

Resource Number: 5BL 923
Temporary Resource Number: 157508406003

OAH1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAH1403 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 923
2. Temporary resource number: 157508406003
3. County: Boulder
4. City: Louisville
5. Historic building name: Hamilton House
6. Current building name: Schulte House
7. Building address: 925 Jefferson Avenue, Louisville, CO 80027. Alternate address: 424 Jefferson. Louisville addresses were changed in the 1930s.
8. Owner name and address: Schulte, 925 Jefferson Ave Louisville, CO 80027-1815.



II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
NW ¼ of NE ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference NAD 83
Zone 13; 488484 mE 4425457 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 Block: 11
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): Rectangular plan
15. Dimensions in feet: Length 44 x Width 26
16. Number of stories: One
17. Primary external wall material(s): Wood horizontal siding
18. Roof configuration: Hip
19. Primary external roof material: Asphalt

20. Special features: Porch, chimney, fence
21. General architectural description: 925 Jefferson is a one-story wood frame structure, rectangular in plan, with its primary façade facing east to Jefferson Avenue. The foundation is brick. The exterior is clad with horizontal wood lap siding painted white. The main roof is hipped, with gray/green asphalt shingles. There are two red brick central chimneys. A prominent wraparound porch graces the full width of the front façade and 24 feet of the south side. The porch has a hip roof with a frieze and dentils. The porch roof is supported on turned wood posts with decorative brackets. Harkening to the days when this house was in the center of a large land parcel, the approach to the house is at an angle, with a concrete walk leading to four wooden steps at the corner of the porch. The stairs have a newer turned wood posts and railings. The porch floor is wooden boards painted blue, and the soffit is bead board painted white. The front door is clear finished wood with a nearly full-height oval glass light. A crawl space below the porch is enclosed with painted wood latticework. Windows on the original part of the house are regularly spaced, historic wood 4/4 divided light double hung sash. The west end of the house is a 1957 addition. This extends the full width of the house and has similar wood lap siding, a shed roof with gray asphalt roll roofing, three 9-light wood windows facing west and a side door leading to the back yard.
22. Architectural style/building type: Hipped-Roof Box
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. 925 Jefferson Avenue is consistent with these patterns and blends well with the scale and character of the neighborhood. This small house is set in the center of the block, flanked by neighboring small houses, although it once anchored the center of a six-lot estate. The house is set close to the street with a shallow, unfenced lawn at the front and sides. Somewhat uniquely for Jefferson Place, the front concrete walk approaches the house at an angle, leading to four wooden steps at the southeast corner of the wraparound front porch. There is a very large cottonwood tree in front and large juniper shrubs at the front and sides of the house. The rear yard contains a lawn and planted areas. It is enclosed with a combination of wire fencing and wood picket fencing.
24. Associated buildings, features, or objects: NA

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: ca. 1891 Actual: _____
Source of information: Boulder County property records for lot purchase and 1900 Federal census
26. Architect: Unknown
Source of information: NA
27. Builder/Contractor: Unknown
Source of information: NA
28. Original owner: Virginia Hamilton
Source of information: Boulder County property records
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The house was built at an unknown date between 1891 and 1905, most likely in 1891. For many years, the house had very generous side yards as it occupied the center of a six-lot property, lots 4 through 9. The two southernmost lots were sold in 1936 and the two northern lots were sold in 1952, leaving the property in its current two-lot configuration. A 10x26 rear addition was constructed in 1957. The original wood shingle roof was replaced at an

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unknown date with asphalt shingles. Turned wood posts at the front porch stair railing are more recently added. No other exterior modifications were noted.

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.

Virginia Hamilton and her family owned this property for over 65 years, and this was their residence. Virginia Hamilton was a school teacher in Louisville for many years, and this home was conveniently located near her place of work, which was the school for first and second grade students at 801 Grant (5BL7974). Virginia Hamilton was also one of the four charter members of Louisville's Saturday Study Club, a women's organization credited with bringing culture to the coal mining town of Louisville. The Hamilton family was also associated with 833 Jefferson (5BL8433) in Jefferson Place. 925 Jefferson has a connected history with 913 Jefferson (5BL8434) and 933 Jefferson.

Marybeth Chambers originally purchased the lots for this property in 1885 from Jefferson Place developer Charles Welch. She was involved in buying and selling a great deal of property in Louisville, as was her husband, John S. Chambers. John and Marybeth Chambers, along with Lyman and Helen Andrews, operated the businesses Andrews & Chambers, located on Front Street, then the Louisville Mercantile Company, located in the brick building that used to stand at 701 Main. All were from New York State, as was Welch. Marybeth and John Chambers were a prominent and influential couple in Louisville until John Chambers died, which appears to have occurred in the 1890s. Marybeth Chambers then moved to Denver to live with a relative, according to census records.

County property records show that Asenath Virginia Hamilton, nicknamed Jennie, purchased the lots for 925 Jefferson by 1891, when the deed was recorded.

Virginia Hamilton was from Missouri (born in 1851, it is believed) and her maiden name was Clemens. (Long after her death, it was believed by some in Louisville that she had been the sister of Samuel Clemens (Mark Twain), but they had been only distant cousins.)

Virginia Hamilton and her husband, Thomas, were living in Erie with their five children when he was struck by lightning and killed at the age of 30 in 1878. He was principal of Erie schools and postmaster in Erie.

The widowed Virginia and her children, who at that time ranged in age from 1 to 9, ended up living in Boulder in the early 1880s, then moved to Louisville. In the 1885 Colorado State Census, the family is shown as living on Main Street in Louisville and Virginia was already working as a school teacher to support her family.

The County gives 1905 as an estimated date of construction for this house, 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. The inventory record completed for 925 Jefferson in 1985 estimated that it was constructed in 1880-1890. The 1904 directory for Louisville has the Hamilton family, the owners of 925 Jefferson, as living on Jefferson Avenue north of Walnut, which is an accurate description of this property. Also, although the 1900 federal census does not indicate streets for Louisville, it does list the family as living very close to other families who resided on Jefferson, and states that the Hamiltons owned their house free of a mortgage. It seems likely that the house would have been constructed at around the time that Virginia Hamilton purchased the property in 1891.

The house at 925 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.

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The Hamilton property originally included what are now 913 Jefferson (lots 4&5) and 933 Jefferson (lots 8&9). These may have originally been used as side yards for the house. Frank Hamilton sold the property that became 913 Jefferson in 1936 and sold the property that became 933 Jefferson in 1952.

Virginia Hamilton's children who lived to adulthood and stayed in Louisville were her son Harry (1874-1918), who lived with his family at 833 Jefferson, and her son Frank (1877-1956), who was to live with his family at 925 Jefferson.

It is definitely known that Virginia Hamilton taught young children in Louisville for many years. Exactly which range of years is not known. Her obituary in *The Lafayette Leader* states that she taught in Louisville for 32 years.

In 1898, Virginia Hamilton was one of the four founding members of Louisville's Saturday Study Club, which was a women's club that sought to culturally enrich its members and the town. A primary reason why the Saturday Study Club is remembered today is because of its operation of the Louisville Public Library for a period of about thirty-five years. In fact, Virginia Hamilton's granddaughter, Asenath Hamilton, was one of the Camp Fire Girls who started the Louisville Library in 1924.



According to a 1904 *Denver Post* article, Virginia Hamilton became involved in local politics in 1904 by running for office as Superintendent of Schools on the Boulder County Prohibitionists' ticket. Information about the outcome of the election could not be located, but she apparently did not win.

In the photo at left from circa 1908, Virginia Hamilton has been identified as the teacher. She appears with her class in front of the brick school house at 801 Grant that was used for first and second grade classes and which is now the Louisville Center for the Arts. The photo is from the Louisville Historical Museum.



In this undated photo, Virginia Hamilton is again shown with a class by the same brick school. This photo is also in the Louisville Historical Museum.

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In the next photo, which is from the Carnegie Branch Library for Local History in Boulder and is dated 1900, Virginia Hamilton is shown in the center front with the teaching staff and board of the Louisville school:



Virginia Hamilton died in 1925 at the age of 74. According to her obituary, “Hundreds of the residents of [Louisville] and hundreds more who are scattered to the four corners of the earth were pupils of Mrs. Hamilton.... As a token of respect the schools were closed as were the business houses and the funeral was one of the largest ever held in Louisville.”

Virginia’s son, Frank Hamilton (1877-1956), then owned and lived at 925 Jefferson with his wife, Sarah “Sade” or “Sadie” Hilton Hamilton (1877-1942). Sadie was herself a member of a pioneer Boulder County family from England. Earlier in his life, Frank was a coal miner and operated a saloon in Superior, and he later became a deputy County Clerk and a County road overseer. His obituary in the Daily Camera stated that he was “one of the community’s leading citizens.” Sarah’s Daily Camera obituary, according to Columbia Cemetery records, stated that “she was one of the most popular residents of Louisville.”

At the time of the 1930 census, Sarah Hamilton’s brother, Samuel Hilton, also resided with them at 925 Jefferson.

Members of the extended Clemens/Hamilton family, including the parents of Virginia Clemens Hamilton who are believed to have brought the family out to Colorado, are buried in the Columbia Cemetery in Boulder.

Following the death of Frank Hamilton in 1956, his granddaughter, Norma Lou Kuempel, sold the property.

The additional owners since the property left the Hamilton family in 1957 have been: Everette Burd; Carl & Allegra Collister; Delbert & Leona Jones and Peggy Frank; James Goudelock & Jo Ann Feigenheimer; Richard Jackson; Philip & Louisa Prescott; and the current owner, Elizabeth Schulte, who has owned the house since 1979.

Another addresses found for 925 Jefferson, under Louisville’s old address system, was 424 Jefferson.

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

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.

Columbia Cemetery (Boulder) records, accessed at Boulder Genealogical Society website,
<http://www.rootsweb.ancestry.com/~bgs/>

"Boulder Prohibs Name Full Ticket." *Denver Post*, September 30. 1904. Accessed at www.genealogybank.com .

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: The property is worthy of nomination as a Louisville Historic Landmark as a good example of a Hipped-Roof Box form house in Louisville. It is also worth of nomination for its long association with the Hamilton family for over 60 years. Virginia Hamilton was a well-known teacher who taught in Louisville for 32 years and was one of four founding members of Louisville's Saturday Study Club. Frank

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Hamilton was a coal miner, saloon operator and deputy County Clerk who was identified as one of the community's leading citizens.

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: The property is eligible for the State Register under Criterion C for architecture as a good example of a Hipped-Roof Box form house, with the period of significance of 1891, and 1957 for the addition.

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): Architecture

40. Period of significance: 1891 and 1957 (addition)

41. Level of significance: 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. Although Jefferson Place was platted in 1880, few homes were actually built here before 1900. The property is significant for architecture as a good example of a Hipped-Roof Box form house. It is locally significant for its 60+-year association with Louisville's prominent Hamilton family. Virginia Hamilton was a well-known Louisville teacher and founding member of the Saturday Study Club. Frank Hamilton was a coal miner, saloon operator, deputy County Clerk and a leading citizen in the community.

43. Assessment of historic physical integrity related to significance: The property has integrity of location, design, materials, workmanship and feeling. Integrity of setting is compromised by the construction of adjacent homes that reduce the once-substantial size of the property. Integrity of association with the Hamilton family is lost, but association with Jefferson Place subdivision is still intact. There is a 1957 addition, but it is within the period of significance. The addition is small, on the rear, and not readily visible from the street.

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 ___

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

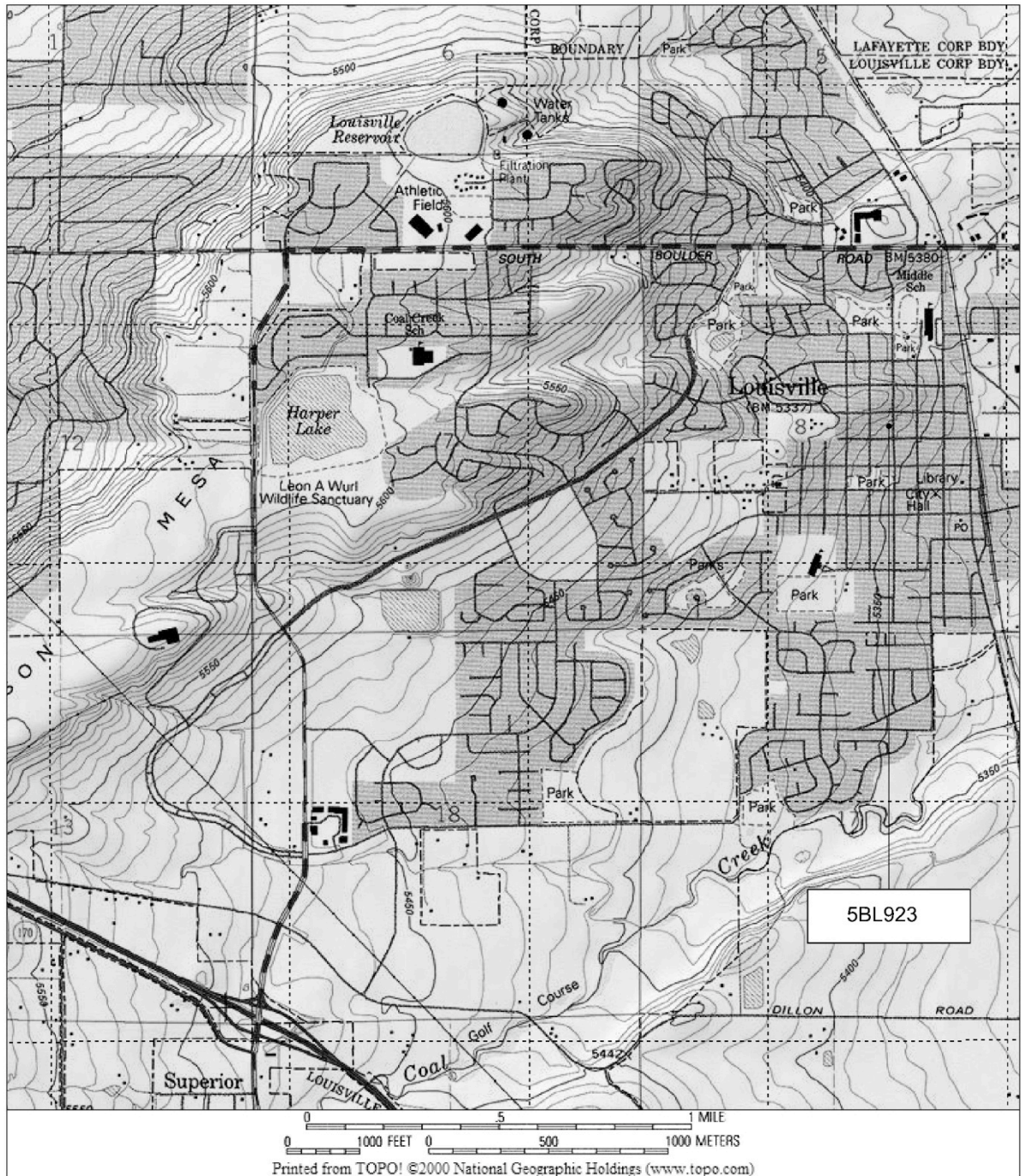
47. Photograph numbers: 5BL923_Jefferson_01 through 5BL923_Jefferson_04.
Digital images filed at: City of Louisville, Planning Department
48. Report title: Historical and Architectural Survey of Jefferson Place Subdivision, Louisville, Colorado
49. Date(s): 2013
50. Recorder(s): Kathy and Leonard Lingo, 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



925 Jefferson Avenue, Louisville, Colorado

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



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5BL923_925Jefferson_01 east



5BL923_925Jefferson_02 south

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5BL923_925Jefferson_03 north



5BL923_925Jefferson_04 west

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