

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 5

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:** 5JF.1022
2. **Temporary Resource Number:** N/A
- Parcel Number: 30-284-17-002
- SHF/CLG Grant Number: N/A
- Temp. Survey Number: 3
3. **County:** Jefferson
4. **City:** Golden
5. **Historic Building Name:**
Schultz House, Jackson House/Rental Property
6. **Current Building Name:**
Golden Solar, Your Ashtanga Yoga



7. **Building Address:** 612-14 10th Street, Golden
8. **Owner Name and Address:** 614 10th St. LLC, 305 Lookout View Drive, Golden, Colorado 80401

II. GEOGRAPHIC INFORMATION

9. **P.M.** 6th **Township** 3 S **Range** 70 W
SE 1/4 SE 1/4 NW 1/4 SE 1/4 of Section 28
10. **UTM Reference(s):** Zone 13, 480990 E, 4400982 N
11. **USGS Quad Name:** Golden, Colo. **Year:** 2016 **Map Scale:** 7.5'
12. **Lot (s):** 10 **Block(s):** 27
Addition: North Golden **Year of Addition:** 1869
13. **Boundary Description and Justification:**
Boundary includes the building and the parcel on which it is located.

III. ARCHITECTURAL DESCRIPTION

NOTE: For complexes, Items 14 through 22 apply only to Resource 1.

14. **Building Plan (footprint, shape):** Irregular
15. **Dimensions in Feet: Length** 47 **X Width** 45
16. **Stories:** 1 1/2
17. **Primary External Wall Material(s) (enter no more than two):**
Wood/Horizontal Siding
18. **Roof Configuration (enter no more than one):**
Gabled/Cross Gabled
19. **Primary External Roof Material (enter no more than one):** Asphalt/Composition

20. Special Features (enter all that apply):

Chimney. Fence.

21. General Architectural Description:

The cross-gabled roof primary building (Resource 1) is 1,267 square feet in area and consists of a one-and-a-half-story north-south component to the east and a one-story east-west wing to the west, with one-story additions to the rear. The building has a stone foundation and walls are clad with wood lap siding with a horizontal foundation board.

The front of the one-and-a-half story wing features an off-center glazed door (replacement) with a two-part transom and a lintel pediment; the door opens onto a flagstone porch. West of the entrance are two four-over-four-light wood windows with pedimented lintels; two of these windows are also in the gable face. The west wall has one of these windows. The east wall displays a large mural added in 2018 and an eight-light casement window to the north (added after May 2017). The north gable face holds two eight-light casement windows with pedimented lintels. The eaves are flush and the roof is clad with asphalt composition shingles. There is a metal clad chimney on the ridge of the one-and-a-half-story wing at the north end. Solar panels are on the west roof slope of that wing.

The one-story west wing contains a center one-panel wood door with a six-light upper section and a two-light transom with pediment. The door opens onto a flagstone porch. Flanking the entrance are four-over-four-light wood windows with pedimented lintels. The same type of window is on the west wall of this wing. The rear of the building has one-story additions.

22. Architectural Style/Building Type: Late 19th and Early 20th Century American Movements**23. Landscaping or Special Setting Features:**

The level parcel covers 0.159 acres. The property contains a one- and one-and-a-half-story dwelling (now in commercial use) to the south at the public street, what appears to be a secondary house at the northwest corner, three sheds, and a large photovoltaic solar array. Views of the outbuildings are obscured by a tall vertical board privacy fence that also hinders photography. A concrete public sidewalk extends along the front of the parcel with no treelawn/parking lawn. A low concrete retaining wall borders the sidewalk, with concrete steps and sidewalks providing access to the two units of the house. A concrete sidewalk borders the east side of the property. A vertical board fence encloses the rear yard, which holds a few large trees. A parking area is present at the north end of the parcel east of the secondary house. Asphalt paved parking for Coors lies to the east, west, and north.

24. Associated Buildings, Features, or Objects:

2. Secondary House (ca. 1890-95). Located at the northwest corner of the parcel, the side-gabled roof one-and-a-half-story building faces east. Sanborn maps and the height of the walls support the one-and-a-half-story description despite the lack of windows in the upper story. The walls are clad with horizontal wood clapboards. The front contains an off-center flush door to the south (with a pet door) sheltered by a shed hood. To the north is a two-part sliding window. The south wall has two-part vinyl sliding windows on both stories, while the west wall holds a two-part vinyl sliding window toward the south end. The north wall is unfenestrated. The roof has flush eaves and is clad with asphalt composition shingles.

3. Shed (ca. 2015-17). This one-story, side-gabled roof rectangular shed abuts the west property line. The building faces east and measures about 20' x 11'. Its walls are clad with T1-11 type siding with cornerboards. The east wall contains double doors composed of the same materials as the walls. On the north there is a louver in the upper gable face. The eaves are flush and the roof is clad with asphalt composition shingles.

4. Shed (pre-1999). Located on the west property line north of Resource 3, this small (approximately 9' x 7') shed appears to face east. It has a shallow front gabled roof. The walls and roof appear to be clad with metal ribbed panels.

5. Shed (pre-1999). This one-story front gabled roof shed (about 11' x 10') is situated near the east parcel line and faces north. The walls are clad with T1-11 type siding. The front (north) contains center double doors with a small fixed single-light window to the west. Eaves are flush and the roof is clad with asphalt composition shingles.

6. Photovoltaic Solar Array (ca. 2008-10). The solar array measures about 24' x 24' and is oriented toward the southeast. Its base is clad with sheets of plywood. The fence obscures this resource and prevented the taking of a usable photograph.

IV. ARCHITECTURAL HISTORY

NOTE: For complexes, Items 25 through 30 apply only to Resource 1.

25. Date of Construction: Estimate ca. 1873-78 Actual

Source of Information: Birds-eye-view maps, 1873 and 1878

26. Architect: Unknown

Source of Information:

27. Builder/Contractor: Unknown

Source of Information:

28. Original Owner: Unknown

Source of Information:

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

The 1890 Sanborn map shows the one-and-a-half-story part of the house extending farther south than the 1895 map. The 1938 Sanborn shows open front porches on both the one-story and one-and-a-half-story parts of the house; the latter section had a full-width porch. A 1995 survey form photograph of the one-and-a-half-story part of the building shows a considerably different appearance: wide horizontal siding; a different front door with security door; a wide multi-light window west of the door; and a short tripartite window in the gable face (nine-light flanked by one-over-one-light windows). Based on Google Street images, most of the current fenestration was in place by May 2017; the present front door and east window on the one-and-a-half-story section were added after that date. The current fenestration and cladding may better reflect the dwelling's original appearance, but this is not documented. The mural was added to the east wall in March 2018.

30. Original Location: Yes

Date of Moves: N/A

V. HISTORICAL ASSOCIATIONS

31. Original Use(s): Domestic/Single Dwelling

32. Intermediate Use(s): Domestic/Single Dwelling

33. Current Use(s): Commerce and Trade/Specialty Store
Recreation and Culture

34. Site Type(s): Dwelling now in commercial use

35. Historical Background:

Originally, 10th Street was known as Platte. The Tour of Historic Golden reported an 1868 year of construction for this dwelling, while the Golden Landmarks Association inventory identified the property as the Schall House built in 1871 by Hubert Derclaye and Victor Reiner. However, the dwelling does not appear on the 1873 birds-eye-view map of Golden. It is shown on the 1878 Willits map, labeled as the J. Schultz property. The 1880 census reported Julius and Rosa Schultz lived here with their eight-year-old daughter, Lillie, as well as a boarder who worked as a store clerk. Mr. Schultz, born in Germany in 1837, came to this country in 1868 and to Golden in 1870. His wife, Rosina (Rose or Rosa) Behringer Schultz, was also a German native, born in that country in 1848. She came to the United States in 1871, and the couple married in Denver in 1874. Mr. Schultz began operating a retail grocery, wine, liquor store and saloon in Golden ca. 1873. Between 1889 and 1894 the Schultzes lived in Denver. The couple lived on Platte Street at the time of the 1900 census. Mr. Schultz died in November 1904, and Mrs. Schultz became owner of this property.

In 1932 the Schultz's daughter Lily (sometimes shown as Lilly or Lillie) R. Burkle became owner. She was born in Indiana about 1872. In 1929 she was living in Denver with her husband, Frederick, and rented out her family home. The 1932 city directory showed number 612 vacant and 614 occupied by Mrs. Gertrude Blood (no occupation listed). By 1938 Frank C. and Gertrude Pitt were living at 612 12th Street; Mr. Pitt was a carpenter. Robert Richards lived in number 614 then and did not list an occupation. The impact of the nation's defense buildup was visible by 1941, when two employees of the Denver Ordnance Plant in Lakewood resided in number 612: Walter M. Slick and his wife Mary (Ambrose) and John H. Churchey. Mrs. Agnes I. (Churchey) Fox, a waitress at Larson's Café also lived at that address. Robert E. Richards, then working as a furniture finisher, continued to live in number 614; he was married to Gertrude Blood at that time.

In 1942 the property passed to Lily's children: Fred J. and George F. Burkle, Minnie R. Woodward, and Lillie A. Truman; this suggests Lily had died and appears to be a property disposition. The 1947 city directory showed Robert and Gertrude Richards still living in number 614; they were both identified as retired. The dwelling also housed Raymond R. and Janis C. (Peterson) Anderson and their two daughters; he worked for Adolph Coors. Vernon N. and Evelyn P. Jackson became owners in 1947 and held onto the property for thirty-two years. The Jacksons were listed

here in 1948 and in 1950, when Mr. Jackson worked for the Colorado School of Mines. Also living in the dwelling in 1950 were Keith and Edna Higbee; Mr. Higbee was employed by Alpine Drug on Washington Avenue. Living at 614 1/2 12th Street (perhaps the building at the northwest corner of the parcel) were Richard and Marilyn Bolender; she worked as a typist at the Colorado School of Mines.

Based on city directory listings, the Jacksons later rented out this property and lived elsewhere. No long term residents lived here in the postwar era. The 1962 directory showed Mervene R. Gorsky in number 612 (no occupation listed), Faye E. DeBolt (the retired widow of Ralph) in 614, and no information available for 614 1/2. In 1968, no information was available for 612, while Russell L. and Margaret A. Maddox lived in 614. Mr. Maddox was employed by Gordon's Greenhouses. None of the addresses appeared in the 1971 city directory.

Shirley Leonard acquired the parcel in 1979. Ms. Leonard transferred the property to Donald G. Parker in 1993, who added Mary Ann Parker as a co-owner in 2003. The property apparently continued as a rental in the 1980s and 1990s, with a several individuals associated with the address. The Parkers transferred ownership to 612 10th Street LLC in 2003. The current owner, Shawn M. Josserand, purchased the property in 2006, and the property's use may have shifted from residential to commercial then. Number 614 and the outbuildings to the rear are now used by Golden Solar, which was founded in 2006. Josserand serves as manager of the business, which designs, develops, and installs complete solar panel photovoltaic systems for residential and commercial installations throughout the state of Colorado. The Your Ashtanga Yoga studio is housed in number 612. Josserand transferred the property to 614 10th Street LLC in 2017.

36. Sources of Information:

Jefferson County Assessor, real estate information, ownership tract books, and real property appraisal cards; Sanborn fire insurance maps, 1886-1938; D.D. Morse, Bird's-Eye View of Golden, 1873 (Cincinnati, Ohio: Strobridge and Co., 1873); J.J. Stoner, Bird's Eye View of Golden, Colo., 1882 (Madison, Wisconsin: J.J. Stoner, 1882); W.C. Willits, Map of Golden (Denver: W.C. Willits, 1878); Golden Landmarks Association, Golden Older Structures Inventory, 9 July 2003; Golden city directories, 1948-71; Golden Solar, www.goldsolar.net Colorado Transcript, 10 February 1886, 17 November 1904 (Julius Schultz obituary) and 21 May 1931 (Rosa Schultz obituary).

VI. SIGNIFICANCE

37. Local Landmark Designation: No

Designating Authority: --

Date: --

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: More Data Needed

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 possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- ☐ D. Has yielded, or may be likely to yield, information important to history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G, as specified:
- ☐ Does not meet any of the above National Register criteria.

National Register Significance: Area, Period, and Level:

39. Area(s) of Significance:

40. Period(s) of Significance:

41. Level(s) of Significance:

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42. Statement of Significance:

This ca. 1873-78 dwelling was the home of Golden grocer and liquor dealer Julius Schultz and his wife, Rosa, who owned the property from the 1870s to 1932; it remained in the family until 1947. The second long-term owners, Vernon N. and Evelyn P. Jackson, owned the property from that year until 1979. The couple lived here briefly and then rented out the property. Given uncertainty over the building's integrity, more data is needed to assess its eligibility to the National and State Registers.

43. Assessment of Historic Physical Integrity Related to Significance:

The integrity of the principal building is undetermined. It now has a radically different (and improved) appearance from what is shown in a 1995 survey photograph. It is unknown if the current siding is original or a recladding. Similarly it is unknown if the window and door styles and fenestration reflect the property's historic appearance or if it is speculative. It is not known if the changes were based on historic photographs or drawings or if construction followed the Secretary of Interior's standards.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Field Eligibility Assessment: More Data Needed

45. Is there National Register district potential? Discuss. N/A

This building was documented as part of a selective intensive survey.

If there is NRHP district potential, indicate contributing status: N/A

46. If the building is in an existing NRHP district, indicate contributing status: N/A

VIII. RECORDING INFORMATION

47. Digital Image Reference(s): 5JF1022_01 to _10

Digital Images Filed At: City of Golden-Comm. & Econ. Dev. **Photographer:** T.H. Simmons

48. Report Title: N/A

49. Date(s): Nov. 2018

50. Recorder(s): T.H. Simmons/R.L. Simmons

51. Organization: Front Range Research Associates, Inc.

52. Address: 3635 W. 46th Ave., Denver, CO 80211

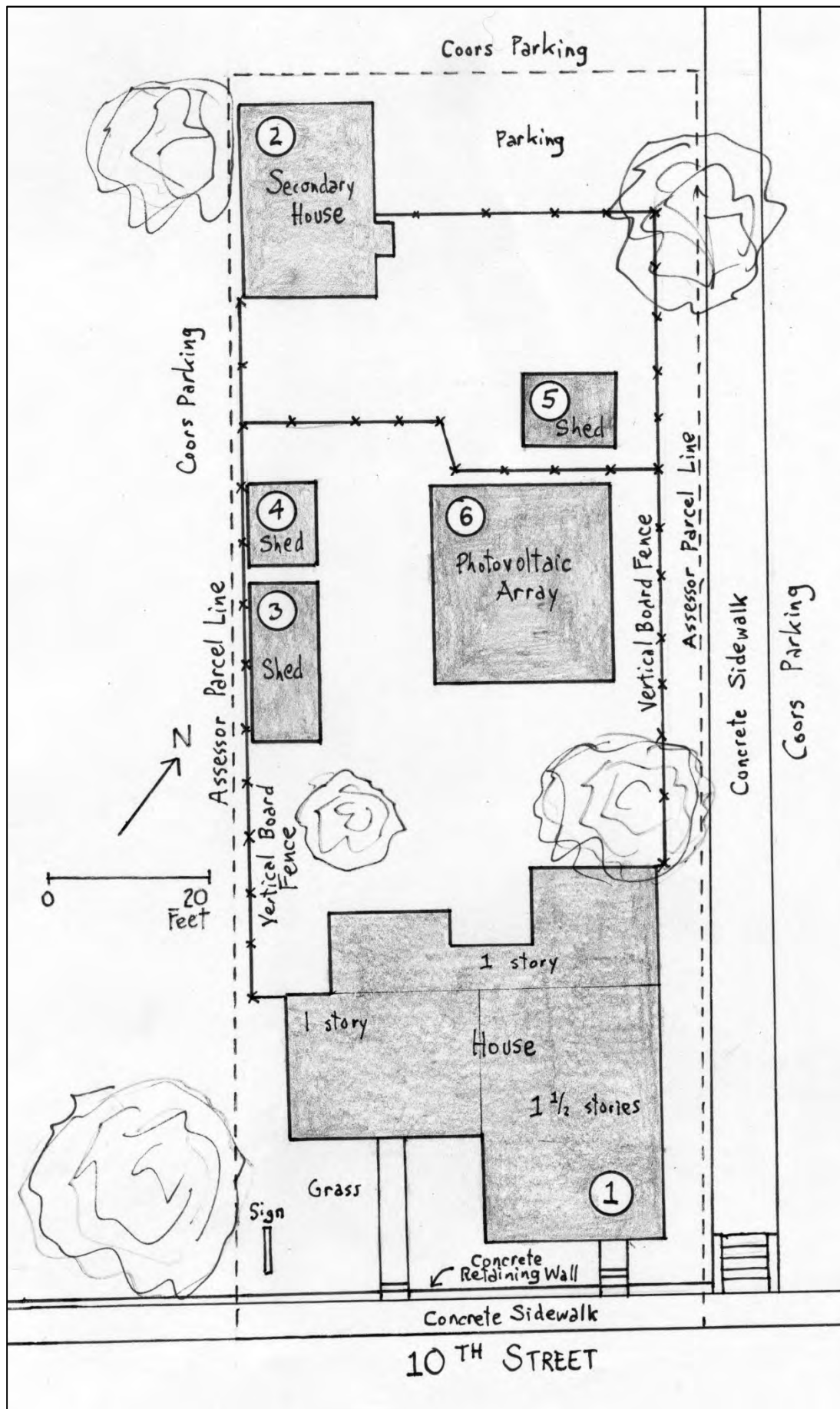
53. Phone Number(s): (303) 477-7597

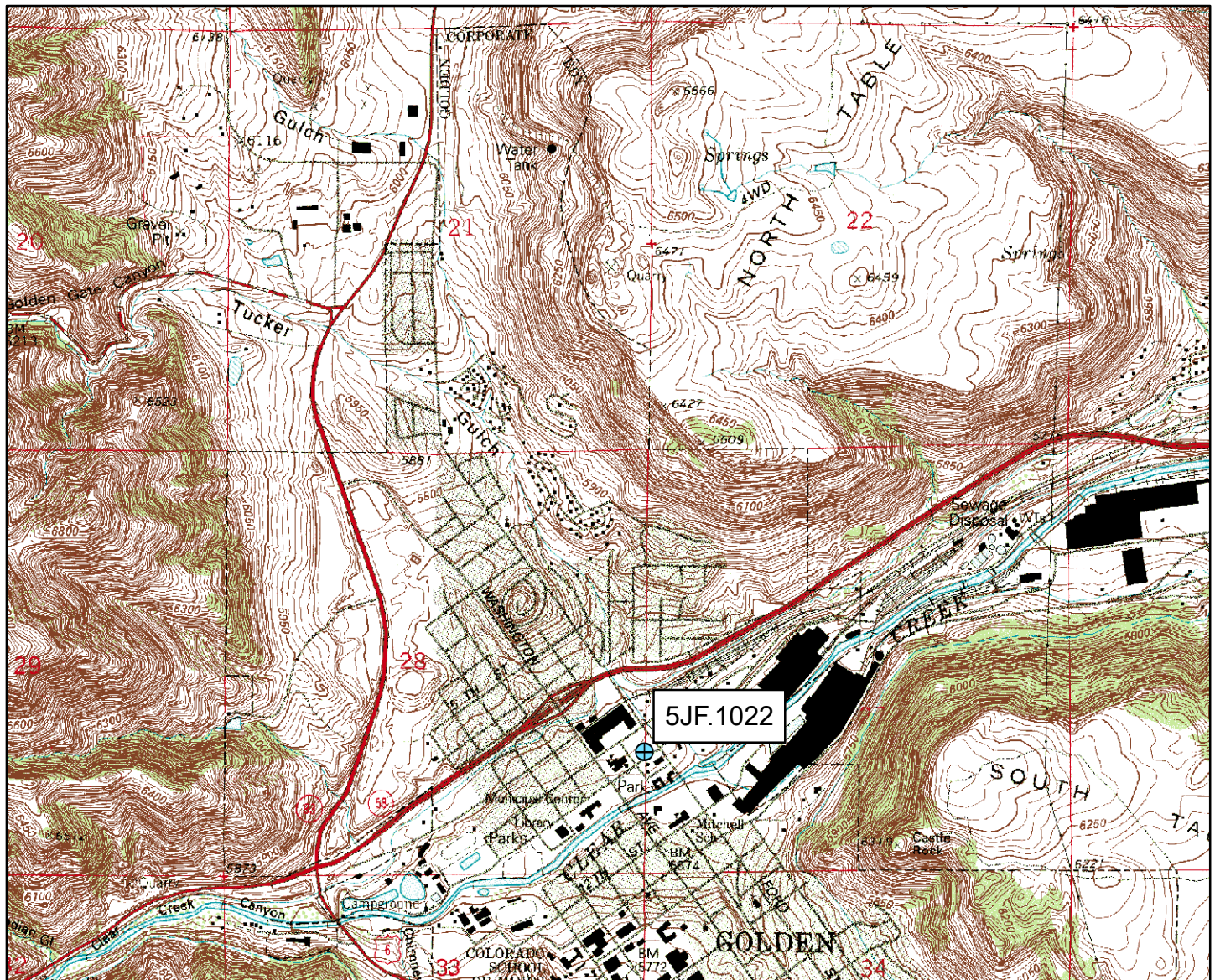
NOTE: Please attach a sketch map, a photocopy of the USGS quad map indicating the resource's location, and photographs.

History Colorado-Office of Archaeology and Historic Preservation
1200 Broadway, Denver, Colorado 80203 (303) 866-3395

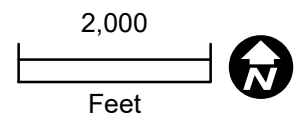


5JF1022. The front and east side of the house is shown in with wide horizontal siding and different windows from present in this 1995 survey photograph. SOURCE: C. Mehls, Historic Building Inventory Record form, 5JF.1022, 17 June 1995, in the files of the History Colorado, Denver, Colorado.





612-14 10th Street, Golden





5JF.1022_Jefferson_Golden_01_612-14-10thSt_THSimmons_Nov2018_WNW



5JF.1022_Jefferson_Golden_02_612-14-10thSt_THSimmons_Nov2018_NW



5JF.1022_Jefferson_Golden_03_612-14-10thSt_THSimmons_Nov2018_NNE



5JF.1022_Jefferson_Golden_04_612-14-10thSt_THSimmons_Nov2018_N



5JF.1022_Jefferson_Golden_05_612-14-10thSt_THSimmons_Nov2018_S



5JF.1022_Jefferson_Golden_06_612-14-10thSt_THSimmons_Nov2018_W



5JF.1022_Jefferson_Golden_07_612-14-10thSt-Res2_THSimmons_Nov2018_S



5JF.1022_Jefferson_Golden_08_612-14-10thSt-Res2_THSimmons_Nov2018_E



5JF.1022_Jefferson_Golden_09_612-14-10thSt-Res3_THSimmons_Nov2018_E



5JF.1022_Jefferson_Golden_10_612-14-10thSt-Res4_THSimmons_Nov2018_s