

Resource Number: 5BL 11301  
Temporary Resource Number: 157508427002

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 11301
2. Temporary resource number: 157508427002
3. County: Boulder
4. City: Louisville
5. Historic building name: Stoiber House
6. Current building name: Jefferson Street Preschool
7. Building address: 733 Jefferson Avenue, Louisville, CO 80027. Previous addresses: 236 and 245 Jefferson. Louisville addresses were changed in the 1930s.
8. Owner name and address: United Methodist Church of Louisville, 733 Jefferson Ave Louisville, CO 80027-1811



### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W  
NW ¼ of SE ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference NAD 83  
Zone 13; 488486 mE 4425265 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): 9, 10 Block: 9  
Addition: Jefferson Place Year of Addition: 1880
13. Boundary Description and Justification: The surveyed property is bounded by Jefferson Avenue on the east, an alley on the west, and property lines on the north and south.

### III. Architectural Description

14. Building plan (footprint, shape): L-Shape
15. Dimensions in feet: Length 55 x Width 32
16. Number of stories: One
17. Primary external wall material(s): Plywood/particle board
18. Roof configuration: Front Gable
19. Primary external roof material: Asphalt

20. Special features: Porch, fence
21. General architectural description: 733 Jefferson is a wood-framed one-story building, generally rectangular in plan, of residential scale and appearance although it is currently used as a preschool. The primary elevation faces east to Jefferson Avenue. The roof is a front gable with boxed eaves and tan/gray asphalt shingles. The foundation is concrete masonry. Exterior siding consists of dark maroon horizontal composition board siding at the base and on the gables. Between these two locations the walls are clad with vertical composition siding in some locations and smooth composition panels with vertical battens in other locations. There is a projecting shed-roofed bay on the southeast corner and one or two additions to the west end. Along nearly the full length of the north side there is a raised, open porch/walkway with painted wood board decking, a white wood picket railing, white wood panel and batten soffit, and a shed roof on wooden posts. From the concrete entrance walk, four wooden steps lead up to the porch/walkway. At the west end of the walkway there is a wooden accessibility ramp. There are two entrances to the building from the walkway. One faces north at the east end of the walkway, and one faces east at the west end. Both are non-historic white painted wood doors with nine upper lights and lower wood panels. Windows on the east façade are historic white painted wood sash double hung with non-historic white aluminum storm/screen sash and white wood decorative shutters. The rest of the building has aluminum slider replacement windows.
22. Architectural style/building type: No style
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. 733 Jefferson Avenue is consistent with these patterns and blends well with the scale and character of the neighborhood. Its dark paint color is relatively unusual in Jefferson Place, as is its somewhat elevated height above grade. Now used as a preschool, it still maintains a residential appearance. The front yard has three large trees and a semicircular raised masonry planter adjacent to the front façade of the building. A curved concrete walk leads to four wooden stairs up to the covered entrance porch/walkway. There is sandstone flagstone paving along the north side of the building leading to a ramp at the west end of the porch/walkway. West of the building is a play area enclosed by white painted wood board fencing. The play area has some grass, two trees, a covered patio, and assorted playground equipment. The westernmost section of the property is an asphalt parking lot adjacent to the alley.
24. Associated buildings, features, or objects: Various items of playground equipment and fixed seating for small children

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: ca. 1900 Actual: \_\_\_\_\_  
Source of information: Boulder County property records and 1900 census
26. Architect: Unknown  
Source of information: NA
27. Builder/Contractor: Unknown  
Source of information: NA
28. Original owner: John Stoiber (assumed to be first owner of the house on the property)  
Source of information: Boulder County property records
29. Construction history (include description and dates of major additions, alterations, or demolitions):

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The building was originally a house, built by 1904 at the latest and probably closer to 1900. A projecting bay that appears to be an addition on the southeast corner was built prior to 1948. A brick chimney has been removed and siding replaced since 1948. In 1974 an addition was constructed on the west side, the west lean-to roof was removed, the building was raised 18" onto a new foundation, the patio roof was re-supported, some windows replaced, and new electrical service installed. In 1994 the building was remodeled and its use changed to a day care center, designed by Craig Bundy. In 2003 the use was expanded to a pre-kindergarten and kindergarten Montessori school.

30. Original location  X  Moved      Date of move(s):

#### V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic, Single Dwelling

32. Intermediate use(s): Religion (church offices)

33. Current use(s): Education: School

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 733 Jefferson was owned by the Stoiber (pronounced "Stiber") family for 54 years. John and Mary Stoiber's sons, who were residents of the house with them, became businessmen in Louisville and Boulder. Today, the United Methodist Church owns 733 Jefferson and it is operated as the Jefferson Street Preschool.

The first owner of the property, after Jefferson Place developer Charles Welch, was L. Berkner (also stated to be "Birckner"). Property records indicate that he acquired Lot 9 and Lot 10 separately, and he owned them both by 1884. That year, he sold them to Joseph Yuk. Joseph Kuen purchased the lots in 1888 and sold them in 1890 to John Stoiber (the name in the online records is given as "Staiber"). This marked the beginning of 54 years of ownership by the Stoiber family.

Census records indicate that John Stoiber was born in Austria in 1856, while Mary Stoiber was born in Germany in 1861. They came to the US in 1880. That is also the year in which records indicate that their first son, John M., was born in Pennsylvania. In 1890, they came to Louisville and purchased the property at 733 Jefferson. In 1894, their son Lawrence (also stated to be "Lorenz") was born in Louisville. John Stoiber Sr. worked as a coal miner. Between 1900 and 1904, however, he became a road overseer, and he is listed with this occupation in the 1904 and 1908 directories. He later became a miner once again, then worked as a fireman and at a billiard hall business with his son, Lawrence, in the late 1920s and in 1930. John Stoiber Sr. died in 1931. Records indicate that Mary Stoiber continued to live in the house at 733 Jefferson after the death of her husband. She died in 1944.

The County gives 1904 as an estimated date of construction for this house, but it was likely constructed earlier. Boulder County has sometimes been found to be in error with respect to historic buildings in Louisville. In this case, there is some indication that the house was constructed prior to 1904, as John Stoiber owned this property not later than 1890 and had a wife and children who lived with him in Louisville, he did not own any other property in Louisville at the time, and he and his family were listed in the 1900 census records as living in this vicinity with neighbors known to have lived nearby on Jefferson. They are also listed in the 1904 Louisville directory as living on this block of Jefferson between Spruce and Pine.

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).

The house at 733 Jefferson does appear in the correct location on the 1909 Drumm's Wall Map of Louisville and on the Methodist Church Map of Louisville that was made in circa 1923-25.

The Stoiber sons, John M. and Lawrence, were born about 15 years apart, but were both enterprising businessmen. John M. Stoiber was already working as a clerk at a store in Louisville by the time of the 1896 directory, when he was 15 or 16. In 1903, he married Mabel Carlton of Louisville's Carlton family. In 1904, he was working for the Louisville &

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Lafayette Supply Co. In 1906 and 1908, he is listed as being a "merchant" and engaged in "general merchandise." The 1909 directory gives his line of business as "groceries and shoes." Records indicate that at the time of the 1910 census, John Jr. lived with his wife and two children in California, but by 1916, they were back in Louisville. In 1916, he had a "notions" business on the west side of the 800 block of Main Street, and by 1918, he and his family were living very close to his parents and brother Lawrence, at 255 Jefferson, which today would likely be 700 Spruce (5BL11318). They are listed in the directories from 1918 to 1923 as living there. They then moved to the house that has the current address of 741 Grant, also located very close by,

John M. Stoiber was the city treasurer in at least 1921. He also worked as a janitor. He died in 1944.

Meanwhile, the Stoibers' second son, Lawrence, continued to live with his parents at 733 Jefferson while working in Louisville. He served in the Navy during World War I. In Louisville, he worked as a miner until the mid 1920s, when he is listed as working at different times as a clerk for Lawrence Mossoni, Roy Austin, and his brother, John M. Stoiber, all of whom had Main Street businesses. By the late 1920s, he and his father had a billiards hall on Main Street. In 1930, he married his wife, Wilhelmina, and the two of them lived at 733 Jefferson for a time after they were married.

The 1935 directory lists Lawrence Stoiber as operating a "tavern" in Louisville. The Louisville Historical Museum has in its collection a menu from "Stibe's Tavern" that is believed to come from this business, particularly as Lawrence's nickname was "Stibe," as indicated in his obituary. The somewhat plain menu includes such items as beer (by the bottle or "on draught"), cold sandwiches and a few simple hot sandwiches, chili, tamales, vegetable soup, and pie. The business may have evolved out of the billiards hall that Lawrence Stoiber had, previous to 1935, on Main Street. More research is needed in order to uncover the exact location of Stibe's Tavern.

In around 1935, Lawrence Stoiber became associated with the Canon Park Liquor Store in west Boulder. Lawrence and Wilhelmina Stoiber then lived in Boulder. Lawrence Stoiber died in 1970.

In 1944, at the time of the death of Mary Stoiber, the house at 733 Jefferson was sold to Joseph Garcia. He was born in Mexico and worked as a coal miner in Louisville, while Mary Garcia was from New Mexico. Their daughter, Eleanor, was born in the house in 1946 with Louisville's Dr. Lucius Cassidy in attendance. Joe Garcia owned the house until 1951.

In 1951, Albert and Elizabeth Varra purchased 733 Jefferson. They rented it to Awra Park (1898-1989) and Alberta Ferguson Thirlaway Park (1900-1986) for many years. Louisville directories show the Parks as living at 733 Jefferson through the 1950s and to at least 1966, which is the date of last residential directory currently on file at the Louisville Historical Museum. Alberta's grandmother, Jane Ferguson, was associated with 705 Jefferson (5BL11294) in Jefferson Place, and other Ferguson relatives lived nearby as well. Alberta Park's first husband, William Thirlaway, died in 1932. (The Thirlaway family was also associated with Jefferson Place.) Alberta and William had had six children. She married Awra Park in 1937. Awra worked as a miner and was employed at Denver Fire Clay.

In 1974, 733 Jefferson was conveyed by the Varra estate to Sharon Romano Patterson and George Patterson, then to Ernest and Dolores Sica in 1975. In 1977, it was sold to Louisville's United Methodist Church, which is located next door to the north, at 741 Jefferson (5BL924). Between 1977 and 1994 the building was used as a parsonage and church offices. In 1994 it was remodeled and converted to a day care center, then in 2003 it was converted to a pre-kindergarten and kindergarten Montessori school. Today, the Church is still on record as being the owner of 733 Jefferson, and the building is operated as a preschool called the Jefferson Street Preschool.

Other addresses found for 733 Jefferson, under Louisville's old address system, were 236 Jefferson, for many years, and 245 Jefferson (in 1940).

36. Sources of information:

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.

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Census records and other records accessed through [www.ancestry.com](http://www.ancestry.com)

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

Methodist Church Parish Map of Louisville, Colorado, circa 1923-25.

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

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

Sacred Heart of Mary (Boulder County, Colorado) cemetery records, accessed at <http://www.findagrave.com>

Louisville, Colorado cemetery records, accessed at <http://files.usgwarchives.org/co/boulder/cemeteries/louisville.txt>

Interview conducted by Louisville Historical Museum Coordinator Bridget Bacon: Eleanor Garcia, 2006.

Interview conducted by Kathy Lingo: Rev. David Christensen, Louisville United Methodist Church, 2011.

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 worthy of nomination as a Louisville Landmark for its long 54-year association with the Stoiber family, an Austrian immigrant coal mining family. The family was also locally known for its various business enterprises.

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.
- 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)
- 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 twentieth-century homes in Louisville's first residential subdivision, Jefferson Place. Although Jefferson Place was platted in 1880, few houses were actually built here before 1900. The property is significant for its 54-year association with the Stoiber family, an Austrian immigrant coal mining family.

43. Assessment of historic physical integrity related to significance: The property has integrity of location, setting, workmanship and feeling. Integrity of design is compromised by replacement windows and additions. Integrity of association is lost due to the change in use from a residence to a preschool. Integrity of materials is lost due to replacement siding.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible  Not Eligible  Need Data

45. Is there National Register district potential? Yes  No

Historic District Potential: Jefferson Place is eligible as a State Register and local historic district. There is potential for a National Register historic district. This property is contributing.

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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: Contributing   x   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: 5BL11301\_733Jefferson\_01 through 5BL11301\_733Jefferson\_06.

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): 2013

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.

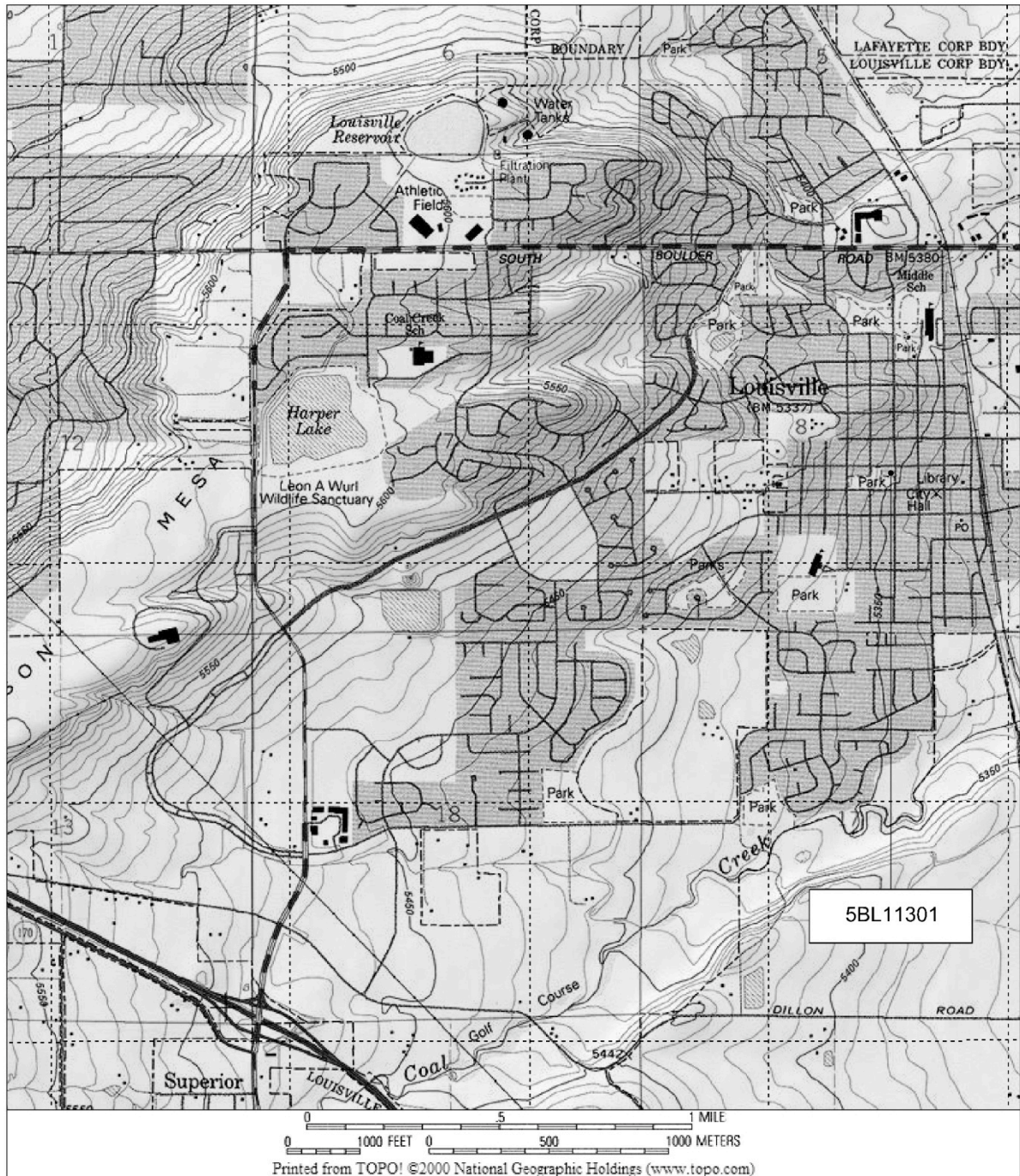
Colorado Historical Society - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395



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Architectural Inventory Form  
USGS Location Map



733 Jefferson Avenue, Louisville, Colorado

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







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5BL 11301\_733Jefferson\_01 east



5BL 11301\_733Jefferson\_02 north



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5BL 11301\_733Jefferson\_03 south



5BL 11301\_733Jefferson\_04 north



Resource Number: 5BL 11301  
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5BL 11301\_733Jefferson\_05 west



5BL 11301\_733Jefferson\_06 playground



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733 Jefferson, 741 Jefferson. Boulder County Real Estate Appraisal card, ca mid 1940's.



733 Jefferson, 741 Jefferson. Boulder County Real Estate Appraisal card, 1948.