkbox"/>	GAS <input type="checkbox"/>	ROCK <input type="checkbox"/>
	POOR <input type="checkbox"/>	PAVED ALLEY <input type="checkbox"/>	

SIZE OR ACRES	UNIMPROVED VALUE



NET ADDITION \_\_\_\_\_ % \_\_\_\_\_ AMOUNT  
NET DEDUCTIONS \_\_\_\_\_ % \_\_\_\_\_ AMOUNT

DS 201-3  
TOTAL \$

TOTAL LAND VALUE

BASIS OF ADDITIONS OR DEDUCTIONS:

SPECIAL LAND NOTES:

SUMMARY

ANNUAL ASSESSMENT

DESCRIPTION	DATE	AMOUNT	YEAR	% CHANGE	REASON	LAND	IMPROVEMENTS	TOTAL
BUILDING PERMIT		\$	19			\$	\$	\$
ORIGINAL COST (IMPROVEMENTS)			19					
ADDITIONS AND BETTERMENTS			19					
OWNER'S ESTIMATE OF VALUE			19					
PRIVATE APPRAISAL			19					
INSURANCE			19					
MORTGAGE			19					
MONTHLY RENTAL			19					

SUMMARY OF LAND AND BUILDING VALUES

LAND	FULL APPRAISED VALUE
BUILDINGS AND IMPROVEMENTS (THIS CARD)	
CARD NO. _____	
CARD NO. _____	
TOTAL BUILDINGS AND IMPROVEMENTS	

