

Resource Number: 5BL 11291
Temporary Resource Number: 157508434003

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
 Determined Eligible- NR
 Determined Not Eligible- NR
 Determined Eligible- SR
 Determined Not Eligible- SR
 Need Data
 Contributes to eligible NR District
 Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL 11291
2. Temporary resource number: 157508434003
3. County: Boulder
4. City: Louisville
5. Historic building name: Poydock House
6. Current building name: Poydock House
7. Building address: 617 Jefferson Avenue, Louisville, CO 80027. Alternate addresses: 126, 128, and 623 Jefferson. Louisville addresses were changed in the 1930s.
8. Owner name and address: Thomas L. Poydock, 106 Barbara St, Louisville, CO 80027



II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
SW ¼ of SE ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference NAD 83
Zone 13; 488486 mE 4425140 mN
11. USGS quad name: Louisville, Colorado
Year: 1965 revised 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 6, 7, 8 Block: 8
Addition: Jefferson Place Year of Addition: 1880
13. Boundary Description and Justification: The surveyed property is bounded on the east by Jefferson Avenue, by property lines on the north and south, and by an alley on the west. An abandoned alley to the north was deeded to adjacent property owners.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 70 x Width 40
16. Number of stories: One
17. Primary external wall material(s): Metal

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18. Roof configuration: Cross gable roof
19. Primary external roof material: Asphalt
20. Special features: Fence, porch, carport
21. General architectural description: 617 Jefferson is a one-story wood framed building with an attached carport the full length of the north side, a storage shed attached to the house at the northwest corner, and an apparent addition at the west end. The primary façade faces east to Jefferson Avenue. The foundation is concrete, but it is not visible. It appears that the roof was constructed originally as a cross-gable, now presenting as a more complex configuration due to later additions. Roofing consists of gray/light red asphalt shingle. Eaves are boxed. Exterior walls are clad with white horizontal metal lap-profile siding. Gable siding is wood board and batten, painted pink.

The main entrance is at the recessed southeast corner, on the left (south) half of the front façade, covered by a wide, white metal awning with closed sides and pink scallops at the bottom of the fascia. The entrance awning rests on two white wrought iron posts. The porch floor is carpeted plywood decking over red bricks. The entrance has a natural finish wood door with three upper lights and a black steel security door. The east façade has two large aluminum "picture" windows. The northern one is sheltered by a similar white metal awning with closed sides and pink scallops at the fascia. The rest of the windows on the house are wood sash double hung windows with white aluminum storm/screen sash. The west side has a small window in the gable.

There is a concrete patio on the south and west sides, covered by a white standing seam metal shed/hip roof on white wrought iron posts. The patio roof is attached to the house. Along the north side of the house there is a concrete drive covered by a shed-roofed carport. The carport roof is supported by square posts and roofing is asphalt roll roofing. At the northwest corner, an old storage building is attached to the house. It has a low-slope shed roof with asphalt roll roofing, white lap siding, closed-up windows on the north, east and west sides, and a south door to the patio.

22. Architectural style/building type: Other style: cross gable residence
23. Landscaping or special setting features: Jefferson Place Subdivision is a historic residential neighborhood adjacent to downtown Louisville. The subdivision is laid out on a standard urban grid of narrow, deep lots with rear alleys. Houses are built to a fairly consistent setback line along the streets with small front lawns, deep rear yards and mature landscaping. Small, carefully maintained single-family residences predominate. Most of the houses are wood framed, one or one and one-half stories in height, featuring white or light-colored horizontal wood or steel siding, gabled or hipped asphalt shingled roofs and front porches. While many of the houses have been modified over the years, most of the historic character-defining features have been preserved.

617 Jefferson Avenue is consistent with these patterns and blends well with the scale and character of the neighborhood. It is located on a relatively large mid-block lot. To its north is one of the narrow east-west alleys that were in the original Jefferson Place plat. These have been abandoned and the property deeded to adjacent property owners.

The front yard is shallow and grassy with a large tree, and open to the street. Adjacent to the north end of the façade there is a red brick planter wall. North of the house is a wide concrete driveway that opens to Jefferson and continues under the long car port. On the south side of the house is a concrete sidewalk leading to the back yard. The back yard is grassy and enclosed with wire fencing.

24. Associated buildings, features, or objects: There is a gray metal shed with a brown metal low gable roof in the northwest corner of the back yard.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: ca. 1905 Actual: _____
Source of information: Boulder County

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26. Architect: Unknown
Source of information: NA
27. Builder/Contractor: Unknown
Source of information: NA
28. Original owner: George Poydock Sr.
Source of information: Property deed
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The building was constructed by 1905, and possibly earlier. In 1948, it was a simple L-plan with a cross gable roof and wood siding, with an open porch at the southwest corner of the façade. In 1954, a 20'x22' addition was added to the rear, and by 1956, an attached garage was built on the northwest side of the house. Between 1977 and 1982, the attached carport was added along the north side of the house, the siding and some windows were replaced, porch roof replaced, and awnings installed on some of the windows.
30. Original location X Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic, Single Dwelling
32. Intermediate use(s): N/A
33. Current use(s): Domestic, Single Dwelling
34. Site type(s): Urban residence
35. Historical background:

This building is part of Jefferson Place, the first residential subdivision in Louisville.

This property at 617 Jefferson has been owned by the same family, the Poydocks, for at least 108 years. It has a connected history with 617 La Farge (5BL7978) in Jefferson Place due to common ownership of both homes by the Poydock family.

This parcel made up of three lots (Lots 6, 7, and 8, Block 8) did not start out being treated as one unified piece of property. It should be noted that the order in which the three deeds for the three lots were recorded were not necessarily in the same order as the dates that they were effective.

The first of the three deeds to be recorded was for Lot 6 in the 1880s. The year of the transfer of the property to John Koll could not be located, but John Koll certainly owned Lot 6 in the 1880s. The deed showing that he sold it to Lyman E. Andrews and John S. Chambers was recorded in 1887.

The Louisville Historical Museum has acquired some information about the Koll family (also referred to as "Kall") from the Golden History Museums. The Astor House historic building in Golden, Colorado, which is part of the Golden History Museums, has a 1972 newspaper article on exhibit about a woman, Josephine Koll Yoast, who was born in the Astor House in 1881. Yoast herself was interviewed for the article. She stated that after leaving Golden, she and her family then moved to Louisville in the early 1880s. Census records do support this story. The Kolls lived in Golden at the time of the 1880 census and in Louisville at the time of the 1885 census. John and Josephine Koll were of Austrian/German background and had at least three children in addition to their daughter Josephine.

After John Koll conveyed Lot 6 to Andrews and Chambers (who operated a general merchandise store in downtown Louisville in the 1880s) in 1895, it was transferred to Jonathon Machin and then to Milson Phipps, also in 1895.

Next, Jefferson Place developer Charles Welch sold Lot 7 to Milson Phipps. The deed for this transaction was recorded in 1897, but there is evidence that it was in effect by 1896. A deed of trust was given to McAllister Lumber,

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an occurrence that often indicated that a building was being constructed and the lumber company was taking a mortgage on the property to secure the loan to pay for the construction. This was in 1896, and the deed of trust was for both Lots 6 and 7, which indicates that they were both owned by Milson Phipps by 1896.

In 1903, Milson Phipps conveyed Lots 6 and 7 to George Poydock Sr.

In 1898, Charles Welch conveyed twenty-nine different lots in Jefferson Place to a Denver lawyer, Harper Orahood, apparently for Orahood to resell. The lots 6, 7 and 8 for this parcel were among these properties. Orahood conveyed just Lot 8 of 617 Jefferson to George Poydock Sr. by a deed that was recorded in 1907. So by 1907, the three lots were under the common ownership of the Poydock family, but the house is believed to have been built earlier.

Boulder County gives 1905 as the year of construction for this property. However, the dates given by Boulder County have sometimes been found to be in error with respect to historic buildings in Louisville, and as noted above, the evidence suggests that the house may have been originally constructed earlier than 1905. The 1909 Drumm's Wall Map shows a house on Lots 6 and 7, and these lots were under common ownership by 1896, the same year in which the owner of the lots gave a deed of trust to a lumber company, suggesting house construction.

The property in question is outside of the boundaries of the Sanborn Maps that were done for Louisville in 1893, 1900, and 1908 (they focused on the downtown business district and La Farge Avenue only).

This home was first occupied by George Poydock Sr. and Catherine Poydock and their children, then by their son George Poydock Jr. and Mary DiGiacomo Poydock. It is currently in the name of their son Thomas Poydock and Mary Poydock. The Poydock name is sometimes given in the records as Pydock, Poydok, Poydak, Poydack, Podik, and Boudak.

The Poydock family came from Czechoslovakia. George immigrated to the US in 1892, and Catherine and their oldest child, George Jr., followed in 1896 to the US and all three of them came to Louisville in 1896 as well. George Poydock Sr. first appears in a Louisville directory for the year 1896. He was a coal miner, as his sons became as well. The family was living at 617 Jefferson by the time of the 1910 census. Their family at the time consisted of George, Catherine, and their children George, Mary, John, Mike, and Anthony. They are also shown in this location at the time of the 1920 census, under the name "Boudak." At that time, children George, John, Mike, and Anthony were still living in this location with George Sr. and Catherine. At the time of the 1930 census, only George Sr. and Catherine were living at 617 Jefferson. They were both 63 at the time and George Sr. was still working as a coal miner.

Louisville directories also document the long period of residency by the Poydock family at 617 Jefferson.

Catherine Poydock died in 1931 and George Poydock Sr. died in 1946. Their son, Anthony, became the owner and resident of the house with his wife, Mary DiGiacomo. Anthony had been born in 1905. He and Mary married in 1933. Louisville directories show that he worked at Dow Chemical in the 1950s. He died in 1983.

Mary DiGiacomo Poydock was born in Louisville in 1913 to an Italian farming family who had a farm just northeast of downtown Louisville. Her parents were Robert and Carmen DiGiacomo. She died in 2005.

Anthony's brother, George Poydock Jr., and his wife, Garnet, owned and resided very close by at 617 La Farge in Jefferson Place. More information can be found about their side of the family in the report for that address.

Today, the house at 617 Jefferson is still owned by members of the Poydock family.

Other addresses by which 617 Jefferson was known under Louisville's old address system were 126 Jefferson and 128 Jefferson under Louisville's old address system, and 623 Jefferson in the 1946 directory.

36. Sources of information:

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Boulder County "Real Estate Appraisal Card – Urban Master," on file at the Carnegie Branch Library for Local History in Boulder, Colorado.

Boulder County Clerk & Recorder's Office and Assessor's Office public records, accessed through <http://recorder.bouldercounty.org>.

Directories of Louisville residents and businesses on file at the Louisville Historical Museum.

Census records and other records accessed through www.ancestry.com.

Drumm's Wall Map of Louisville, Colorado, 1909.

Sanborn Insurance Maps for Louisville, Colorado, 1893, 1900, and 1908.

Green Mountain Cemetery Index to Interment Books, 1904-1925, Boulder Genealogical Society, 2006.

"Biography of a First Louisville Family." *The Louisville Times*. August 19, 1998. (article about the Mary DiGiacomo Poydock's family, no author given)

Archival materials on file at the Louisville Historical Museum.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: NA

Designating authority: NA

37A. Applicable Local Landmark Criteria for Historic Landmarks:

A. Architectural.

- (1) Exemplifies specific elements of an architectural style or period.
- (2) Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.
- (3) Demonstrates superior craftsmanship or high artistic value.
- (4) Represents an innovation in construction, materials or design
- (5) Style particularly associated with the Louisville area.
- (6) Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.
- (7) Pattern or grouping of elements representing at least one of the above criteria.
- (8) Significant historic remodel.

B. Social.

- (1) Site of historic event that had an effect upon society.
- (2) Exemplifies cultural, political, economic or social heritage of the community.
- (3) Association with a notable person or the work of a notable person.

C. Geographic/environmental

- (1) Enhances sense of identity of the community.
- (2) An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.

Does not meet any of the above local criteria.

Local Field Eligibility Assessment: Eligible. The property is significant for its long 108-year association with the Poydock family, a Czechoslovakian immigrant coal mining family. Although it lacks the significance and integrity to be eligible to the State or National Historic Registers, it is worthy of nomination as a local landmark.

37B. Applicable State Register of Historic Properties Criteria:

- A. The property is associated with events that have made a significant contribution to history.
- B. The property is connected with persons significant in history.
- C. The property has distinctive characteristics of a type, period, method of construction or artisan.
- D. The property has geographic importance.
- E. The property contains the possibility of important discoveries related to prehistory or history.
- X Does not meet any of the above State Register criteria.

State Register Field Eligibility Assessment: Not eligible.

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern 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; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual)
- X Does not meet any of the above National Register criteria

39. Area(s) of significance (National Register): NA

40. Period of significance: NA

41. Level of significance: NA National State Local

42. Statement of significance: This house is associated with the historic development of Louisville as one of the early homes in Louisville's first residential subdivision, Jefferson Place. It is significant for its long 108-year association with the Poydock family, a Czechoslovakian immigrant coal mining family.

43. Assessment of historic physical integrity related to significance: The property has integrity of location, workmanship, feeling and association. Integrity of setting is compromised by the more recent construction of a house on the adjacent property at 615 Jefferson (5BL 11290), which was a vacant parcel until the 1960s. Integrity of design is compromised by the rear addition, attached carport addition, and modified window openings. Integrity of materials is compromised by the replacement siding.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible X Need Data

45. Is there National Register district potential? Yes X No

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Historic District Potential: Jefferson Place is eligible as a State Register and local historic district. There is potential for a National Register historic district. Dates of window and siding replacements are not known, so its contributing status is "Needs Data."

Discuss: This building is being recorded as part of a 2010-2011 intensive-level historical and architectural survey of Jefferson Place, Louisville's first residential subdivision, platted in 1880. The purpose of the survey is to determine if there is potential for National Register, State Register or local historic districts. Jefferson Place is eligible as a State Register historic district under Criterion A, Ethnic Heritage, European, for its association with European immigrants who first lived here and whose descendants continued to live here for over fifty years. The period of significance for the State Register historic district is 1881 – 1980. Jefferson Place is potentially eligible as a National Register historic district under Criterion A, Ethnic Heritage, European. However it needs data to determine dates of some modifications, and to more definitely establish the significant impacts of various European ethnic groups on the local culture of Louisville. The period of significance of a National Register district is 1881 – 1963. Jefferson Place is eligible as a local Louisville historic district under local Criterion B, Social, as it exemplifies the cultural and social heritage of the community.

European immigrant families flocked to Colorado coal mining communities, including Louisville, in the late nineteenth and early twentieth centuries in search of economic opportunities they could not find in their own countries. Louisville's Welch Coal Mine, along with other mines in the area, recruited skilled workers from western Europe. In the early years before 1900, most of the miners who lived in Jefferson Place came from English-speaking countries.

Immigrants from England brought a strong tradition and expertise in coal mining. The English are widely credited with developing the techniques of coal mining that were used locally, and they taught these techniques to other miners. The British mining culture was instilled in the early Colorado coal mines. English immigrants also brought expertise in other necessary skills such as blacksmithing and chain forging.

Later Jefferson Place residents arrived from Italy, France, Austria, Germany, Hungary, Slovakia, and Slovenia, among other places. The Italians eventually became the largest single ethnic group in Jefferson Place and in Louisville as a whole. About one-third of the houses in Jefferson Place were owned and occupied by Italian immigrants. Italian immigrants left their mark on Louisville in the food and beverage industries. To the present day, downtown Louisville is known throughout the Front Range for its tradition of Italian restaurants. The impacts of the heritage and customs of the other European ethnic groups could be significant, but are not well documented and need further investigation.

If there is National Register district potential, is this building: Needs Data Contributing
Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing
The property is not within an existing National Register district.

VIII. RECORDING INFORMATION

47. Photograph numbers: 5BL11291_617Jefferson_01 through 5BL11291_617Jefferson_05.
Digital images filed at: City of Louisville, Planning Department
48. Report title: Historical and Architectural Survey of Jefferson Place Subdivision, Louisville, Colorado
49. Date(s): 2012
50. Recorder(s): Kathy and Leonard Lingo, Avenue L Architects, and Bridget Bacon, City of Louisville
51. Organization: Avenue L Architects
52. Address: 3457 Ringsby Court Suite 317, Denver, CO 80216
53. Phone number(s): (303) 290-9930

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

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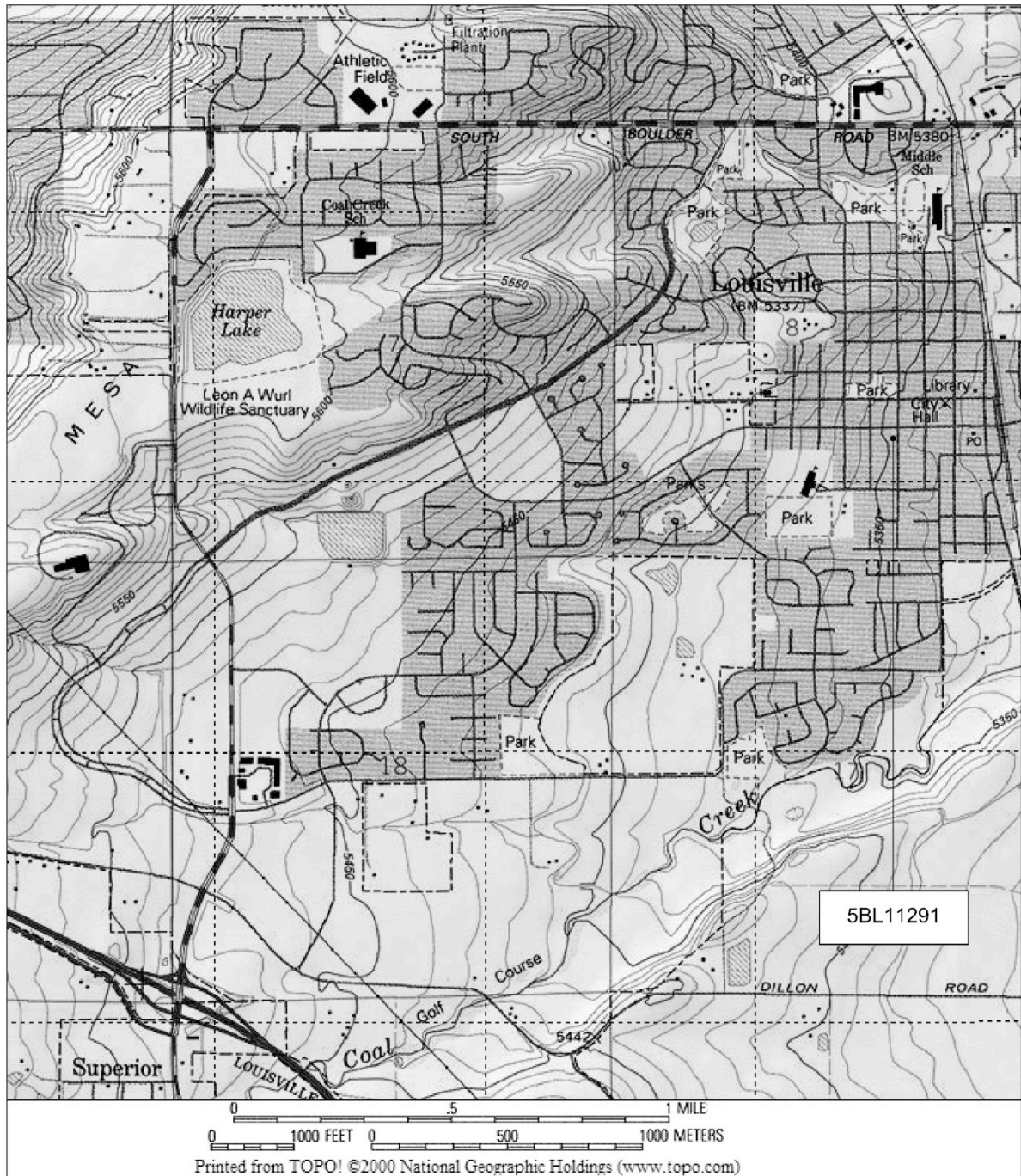
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Colorado Historical Society - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

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Architectural Inventory Form
USGS Location Map



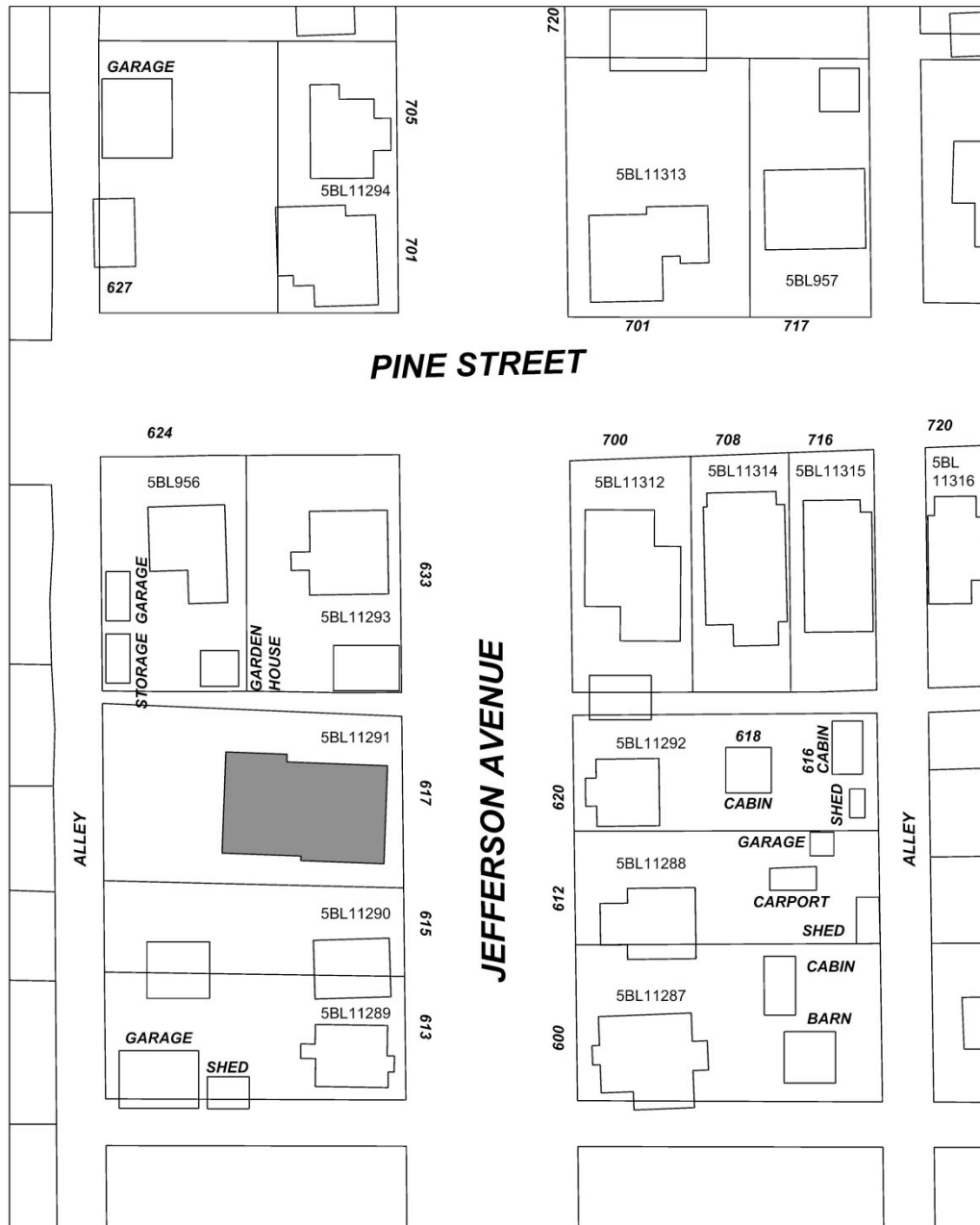
617 Jefferson Avenue, Louisville, Colorado

SOURCE: Extract of Louisville, Colorado
USGS map, 1994.



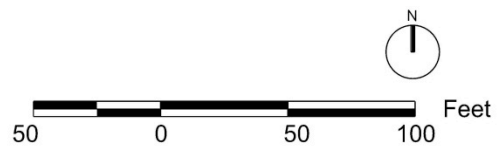
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Architectural Inventory Form
Site Location Map



617 Jefferson Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado
GIS Files.



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5BL11291_617Jefferson_01 east



5BL11291_617Jefferson_02 south

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5BL11291_617Jefferson_03 north



5BL11291_617Jefferson_04 west

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5BL11291_617Jefferson_05 shed



617 Jefferson. Boulder County Real Estate Appraisal card, 1948.

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617 Jefferson. Boulder County Real Estate Appraisal card, 1956



617 Jefferson. Boulder County Real Estate Appraisal card, 1977.