

Resource Number: 5BL 11302
Temporary Resource Number: 157508414006

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 11302
2. Temporary resource number: 157508414006
3. County: Boulder
4. City: Louisville
5. Historic building name: Medical Office Building.
6. Current building name: Bolder Insurance
7. Building address: 800 Jefferson Avenue, Louisville, CO 80027. Previous addresses: 437 Spruce (previous building on this site, no longer extant) and 701 Spruce (this building). Louisville addresses were changed in the 1930s.
8. Owner name and address: Brent Friesth, 4895 Riverbend Road, Boulder CO 80301.



II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
SW ¼ of NE ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference NAD 83
Zone 13 ; 488529 mE 4425326 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): 20, 21, 22 Block: 5
Addition: Jefferson Place Year of Addition: 1880
13. Boundary Description and Justification: The surveyed property is bounded by Jefferson Avenue on the west, a vacated alley on the north, a property line on the east, and Spruce Street on the south.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 95 x Width 24
16. Number of stories: Two
17. Primary external wall material(s): Vinyl

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18. Roof configuration: Flat roof
19. Primary external roof material: Synthetic
20. Special features: Porch
21. General architectural description: 800 Jefferson is a long, narrow commercial building of concrete masonry construction. The roof is flat and the foundation is painted concrete masonry. The exterior is clad with white horizontal vinyl siding. The original south portion of the building is one story tall. Its west-facing façade has evenly-spaced, narrow-height metal awning windows with sloped painted brick sills, set high on the wall. The flat roof projects slightly on the west side. The south end of the façade is the recessed entrance, with a projecting flat roof, a glass-in-wood door and a large fixed metal window flanked by five horizontal operable metal windows. The south elevation of the one-story original building faces Spruce Street and has one large single window. The east side has more of the high-set, narrow metal windows and a wooden exit door.

The two-story north addition has a wooden pergola along the west side covering a continuous patio. Three large slider doors lead to the interior from the patio. The entrance to the north addition is inset and faces west in the center of the façade. Second-floor windows at the addition are evenly-spaced, wood sash single hung, generously-sized. The southern end of the addition has a recessed second-floor covered porch with a sliding glass door and a wooden railing.

22. Architectural style/building type: Modern Movement
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.

800 Jefferson Avenue was built in the 1950s, long after most of Jefferson Place was constructed. Its architectural style is much more contemporary than its neighbors. This commercial building is on a large 3-lot corner property. The building's use, size, and height are unusual in Jefferson Place. Although its address is on Jefferson Avenue, it has frontage on Spruce Street, which historically contained the subdivision's commercial and public uses. A commercial property in this location is consistent with the original design intent of Jefferson Place.

The building is set well back from both streets, with unfenced lawns on all four sides. Landscaping is minimal but well-tended. There are juniper shrubs on the southwest corner. Along the northern end of the west façade, there are patios covered with a wooden pergola and enclosed with wooden fencing and raised planter beds. A gravel driveway along the north side of the property leads to a parking area at the northeast corner.

24. Associated buildings, features, or objects: None.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1958 (1977, altered)
Source of information: Boulder County Assessor
26. Architect: Unknown
Source of information: NA
27. Builder/Contractor: Unknown
Source of information: NA
28. Original owner: Vector Inc. (first owner of the extant building)

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Source of information: Boulder County Assessor

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

The current building was built in 1958. The two-story north addition was built in 1977 by W.M. Kintzing Construction. Vinyl siding was installed over the concrete masonry exterior walls in 1998.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Health Care, Medical Business/Medical Office

32. Intermediate use(s): N/A

33. Current use(s): Commerce/Trade, Business/Professional

34. Site type(s): Urban commercial

35. Historical background:

This building is located in Jefferson Place, the first residential subdivision in Louisville, but was built later, in 1958. A previous building on the site housed William Austin's store. That building was later used as the Apostolic Church. It is no longer extant.

The Assessor card for this address shows that early on the building contained doctor and dentist offices. The owner when this building was constructed was Vector Inc. of Broomfield. One doctor who had his offices in the building, in at least 1959 and 1960, was Dr. Stanley Kerkhoff, who resided in Broomfield.

The building was originally built to be one story, with the two-story northern wing built in 1977.

In 1974, the property at 800 Jefferson was sold to members of the Crawford family. Between 1974 and 1998, names associated with the property were Richard Crawford, Margery Crawford, Mark Seymour Crawford, and Cameron Malcolm Crawford. For many of these years, 800 Jefferson was the site of the offices of Richard Crawford's firm Ponderosa Associates, consulting engineers specializing in forensic engineering.

In 1988-89, Dr. Phillip Bammer, a chiropractor, became a tenant of the building. He had his offices in the building for over twenty years, until he passed away suddenly in August 2010. Dr. Bammer had grown up in Louisville as the son of Lemoine and Marie Bammer and the grandson of Peter and Ann Bammer who were associated with 937 La Farge (5BL11286) in the Jefferson Place subdivision of Louisville. Dr. Bammer graduated from Louisville High School in 1969.

In 1998, Thomas and Chong Dickman purchased the building as a rental property. It is believed that Dr. Bammer continued to use the first floor of the building during this time. Another tenant is thought to have been an IT company.

In 2004, Boudreau-Love Partnership purchased the building for its own engineering consulting business, Love & Associates. The business occupied the building from August 2004 through June 2009, according to Nancy Boudreau. They shared the space in the building with their tenant, Dr. Phillip Bammer.

In 2011, Boudreau-Love Partnership sold 800 Jefferson to Brent Friesth. It is currently the location of his agency, Bolder Insurance.

Another address found for 800 Jefferson, under Louisville's old address system, was 437 Spruce and, under Louisville's new address system, 701 Spruce. It was known as 701 Spruce even after the current building was constructed in 1958.

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.

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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.

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

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

Archival materials on file at the Louisville Historical Museum.

Email correspondence between Louisville Historical Museum Coordinator Bridget Bacon and Nancy Boudreau, November 13, 2011.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No X 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.

X Does not meet any of the above local criteria.

Local Field Eligibility Assessment: Not eligible

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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 commercial property is located in Louisville's first residential subdivision, Jefferson Place. Although it is not associated with the historic significance of Jefferson Place, it is representative of the subdivision's evolution over time. This 1950s professional office building is an infill development that replaced an earlier commercial building on the same site. The building is an example of Modern Movements style of architecture from the 1950s, which is fairly rare in Louisville.

43. Assessment of historic physical integrity related to significance: The original 1958 wing has integrity of location, design, workmanship, feeling and association. It lacks integrity of setting due to the 1977 addition. It lacks integrity of materials due to the vinyl siding which was installed over the originally-exposed concrete masonry exterior walls.

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 non-contributing due to the dates of major alterations being outside of the periods of significance.

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 ___ Noncontributing X

This building was altered after the period of significance and therefore is 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:

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

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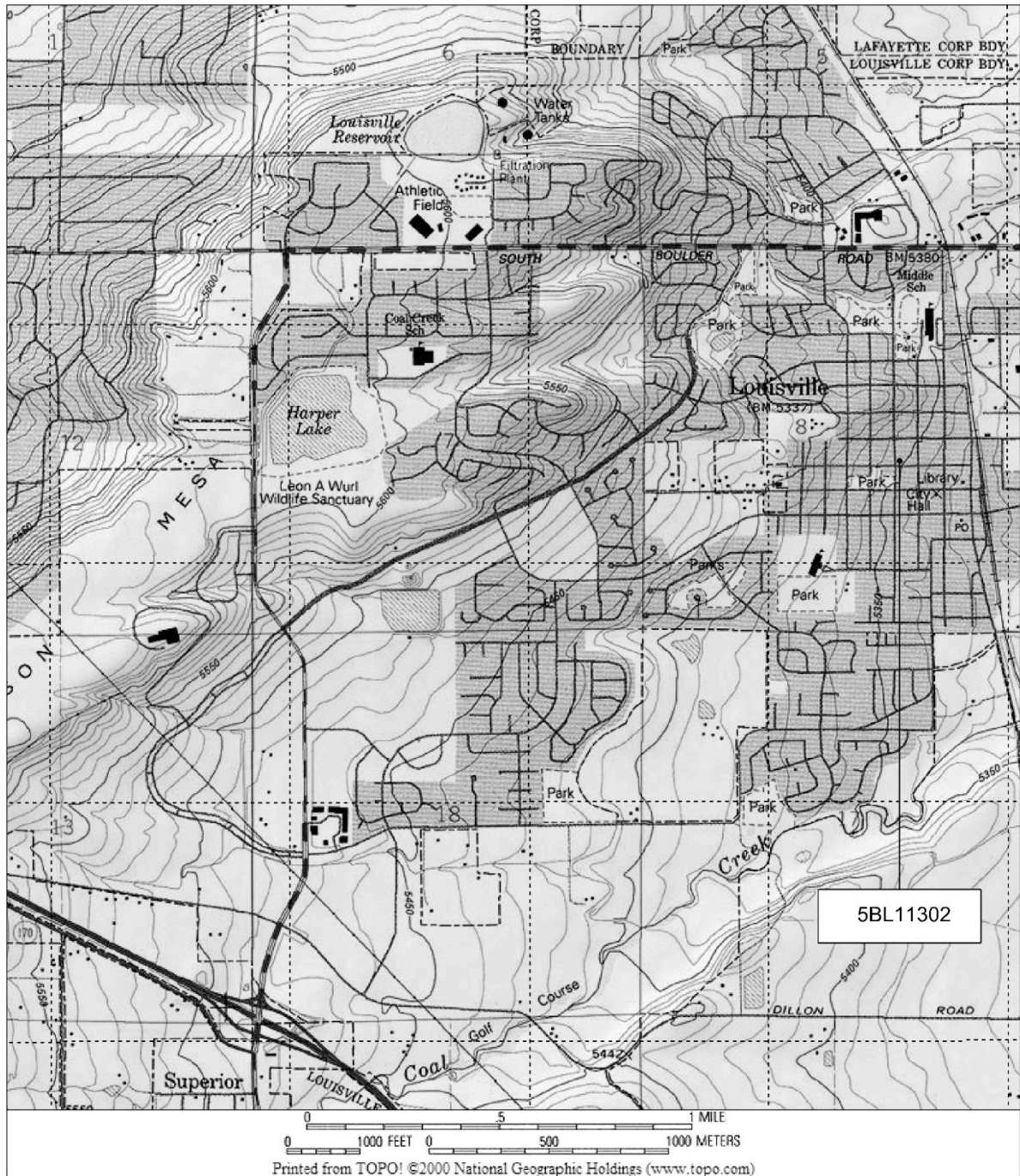
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

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

Resource Number: 5BL 11302
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Resource Number: 5BL11302

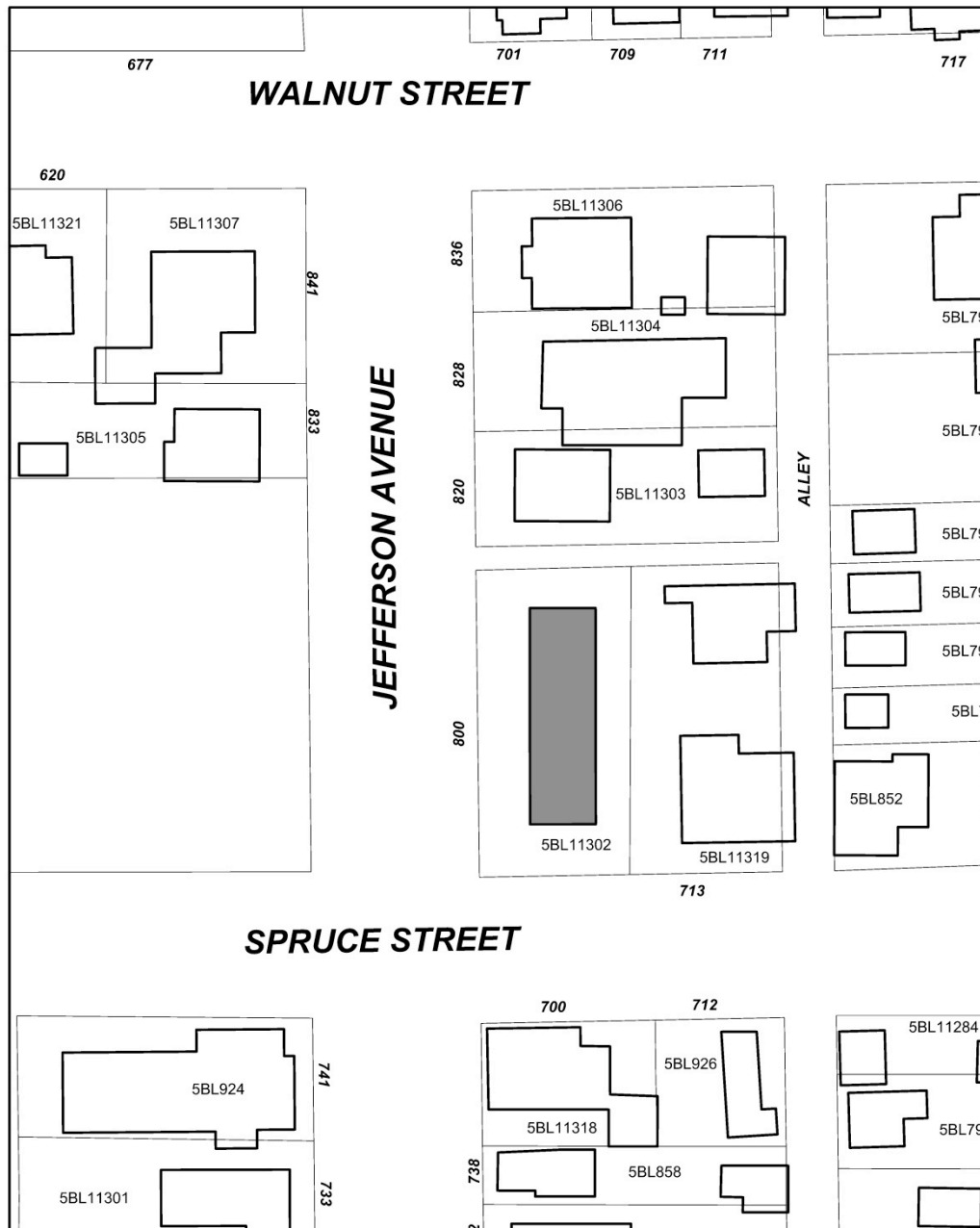
Architectural Inventory Form
USGS Location Map



800 Jefferson Avenue, Louisville, Colorado

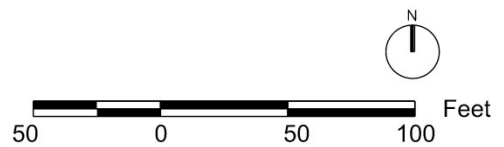
SOURCE: Extract of Louisville, Colorado
USGS map, 1994.





800 Jefferson Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado
GIS Files.



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5BL11302_800Jefferson_01 west



5BL11302_800Jefferson_02 southwest

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5BL11302_800Jefferson_03 east



5BL11302_800Jefferson_04 north

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800 Jefferson. Boulder County Real Estate Appraisal card, 1958.