

Resource Number: 5BL7977
Temporary Resource Number: 157508436004

COLORADO CULTURAL RESOURCE SURVEY
Cultural Resource Re-evaluation Form

OAHP1405
Rev. 9/98

1. Resource Number: 5BL7977 2. Temp. Resource Number: 157508436004
2A. Address: 616 LaFarge Avenue, Louisville, CO 80027
(Previous address prior to 1939: 121 LaFarge. Louisville addresses were changed in 1939. 1943 Louisville directory lists this property as 622 La Farge. LaFarge is sometimes spelled La Farge. Alternate addresses may be 616 La Farge, 622 LaFarge, 121 La Farge.)

3. Attachments
(check as many as apply)
 Photographs
 Site sketch map
 U.S.G.S. map photocopy
 Other _____
 Other _____

4. Official determination
(OAHP USE ONLY)
 Determined Eligible
 Determined Not Eligible
 Need Data
 Nominated
 Listed
 Contributing to N.R. District
 Not Contributing to N.R. Dist

5. Resource Name: Historic name: Wilson House
Current name: Seago House

6. Purpose of this current site visit (check as many as apply)

- Site is within a current project area
 Resurvey
 Update of previous site form(s)
 Surface collection
 Testing to determine eligibility
 Excavation
 Other

Describe This property is within the Jefferson Place Subdivision in Louisville, which is being evaluated for historic district potential in 2010 – 2011.

This resurvey is part of the historic district evaluation process.



7. Previous Recordings: Architectural Inventory Form 2000, as part of "Old Town" Louisville Historical Building Survey by Carl McWilliams of Cultural Resource Historians.
8. Changes or Additions to Previous Descriptions:

Construction History:

The property has been extensively modified in several different construction episodes. According to City of Louisville building permit files, a 23' x 8.5' addition was constructed in 1963 and the garage was built in 1965.

In 1975, safety corrections and upgrades were completed by contractor Sunrise Enterprises, under the auspices of the Louisville Urban Renewal Authority. This work included grading and addition of a concrete apron on the south side of the house; re-roofing; fascia replacement; exterior crawl space access on the east side; gutters; and painting. The work also included corrections to interior plumbing and electrical code violations; interior doors, trim, floor coverings, sheetrock, and painting.

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At an unknown date between 1941 and 1977, based on Boulder County Assessor photographs, the northern half of the open entrance porch was enclosed, porch trim and wood picket railing removed, and the window opening on the west elevation was reduced in size.

The fireplace and exterior red brick chimney on the south elevation were added in 1980. In 1982, a two-story addition was constructed to the east of the 1963 addition.

In 2006, 50% of the exterior siding on the house was replaced, 10 new windows were installed (some in new or enlarged openings), and all of the garage siding was replaced. At this time, an attempt was made to make the house appear more "historic". The elevation along LaFarge was altered by the additions of synthetic horizontal siding, non-historic synthetic fish scale gable siding, a turned wood corner post at the front porch, shutters, faux divided light windows, a fixed octagonal window, and a curved brick entrance walk flanked by a pair of coach lamps.

The faux stone siding noted in the 2000 inventory was removed in 2006. All of the siding is now light tan synthetic siding, with light gray/green synthetic fish scale gable siding. Trim is dark reddish brown. The roofing consists of brown asphalt shingles. The primary entrance door has been replaced with a clear finish wood door with an oval glass light and decorative scrollwork.

The garage has the same siding and roofing as the house. The garage door has been replaced with a tan paneled overhead door with four glass lights.

Landscape or special setting description: 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, many character-defining features have been preserved.

616 LaFarge is consistent with these patterns. Although its integrity has been compromised by extensive modifications and a large addition, the addition is in the rear. As viewed from the street, the house retains the scale of the neighborhood.

9. Changes in Condition: The property is in excellent condition, having undergone extensive construction in 2005.
10. Changes to Location or Size Information: None.
11. Changes in Ownership: The house was sold in 2005 to Stuart Bray, who resold it to current owner Brad Seago
12. Other Changes, Additions, or Observations:

The following history gives information about the ownership and residents of 616 La Farge Avenue that is more extensive than that contained in the 2000 Architectural Inventory Form. It was recently found that members of one family, the Wilson family, owned this property for 101 years.

The property at 616 La Farge is made up of Lot 8 and Lot 9, Block 1. According to the Boulder County online property records, which give the dates when documents were recorded, Lewis Wilson acquired Lot 8 and Lot 9 in separate transactions in 1904. Lot 8 had been owned by Albert Gredler, who acquired it from the subdivision developer, Charles C. Welch, in 1893. Lot 9 had been owned by J.H. Gilfillan. Information on exactly when Gilfillan acquired Lot 9 could not be located.

According to Lewis Wilson's obituary from 1950, he was born in 1870 and was believed to have been the first white child to be born in the area that was to become Louisville. His parents were Robert and Josephine Wilson, who were Irish immigrants. Robert Wilson was said to have drilled for coal veins all over Colorado. Lewis' mother, Josephine Wilson, built and owned the first hotel in Louisville, which was originally called the Wilson House and was located on the southeast corner of Pine and La Farge (just two buildings away from 616 La Farge). The building is no longer

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extant. Lewis Wilson married May Wells of Missouri in about 1893 and they raised seven children in this home. Their son Arlo Wilson became Chief of Police in Louisville.

Lewis Wilson worked at several coal mines in the Louisville area, including as foreman of the Rex #2 Mine, and was superintendent of the Acme Mine located nearby at Hutchinson & Roosevelt. According to Lewis Wilson's obituary in The Louisville Times, "He put in lots of time drilling and prospecting for coal veins around this area and in southern Colorado and was superintendent of several mines."

Lewis Wilson conveyed Lots 8 and 9 to his wife, May Wilson, in 1904 by quit claim deed.

The Census records show that the Wilson family may have lived on at least part of this property even earlier than 1904. The 1900 federal census shows them listed between the family that lived at 601 La Farge at that time (the Wilcox/Wilcoxson family) and the family that lived at 633 La Farge at that time (the Stecker family). The 1900 census also shows that May Wilson's mother, Libbie Wells, was living with the family.

Boulder County gives 1898 as the year of construction for this house. However, the house appears to have been constructed between the time of the 1900 Sanborn map and the time of the 1908 Sanborn map. (It is also shown in the correct location on the 1909 Drumm's Wall Map of Louisville.) Due to the fact that the house is shown on the 1908 Sanborn map as sitting on both Lot 8 and Lot 9, it would appear that the house was not constructed earlier than 1904, when it is believed that Lewis Wilson acquired the two lots from different owners. Thus, it would appear to have been constructed between 1904 and 1908.

Directories show that Lewis and May lived at this house throughout the first half of the 1900s. Lewis' name was sometimes given as "Louis" in these directories, and May's name was sometimes given as "Mae." In 1904, they are listed as living on La Farge. For the directories of 1918, 1921, 1923, 1926, 1928, 1930, 1932, 1935, and 1936, the address is given as 121 La Farge. In 1939, which started to give addresses using a new address system that had been adopted, the address is given as 616 La Farge. 616 La Farge continued to be used to the present day, with the exception of 1943, when the address of 622 La Farge was used. (The 1943 directory has been found to list a number of slightly deviant address numbers.)

May Wilson is believed to have died between 1946 and 1949, and soon after that, a Wilson daughter, Libbie Uhrich, came to live in the house with her children so that she could take care of her father, Lewis. Libbie is listed in directories as residing at this address in 1951, 1952-53, and 1953.

Following the deaths of Lewis and May Wilson, their grandson, Ralph Wilson, came to own the house at 616 La Farge beginning in 1957. Ralph and his wife, Beatrice Maxwell Wilson, made it their home, as shown by Louisville directories of 1958, 1960, and 1966. Ralph Wilson's occupation could not be determined. Beatrice worked as an administrative assistant at the University of Colorado, according to her obituary.

Following the death of Ralph Wilson in 1969, and that of Beatrice Wilson in 1983, the house became the property of their son, Michael, in 1984. It was conveyed out of the Wilson family in 2005.

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

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

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Archival materials on file at the Louisville Historical Museum, including Lewis Wilson obituary, Louisville Times, undated, believed to date from January 1950.

Conarroe, Carolyn, The Louisville Story, Louisville Times, Inc., 2000.

Interviews conducted by Louisville Historical Museum Coordinator Bridget Bacon with Wilson granddaughters Darlene Rohr (2/3/2009) and Leanne Dillon (12/2/2007).

City of Louisville, Colorado, building permit files.

13. National Register Eligibility Assessment:

Eligible _____ Not eligible X Need data _____

Explain: The property lacks sufficient integrity to be individually eligible to the National Register.

13A. Colorado State Register and Louisville Local Landmark: Not Eligible X

13B. Historic District Potential: This building is outside the boundaries of a State Register historic district, local historic district, and a potential National Register historic district. Due to loss of integrity, the southeast portion of the Jefferson Place Subdivision, in which this building is located, is not included within the boundaries.

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. Most of the Jefferson Place subdivision, but not this portion, 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.

14. Management Recommendations: None.

15. Photograph Types and Numbers: 5BL7977_616LaFarge_01 through 5BL7977_616LaFarge_07

16. Artifact and Field Documentation Storage Location: Electronic files of forms with embedded photos and maps at Colorado Historical Society. Electronic files of forms, and electronic files of photographs at City of Louisville, Colorado, Planning Department.

17. Report Title: Historical and Architectural Survey of Jefferson Place Subdivision, Louisville, Colorado

18. Recorder(s): Kathy and Leonard Lingo of Avenue L Architects, and Bridget Bacon of City of Louisville

19. Date(s): 2013

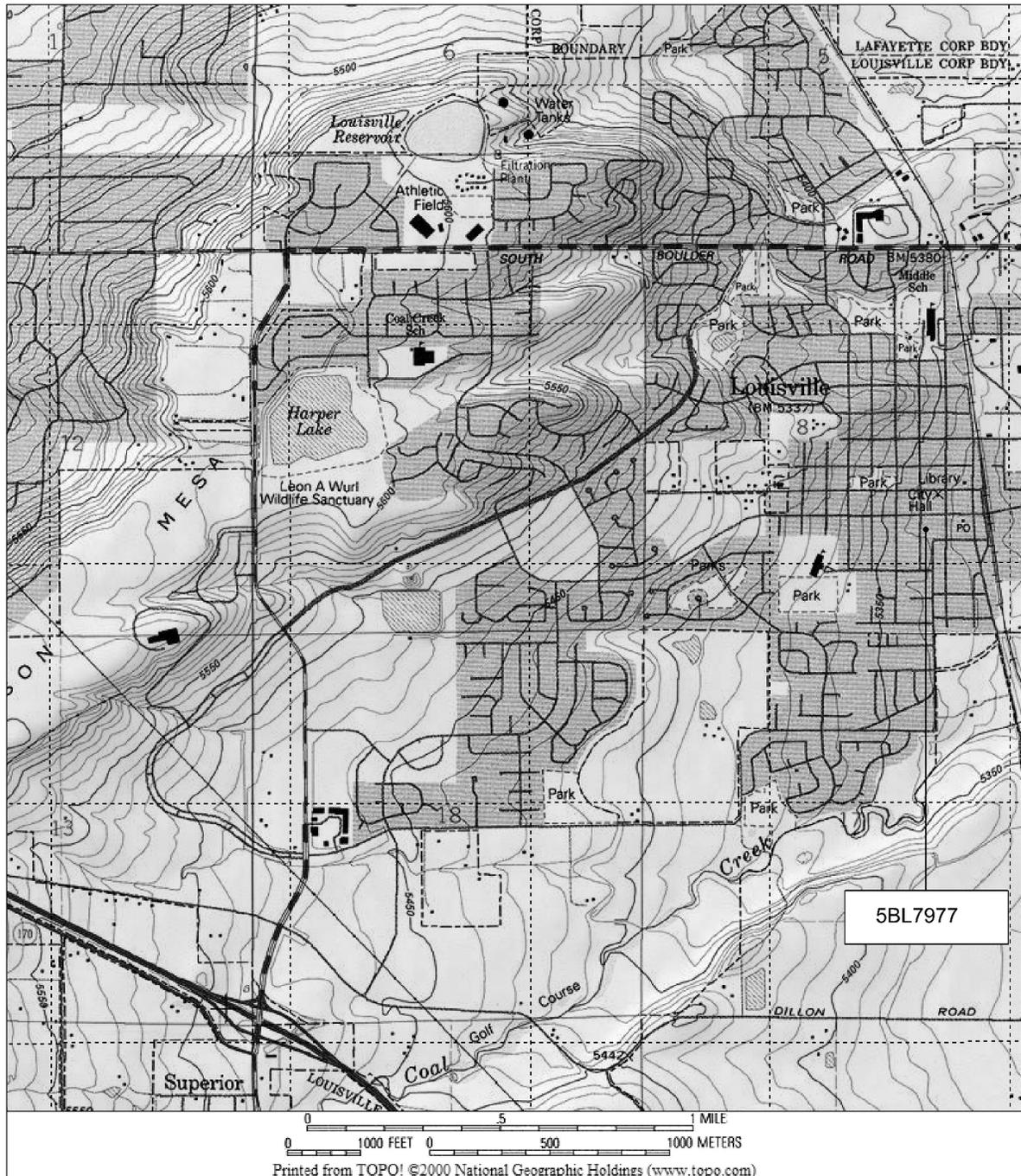
20. Recorder Affiliation: Avenue L Architects, 3457 Ringsby Court Suite 317, Denver CO 80216 (303) 290-9930

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

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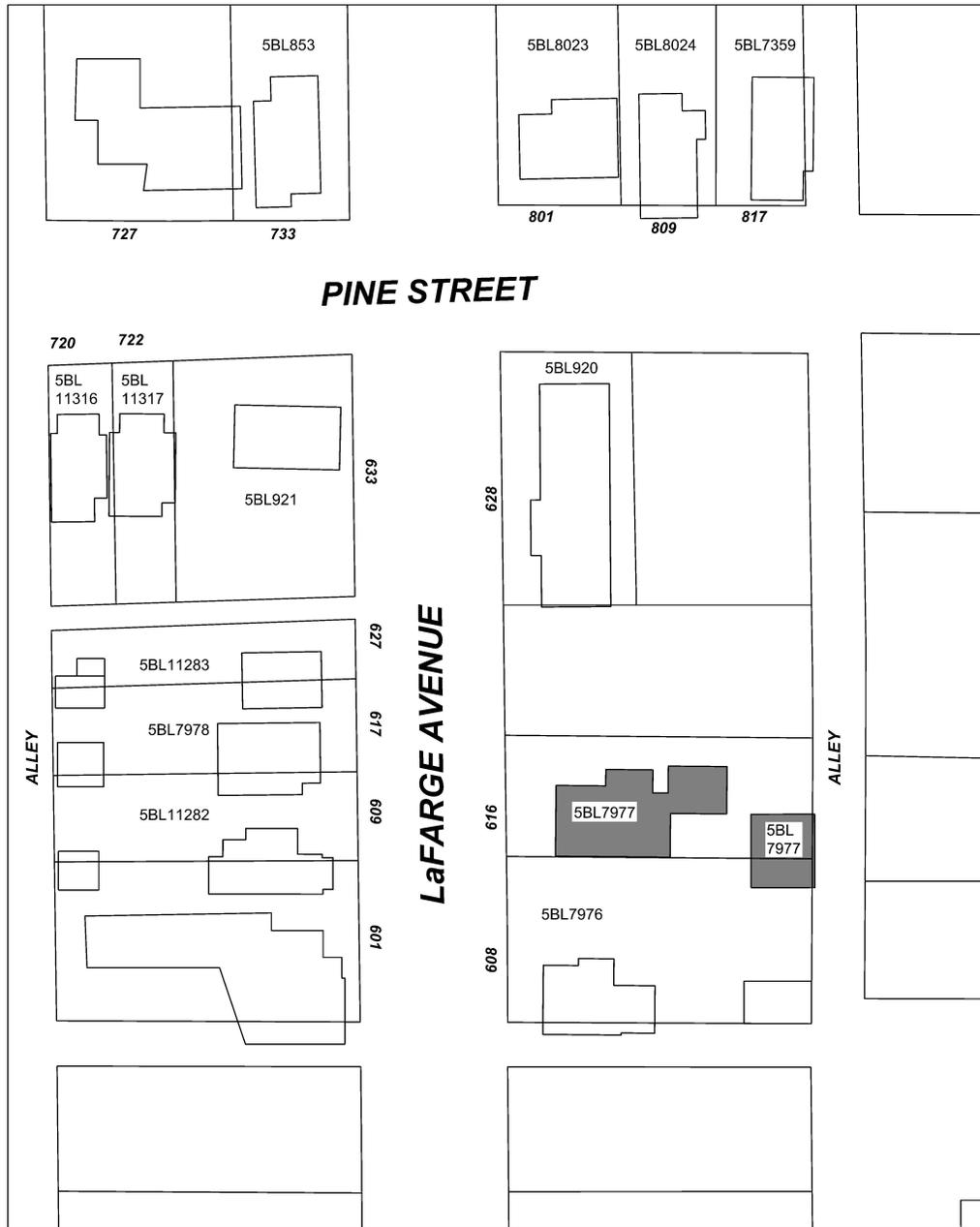
Architectural Inventory Form
USGS Location Map



616 LaFarge Avenue, Louisville, Colorado

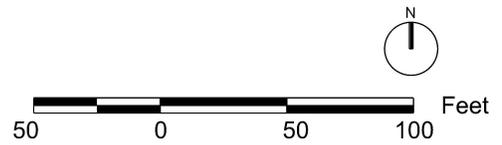
SOURCE: Extract of Louisville, Colorado
USGS map, 1994.





616 LaFarge Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado
GIS Files.



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5BL7977_616LaFarge_01 West



5BL7977_616LaFarge_02 South

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5BL7977_616LaFarge_03 Northwest



5BL7977_616LaFarge_04 North

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5BL7977_616LaFarge_05 East



5BL7977_616LaFarge_06 Garage Northeast

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5BL7977_616LaFarge_07 Garage South



Undated photo, ca. 1920, Louisville Historical Museum 2009.013.003. Darwin and Arlo Wilson at 616 LaFarge

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Undated photo, ca. 1920, Louisville Historical Museum 2009.013.006. Lewis and May Wilson at 616 LaFarge



1941 Boulder County Appraisal Card photo



1977 Boulder County Appraisal Card photo