

Resource Number: 5BL 11297  
Temporary Resource Number: 157508427004

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 11297
2. Temporary resource number: 157508427004
3. County: Boulder
4. City: Louisville
5. Historic building name: DeSailly House
6. Current building name: Morrison House
7. Building address: 721 Jefferson Avenue, Louisville, CO 80027. Possible alternate addresses: 210, 226, and 725 Jefferson. Louisville addresses were changed in the 1930s.
8. Owner name and address: Bruce Lee Morrison, 721 Jefferson Louisville, CO 80027-1811



### 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; 488490 mE 4425242 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): 6, 7 Block: 9  
Addition: Jefferson Place Year of Addition: 1880
13. Boundary Description and Justification: The surveyed property is bounded by Jefferson Avenue on the east, an alley on the west, 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 36
16. Number of stories: One
17. Primary external wall material(s): Vinyl
18. Roof configuration: Front gable

Resource Number: 5BL 11297

Temporary Resource Number: 157508427004

19. Primary external roof material: Asphalt
20. Special features: Porch, fence
21. General architectural description: 721 Jefferson is a one-story, wood framed house with horizontal vinyl siding, predominantly white with gold-colored gable siding and four courses of gold-colored siding at the base. The house is basically rectangular in plan, with small additions on the south and west sides. The roof is front gabled with light green asphalt shingles and boxed eaves. The primary façade faces east to Jefferson Avenue. The front entrance is in the center of the façade, with a simple concrete stoop and a concrete step. A yellow fiberglass porch awning in a black metal frame shelters the stoop. Two black metal posts support the awning frame. The front door is a natural finish wood door with three small, horizontal upper lights, plus an aluminum storm/screen door. Most of the windows are historic white painted wood double hung with aluminum storm/screen sash. The south side of the house has a small enclosed addition and a concrete patio with a shed roof on exposed white painted wood rafters on three wood posts. A solid, natural finish wood door and aluminum storm/screen door, lead into the house from the patio. The west side of the house has a low-slope gable-roof addition with an aluminum slider window and a fiberglass awning. There is a fixed aluminum window in the west gable.
22. Architectural style/building type: Other style: wood frame front 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. 721 Jefferson Avenue is consistent with these patterns and blends well with the scale and character of the neighborhood. It is set at the northeast corner of a large, double lot, mid-block property. The front yard is small and grassy, open to the public sidewalk, with a large tree. The front yard has two concrete walks, one leading to the front porch and another, with two steps at the City walk, leading to the shed/car port addition. There is a low concrete retaining wall or curb at the front yard along the public sidewalk. The chain link fenced back yard has a lawn and three large trees, and a gate to the alley.
24. Associated buildings, features, or objects: There are two dilapidated sheds in the back yard adjacent to the alley. The northern shed has a shed roof with wood board decking and no roofing material. The shed walls are covered with green roll asphalt. A wood board door opens to the south. The southern shed is collapsing. It is constructed of horizontal wood board walls with wood board roof decking and no roofing material. It has a wood board door on the south side. Stored in the back yard there are four large historic wood doors with metal pulls that appear similar to livestock brands.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1905  
Source of information: Boulder County
26. Architect: Unknown  
Source of information: NA
27. Builder/Contractor: Unknown  
Source of information: NA
28. Original owner:  
Source of information:
29. Construction history (include description and dates of major additions, alterations, or demolitions):

Resource Number: 5BL 11297

Temporary Resource Number: 157508427004

The original portion of the house was built by 1905. After 1951, additions to the south and west were constructed, a brick chimney was removed, and siding was replaced. The south patio and patio roof were added in 1973.

30. Original location   X   Moved      Date of move(s):

#### **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 residence

35. Historical background:

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

This property at 721 Jefferson was owned by the DeSailly family for over forty-five years beginning in the 1940s. Prior to that, it is believed to have been a rental for some time. There were originally houses on both Lot 6 and Lot 7. Today, only the house on Lot 7 survives.

Lot 6 and Lot 7 were not originally part of the same parcel. In 1889, Samuel Page (sometimes stated as "Paige") acquired Lot 7 from Charles Welch, the developer of Jefferson Place. Samuel Page was living in Louisville with his father at the time of the 1880 federal census when he was 19. Then he and his wife, Edith, and their daughter, Caroline, are shown in the 1885 Colorado state census records as living in Louisville. Samuel was born in New York in 1861 and Edith was born in England in 1866. Caroline, or Carrie, was born in 1884 in Louisville. Samuel Page is listed in different sources as having worked as both a miner and a mine blacksmith, an occupation that he learned from his father.

In 1892, Samuel Page conveyed Lot 7 to Edith Page, his wife. She died in 1894. By a deed recorded in 1906, Edith Page's heirs (who were her husband and daughter) conveyed Lot 7 to Pasquale Romano (a name sometimes stated to be "Romans").

Meanwhile, Pasquale Romano acquired Lot 6 from Charles Welch, the developer of the Jefferson Place subdivision, by a deed that was also recorded in 1906. It was through Romano's purchases that the two lots were combined, but each lot still had a house on it. Pasquale Romano already owned 725 Jefferson (5BL11299) on Lot 8.

The County gives 1905 as an estimated date of construction for this house. Boulder County has sometimes been found to be in error with respect to historic buildings in Louisville. In this case, there is no indication either way of whether the house was actually constructed in 1905. It should be considered that there could have been a house on Lot 7 (which is the current location of 721 Jefferson) in 1885. This is because at the time of the 1885 Colorado state census, Samuel and Edith Page and their young child were living in this vicinity and did not own other real property in Louisville. 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 721 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. These maps also show a house next door to the south on the property that is now gone. It is believed that this other house was demolished after 1935 (a year in which the house on Lot 6 appears to have had the address of 224 Jefferson with the Solano family living there), but solid evidence of when this happened could not be found.

In 1906, Pasquale Romano sold Lots 6 and 7 to Mary Cummings. She owned the property until 1938. Directories do not list her as a resident of a house on either Lot 6 or Lot 7 during her ownership. Records show that Mary

Resource Number: 5BL 11297

Temporary Resource Number: 157508427004

Cummings was born in about 1856 in Ireland, and that she lived on Main Street in Louisville. It is believed that she rented out the house. Unfortunately, there were shifting addresses along this side of the 700 block of Jefferson, which makes it difficult to trace who lived in which house. However, a possible resident of 721 Jefferson in 1916 was Emilio D'Agostino, when the address appears to have been 210 Jefferson. In 1935, possible residents were Ygnacio Sisco (Cisco) and his son, Ben, with their relatives by the last name of Solano living in the house on Lot 6. The address for 721 Jefferson at that time appears to have been 226 Jefferson. These possible residents of 721 Jefferson have not been verified.

In 1938, Jules and Irma Duhamel purchased 721 Jefferson. They owned it for five years until 1943. They were already living on Jefferson in 1936, possibly at 721 Jefferson. Directories for 1940 and 1943 show them as living in this location.

Jules Duhamel worked at the Hi-Way Mine. Beside Jules and Irma, other members of the family who lived with them were Emil and Jules Jr. No other information about the family could be located. In 1943, they sold 721 Jefferson to Georgeos Lukakies (1892-1966), who owned it for four years. Lukakies was also an owner of 725 Jefferson next door. His wife was Gregarita Lukakies.

In 1947, Victor and Marie DeSailly purchased 721 Jefferson and it would be in their family for 46 years. Victor DeSailly lived 1909-1967 and Marie DeSailly lived 1910-1991. Marie was born in Illinois as the daughter of Jeremy and Marie Coet Lucas. She and Victor married in 1929 and came to Louisville in 1939. (A number of members of the Coet family came to Louisville from Illinois in the 1930s, and some settled in houses in Jefferson Place.)

Victor DeSailly worked as a coal miner in the Louisville area. In the late 1950s, after area mines closed, he began to work as a construction worker. Louisville directories show Victor and Marie DeSailly as living at 721 Jefferson. Their daughter, Lorraine, graduated from Louisville High School in 1960.

In 1993, the DeSaillys' daughter, Lorraine Johns, and Wilbur Johns sold 721 Jefferson to the current owner, Bruce Lee Morrison.

The other addresses found for 721 Jefferson, under Louisville's old address system, were 210 Jefferson (not verified) and 226 Jefferson (not verified). Under the new address system adopted in the late 1930s, an alternative address was 725 Jefferson (1940).

#### 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. Odist 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

Resource Number: 5BL 11297

Temporary Resource Number: 157508427004

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.
- (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 house has integrity of location, workmanship, feeling and association. Integrity of design is compromised by additions on the south and west. Integrity of materials is compromised by replacement siding. Integrity of setting is compromised due to the demolition of an adjacent house after 1935.

#### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible  Not Eligible  Need Data

45. Is there National Register district potential? Yes  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 property is non-contributing due to loss of integrity from additions and replacement siding.

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.

Resource Number: 5BL 11297

Temporary Resource Number: 157508427004

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: 5BL11297\_721Jefferson\_01 through 5BL11297\_721Jefferson\_06.

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.

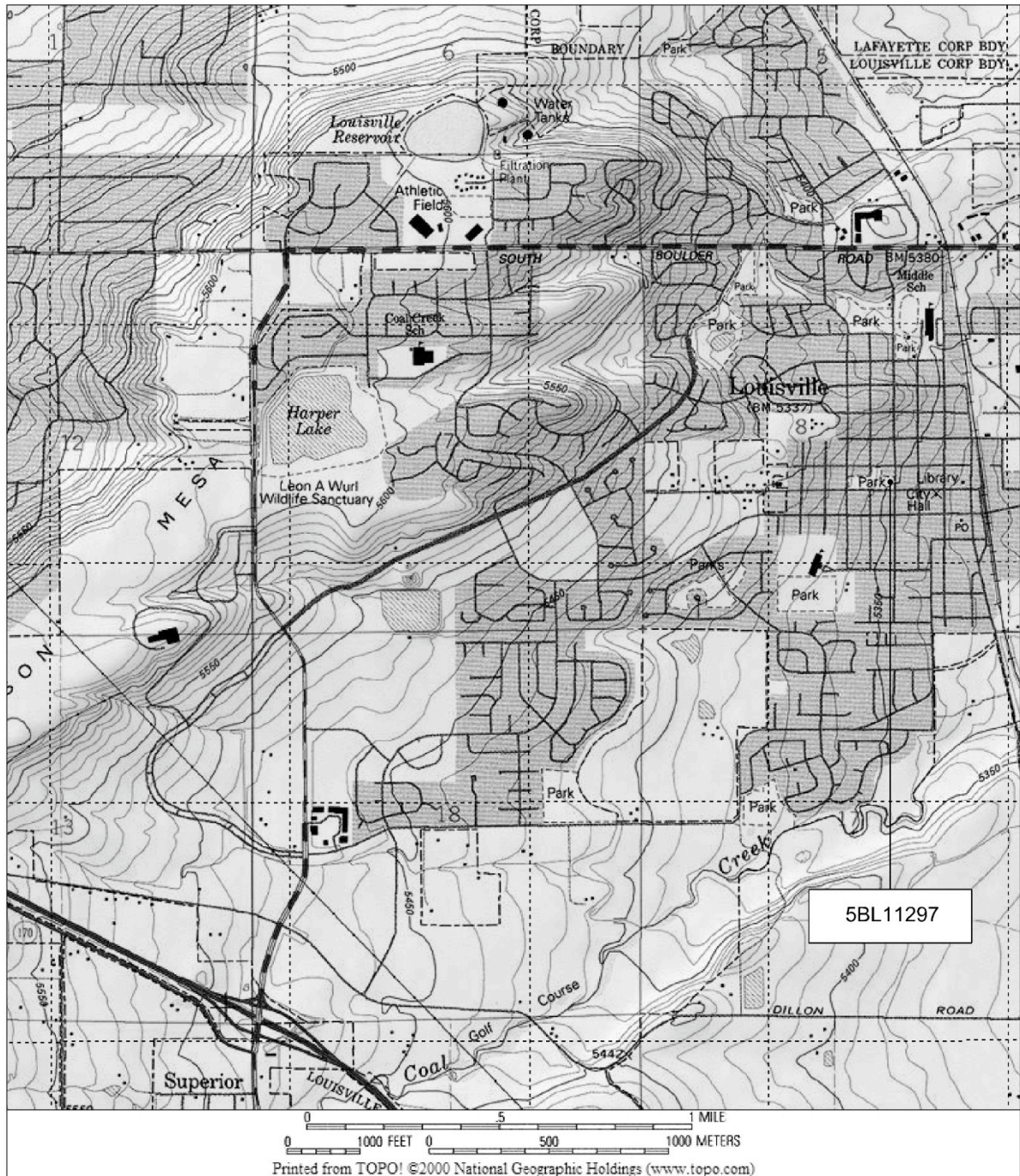
Colorado Historical Society - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395



Resource Number: 5BL 11297  
Temporary Resource Number: 157508427004

Resource Number: 5BL11297

Architectural Inventory Form  
USGS Location Map



721 Jefferson Avenue, Louisville, Colorado

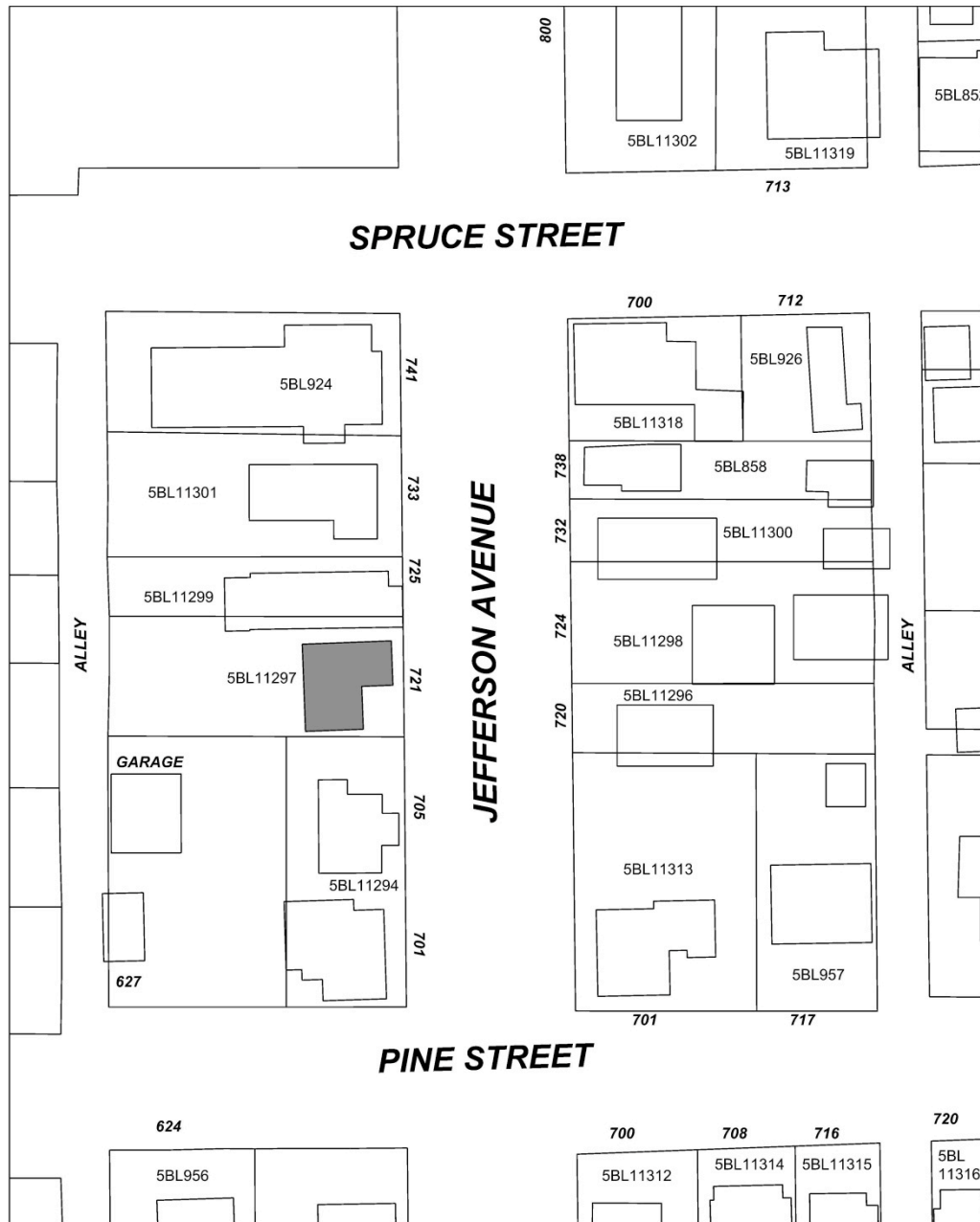
SOURCE: Extract of Louisville, Colorado  
USGS map, 1994.





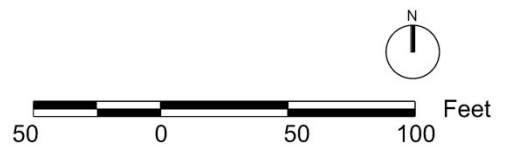
Resource Number: 5BL11297

Architectural Inventory Form  
Site Location Map



721 Jefferson Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado  
GIS Files.



Resource Number: 5BL 11297  
Temporary Resource Number: 157508427004



5BL11297\_721Jefferson\_01 east



5BL11297\_721Jefferson\_02 southeast



Resource Number: 5BL 11297  
Temporary Resource Number: 157508427004



5BL11297\_721Jefferson\_03 northeast



5BL11297\_721Jefferson\_04 west



Resource Number: 5BL 11297  
Temporary Resource Number: 157508427004

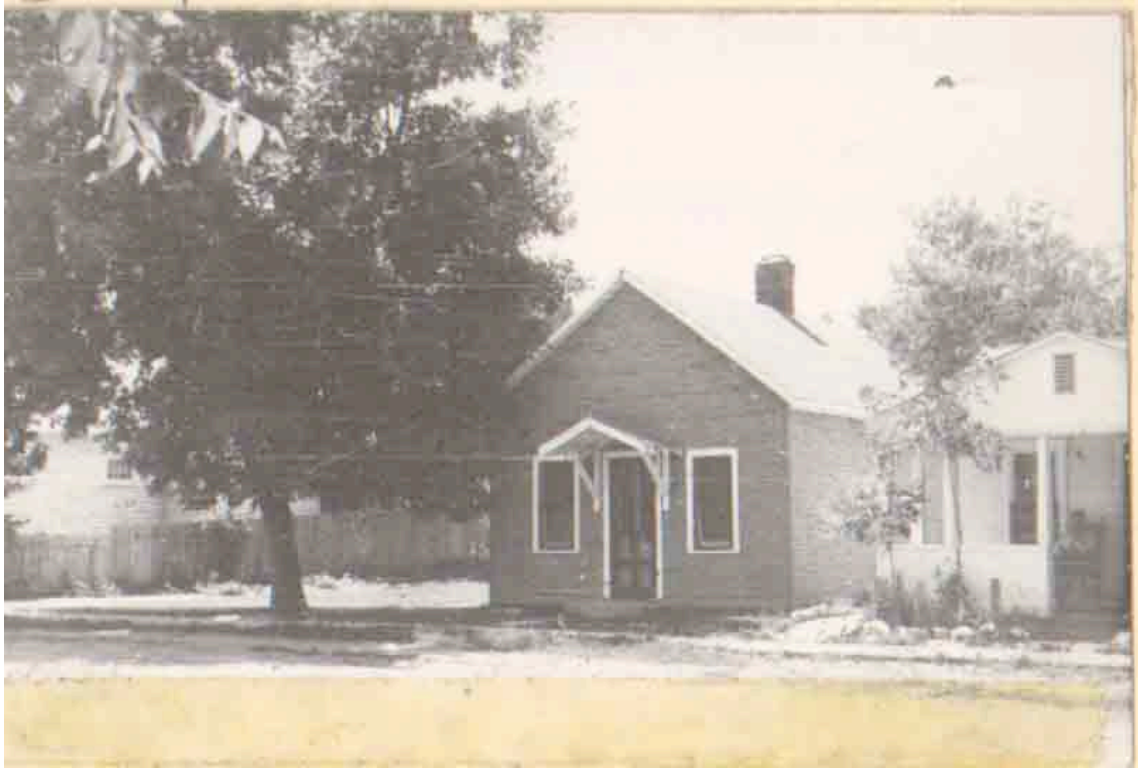


5BL11297\_721Jefferson\_05 northern shed



5BL11297\_721Jefferson\_06 southern shed

Resource Number: 5BL 11297  
Temporary Resource Number: 157508427004



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