

Resource Number: 5BL 11292  
Temporary Resource Number: 157508435005

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 11292
2. Temporary resource number: 157508435005
3. County: Boulder
4. City: Louisville
5. Historic building name: Gibbs House
6. Current building name: Smirnova House
7. Building address: 620 Jefferson Avenue, Louisville, CO 80027. Other addresses currently on this site: 616 and 618 Jefferson. Other address for another building previously on this site: 614 Jefferson. Previous address for main house was 127 Jefferson. Louisville addresses were changed in the 1930s.
8. Owner name and address: Smirnova, 470 Cougar Ct, Lafayette, CO 80026



### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W  
SW ¼ of SE ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference NAD 83  
Zone 13 ; 488525 mE 4425142 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): 16, 17 Block: 7  
Addition: Jefferson Place Year of Addition: 1880
13. Boundary Description and Justification: The surveyed property is bounded by Jefferson Avenue on the west, an alley on the east, an abandoned alley on the north, and the property line on the south side.

### III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 30 x Width 25
16. Number of stories: One
17. Primary external wall material(s): Stucco

Resource Number: 5BL 11292

Temporary Resource Number: 157508435005

18. Roof configuration: Side gable
19. Primary external roof material: Asphalt
20. Special features: Chimney, fence, porch
21. General architectural description: 620 Jefferson is the primary residence in a complex of small residences. All of the residences on the site are currently used as rental houses. The secondary residences are described in field 24.

620 Jefferson is a small, wood-framed one-story building with a rectangular plan. Its primary elevation faces west to Jefferson Avenue. The exterior is white-painted stucco. The roof is a side gable with boxed eaves and brown asphalt shingles. There is a red brick interior chimney east of the roof ridge. The foundation is concrete. Windows are historic wood sash 4/4 double hung, painted white with trim painted aqua blue.

The front façade is symmetrical, with a typical 4/4 window on either side of the entrance. The entrance porch has a gabled roof on two turned wood posts painted aqua blue. The porch stoop is textured concrete. The walk from the City sidewalk to the stoop is a colorful array of bricks of varying colors and textures set on end into the ground. The entrance door is solid wood painted white, with a wooden screen door. Trim is painted aqua blue.

It appears that the original house was T-shaped and that the southeast and northeast corners were filled in, as both corners have low-slope roofs covered with asphalt roll roofing. The southeast corner was an enclosed porch. It has painted plywood siding, a wood panel door with no storm/screen sash, and one aluminum slider window.

22. Architectural style/building type: Other style: Wood frame side gable
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. 620 Jefferson Avenue is consistent with these patterns and blends well with the scale and character of the neighborhood. It is set close to Jefferson Avenue, with a small, open, grassy front yard. To the north is one of the narrow, unpaved east-west alleys that were part of the original Jefferson Place plat. These have been abandoned and deeded to adjacent property owners.

This property has several large trees throughout. The rear contains two additional secondary residence cabins and a shed. 620 Jefferson has its own small fenced back yard, accessed from the front by a concrete sidewalk and enclosed with chain link fencing. The rest of the rear contains no grass and has some intermittent fencing of wire on the south and wood picket on the north.

24. Associated buildings, features, or objects: There are two cabins used as secondary residences, 616 and 618 Jefferson, and a shed. 618 Jefferson is in the center of the lot. 616 Jefferson is at the northeast corner along the alley, and the shed is just south of 616. There is some confusion about these addresses in the 1948/1950 Boulder County Appraiser cards. It is possible that the addresses have been internally re-assigned. It also appears that a third cabin, 614, has been removed. 616 and 618 are two of several similar historic cabins found in the rear of other Jefferson Place properties. They may have been moved from other locations, or they may have been built in their current locations.

616 Jefferson is a small rectangular wood-framed cabin with white painted vertical panel siding and a front gable roof with black asphalt shingles. Older wood shingles are visible below the asphalt shingles. The foundation is not visible. There is an addition on the south side with a low-slope shed roof covered with asphalt roll roofing. The addition walls are clad with white asbestos siding with an undulating profile. The cabin entrance is on the south. It is a solid white wood door with an aluminum storm door. There are small wood windows, and some non-historic fixed windows located in the gables. The cabin appears to be occupied. It has

Resource Number: 5BL 11292  
Temporary Resource Number: 157508435005

no evidence of plumbing. The 1950 Boulder County appraiser card for 616 Jefferson does not appear to be the same building, indicating that the address may have been re-assigned.

618 Jefferson is a small rectangular wood-framed cabin with white painted horizontal wood lap siding and a front gable roof with gray asphalt shingles. There is a red brick exterior chimney on the west side. Windows are historic wood sash 3/1 double hung. There is an addition on the south side with a low-slope shed roof with asphalt roll roofing. The addition is clad with white asbestos siding with an undulating profile. The entrance is a white wood door with three upper lights, facing south. The cabin is occupied and has no evidence of plumbing. There is an exterior crawl space hatch on the east side. This cabin has very high integrity despite its relatively poor condition.

There is a small shed along the east alley. It is wood framed with vertical board and batten siding painted white. It has a shed roof that slopes down to the east, with gray asphalt shingle roofing. Three doors made of board and batten siding are marked 16, 18, and 20.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: \_\_\_\_\_ 1900

Source of information: Boulder County

26. Architect: Unknown

Source of information: NA

27. Builder/Contractor: Unknown

Source of information: NA

28. Original owner: August LeComte

Source of information: Boulder County

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

The main house, 620 Jefferson, was built ca. 1900. The northeast and southeast corners appear to be additions to an earlier cabin, but they were in place by 1948. The house was modified after 1948 with stucco exterior finish. No building permits are on file for modifications.

The rear of the property contains two cabins used as residences, marked with addresses 616 and 618. There is a record of a previous cabin numbered 614, and a record that a cabin numbered 618 burned down in 1982. The addition on the current 618 is not visible in the 1950 Boulder County assessor's photo, so it was constructed after that date. The cabin currently marked 616 has been modified at an unknown date with an addition on the south side and modified window openings.

30. Original location  Moved  Date of move(s): Note: 620 Jefferson, the main house, is in its original location. It is possible that the cabins currently addressed as 616 and 618 were moved onto the site at an unknown date.

#### 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 residential complex

35. Historical background:

This building is part of Jefferson Place, the first residential subdivision in Louisville.

In 1898, Jefferson Place developer Charles Welch conveyed twenty-nine different lots in Jefferson Place to a Denver lawyer, Harper Orahood, apparently for Orahood to resell. The lots for this parcel were among these properties.

Resource Number: 5BL 11292

Temporary Resource Number: 157508435005

Orahood conveyed 620 Jefferson to August LeComte by a deed that was recorded in 1905. Orahood also conveyed 612 Jefferson (5BL11288) to August LeComte by a deed that was recorded on the same day.

Boulder County gives 1900 as the year of construction for this property. Although the dates given by Boulder County have sometimes been found to be in error with respect to historic buildings in Louisville, for this particular house there was no other evidence found that could help prove or disprove this date. The property in question is outside of the boundaries of the Sanborn Maps that were done for Louisville in 1893, 1900, and 1908 (they focused on the downtown business district and La Farge Avenue only). The house does appear in the correct location on the 1909 Drumm's Wall Map of Louisville.

Information about August LeComte Sr. and his family can be found in the report for 612 Jefferson (5BL11288), where the family made its home for many years.

In 1906, August LeComte Sr. conveyed 620 Jefferson to Louise Kilhoffer. Genealogical records show that Louise Kilhoffer was the sister of LeComte's son-in-law, Leonard, who was married to LeComte's daughter, Julia. LeComte retained ownership of 612 Jefferson next door.

Louise Kilhoffer had a unique and colorful personal history, and had other connections to Jefferson Place. Born Louise Wattelet in France, she came to the US at the age of about 10, lived in Superior, and married Julian Gradel of Louisville at the age of about 15. He was the Louisville town clerk, a town council member, justice of the peace, and water commissioner. They resided at 738 Jefferson (5BL858), just one block from 620 Jefferson, and had three children. They divorced in 1899. Historical records indicate that two of the children stayed with their father, while Louise took the baby. She married again to Joseph Kilhoffer, was widowed when he was killed in a coal mine accident, and later married a third time to Alex Lorenzi, with whom she was caught running a bootlegging operation during Prohibition. More information about Louise Kilhoffer can be found in the report for 738 Jefferson.

Evidence that Louise Kilhoffer actually resided at 620 Jefferson during her period of ownership could not be located. It is possible that she purchased the house to be near her older children who were living at 738 Jefferson following her divorce from Julian Gradel, even if she may have later rented out the house. One such family that appears to have rented the house during her ownership, according to the 1916 Louisville directory was the Madonna family (James and Aldovina).

Records indicate that Albert Gredler purchased 620 Jefferson from Louise Kilhoffer in 1921. This was the year following the 1920 Interurban Train Wreck in which many Louisville residents were killed or injured, including Gredler, who suffered a fractured clavicle and ribs in the accident.

Louisville directories and census records show that Albert Gredler (sometimes written as "Gridler") was living at 620 Jefferson from 1921 until at least 1930. The address at the time was 127 Jefferson. Gredler was born in Austria in 1868 and came to the US in 1880-83, according to census records. He worked as a coal miner. He had been married to Laura Gredler and they were divorced sometime after 1920. It is very possible that his purchase of this house in about 1921 was related to the separation or divorce from his wife.

The Boulder County online property records show that Boulder County owned 620 Jefferson from about 1930 to 1938. It is possible that Gredler lost ownership of the house during the Depression.

The owner and resident of 620 Jefferson for many years was Edward Gibbs, starting by 1938. In 2004, a previous resident of Louisville named William Trebing who had grown up at 561 Jefferson during the 1940s recalled that Gibbs had some small houses across the street that he rented out. Indeed, the parcel at 620 Jefferson includes not only the main house, 620 Jefferson itself, but also two other buildings that were previously known as 614 and 616 Jefferson. The County Assessor cards for this property indicate that a fourth small building, 618 Jefferson, burned down in 1982. It appears that the addresses have been re-assigned. The secondary residences/cabins currently on the site have addresses of 616 and 618. There is no 614. The 1950 Boulder County assessor photo identified as 616 does not resemble any of the extant cabins.

Resource Number: 5BL 11292  
Temporary Resource Number: 157508435005

Ed Gibbs was born in Missouri in 1880 and died in 1968. The 1930 census lists him as working as a timber man in a coal mine. At first, following his purchase of this property, he and his wife, Nellie, lived on Pine Street in Louisville. Nellie died in 1932. The 1949 Louisville directory then lists Gibbs as residing at 618 Jefferson, but it is not clear which building this refers to. By 1951, he was residing in the main house itself at 620 Jefferson, and this continued until at least 1966, which is the last year for which the Louisville Historical Museum has a Louisville directory. This shows that he resided at 620 Jefferson past when he himself sold the property, which occurred in 1959 when he sold it to Louisville businesswoman Elizabeth Varra. She owned it until 1974. The house has also had a few other later owners after Varra.

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) (including the photos for this report).

Drumm's Wall Map of Louisville, Colorado, 1909.

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

*Green Mountain Cemetery Index to Interment Books, 1904-1925*, Boulder Genealogical Society, 2006.

Archival materials on file at the Louisville Historical Museum.

Interview conducted by Louisville Historical Museum Coordinator Bridget Bacon: William Trebing, December 2004.

## 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.

Resource Number: 5BL 11292  
Temporary Resource Number: 157508435005

- (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 associated with the historic development of Louisville as one of the early twentieth-century homes in Louisville's first residential subdivision, Jefferson Place.

43. Assessment of historic physical integrity related to significance: The property lacks sufficient significance and integrity to be eligible to the National or State Historic Registers, or to be eligible as a local landmark. The primary residence, 620 Jefferson, has integrity of location, design, workmanship, feeling and association. It lacks integrity of materials due to replacement stucco exterior finish. It lacks integrity of setting due to changes to changes in the configurations of its associated outbuildings. 616 Jefferson lacks integrity of design, feeling

and materials due to modified window openings, replacement siding, and a prominent addition. It is unknown whether 616 was moved onto this site, so integrity of association, location and setting are unknown. 618 Jefferson has a high degree of integrity of design, workmanship, feeling, and materials. It is unknown whether 618 was moved onto this site, so integrity of association, location and setting are unknown.

**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. All of the buildings on the site would be contributing 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 \_\_\_\_\_
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: 5BL11292\_616Jefferson\_01 through 5BL11292\_616Jefferson\_03.  
5BL11292\_618Jefferson\_01 through 5BL11292\_618Jefferson\_04. 5BL11292\_620Jefferson\_01 through 5BL11292\_620Jefferson\_05.

Resource Number: 5BL 11292

Temporary Resource Number: 157508435005

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

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

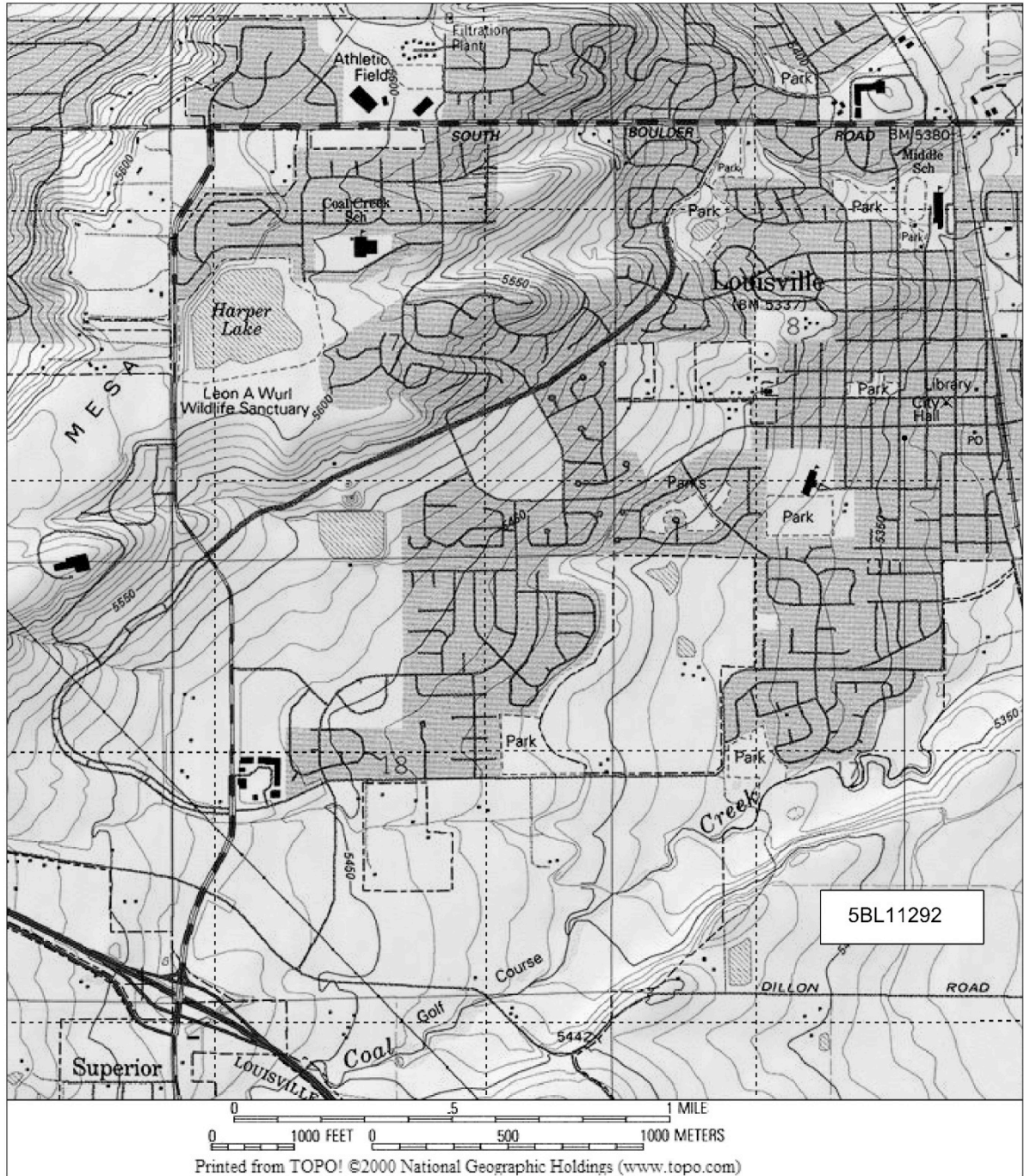
Colorado Historical Society - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395



Resource Number: 5BL 11292  
Temporary Resource Number: 157508435005

Resource Number: 5BL11292

Architectural Inventory Form  
USGS Location Map



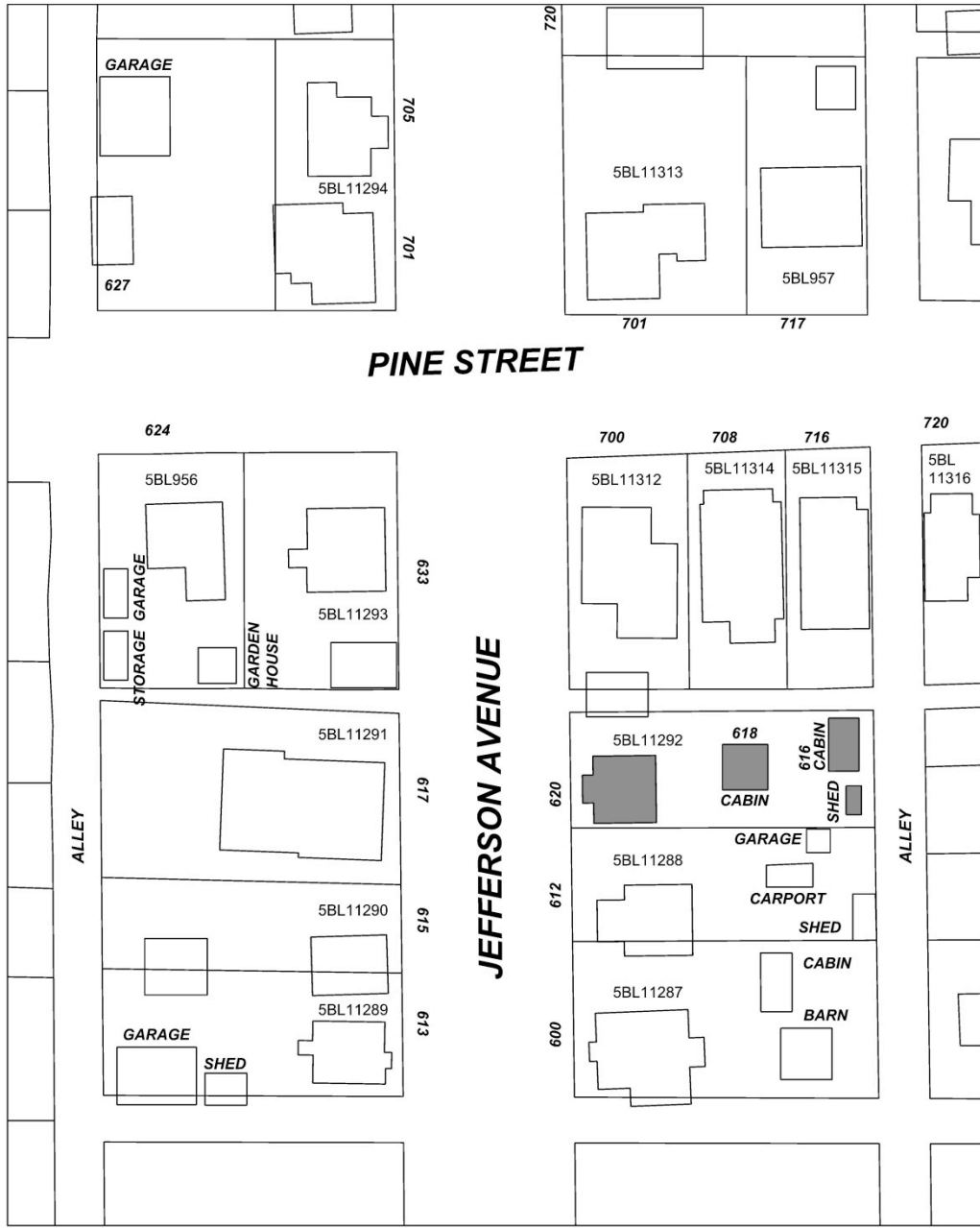
620 Jefferson Avenue, Louisville, Colorado

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



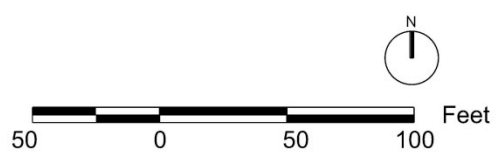
Resource Number: 5BL11292

Architectural Inventory Form  
Site Location Map



620 Jefferson Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado  
GIS Files.





Resource Number: 5BL 11292  
Temporary Resource Number: 157508435005



5BL11292\_616Jefferson\_01 south



5BL11292\_616Jefferson\_02 northwest



Resource Number: 5BL 11292  
Temporary Resource Number: 157508435005



5BL11292\_616Jefferson\_03 northeast



616 Jefferson. Boulder County Real Estate Appraisal card, 1950. Does not resemble the current 616 Jefferson, so the address may have been re-assigned. The pictured building does not appear to still be on this site.



Resource Number: 5BL 11292  
Temporary Resource Number: 157508435005



5BL11292\_618Jefferson\_01 southeast



5BL11292\_618Jefferson\_02 northwest



Resource Number: 5BL 11292  
Temporary Resource Number: 157508435005



5BL11292\_618Jefferson\_03 northeast



5BL11292\_618Jefferson\_04 west



Resource Number: 5BL 11292  
Temporary Resource Number: 157508435005



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



5BL11292\_620Jefferson\_01 west



Resource Number: 5BL 11292  
Temporary Resource Number: 157508435005



5BL11292\_620Jefferson\_02 south



5BL11292\_620Jefferson\_03 north



Resource Number: 5BL 11292  
Temporary Resource Number: 157508435005



5BL11292\_620Jefferson\_04 east



5BL11292\_620Jefferson\_05 shed

Resource Number: 5BL 11292  
Temporary Resource Number: 157508435005



620 Jefferson. Boulder County Real Estate Appraisal card, 1948.