

Resource Number: 5BL 11311  
Temporary Resource Number: 157508406002

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 11311
2. Temporary resource number: 157508406002
3. County: Boulder
4. City: Louisville
5. Historic building name: Cable/Hilton House
6. Current building name: Lester House
7. Building address: 933 Jefferson Avenue, Louisville, CO 80027.
8. Owner name and address: Patricia Lester, 6761 Lupine Cir Arvada, CO 80007.



### 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 ; 488482 mE 4425471 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): 8,9 Block: 11  
Addition: Jefferson Place Year of Addition: 1880
13. Boundary Description and Justification: The surveyed area 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 34 x Width 30
16. Number of stories: One
17. Primary external wall material(s): Horizontal siding
18. Roof configuration: Front gable
19. Primary external roof material: Asphalt roof

20. Special features: Porch, fence
21. General architectural description: The house is a simple one-story residence of wood frame construction with a concrete foundation. Its primary façade faces east to Jefferson Avenue. The roof is a front gable covered with tan asphalt shingles. The western portion of the house has an offset gable ridge. Eaves are boxed. There is a large metal roof vent above the southeast corner of the house, presumably serving an interior wood stove or fireplace. The exterior of the house is clad with horizontal white siding, with tan siding on the gables. The entrance is at the southeast corner, where an inset, covered porch is set four steps above the sidewalk. The steps are concrete and wrap around the porch with radiused corners. The front door faces south. Its material is clear finished wood with three small vertical lights, and a storm door. Typical windows on the house are single hung aluminum with tan painted wood trim and decorative shutters painted black. The south end of the front façade features a "picture" window flanked by small single hung windows and sheltered by a wood-framed awning on metal scrollwork struts.
22. Architectural style/building type: Ranch
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. Although 933 Jefferson Avenue was built in the 1950s in a more contemporary style, it is consistent with these patterns and blends well with the scale of the neighborhood. The property has a small front lawn with a large tree. A concrete walk leads to four steps up to the front entrance porch at the southeast corner of the house. There are low shrubs and a tall, red Roman brick planter along the front of the house. Along the south side, there is a split concrete drive leading to a detached garage in the southwest corner of the property. The north side yard is narrow and grassy, with chain link fencing along the north property line. The back yard has a lawn, small shrubs and a brick patio. There is a tall cedar privacy fence along the alley.
24. Associated buildings, features, or objects: The garage has a gable roof with tan asphalt shingles and exposed rafter tails. The exterior is clad with horizontal simple drop wood siding painted white except for the gables, which are painted tan. The overhead garage door is wooden with 8 panels and two lights. It opens east to the driveway. There is a fixed wood sash window facing west at the alley. Attached to the north side of the garage is a shed awning on wood posts, with a brown-painted wood fascia. This covers a patio that is screened from the alley by fiberglass and painted vertical wood siding.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1952  
Source of information: Boulder County property records
26. Architect: Unknown  
Source of information: NA
27. Builder/Contractor: Unknown  
Source of information: NA
28. Original owner: Thomas Cable  
Source of information: Boulder County property records
29. Construction history (include description and dates of major additions, alterations, or demolitions): The house and garage were constructed in 1952. At an unknown date, an original window east of the front door was filled in and a large metal roof vent pipe was installed above that location. The covered patio was added in 1967.
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 house at 933 Jefferson was built in 1952 by the Cable/Hilton family and is still owned by a member of the family. The land was originally part of the Virginia Hamilton House property at 925 Jefferson (5BL923). The owner and resident of 933 Jefferson, Thomas Cable, was the nephew of Frank and Sade Hamilton of 925 Jefferson. The Hamilton family was also associated with 833 Jefferson (5BL11305) and 913 Jefferson (5BL11308) in Jefferson Place.

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 this parcel by 1891, when the deed was recorded. Her home at 925 Jefferson was the original home on her property. More biographical information about Virginia Hamilton and her family can be found in the inventory form for 925 Jefferson.

The lots for 913 Jefferson, to the south, and 933 Jefferson, to the north, appear to have served as side yards to the Hamilton house at 925 Jefferson. Virginia Hamilton's son, Frank, sold the property that became 913 Jefferson in 1936 and sold the property that became 933 Jefferson in 1952.

Frank Hamilton (1877-1956), owned and lived at 925 Jefferson with his wife, Sarah "Sade" or "Sadie" Hilton Hamilton (1877-1942). Sade was herself a member of a pioneer Boulder County family from England. At the time of the 1930 census, Sade Hamilton's brother, Samuel Hilton, also resided with them at 925 Jefferson.

The sister of Sade Hilton Hamilton and Samuel Hilton, Bessie Hilton, married Norman Cable and had Thomas Cable. In 1952, Thomas Cable and his wife, Mary Malczyk, purchased the property at 933 Jefferson from Frank Hamilton, who owned and resided at 925 Jefferson and who was Thomas Cable's uncle by Frank's marriage to Sade Hilton.

Tom Cable was born in Louisville in 1919 and died in 2010 at the age of 91. According to his obituary, he "lived all his life in Louisville, much of it only two blocks from the house where he was born," which was at 932 Main Street (5BL8018). He married Mary Malczyk in 1942 and served in the US Navy during World War II.

According to his obituary, Tom Cable began his career as a baker, which was a trade that he learned in the Navy. He became Baker Plant Manager for King Soopers. He was also highly involved in the Louisville community, including as a volunteer firefighter.

Mary Malczyk Cable was born in Superior in 1920 as the daughter of Andrew and Rosie Malczyk, who farmed in Superior. She and Tom Cable met at a dance in Eldorado Springs. Like her husband, she was very active in Louisville organizations. She died in 1996.

Thomas and Mary Cable's daughter, Patricia Lester, stated that her parents had the house at 933 Jefferson built in 1952, and she and her parents and sister moved in when she was in the second grade. Previously, they had lived at a few different locations in Louisville, including with her grandmother, Bessie Hilton Cable, at her home at 932 Main (5BL8018). She recalls that the back room at 933 Jefferson was added in 1966 or 1967. The swing set in the yard was made in Louisville in the 1950s by Dom Tomeo.

Resource Number: 5BL 11311  
Temporary Resource Number: 157508406002

Boulder County records confirm that the house was constructed in 1952.

Tom Cable lived in the house from 1952 until shortly before he passed away in 2010. Patricia's sister, Sandra Cable, who also had been a resident of the house, died in 1992.

Today, the house is owned by Tom and Mary Cable's daughter, Patricia Lester. It is currently rented to Janelle Manzanaras.

No other addresses were found for 933 Jefferson, as it was constructed in 1952 after Louisville's new address system was adopted.

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](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.

Archival materials on file at the Louisville Historical Museum, including a typewritten Hilton family history donated by Patricia Cable Lester.

Interview by Museum Coordinator Bridget Bacon of Patricia Cable Lester, January 19, 2012.

## 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: Not eligible

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 an example of a later infill building constructed within Louisville's first residential subdivision, Jefferson Place near the end of the district period of significance. The property is significant for its 60-year association with the Cable family that continues to the present day. The house was built by long-time Louisville resident Thomas Cable, who lived his entire life in Louisville and was very active in the community.

43. Assessment of historic physical integrity related to significance: The house has integrity of design, materials, setting, location, workmanship, feeling and association.

**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. The house and garage are contributing structures to a State Register and local historic district, and to a potential National Register historic district.

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 \_\_\_\_\_  
The house was built during the district period of significance and retains its integrity.

- 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: 5BL11311\_933Jefferson\_01 through 5BL11311\_933Jefferson\_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

Resource Number: 5BL 11311

Temporary Resource Number: 157508406002

- 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

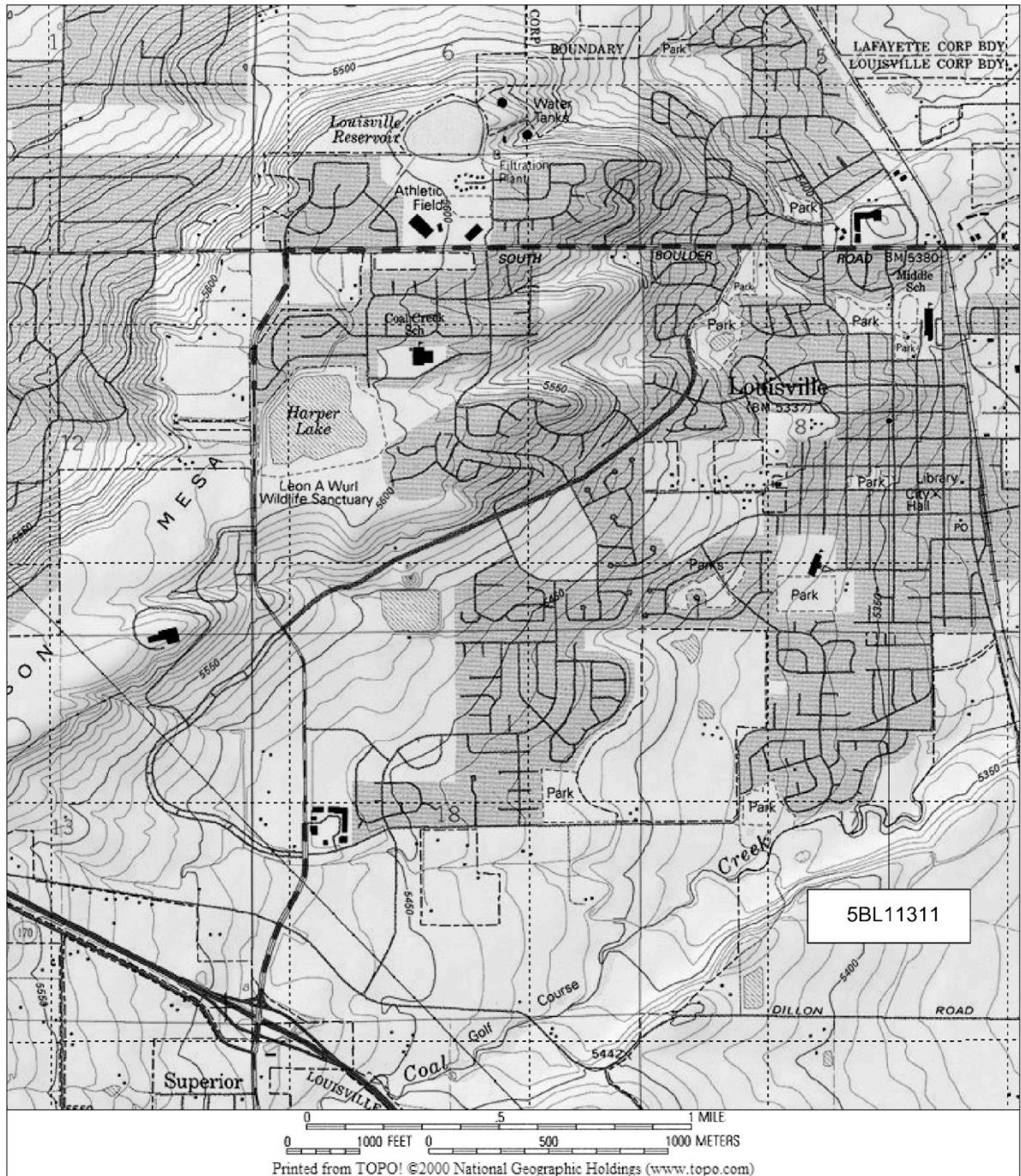
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

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

Resource Number: 5BL 11311  
Temporary Resource Number: 157508406002

Resource Number: 5BL11311

Architectural Inventory Form  
USGS Location Map



933 Jefferson Avenue, Louisville, Colorado

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





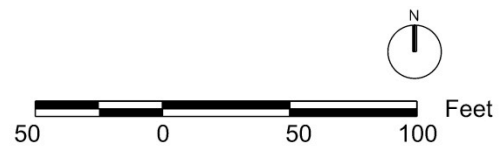
Resource Number: 5BL11311

Architectural Inventory Form  
Site Location Map



933 Jefferson Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado  
GIS Files.



Resource Number: 5BL 11311  
Temporary Resource Number: 157508406002



5BL11311\_933Jefferson\_01 east



5BL11311\_933Jefferson\_02 south

Resource Number: 5BL 11311  
Temporary Resource Number: 157508406002



5BL11311\_933Jefferson\_03 northeast



5BL11311\_933Jefferson\_04 garage west

Resource Number: 5BL 11311  
Temporary Resource Number: 157508406002



933 Jefferson. Boulder County Real Estate Appraisal card, 1952.