

Resource Number: 5BL 11307
Temporary Resource Number: 157508484001

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 11307
2. Temporary resource number: 157508484001
3. County: Boulder
4. City: Louisville
5. Historic building name: Carlton House
6. Current building name: Mossoni House
7. Building address: 841 Jefferson Avenue, Louisville, CO 80027. Alternate previous addresses: 340 and 845 Jefferson. Louisville addresses were changed in the 1930s.
8. Owner name and address: Mossoni, C/O Mark Mossoni 2951 W 149th Ave Broomfield, CO 80023.



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; 488481 mE 4425375 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): 1 Block: 0
Addition: Mossoni Place Year of Addition: 1998
13. Boundary Description and Justification: The surveyed area is bounded by Jefferson Avenue on the east, Walnut Street on the north, and property lines on the west and south.

III. Architectural Description

14. Building plan (footprint, shape): Irregular plan
15. Dimensions in feet: Length 48 x Width 40
16. Number of stories: One
17. Primary external wall material(s): Brick, plywood/particle board
18. Roof configuration: Cross gabled roof

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19. Primary external roof material: Asphalt
20. Special features: Fence
21. General architectural description: 841 Jefferson is a one-story house of brick and wood frame construction, irregularly shaped in plan, with its primary elevation facing east to Jefferson Avenue. The foundation is concrete. The exterior is faced with red brick with horizontal composition gable siding on the west and north sides, which date from a 1959 addition presenting a more contemporary ranch-like style. The east and south elevations have horizontal composition siding painted white, with red brick wainscot and horizontal composition siding painted red at the front entrance and on the gables. The roof is a cross gable with a curved catslide shape over the enclosed porch at the front entrance. Roofing consists of dark gray asphalt shingles. On the east side, the roof has a pronounced overhang and there is a decorative scalloped shape on the lower edge of the fascia. The north and west sides have a shallow roof overhang and simple, unadorned fascia trim. The entrance is located at the north end of the east façade. It has a small concrete stoop and three concrete steps. The entrance has a clear-finished wood panel door with an aluminum storm/screen door. South of the entrance, centered below the east gable roof, there is a prominent "picture" window with flanking single-hung windows, sheltered by a shed-roofed awning. Typical windows on the house are 2/2 single-hung wood sash, some set in pairs, with white aluminum storm windows. The garage is located at the southwest corner of the property. It is attached to the house by a roof structure.
22. Architectural style/building type: Mixed style: Minimal traditional, Ranch, Tudor Revival (as altered)
23. Landscaping or special setting features: This property was originally developed as part of Jefferson Place, although it has since been re-platted to a different subdivision, Mossoni Place. 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.

841 Jefferson Avenue is on a large corner lot and the house was extensively remodeled and expanded in 1959. Like many of the other corner properties in Jefferson Place, this is a larger land parcel. The house is set back further from both streets than many other properties in the area. The house has a long, rambling floor plan that is unusual for the neighborhood, although the main façade facing Jefferson Avenue does retain some of the scale and features (front gable with overhang, light-colored horizontal siding, one-story height) of other nearby houses. The north elevation, facing Walnut Street, presents an entirely different character with its dark brick wall material and long ranch-style profile.

841 Jefferson has generous grassy front lawns that are open to both Walnut and Jefferson. The north side of the house also has a grass lawn, open to the adjacent property except for a tall wooden privacy fence west of the garage. A broad concrete driveway leads from Jefferson Avenue to the garage at the west end of the lot. The grade slopes down to the south. Both front lawns have shrubs and raised planters: a round brick planter on the north lawn, a brick and lava rock planter on the east lawn, a brick planter adjacent to the house with a curved planter of pink stone at the south corner. There is a covered patio connecting the garage and house. From the Jefferson Avenue city walk, a curved concrete walk leads to three concrete steps and a concrete stoop at the front entrance. A branch from the curved walkway leads southwest to the driveway.

24. Associated buildings, features, or objects: There is a red brick two-car garage at the southwest corner of the lot. A roof extension covers a patio between the house and garage. The garage has a gable roof with dark gray asphalt shingles, a white paneled overhead garage door facing east, a white pedestrian door and a white slider window facing north. The garage has a cupola roof vent topped with a weather vane.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: ca. 1896-1904 Actual: (1959, altered)
Source of information: 1896 homestead declaration, 1904 Louisville directory

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26. Architect: Unknown
Source of information: NA
27. Builder/Contractor: Unknown
Source of information: NA
28. Original owner: Jane Carlton
Source of information: Boulder County property deed
29. Construction history (include description and dates of major additions, alterations, or demolitions): The entire property was homesteaded in 1896 and the original house was built some time between 1896 and 1904. The 1950 Boulder County appraiser card shows the original house. In 1959, the house was extensively remodeled and expanded to the west. The front (east) and eastern 17 feet of the original house were retained. The card notes that materials "from the old house" were used in the addition. Possibly at the same time, the original front porch was enclosed, a brick veneer wainscot added, windows replaced in enlarged openings, and siding replaced. In 1979, a permit was issued for partial brick veneer. In 1981, a 16x14 addition was constructed on the south side of the house. The roof connection to the garage was built in 1986. In 1998 the property was replatted as Mossoni Place, with 841 Jefferson as Lot 1 and 620 Walnut (5BL11321) to the west, as Lot 2.

At the west end of the original property, a small secondary residence was built in 1959 and an adjacent alley was vacated in 1973. That house has the address 620 Walnut and is now on a separate parcel, although currently still under the same ownership.

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.

The property at 841 Jefferson was associated with two families, the Carlton family that helped found the Methodist Church one block away at 741 Jefferson (5BL924) and the Italian Mossoni family. The house, which was extensively remodeled and expanded in 1959, has a connected history with that of 620 Walnut (5BL11321), located just to the west.

841 Jefferson also has a connected history with that of 833 Jefferson (5BL11305), the next parcel to the south. Jane Carlton was a common owner of the properties in the 1890s. Jane Carlton owned the property at 841 Jefferson by 1893 and the property at 833 Jefferson by 1895, when she conveyed 833 Jefferson to her son-in-law, Fred Marriott. Marriott was married to Jane Carlton's daughter, Jennie. In 1896, Jane Carlton made a declaration of homestead with respect to this property at 841 Jefferson.

Jane Carlton acquired this property from R.S. Vanolinda, who acquired it from Jefferson Place developer Charles Welch in 1889. Rebecca Smith Vanolinda (1863-1940) arrived in the US from England in circa 1877 and married Charles Vanolinda in 1881. Records show that they had children. According to the 1885 Colorado state census, the family was living in Louisville and Charles Vanolinda was a coal miner. It is not clear whether they were living in this location at that time.

Jane Trimble Carlton (1849-1942) was the daughter-in-law of Thomas Carlton, who was the major force behind the founding of the Methodist Church nearby at 741 Jefferson (5BL924) in Jefferson Place. She was born in Carlisle, Cumberland, England and married David Carlton in 1868. Some records indicate that she came to the US in 1881.

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David Carlton died in 1892. His father, Thomas Carlton, who by all accounts was the major force behind the founding of the Methodist Church, died in 1892; his mother, Jane McLean Carlton, died in 1891.

Jane and David Carlton had at least six daughters: Ann (Knowles), Jane, or Jennie (Marriott), Sarah Isabella (Williams), Mary (Dutton), Margaret, and Mabel (Stoiber). In another connection with other Jefferson Place properties, Mabel Carlton married John Stoiber Jr. of 733 Jefferson (5BL11301) and they lived for a time at 700 Spruce (5BL11318) in Jefferson Place.

Census records and directories for Louisville show that Jane Carlton lived at 841 Jefferson for several decades with her unmarried daughter, Margaret Carlton (1878-1941).

The 1904 directory, which is the first directory for Louisville that gives residential locations, shows Jane Carlton and Margaret Carlton to be living in this location, described as "Walnut and Jefferson." The directories show that the residency of Jane and Margaret Carlton at 841 Jefferson continued almost without exception until 1940. Margaret died in 1941 and her mother, Jane, died in 1942.

Census records for Jane Carlton could not be located for 1900 or 1910, for unknown reasons. The 1920 census records show that also living with Jane Carlton at this location at that particular time were her daughter Mary Dutton, Mary's husband Harvey Dutton, and four children. Harvey Dutton worked as a miner. At the time of the 1930 census, Jane Carlton and her daughter Margaret were living by themselves at 841 Jefferson.

Directories show that in at least 1932 and 1933, this mother and daughter had a dry goods and notions business in the 800 block of Main Street. The business was known as "Carlton & Carlton."

Records show that Jane Carlton was a charter member of the Methodist Church and played a significant role in the Ladies Aid Society of the Methodist Church. In the following 1925 photo of the Ladies Aid Society, the woman seated on the farthest right is Jane Carlton, owner of 841 Jefferson.



The County gives 1905 as an estimated date of construction for the original house at 841 Jefferson, but the house is believed to have been constructed earlier. Boulder County has sometimes been found to be in error with respect to the dates of construction of historic buildings in Louisville. Jane Carlton purchased the property in the early 1890s and declared a homestead at the property with this legal description in 1896. She is also shown as living here in 1904, according to the Louisville residential directory for that year. The house at 841 Jefferson appears 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 house was extensively remodeled in 1959. The County now gives 1959 as the year of construction of the current structure, but Assessor photos suggest that it was an extensive remodel and expansion of the original structure. The assessor card notes that material from the original house was used in the remodel.

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Following the deaths of Jane Carlton and Margaret Carlton in the early 1940s, and after at least fifty years of ownership by the Carlton family, this property was rented out to John Cuning (1899-1982) and Maude Cuning (1898-circa 1964). He was a miner. Directories show that they lived at 841 Jefferson from at least 1943 to 1946. John Cuning's mother, Margaret Thirlaway, was related to members of the Thirlaway family who lived in Jefferson Place.

Although the exact year could not be located in the online County property records, it was between 1943 and 1948 that the Mossoni family purchased 841 Jefferson. In 1949, Lawrence and Marie (Zarini) Mossoni conveyed the property to their son, Norman Mossoni. Although the property has occasionally changed hands among members of the Mossoni family over the years, Norman Mossoni has been the primary owner and resident with his wife and family, and is the current owner to this day. Records indicate that he and his wife, Imogene, had children Mark, Troy, and Tracy, and that Imogene Mossoni passed away in 1972.

Norm Mossoni was born in Louisville in 1919 and grew up in his parents' home at 836 Main Street (5BL8013). His father, Lawrence (1889-1983), was an Italian-born Main Street businessman who had a hardware store on Main Street, owned the Twin Light Tavern (and before that, a pool hall) at 728 Main (5BL8009), owned what is today the Huckleberry building at 700 Main (5BL961.5), had a service station, invested in the Hi-Way Mine, and had other business interests in the Louisville area in addition to serving on the town council and serving as fire chief. Norman's mother, Marie Zarini Mossoni (1893-1973) grew up at 824 La Farge (5BL7992) in Jefferson Place as the daughter of Joseph and Virginia Zarini, who had both been born in Italy.

Norman Mossoni's jobs included working at the Twin Light Tavern, working as a contractor, and working at Dow Chemical and Rockwell International.

In 1959, the Mossoni family extensively remodeled and expanded 841 Jefferson and built the small house to the west, 620 Walnut. In 1973, an alley west of 620 Walnut was vacated. The 1980 Boulder County appraiser card for 841 Jefferson includes a photograph and appraisal of 620 Walnut, which was still part of the property at the time. In 1998, Norman Mossoni re-platted the entire parcel as "Mossoni Place" with 841 Jefferson on Lot 1 and 620 Walnut on Lot 2.

The Mossoni family has owned 841 Jefferson for at least sixty-three years.

Another address found for 841 Jefferson, under Louisville's old address system, was 340 Jefferson. The address was known as 845 Jefferson in 1940, when addresses were in transition.

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.

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.

Louisville Building Permit files

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.

 X 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: The property is worthy of nomination as a local Louisville landmark for its long association with the locally prominent Carlton and Mossoni families. Although the property lacks integrity dating from the period of Carlton family ownership, it does have a long history of at least 50 years of occupation and ownership by that family. It does have integrity dating from the long 63-year period of ownership and occupation by the locally prominent Mossoni family.

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.

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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 two locally prominent families, the Carlton and Mossoni families. The Carlton family homesteaded the property and owned and occupied the house for over 50 years. The Carltons helped to found the local Methodist Church and played a significant role in the Methodist Ladies Aid Society. The Mossoni family has owned the property for over sixty years and occupied it for most of that time. Norm Mossoni was a locally prominent businessman who owned a Main Street hardware store, a tavern, and service station. He was an investor in the local Hi-Way coal mine. Mr. Mossoni served as the Louisville fire chief and served on the town council.

43. Assessment of historic physical integrity related to significance: 841 Jefferson has integrity relative to its association with the Mossoni family, but not relative to its association with the Carltons.

Relative to its association with the Carlton family (ca. 1895 – ca. 1943): the house has integrity of location. It lacks integrity of setting due to prominent additions to the west and south that change the setting, and due to the 1959 construction of 620 Walnut to the west. It lacks integrity of design due to the west and south additions, enclosed front porch, and modified window openings. It lacks integrity of materials due to replacement siding, addition of brick, replacement windows and roofing. It lacks integrity of feeling due to the changes in scale and architectural style resulting from the extensive additions and modifications. It lacks integrity of association because the relationship to the Carlton family is not evident to a visitor; there have been too many changes to the property to convey that history. It lacks integrity of workmanship because the more recent construction does not display the same level of craftsmanship that was evident in the original.

Relative to its association with the Mossoni family (ca. 1946 – present): the house was significantly remodeled and expanded to the west in 1959. That change occurred more than 50 years ago. The significance of the Mossoni ownership/occupation was achieved both before and after 1959, so integrity can be assessed based on the property's qualities from 1959 (the major remodel/addition) and 1962 (50 years before 2012). Relative to the property's qualities between 1959 and 1962, it has integrity of location, setting, design, materials, feeling, workmanship and association. Although the south addition was built after 1962, it is not prominent from either Jefferson or Walnut, so integrity of design is compromised but not completely lost.

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

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 house is a contributing structure to a State Register and local historic district, and to a potential National Register historic district. Although it has been extensively remodeled, the modifications occurred during the period 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 X Noncontributing _____

Discussion: Although the house has been extensively remodeled, the modifications occurred during the period of significance.

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: 5BL11307_841Jefferson_01 through 5BL11307_841Jefferson_04
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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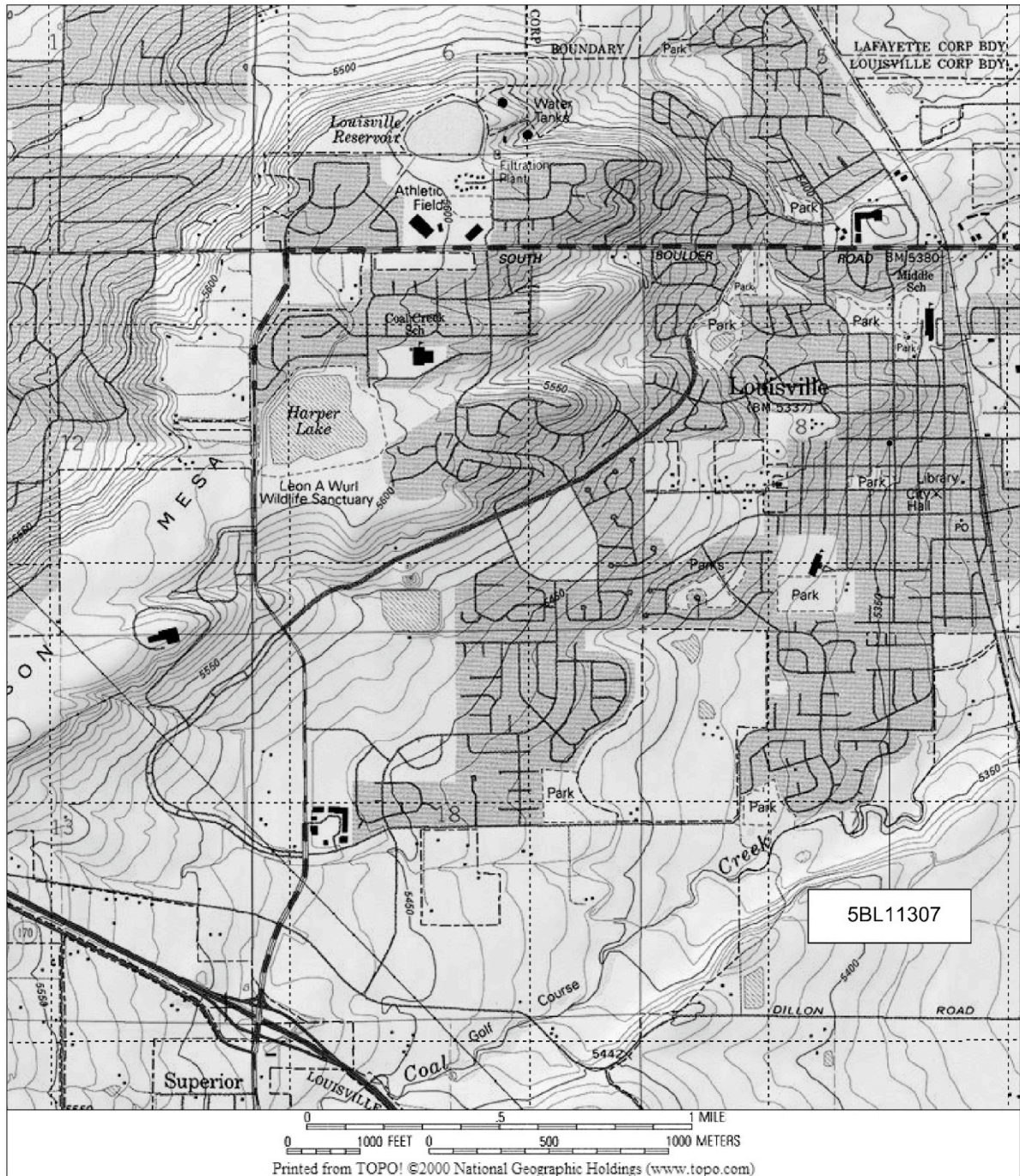
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

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

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USGS Location Map



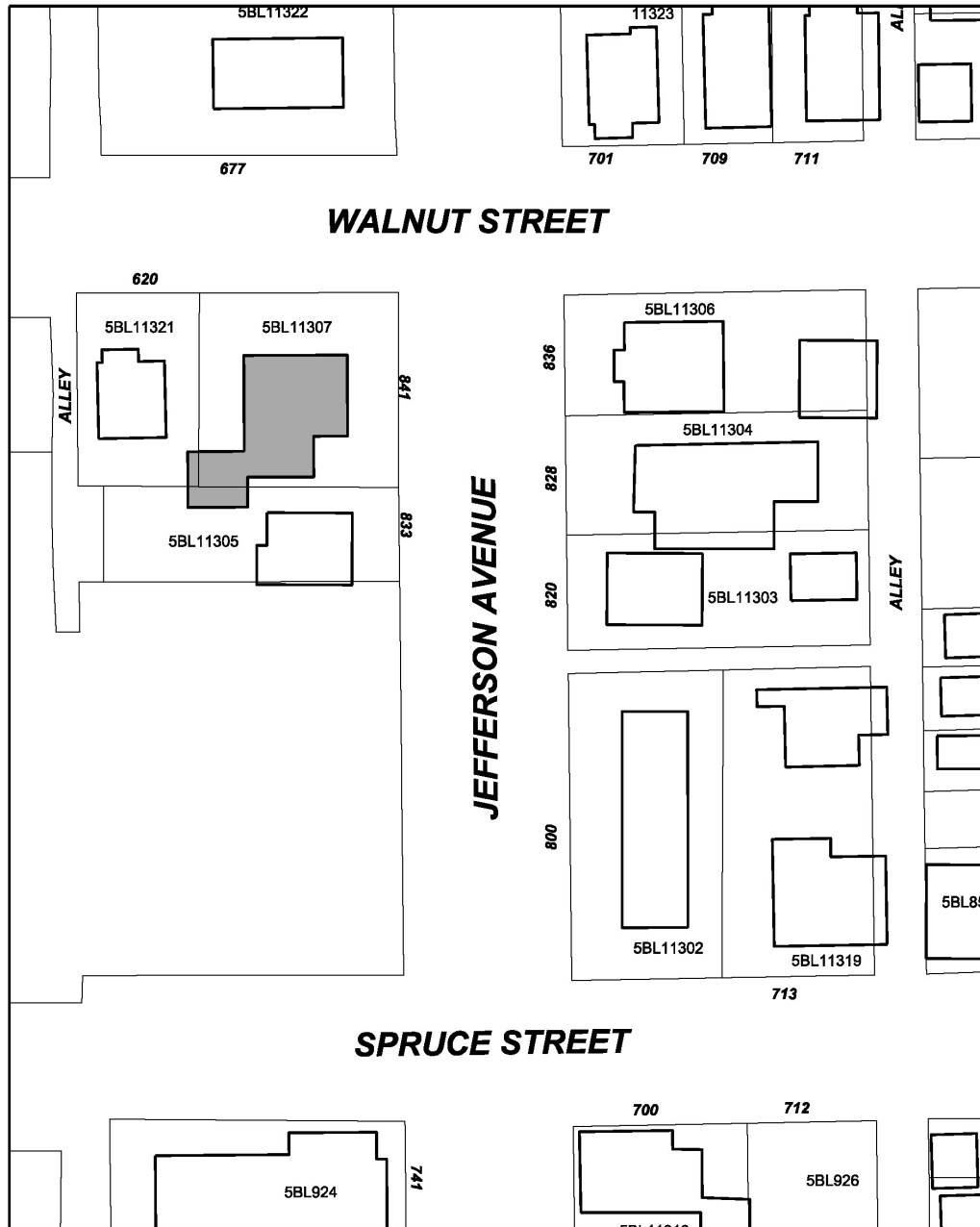
841 Jefferson Avenue, Louisville, Colorado

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



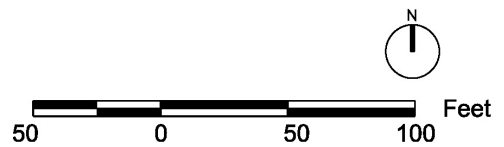
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Architectural Inventory Form
Site Location Map



841 Jefferson Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado
GIS Files.



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5BL11307_841Jefferson_01 southeast



5BL11307_841Jefferson_02 northeast

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5BL11307_841Jefferson_03 north



5BL11307_841Jefferson_04 west

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841 Jefferson. Boulder County Real Estate Appraisal card, 1959.



841 Jefferson. Boulder County Real Estate Appraisal card, 1950.

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841 Jefferson. Boulder County Real Estate Appraisal card, 1977-2.