

# COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

(Page 1 of 5)

### I. IDENTIFICATION

- 1. Resource number: **5BL908**
- 2. Temporary number: **N/A**
- 3. County: **Boulder**
- 4. City: **Louisville**
- 5. Historic building name: **Tomeo House**
- 6. Current building name: **Museum Miner's House**
- 7. Building address: **1011 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%** of **SW%** of **SE%** of **NE%** of section **8**
- 10. UTM reference  
Zone **13**  
Easting: **488750**  
Northing: **4425350**
- 11. USGS quad name: **Louisville, Colorado**  
Year: **1965 (Revised 1994) 7.5'**
- 12. Lot(s): **3** 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.**

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: **608 square feet**
- 16. Number of stories: **one**
- 17. Primary external wall material  
**Wood / Horizontal Siding**
- 18. Roof configuration (enter one):  
**Gabled Roof / Side Gabled Roof**
- 19. Primary external roof material (enter one):  
**Wood Roof / Shingle Roof**
- 20. Special features (enter all that apply):  
**Chimneys**  
**Fence**  
**Porch**

Survey Completed April 2009  
Locally Landmarked 2005

21. General Architectural Description

The Museum Miner's House is a one-story wood frame building, built with a rectangular side-gabled plan. The building measures 28' N-S by 14' E-W, with an 18' by 12' shed-roofed extension located at the north end of the west (rear) elevation. The building is supported by a low sandstone foundation, and the exterior walls are comprised of painted light brown, narrow, horizontal wood siding, with painted dark brown 1" by 4" corner boards. The side-gabled roof is moderately-pitched, and has wood shingles and boxed eaves. There are two red brick chimneys - one located on the ridge, and the other on the roof of the shed-roofed extension. The building's windows are entirely single 2/2 double-hung sash, with painted brown wood frames and surrounds, and with wood cornices. The facade is located on the east elevation, and is symmetrically arranged. A painted light brown wood-paneled entry door has one upper sash light, and features projecting carved rails, and carved panels. This wood-paneled door is protected by a glass-in-wood-frame storm door, and opens onto a 2-step wood porch. A secondary entrance is located near the west end of the south elevation. The entry here consists of a painted light brown wood-paneled door, with two narrow upper sash lights, which opens onto a wood porch.

A small Shed located to the west of the cabin. This shed has a wood timbers on grade foundation, wood walls, and a side-gabled roof. The shed has wood decking and 2x wood rafters, side hinged with metal straps on the east elevation.

Shed removed 2001 mm

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

Boulder County Assessor records list 1908 as this building's date of construction. There have been no additions within the past fifty years. An 18' by 12' shed-roofed extension to the west elevation, may be part of the original construction. If it is an addition, it predates 1950, as it is depicted on a Boulder County appraisal card from that year. Sanborn insurance maps are unavailable for this lot and block.

23. Landscape or setting special features:

The Museum Miner's Cabin is located on the west side of Main Street, at the south end of downtown Louisville. The Museum building is to the south.

24. Associated buildings, features, or objects  
Shed

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:  
Felix Tomeo family (probably)

Source of information:  
Boulder County Directories

30. Original location: xx  
Moved no  
Date of move(s) n/a

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## V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**
32. Intermediate use(s): **Single Dwelling**
33. Current use(s): **Recreation and Culture / Museum**
34. Site type(s): **Residence / Museum Building**

### 35. Historical Background

This property was associated with the Tomeo family in Louisville from the time it was built, until the 1980s, when it was acquired by the City of Louisville for interpretive use as a historic miner's cabin. Felix and Lena Tomeo (Tomao) came to Louisville in the years between 1898 and 1903. Felix, like many Louisville men of his generation, worked as a coal miner. The 1904 Boulder County Directory lists Felix and Lena Tomeo, as well as Flora Tomeo, simply as living at "Barclay Place." This property is within the Barclay Place Addition, which had been platted in 1897. Other members of the Tomeo family, also living in the Barclay Place Addition, included Mike and Lucia Tomeo, as well as Nick Tomeo, who was in the saloon business. By the 1910s, the Tomeo family is listed at this address, then known as 514 Second Street. Felix had evidently passed away by 1921, as Lena is listed here as his widow. The 1928 Boulder County Directory lists several members of the Tomeo family living at this address. In addition to Lena, these included, Dominic (a driver for L.W. McCorkle's City Market), Eugene and Joseph (both laborers), and Rena and Rosa (both students). Dominic Tomeo continued his employment at McCorkle's City Market for several years. In 1936 he was working as a clerk at the store, and in 1940, he was a meat cutter there. By the early 1950s, Joseph Tomeo had opened up "Joe's [sheet] Metal Shop" on the lot just to the south of this cabin. Joe and Dominic Tomeo both worked at the sheet metal shop, which existed into the early 1970s. 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. The building at the corner (formerly the Jacoe Grocery and Market) was renovated for use as the Louisville Historical Museum, the remains of the sheet metal shop were cleared away, and this 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.

*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.

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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:

**Architecture; Community Planning and Development; Ethnic Heritage / European**

40. Period of Significance: ca. 1908 - 1950

41. Level of Significance:

National:

State:

Local:

### 42. Statement of Significance

This building historically significant, relative to National Register Criterion A, for its association with residential 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 Tomeo family. The building is architecturally significant, under National Register Criterion C, as a representative example of a wood frame side-gabled dwelling.

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

This building displays a high degree of historical integrity. There have been no additions within the past fifty years. The building is in good condition, and is being well maintained.

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**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, in association with the main museum building 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): **10-12**

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**

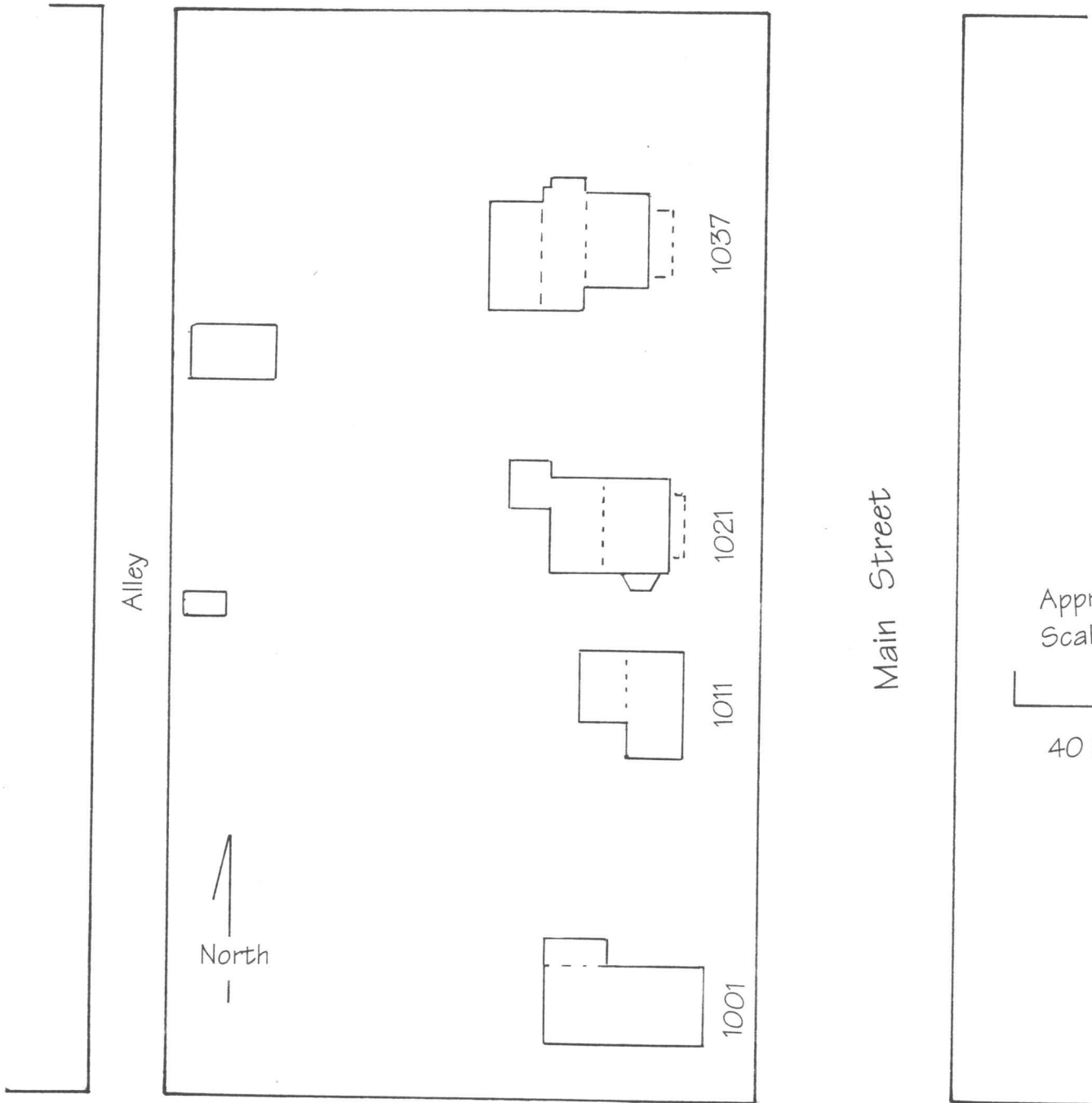
50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

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

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

Short Street



South Street

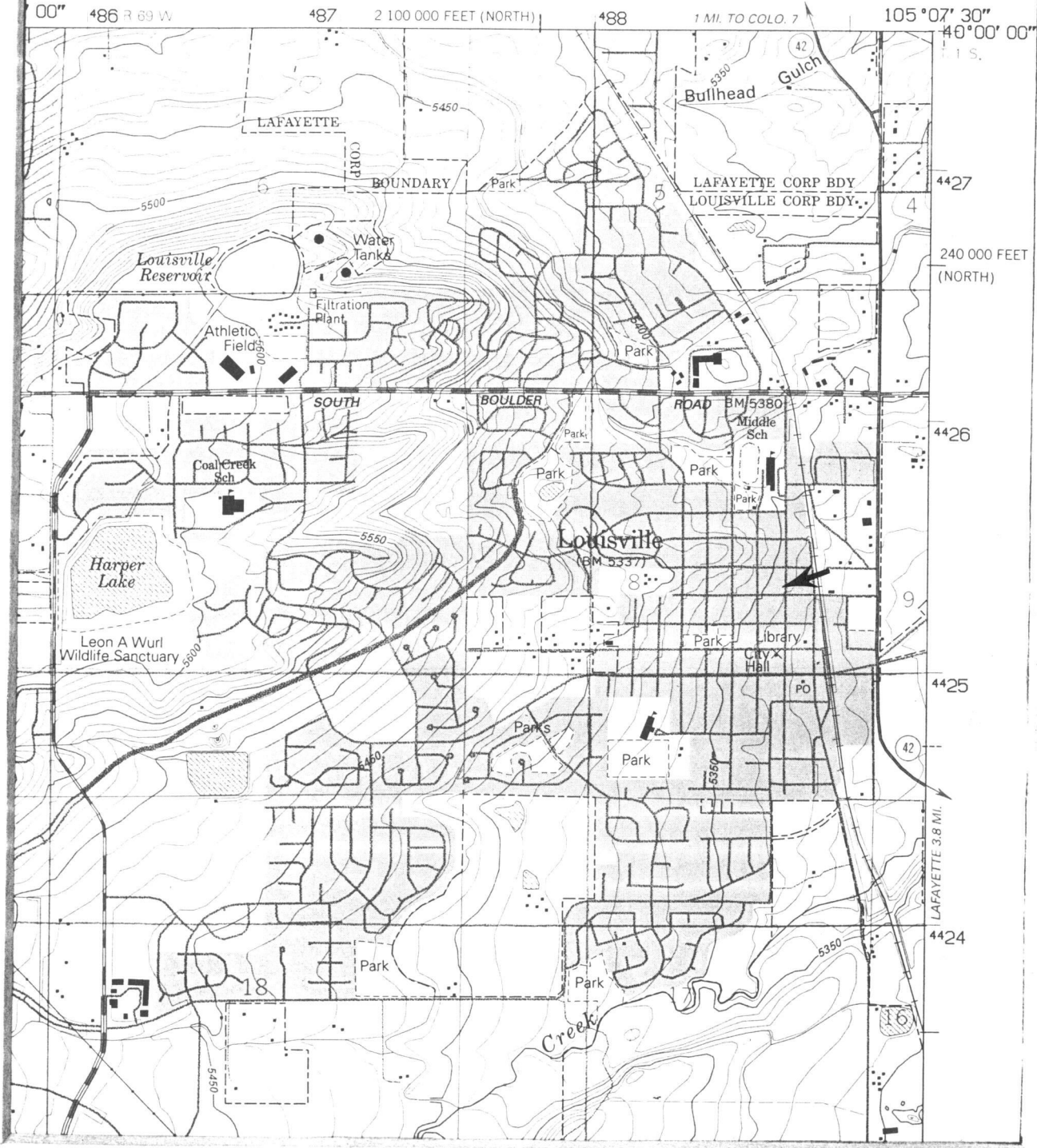
SKETCH

MAP

1011 Main Street, Louisville, Colorado

LOUISVILLE QUADRANGLE  
 COLORADO  
 7.5 MINUTE SERIES (TOPOGRAPHIC)

4964 11 SE  
 (ERIE)



. . . LOCATION MAP . . .

1011 Main Street, Louisville, Colorado





# REAL ESTATE APPRAISAL CARD---URBAN MASTER INDEX

#19845

LEGAL DESCRIPTION

LOTS 344 BLOCK 1

SUB-DIVISION OR ADDITION

*Barclay Pl.*

SECTION

TWP:

RANGE

HOUSE NO. 1013

STREET

2nd

CITY

Louisville, Colorado

OWNER'S NAME AND ADDRESS:

*Rominie Torres, et al Louisville, Colo.*

CHANGES IN OWNERSHIP:

NAME	ADDRESS	DATE	VOLUME	PAGE	TYPE INSTRUMENT	REM.

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 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 checked="" type="checkbox"/>	CITY WATER <input 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"/>
	GOOD <input type="checkbox"/>	SEWER <input type="checkbox"/>	SLOPING <input type="checkbox"/>
	AVERAGE <input type="checkbox"/>	ELECTRICITY <input type="checkbox"/>	HILLY <input type="checkbox"/>
	POOR <input type="checkbox"/>	GAS <input type="checkbox"/>	ROCK <input type="checkbox"/>
		PAVED ALLEY <input type="checkbox"/>	

REGULAR LOT SIZE   
IRREGULAR LOT SIZE

SPECIAL LAND NOTES:

## 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 \_\_\_\_\_

BASIS OF ADDITIONS OR DEDUCTIONS:

## SUMMARY

DESCRIPTION	DATE	AMOUNT
BUILDING PERMIT		\$
ORIGINAL COST (IMPROVEMENTS)		
ADDITIONS AND BETTERMENTS		
OWNER'S ESTIMATE OF VALUE		
PRIVATE APPRAISAL		
INSURANCE		
MORTGAGE		
MONTHLY RENTAL		
ADVERTISED FOR SALE		

## ANNUAL ASSESSMENT

YEAR	% CHANGE	REASON	LAND	IMPROVEMENTS	TOTAL
19			\$	\$	\$

## SUMMARY OF LAND AND BUILDING VALUES

FULL APPRAISE VALUE
\$
LAND
BUILDINGS AND IMPROVEMENTS (THIS CARD)
CARD No. _____
CARD No. _____
TOTAL BUILDINGS AND IMPROVEMENTS



