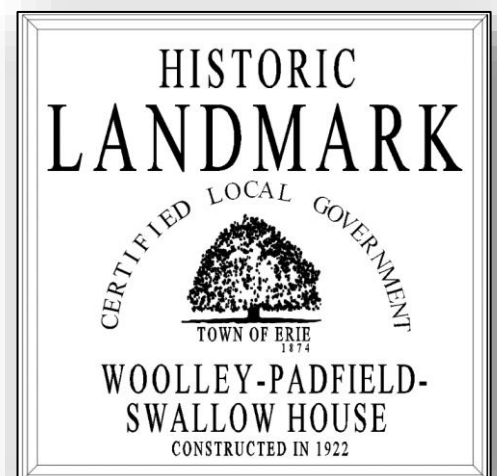




Erie, Colorado

# 785 Main Street

Historic Landmark Properties Nomination



# HISTORIC LANDMARK



## HISTORIC LANDMARK PROPERTIES NOMINATION FORM

**PLEASE NOTE:** This property was included in the 20016 survey of potential historic sites for the Town of Erie by Front Range Research Associates. A copy of the Report is attached to this form. The Survey Report is also available from the Town Clerk's Office, Erie Library or the Community Development Department.

**Owner(s) of (Site) Property:** [Cheryl Labadie](#)

(Only the owner(s) of properties can nominate the property. If there are multiple owners, list the principal owner first for contact purposes. List all owners of interest in the property and use the exact name(s) as it appears on the recorded Title.)

**Address of contact person:** [785 Main Street, Erie, Colorado 80516](#)

**Phone:** [303-828-9512](#) **Fax:** \_\_\_\_\_ **Email:** [thelabadies@yahoo.com](mailto:thelabadies@yahoo.com)

**Historic Name of Property (if applicable)** [Wooley-Padfield-Swallow House](#)

**Address of Property:** [785 Main Street, Erie, Colorado 80516](#)

**Structure(s) on the Property being nominated:** [House and Garage](#)

(List all that are applicable: i.e. house, commercial building, church, etc. Exclude structures not part of the nominated structure but are now located on the (site) property.)

**Use of Property:**

Historic: [Residence](#)

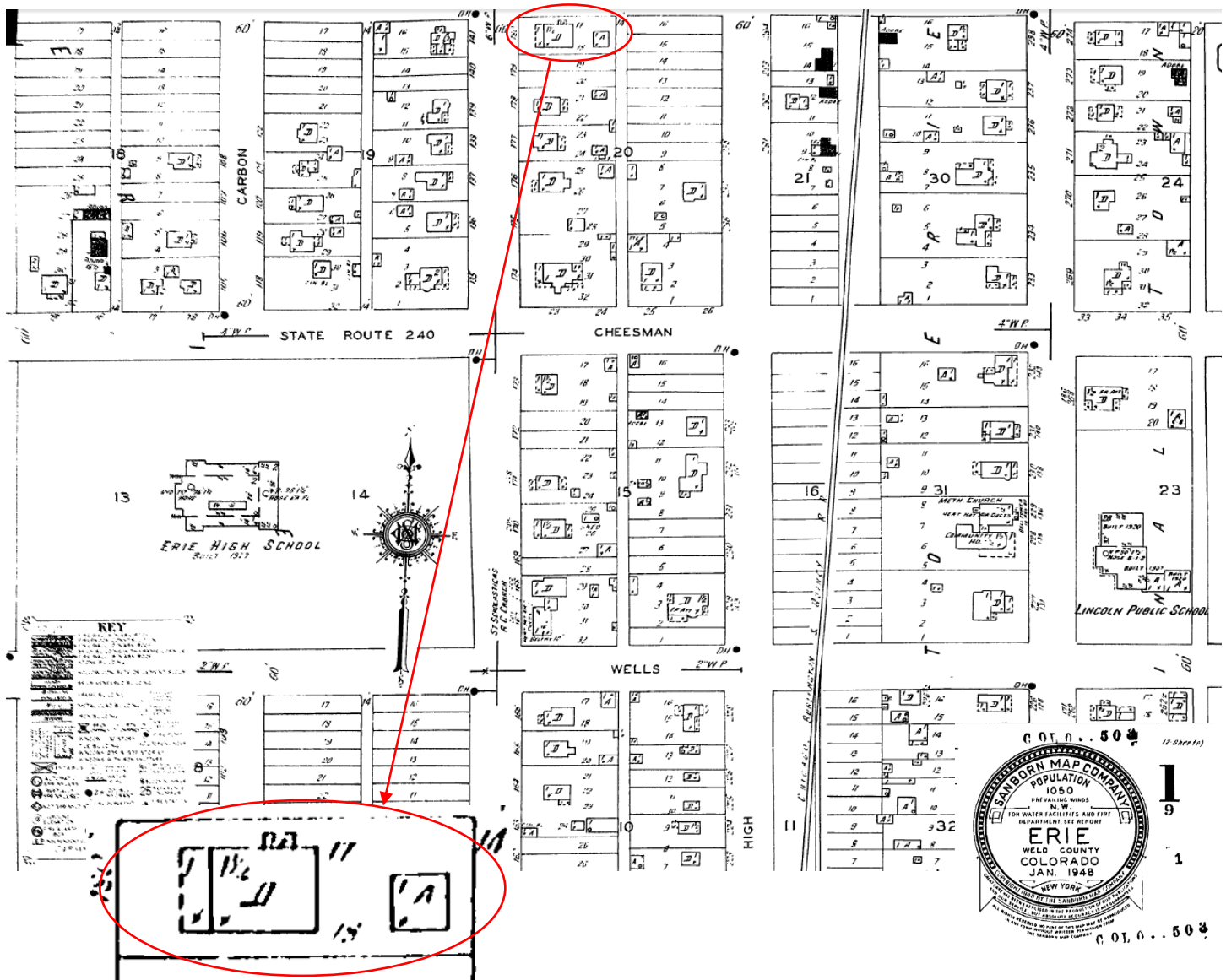
Current: [Residence](#)

Source(s) of information: [Current Owner and 10/09/2015 architectural survey by a member of the Erie Historic Preservation Advisory Board and Front Range Research Associates](#)

**Year of Construction:** [circa 1922](#)

**Year(s) of Exterior Remodeling (if known):** [1993-1998](#)

## Historical Narrative:



*Excerpts from 1948 Sanborn Insurance Map Indicating Historic Location and Configuration of 785 Main Street*

*Historical narrative provided via email from Cheryl Labadie to Dave Snow on Oct. 11, 2015.*

This property, as part of the Erie Heights subdivision was first deeded to John S. McCool on April 5, 1871 by the United States of America. John S. McCool owned the land until August 5, 1873 when it was sold to Henry Briggs for \$1750. At this time on the deed in the margin the word “Homestead” was written. This leads me to believe that John McCool had built a home somewhere on the property, and then sold it to Henry Briggs.

The property encompassing Erie Heights was bought and sold several times between 1873 and 1901. On May 14, 1901. The lots 17-20, that make up 785 Main St. where sold from Stephen A. Osborn and George W.

Taylor to Joseph J. Morgan. Someone in the Morgan Family owned the property until April 4, 1922 when the property was sold to Phineas D. Woolley. The property was then sold to Myron Padfield on May 12, 1927.

Sometime after 1927 Daisy (Bracegirdle) Swallow and her husband George Swallow moved into the house. George Swallow was a coal miner and died fairly young. Daisy lived a much longer life and most of that was at 785 Main St. I have been told that she was the organist at the Baptist Church. We still have the pump organ that she played at home. I was also told that she was the midwife in town and delivered many of the residences in Erie, including one of my neighbors.

I was told by the previous owners that the house on the property was built in 1923. This would fit with the style of house that it is. However, I was later told by someone that stopped by that their parents built the house in the early 1930's. I don't have any records of when the house was built. I was also told when we bought the house that it is a Sears Kit house, however although it looks very similar and has much of the hardware that Sears sold, I am unable to confirm this.

### **Phineas "Phin" D. Woolley**

This is the information I found on Phineas Woolley. I'm not sure if he built and lived at the home at 785 Main or not. The following information is quoted from:

<http://www.longmontcolorado.gov/Home/ShowDocument?id=3406>

Born at Barclay, Pennsylvania in 1876, Phineas came to Erie, Colorado with his family when he was just six years old. His father, Thomas Woolley (b. 1845, d. 1904), was in the coal mining business, and in his later years managed the *White House and Reliance Mines* in the Erie - Louisville area. Phineas worked as a coal miner as a young man, but later became involved in real estate acquiring numerous farm and coal mine holdings near Longmont and Erie. On July 3, 1903. Phineas was married to Miss Jeanette Morgan of Erie and they subsequently made their home in Erie until moving to Longmont in the late 1930s. Mr. and Mrs. Woolley had one son, Thomas, who was born on April 21, 1905.

### **Bracegirdle, Daisy**

Born in Erie, Colorado, USA on 10 Jan 1896 to [Ralph Bracegirdle](#) and [Mary Ann Hancock](#). Daisy married George and had 3 children. She passed away on [sic] 1995 in Colorado, USA.

[http://records.ancestry.com/daisy\\_bracegirdle\\_records.ashx?pid=102204943](http://records.ancestry.com/daisy_bracegirdle_records.ashx?pid=102204943)

“Daisy was one of the early owners of a telephone in Erie and served as a telephone operator. She often was the first to learn of trouble at the mines in Louisville, Lafayette and Marshall. She was sympathetic to the causes of the miners. Clarence Darrow slipped into town and gave Daisy coaching on how to testify in court when she was required to appear regarding her knowledge of anything related to the Hecla Mine shootings. When asked if she knew if William Knowles had talked to John Lawson or Edward Doyle the night of the incident, she said it wasn't her place to listen in on private conversations. Co-defendants in the case were her cousin Arthur Spendlow and her brother-in-law Gus Brack.”

*A Brief History of Erie, Colorado – Out of the Coal Dust*

### **George Swallow**

George Swallow was a Miner in Erie, his name is on the Miner's Memorial Statue at Town Hall. He died at a fairly young age, but I can't find any records of when he died. It was Daisy [sic] who lived in our house for a long time mostly by herself. Her husband died young and she had a brother that lived with her for a period of time.

### **Description:**

*Architectural narrative provided via email from Cheryl Labadie to Dave Snow, Erie Historic Preservation Advisory Board, Oct. 11, 2015*

### **Style of House**

The home at 785 Main St. was designed in the Craftsman Bungalow style, one of the few in the Erie area. This style of house was between 1905 and 1930, with most of them being built between 1915 and 1927. I was told by the previous owners that this house was built in 1923. However, later a woman stopped by that told me the house was built in the early 1930's by her parents. I was also told by the previous owners that the house is a Sears Kit House. I have not found actual proof of this, but it is similar to Sears Kit Houses and has hardware that was sold from Sears during that period. The craftsman style in part came around in reaction to the over-the-top Victorian styles. The craftsman style was much more simplified and by simplifying the style it gave craftsman homes a charming character of their own. The exterior of the home features the deep, wide front porch, wide eaves, low pitched roof, many windows and two dormers that are popular in the craftsman style. The interior of the home features the original dark stained woodwork trims, original rectangular, 4-pane windows and built in cabinets that are popular in craftsman style homes.

### **Existing Conditions**

As previously described, the primary structure located at 785 Main Street, Erie, Colorado, is a circa 1920s wood frame, two level American Craftsman Bungalow style residence. It is surrounded by mature landscaping that also appears to also be historic. The house is very well maintained, retaining what appears to be almost all of its historic fabric, to include window storm sash and storm doors. A large gabled dormer and a small shed dormer on the east side may be the only significant modifications and they were designed to be consistent with the historic details of the house, i.e. open rafters (but no exposed rafter tails), matching clapboard siding with metal outside corner caps and the distinctive window trim (tapered jamb with stylistically extended and angled head trim) (*see images 11 and 12*). It is unknown if the front porch was actually enclosed during the initial construction, but the glazing details appear historic. In addition to the house, there is a historic gable roofed garage on the northeast corner of the site. It has the same window style and trim as the house and still retains a historic masonry chimney (*see image 16*).

The house is primarily a rectangular wood framed mass with a gable roof that is perpendicular to the front entry. The large covered front porch consists of a shed roof that breaks at the main roof eave line and changes to a lesser slope. A primary, gable roofed dormer, symmetrically located on the west side, is historic and as previously noted, the two dormers on the east side of the main roof ridge are contemporary additions (*circa 1993-1998*). There is a small enclosed hipped roof entry porch on the north wall that appears to match the pitch of the main roof. All the roofs are covered with composition shingles (*see images 14 and 15*).

Exterior frame walls are clad with painted clapboards that have metal weather caps on all outside corners. At the lower part of the walls, the concrete foundation wall is painted and relatively smooth, devoid of the customary plank form marks usually associated with pre WWII formwork. This may indicate contemporary foundation repair or modification. On the south and east elevations there are historic basement windows located above the finish grade, each with an operable three lite sash that indicates either a full or partial basement. There is also, what appears to be, a coal chute access on the north end of the east elevation (*see image 10*).

Windows are typically double hung with three divided lites in the upper sash and are grouped together in two or three window combinations (*see image 6*). An exception to this is the ribbon window in the historic gable

roofed dormer on the west elevation (*see image 5*). These dormer window sashes appear to be operable leafs and are not double hung; the upper 1/3 of each sash has three lites. All windows in the two east dormers are contemporary. Both historic and contemporary windows have the distinctive tapered jamb trim with stylistically extended and angled head trim.

As previously noted, there are two entry porches; the large one on the west side of the house and the much smaller vestibule on the north wall. The front porch has clapboard clad half walls with pilaster column bases and three operable eight lite sashes at the north and south ends. The front elevation of this porch is screened between the porch columns and the entry screen door above the half wall. The main entry door under this porch is a unique Craftsman style three lite wood panel door. Similarly unique is the screen door with its large wood lattice panel. The porch deck is sheathed with painted wood tongue and groove strips. The porch on the north wall is completely glazed with divided lite fixed wood sash above a half wall. All porch entries are accessed by contemporary concrete steps.

The garage, which appears to have been built close to the same time as the house, has similar window styles, as previously stated, but the walls are clad with drop siding and corner boards. The use of a different siding on buildings of lesser importance appears to be a consistent historic practice in Erie.

### **General Significance of the Property:**

See attached 2016 Survey form.

### **Statement of Significance:**

See attached 2016 Survey form.

### **Primary Character Defining Features:**

House:

- Gabled and hipped composition shingle roofs.
- Large gable roofed dormer on entry elevation.
- Exposed rafters, rafter tips, and roof planks.
- Large roof overhangs.
- Tapered window/door trim at jamb with stylistically extended and angled head trim.

- Clapboard siding with metal weather caps at outside corners.
- Craftsman style double hung wood windows with divided-lite top sashes (four or three-over one).
- Ribbon windows (grouping of three windows) with operable leaf sashes.
- Double and triple window groupings.
- Traditional wood storm sashes.
- Large front porch covered by shed roof extension that breaks to lesser pitch at main roof eave.
- Operable leaf divided-lite wood sash glazing encloses porch ends.
- Bead board porch soffit.
- Clapboard clad porch half walls and pilaster column bases.
- Decorative rectangular and tapered porch columns.
- Decorative wood panel doors and wood frame storm doors.

Garage:

- Gabled composition shingle roof.
- Horizontal drop siding and corner boards.
- Craftsman style double hung wood windows with divided-lite top sashes (four over one) to match house.
- Tapered window/door trim at jamb with stylistically extended and angled head trim.
- Exposed rafters, rafter tails and roof planks.
- Brick chimney.
- Wood six panel side entry door.

**Bibliography:**

Stull, James B., *A Brief History of Erie, Colorado, Out of the Coal Dust*. Charleston, SC: The History Press, 2015

**Description of Property:**

See attached 2016 Survey form.

:

**Photos of Current Structure:**



*Oct. 9, 2015, Image 1: West Elevation showing the West Gabled Roof Dormer*



*Oct. 9, 2015, Image 2: North End of West Elevation*



*Oct. 9, 2015, Image 3: North End of West Elevation Detail*



*Oct. 9, 2015, Image 4: South End of West Elevation Detail*



*Oct. 9, 2015, Image 5: Detail of West Gable Roofed Dormer, West Elevation (detail of window inset)*



*Oct. 9, 2015, Image 6: West End of South Elevation (detail of windows inset)*



*Oct. 9, 2015, Image 7: East End of South Elevation*



*Oct. 9, 2015, Image 8: South End of East Elevation, Including the Contemporary East Gable Roofed Dormer*



*Oct. 9, 2015, Image 9: South End of East Elevation, Lower Portion*



*Oct. 9, 2015, Image 10: Northeast Corner*



*Oct. 9, 2015, Image 11: Northeast Corner of Contemporary East Gabled Dormer*



*Oct. 9, 2015, Image 12: Detail of Contemporary Shed Dormer*



*Oct. 9, 2015, Image 13: Northwest Corner (note extensive mature landscaping)*



*Oct. 9, 2015, Image 14: Detail of North Entry Vestibule/Porch Looking Southwest*



*Oct. 9, 2015, Image 15: North Entry Vestibule/Porch Looking Southeast*



*Oct. 9, 2015, Image 16: Garage South Elevation (masonry chimney detail inset)*



*Oct. 9, 2015, Image 17: Garage West Elevation*



*Oct. 9, 2015, Image 18: Garage Northwest Corner*

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:** 5WL.7985  
2. **Temporary Resource Number:** N/A  
**Parcel Number:** 146718212001  
**SHF/CLG Grant Number:** 16-M1-005  
**Temp. Survey Number:** 12  
3. **County:** Weld  
4. **City:** Erie  
5. **Historic Building Name:**  
Woolley/Padfield/Swallow House  
  
6. **Current Building Name:**  
Labadie House



7. **Building Address:** 785 Main Street, Erie  
8. **Owner Name and Address:** Cheryl L. and Martin D. Labadie, 785 Main St., Erie, CO 80516

### II. GEOGRAPHIC INFORMATION

9. **P.M.** 6th **Township** 1 N **Range** 68 W  
NW 1/4 NW 1/4 SE 1/4 SW 1/4 of Section 18  
10. **UTM Reference(s):** Zone 13, 495703, 4432716  
11. **USGS Quad Name:** Erie, Colo. **Year:** 1967 (PR1979) **Map Scale:** 7.5'  
12. **Lot (s):** 17-20 **Block(s):** 20  
**Addition:** Erie Heights **Year of Addition:** 1889  
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 38 X Width 36  
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/Side Gabled  
19. **Primary External Roof Material (enter no more than one):** Asphalt/Composition

**20. Special Features (enter all that apply):**

Dormer, Fence, Porch

**21. General Architectural Description:**

The one-and-a-half-story frame house (Resource 1) has a raised, concrete foundation with three-light basement windows. The walls are clad with horizontal board (weatherboard) lap siding. The side gabled roof has composition shingles, widely overhanging eaves, and exposed rafter tails. The windows are wood four-over-one-light double-hung sash (unless otherwise noted).

The front (west) has an almost full-width screened porch with a shed roof; square, tapered wood columns atop a solid balustrade with horizontal board lap siding, and concrete steps leading to a central entrance with a wood screen door. The side walls of the porch are enclosed with four eight-light vertical windows. The front wall behind the porch has triple windows flanking a central entrance with a paneled and glazed wood door. The door surround is tapered on the sides. The roof above has a central, front gabled dormer with horizontal board lap siding, three sash and transom windows with three-light transoms, and overhanging eaves with exposed rafter tails.

The first story of the south wall from west to east contains: paired windows, three grouped windows, and paired windows. The upper story features central paired windows on the gable face. The east wall, from south to north, contains a short central window flanked by taller windows. On the roof is a central gabled roof dormer with horizontal board lap siding, two single-light windows, and overhanging eaves with exposed rafters. A low shed roof dormer is located near the apex of the roof and has lap siding and two sets of glass block horizontal windows.

The north wall, from east to west, has: a single window; a projecting hipped roof enclosed porch with horizontal board lap siding, and overhanging eaves with exposed rafters. On the east wall the porch has a wood, eight-light door with a panel and a fixed six-light window. In front of the east wall are concrete stairs with a wrought iron railing. The north wall of the porch has a horizontal band of four, four-light windows, while the west wall has a door and window like those on the east. Further west on the first story are central paired windows and paired windows at the west end. The upper story has central paired windows on the gable face.

**22. Architectural Style/Building Type:** Late 19th and Early 20th Century American Movements/Craftsman

**23. Landscaping or Special Setting Features:**

The property is on a large corner lot with a side yard to the south. The front yard is enclosed with a wrought iron fence, and there are also chainlink, vertical board, and woven wire fences. Very large trees are in the parking lawn along Main Street, with a concrete sidewalk adjacent. The parking lawn along Evans Street contains a hedge. A concrete sidewalk intersecting the public sidewalk in front leads to the porch. The yard is in grass and there are shrubs in front of the porch; other trees and shrubs are in the rest of the yard. A large area with play equipment is at the southwest corner of the yard, and a movable trampoline and raised planting beds are farther east. The garage at the rear has a concrete driveway from Evans Street. An incinerator and shed are behind the garage, and a tree adjacent to the shed has a treehouse.

**24. Associated Buildings, Features, or Objects:**

2. Garage. A rectangular two-car garage faces north and has horizontal board drop siding, a gabled roof with overhanging eaves, exposed rafters, composition roofing and a brick chimney with a beveled concrete cap. The building has an overhead sectional garage door on the north and a pedestrian door of paneled wood on the west. The east wall is unfenestrated. The south wall has two four-over-one-light windows.

3. Shed (former chicken coop). Located on the alley facing west, this low, shed-roofed former chicken coop features a shed roof with wood shingle roofing. The walls are clad with drop siding and horizontal boards. The front contains two center vertical board doors flanked by four-light windows.

**IV. ARCHITECTURAL HISTORY**

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

**25. Date of Construction:** Estimate 1922

**Actual**

**Source of Information:** Weld County Assessor

**26. Architect:** Unknown

**Source of Information:**

**27. Builder/Contractor:** Unknown

**Source of Information:**

**28. Original Owner:** Myron W. Padfield

**Source of Information:** Abstract of Title and Construction Date

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

This house was erected in 1922. The 1948 Sanborn fire insurance map, the first to cover this part of Erie, shows this building as a one-and-half-story rectangular dwelling with a front full-width open porch and a slight projection on the north wall. A one-story garage was located to the rear near the alley. The buildings have the same footprints today. Old Assessor appraisal cards show the house as it is today. The owners of the house during 1992-1998 added the rear dormers. The current metal fence was installed after 1994.

**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):** Domestic/Single Dwelling

**34. Site Type(s):** House

**35. Historical Background:**

The current owners possess an Abstract of Title to this property, which provides the following ownership history. In 1871 John S. McCool obtained a piece of land including this parcel from the United States. The land was acquired and sold by various investors, including Henry Briggs, owner of the first commercial coal mine in Erie. In 1889 a group of investors from Arapahoe County laid out and platted the Erie Heights addition, including the lots in this parcel (lots 17-20 in Block 20). In 1901 the Morgan family first acquired the parcel, which was purchased by Joseph J. and Maggie Morgan. They sold to John S. Morgan in 1902 and he, in turn, sold to Thomas P. Morgan in 1921. Thomas P. Morgan, operator of the Shamrock coal mine for the Shamrock Coal Company, was born on 16 September 1851 in Wales. He immigrated to the United States in 1871. He moved to Erie by 1891, when Thomas represented the town at a Republican state convention. Morgan lived with his family across the street at 784 Main and died in 1930.

Thomas P. Morgan sold the lots where the house was erected on (17 and 18) to Phineas Woolley in April 1922. It appears that Woolley erected the house in that year. Woolley was born on 16 February 1876 in Pennsylvania. His father, Thomas, was from England, and his mother, Jane, was from Canada. By 1900 the family lived in Erie, where the elder Woolley owned a coal mine and Phineas was a miner. By the time of World War I, Phineas Woolley lived in Erie with his wife, Jeannette, and worked as a stationery engineer. By 1920 the couple lived in Longmont.

In May 1927 Phineas Woolley sold the property to Myron W. Padfield, who acquired additional lots (19 and 20) from Thomas P. Morgan in June of that year. He continued to own the house through at least 1944 and notably served as mayor of Erie (1936-40, 1942-43) and bookkeeper for the Boulder Valley Coal Company. Myron was born on 13 March 1887 in Erie. By 1900 he was thirteen years old and living in Boulder with his parents. The 1910 U.S. Census found him living in Lafayette and working as an office clerk. Registering for the draft during World War I, Myron lived in Oak Creek and was a mine superintendent for the Yampa Valley Coal Co. He lived there with his wife, Mattie Townsend Padfield (born in Wyoming in 1909), and children William and Everett. After acquiring the house the Padfields lived here until 1946. The 1930 U.S. Census found the couple residing on Main Street with their children William (20, born in Wyoming), Everett (12, born in Colorado), Mary Beth (10, born in Colorado), and son Samme (5, born in Colorado). They still lived in the house in 1940, when Myron was still involved in coal mining and valued the house at \$5,000. Mattie, Mary Beth, and Samme also resided here. Myron W. Padfield passed away on 21 May 1973 in Aurora and is buried in Fairmount Cemetery.

In 1946 George W. and Daisy T. Bracegirdle Swallow became owners of the house. George Swallow was born on 12 April 1895 in Alton, Douglas County, Kansas, to parents William F. and Minnie A. Swallow; he died in September 1974 in Erie. Daisy Bracegirdle Swallow was born on 10 January 1895 in Erie, Colorado, and passed away on 24 May 1995 in Lafayette. She was born to parents Ralph and Mary Ann Bracegirdle. Ralph had been a coal miner in Britain, and the two immigrated to Pennsylvania before moving to Erie. George and Daisy became parents of Mary E. (1917-2006), George (1919), and Holland C. (1921-2012).

George Swallow was a miner, who eventually died from an illness stemming from working in a coal mine. Mrs.

Swallow reported he “endured fractured limbs, mine cave-ins, black lung” and other mining-related ordeals. Daisy served as a midwife in the local community and played the organ for the Methodist church. She was a strong supporter of the coal mining community. As an early telephone operator, she was often among the first to know about trouble in the mines of Louisville, Lafayette, and Marshall. During times of labor actions she provided food for strikers, relayed messages by telephone, and testified at trials. It is reported that famous lawyer Clarence Darrow once coached her on how to testify in court. She recalled attending school in the mortuary building where coffins were stored, as well as the hard times during the 1910-15 strike in Erie. In her later years she was an unofficial town historian who expressed pride in Erie’s history. She was instrumental in getting the miners’ monument in front of the Erie Town Hall erected. Daisy eventually entered an assisted living facility in Boulder and transferred the property to Holland C. Swallow, her son.

In 1992 Holland C. Swallow sold the property to Kirk A. Lauers. The current owners, Cheryl L. and Martin D. Labadie, acquired the property in 1998. The Labadies moved to Erie because they like small towns. They previously lived in Boulder and Niwot. Both work for the school district: Martin works in the warehouse and Cheryl conducts before and after school classes.

### 36. Sources of Information:

Cheryl L. Labadie, Erie, Interview by Tom and Laurie Simmons, January 2016 and emails, 28 November 2015; Abstract of Title for 785 Main Street, Erie; Weld County Assessor records; Swallow family tree, ancestry.com (16 June 2016); U.S. Census, 1900-1940; US Social Security Death Index; World War I Draft Registration Cards; Bill Johnson, “She’s Proud of Family, Proud of Erie,” Denver Post, 3 December 1978; James B. Stull, A Brief History of Erie, Colorado: Out of the Coal Dust (Charleston, SC: The History Press, 2015), 19-20 and 137-38.

## VI. SIGNIFICANCE

37. Local Landmark Designation: No

Date of Designation: N/A

Designating Authority: N/A

### 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 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 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:

Architecture

1922

Local

### 42. Statement of Significance:

This house is important to Erie history for its association with Erie families active in coal mining, including the Woolley, Padfield, and Swallow families. Coal mining was Erie’s largest industry for many years and its workers dominated the employment sector in town. Unlike in many coalmining communities, workers in Erie owned their own houses. The families who lived in this house included members who represented the skilled professional workers and those who did the hard and dangerous physical labor in the mines, as well as the wives of miners who cared for their homes and families and were active in supporting efforts to improve their husbands’ wages and working

conditions. Myron W. Padfield, one of the skilled professionals who worked in coal mining also served two terms as mayor of Erie.

The house is an excellent example of the Craftsman style in Erie, as seen in its prominent porch with tapered columns atop a solid balustrade, gabled roof with widely overhanging eaves and exposed rafter tails, weatherboard siding atop a raised concrete foundation, multi-over-single-light windows, and gabled dormer. It retains a historic garage also embodying some features of the style. The house is evaluated as potentially eligible to the National and State Registers at a local level of significance under Criterion C for its architectural qualities.

**43. Assessment of Historic Physical Integrity Related to Significance:**

The house retains substantial historic physical integrity with no major alterations. Two dormers added on the rear do not detract from its ability to convey its historic appearance.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

**44. National Register Field Eligibility Assessment:** Eligible

**45. Is there National Register district potential? Discuss.** Unknown

This building was documented as part of a selective intensive survey. Other buildings in the immediate area were not surveyed. District potential is unknown.

**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):** WL7990-01 to -13

**Digital Images Filed At:** Erie Town Clerk

**Photographer:** T.H. Simmons

**48. Report Title:** Erie, Colorado, Historic Buildings Survey, 2016

**49. Date(s):** Jan. 2016

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

**51. Organization:** Front Range Research Associates, Inc.

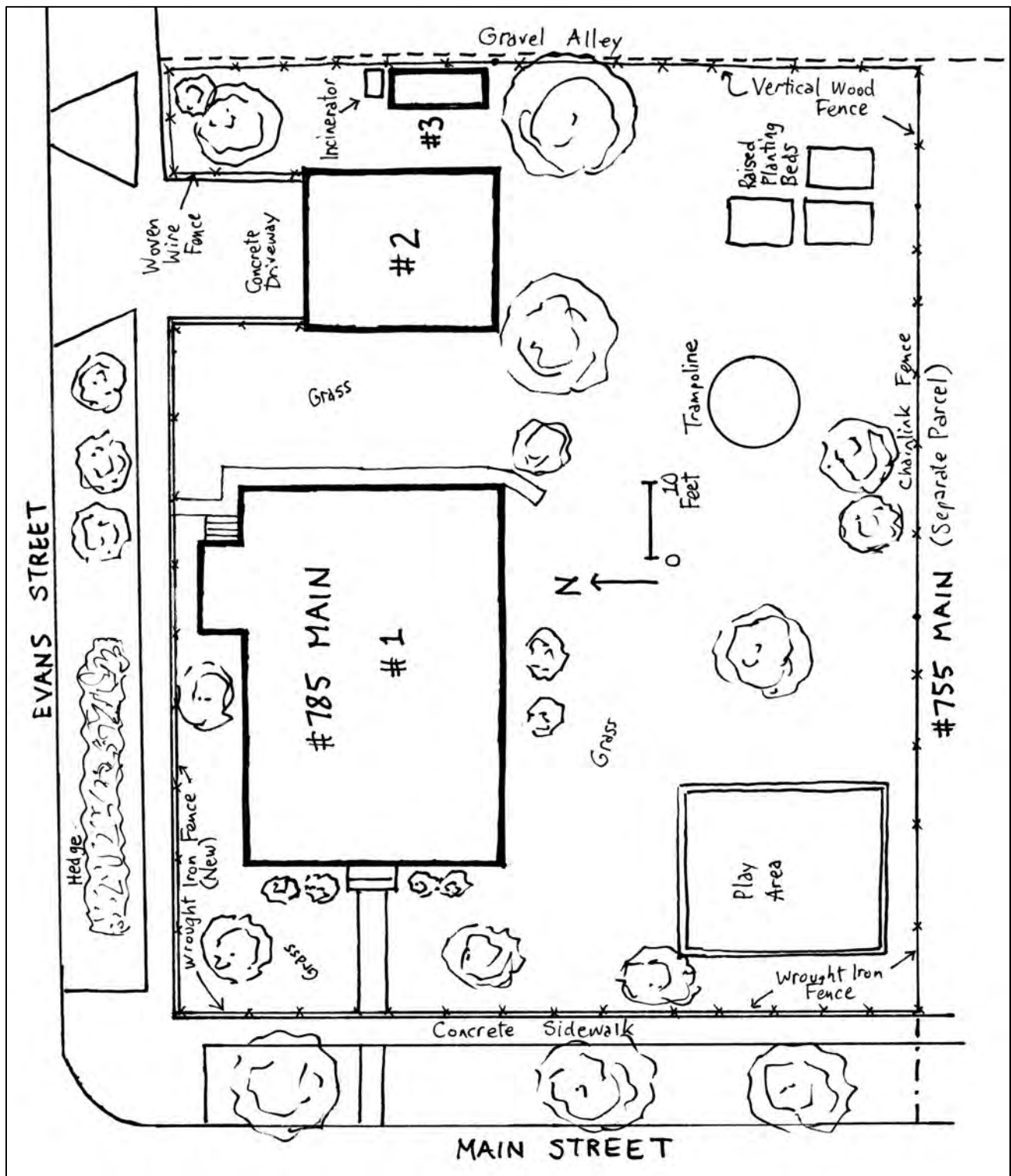
**52. Address:** 3635 W. 46th Ave., Denver, CO 80211

**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.

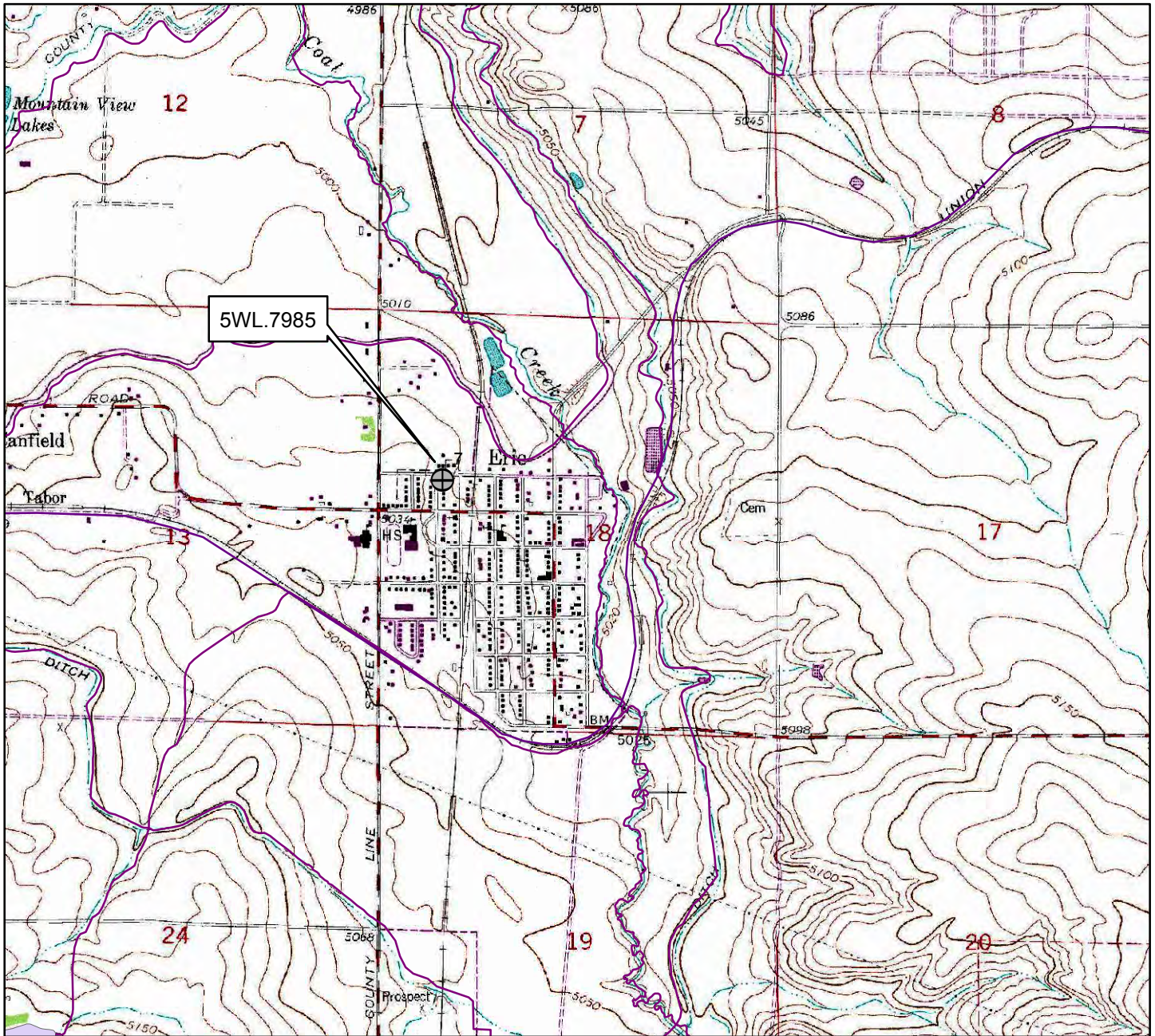
**History Colorado-Office of Archaeology and Historic Preservation  
1200 Broadway, Denver, Colorado 80203 (303) 866-3395**

SKETCH MAP: 785 Main Street



Resource Number: 5WL.7985  
Temporary Resource Number: N/A

Architectural Inventory Form  
USGS Location Map



785 Main Street, Erie, Colorado



0 2,000 Feet



SOURCE: Extract of Erie, Colo.,  
USGS map, 1967 (PR 1979). Crosshair  
shows location of surveyed resource.



WL7985-01-785MainSt



WL7985-02-785MainSt



WL7985-03-785MainSt



WL7985-04-785MainSt



WL7985-05-785MainSt



WL7985-06-785MainSt



WL7985-07-785MainSt



WL7985-08-785MainSt



WL7985-09-785MainSt



WL7985-10-785MainSt



WL7985-11-785MainSt



WL7985-12-785MainSt



WL7985-13-785MainSt