

Resource Number: 5BL 11296
Temporary Resource Number: 157508426010

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 11296
2. Temporary resource number: 157508426010
3. County: Boulder
4. City: Louisville
5. Historic building name: Melchior House
6. Current building name: Mazur House
7. Building address: 720 Jefferson Avenue, Louisville, CO 80027. Alternate address for the historic property: 215 Jefferson. Louisville addresses were changed in the 1930s.
8. Owner name and address: Andrew Mazur, 471 E Raintree Ct Louisville, CO 80027



II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
NW ¼ of SE ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference NAD 83
Zone 13; 488530_mE 4425236_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): 19 Block: 6
Addition: Jefferson Place Year of Addition: 1880
13. Boundary Description and Justification: The surveyed property is bounded by Jefferson Avenue to the west, an alley to the east, and property lines to the north and south.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 40 x Width 28
16. Number of stories: One
17. Primary external wall material(s): Brick
18. Roof configuration: Front gabled roof

Resource Number: 5BL 11296
Temporary Resource Number: 157508426010

19. Primary external roof material: Asphalt
20. Special features: Porch, fence
21. General architectural description: 720 Jefferson is a one-story, wood-framed residence, rectangular in plan, with a front-facing gable roof. The primary façade faces west to Jefferson Avenue. The exterior is clad with light buff-colored brick. Gable siding is vertical white siding, possibly steel. Roofing is brown asphalt shingles and eaves are closed. Windows are bronze anodized aluminum sliders. The front entrance has a concrete stoop under a gable-roofed open porch, with a solid wooden door of natural finish, and an aluminum storm/screen door. South of the front door is a large "picture" window. The back door faces east and opens to a concrete stoop, sheltered by a small projecting gable roof.
22. Architectural style/building type: Other
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. 720 Jefferson Avenue is of more recent construction, having replaced an earlier historic house on the property. Although it blends well with the neighborhood in size and scale, it differs in its more contemporary appearance and its brick veneer construction. This house is set further back from the street than others in the neighborhood. Its front yard is open to the street, featuring a lawn, raised planter beds, a large tree, shrubs, and a concrete walk to the front porch. The back yard has a lawn and a raised planter. The back yard is deep and narrow and enclosed with chain link fencing.
24. Associated buildings, features, or objects: Shed with brown vertical board siding and a gambrel roof with green asphalt shingles.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1993
Source of information: Louisville building permit file
26. Architect: Unknown
Source of information: NA
27. Builder/Contractor: Fleming Construction
Source of information: Louisville building permit file
28. Original owner: Melchior (first owner of existing non-historic house)
Source of information: Louisville building permit file
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The current house on the property was built in 1993, replacing an earlier historic home that had been constructed around 1900. The historic home was demolished in 1993. The current house has not been altered since its construction.
30. Original location Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic, Single Dwelling

Resource Number: 5BL 11296
Temporary Resource Number: 157508426010

- 32. Intermediate use(s): N/A
- 33. Current use(s): Domestic, Single Dwelling
- 34. Site type(s): Urban residence
- 35. Historical background:

This building is part of Jefferson Place, the first residential subdivision in Louisville. The existing house was built in 1993 by Guerino and Lidia Melchior. It replaced an earlier historic home that was built ca. 1900.

The historic house at 720 Jefferson, no longer extant, is one of several in this part of Jefferson Place that were owned and lived in by members of the Beveridge family, the others being 624 Pine (5BL956), 701 Jefferson (5BL11294), and 705 Jefferson (5BL11294). Joan Beveridge Bailey Jones owned the property for about 50 years.

The first owner of the property, after Jefferson Place developer Charles Welch, was Louis Bonello (also stated to be "Bonells"), who acquired it in 1895. A week later, he transferred it to "Antonia" Mangus. This was likely a reference to Antonio, or Anton, Mangus. He owned and resided at 633 Jefferson nearby.

The County gives 1900 as an estimated date of construction for the original house, but it may have been constructed earlier. Boulder County has sometimes been found to be in error with respect to historic buildings in Louisville. In this case, no specific evidence was found that would shed light on its date of construction.

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 at 720 Jefferson does appear in the correct location on the 1909 Drumm's Wall Map of Louisville and on the Methodist Church Map of Louisville that was made in circa 1923-25.

Property record research reveals some gaps in the ownership history of 720 Jefferson, and more research would be needed in order to resolve some inconsistencies. A deed transferring the property from Antonio Mangus to Joan and Ephraim Bailey was recorded with Boulder County in 1920. In 1922, a deed transferring the property from Ephraim and Joan Bailey to "Jennette" Beveridge was recorded. Janette Beveridge was Joan Bailey's mother. However, a transaction conveying the property from Beveridge back to the Baileys was not located in the online property records, despite the fact that the Baileys ended up owning the property. Also, evidence of who lived in the house could not be located for the period of 1895 (the year in which Charles Welch sold the property) until 1921. It seems likely that the house was a rental during that time.

Joan Beveridge was born in Louisville, Colorado in 1886. She grew up with her parents, Thomas and Janette Beveridge, at 701 Jefferson, while her grandmother, Jane Ferguson, lived at 705 Jefferson. These houses are across the street from 720 Jefferson.

In about 1909, Joan Beveridge married Ephraim Bailey. He was born in England in circa 1882 and came to the US in about 1889. At the time of the 1910 census, they were living in Hanna, Wyoming and Ephraim was working as a miner. At the time of the 1920 census, they were living in Montana. In 1921, according to a Louisville directory, they were living in this house, as was William Bailey.

Joan Bailey and Ephraim Bailey either divorced, or he passed away. Records indicate that in the 1920s and early 1930s, she was living with her brother, Thomas Beveridge, and their mother, Janette Beveridge, at 701 Jefferson.

In 1938, Joan Bailey remarried, to George W. Jones. George Jones was born in about 1884 in Colorado to parents from England. At the age of 15, in 1900, he was already working as a miner in Clear Creek County. He married Laura Jones and they were living in Louisville at the time of the 1920 census. By 1930, they were divorced and he was living with his widowed mother, Kezia Jones, and his widowed sister, Lena Jones Hamilton, in Louisville.

George W. Jones worked as a miner in the Louisville area. According to the 1946 directory for Louisville, he was working at that time at the Monarch Mine. Joan Jones was active in a number of Louisville organizations, including the Rebekah Lodge, Pythian Sisters, Dahlia Club, Pioneer Club, Spanish-American War Veterans Auxiliary, and the First Baptist Church.

Resource Number: 5BL 11296
Temporary Resource Number: 157508426010

George Jones died in 1960 and Joan Jones died in 1969. It is believed that they did not have children. Records indicate that the property was transferred to the son, Claude Jones, of Joan's sister, Agnes Beveridge Jones. Although the two sisters both married someone named "Jones," it appears from historical records that their husbands were not related to one another. Agnes Beveridge Jones lived at the Beveridge family properties of 701 Jefferson and 624 Pine, close by to 720 Jefferson, after she became a widow in 1946.

More recent owners of 720 Jefferson have been Guerino and Lidia Melchior, who built the current house. They sold the property to Umberto Toscano, who later sold it to Andrew Mazur, the current owner.

Another address found for 720 Jefferson, under Louisville's old address system, was 215 Jefferson. This would have referred to the original house, not the current one.

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

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

Methodist Church Parish Map of Louisville, Colorado, circa 1923-25.

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

Louisville, Colorado cemetery records, accessed at <http://files.usgwarchives.org/co/boulder/cemeteries/louisville.txt>

Archival materials on file at the Louisville Historical Museum.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: NA

Designating authority: NA

37A. Applicable Local Landmark Criteria for Historic Landmarks:

A. Architectural.

- (1) Exemplifies specific elements of an architectural style or period.
- (2) Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.
- (3) Demonstrates superior craftsmanship or high artistic value.
- (4) Represents an innovation in construction, materials or design
- (5) Style particularly associated with the Louisville area.
- (6) Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.
- (7) Pattern or grouping of elements representing at least one of the above criteria.
- (8) Significant historic remodel.

B. Social.

- (1) Site of historic event that had an effect upon society.
- (2) Exemplifies cultural, political, economic or social heritage of the community.

Resource Number: 5BL 11296

Temporary Resource Number: 157508426010

(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 was built in the late 20th century in Jefferson Place, Louisville's first residential subdivision. It is an example of a newer infill property that maintains the scale of the neighborhood although it is not associated with its early historic development.

43. Assessment of historic physical integrity related to significance: The existing house has not been significantly altered since its 1993 construction. It has integrity of location, setting, design, materials, workmanship, feeling and association. Integrity of association relates to the current neighborhood, not the historic development of Jefferson Place.

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. This house was built after the period of significance and is noncontributing.

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 ___ Noncontributing X
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: 5BL11296_720Jefferson_01 through 5BL11296_720Jefferson_05.
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

Resource Number: 5BL 11296

Temporary Resource Number: 157508426010

52. Address: 3457 Ringsby Court Suite 317, Denver, CO 80216

53. Phone number(s): (303) 290-9930

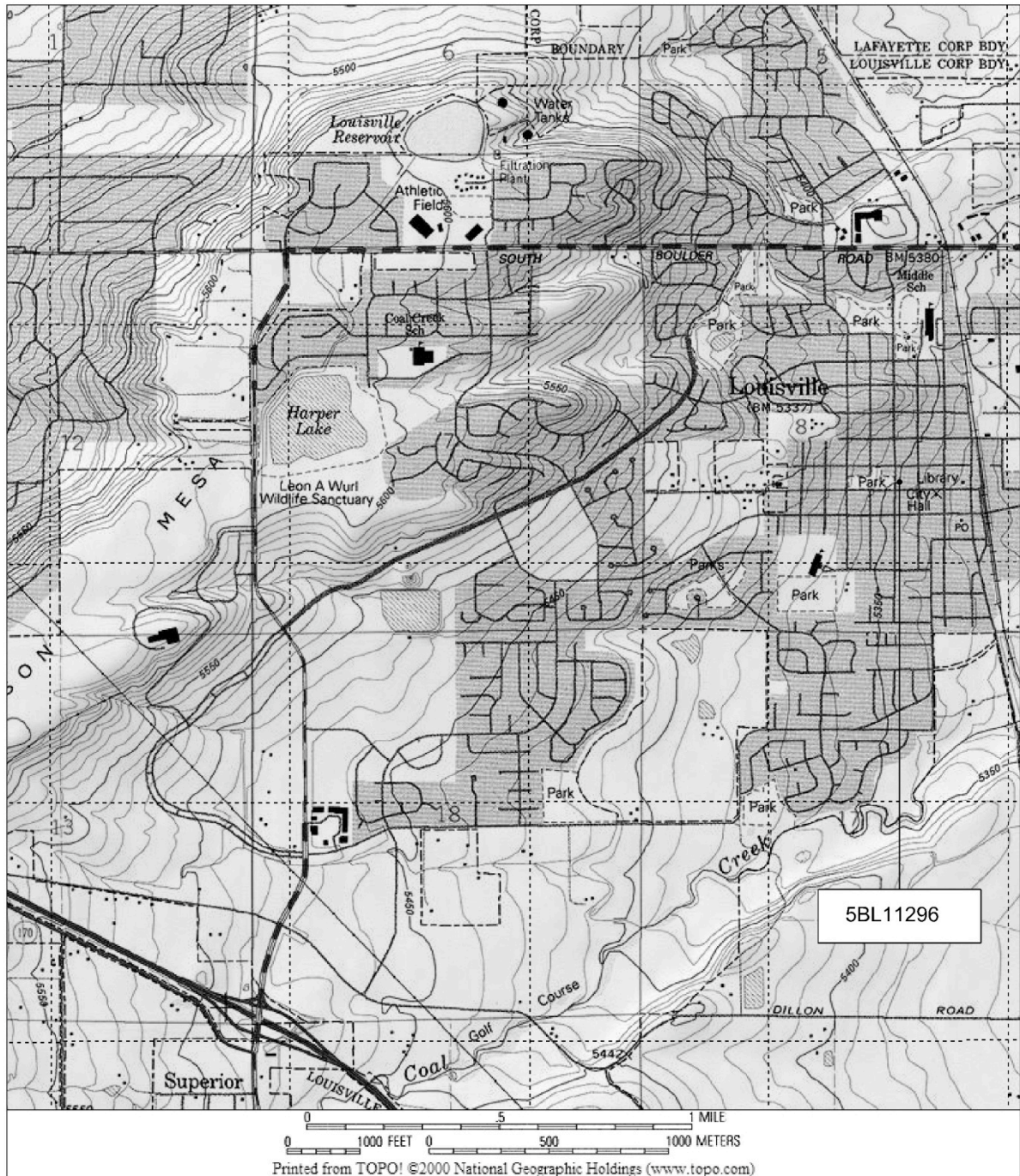
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

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

Resource Number: 5BL 11296
Temporary Resource Number: 157508426010

Resource Number: 5BL11296

Architectural Inventory Form
USGS Location Map



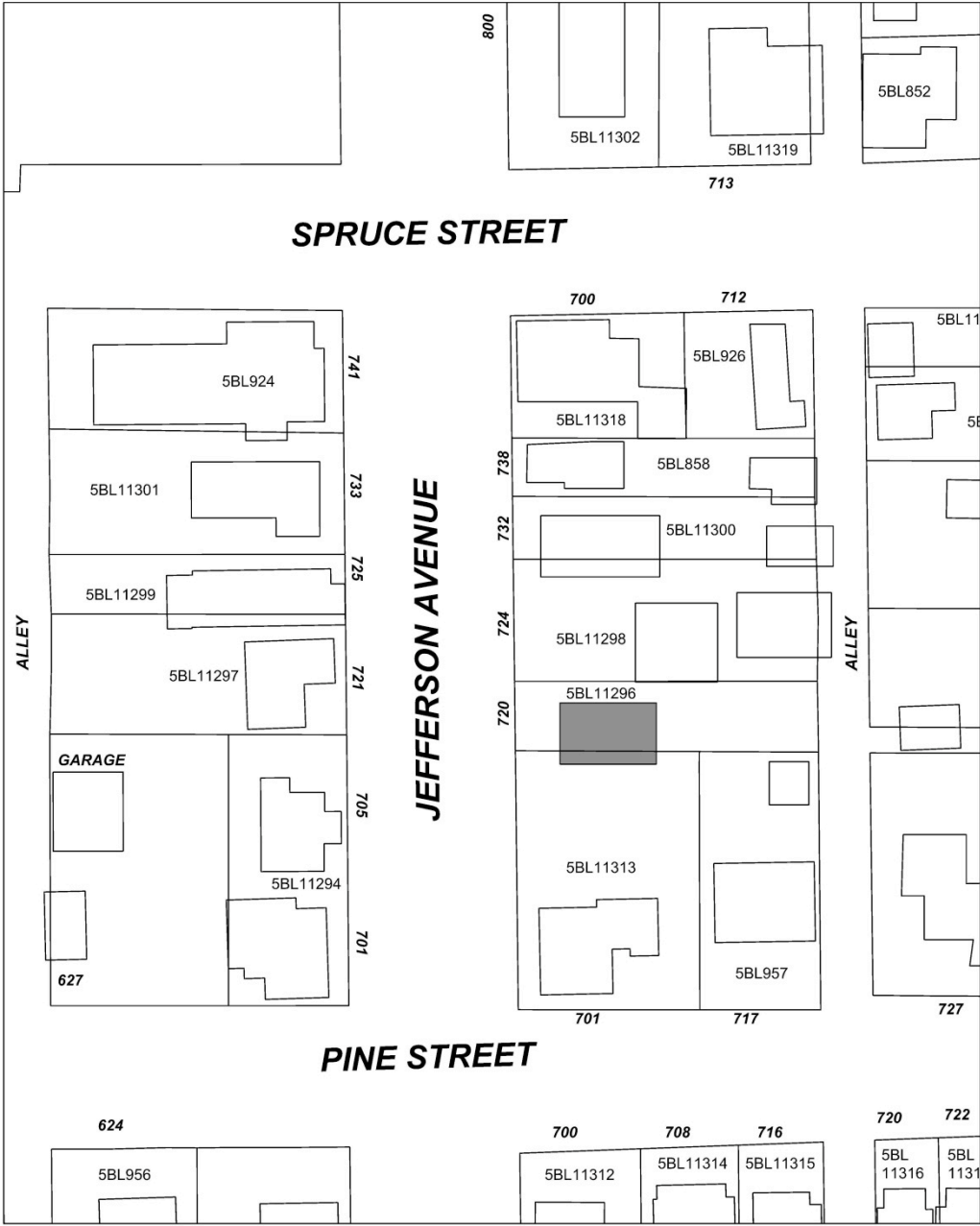
720 Jefferson Avenue, Louisville, Colorado

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



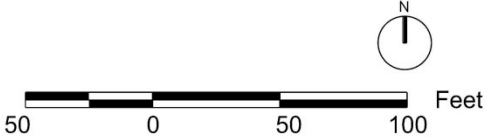
Resource Number: 5BL11296

Architectural Inventory Form
Site Location Map



720 Jefferson Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado
GIS Files.



Resource Number: 5BL 11296
Temporary Resource Number: 157508426010



5BL11296_720Jefferson_01 west



5BL11296_720Jefferson_02 northwest

Resource Number: 5BL 11296
Temporary Resource Number: 157508426010



5BL11296_720Jefferson_03 south



5BL11296_720Jefferson_04 east

Resource Number: 5BL 11296
Temporary Resource Number: 157508426010



5BL11296_720Jefferson_05 shed