

Resource Number: 5BL 11308
Temporary Resource Number: 157508406004

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 11308
2. Temporary resource number: 157508406004
3. County: Boulder
4. City: Louisville
5. Historic building name: Guenzi House
6. Current building name: Michaels/O'Connor House
7. Building address: 913 Jefferson Avenue. Louisville, CO 80027
8. Owner name and address: Therese Marie O'Connor
921 Walnut St Louisville, CO 80027-1857



II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
NW ¼ of NE ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference NAD 83
Zone 13 ; 488481 mE 4425441 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): 4, 5 Block: 11
Addition: Jefferson Place Year of Addition: 1880
13. Boundary Description and Justification: The surveyed area is bounded by Jefferson Avenue on the east, an alley on the west, and property lines on the north and south.

III. Architectural Description

14. Building plan (footprint, shape): L-shaped plan
15. Dimensions in feet: Length 54 x Width 26
16. Number of stories: One
17. Primary external wall material(s): Wood horizontal siding
18. Roof configuration: Hip-on-gable roof
19. Primary external roof material: Asphalt

20. Special features: Porch, chimney, fence
21. General architectural description: 913 Jefferson is a one-story wood-framed house with its primary façade facing east to Jefferson Avenue. The foundation is high, of parged concrete, and there is a basement with generously sized windows. The building is L-shaped in plan with a projecting bay at an addition on the northwest corner. The exterior is clad with historic horizontal simple drop wood siding painted white. The roof is a hip-on-gable covered with brown asphalt shingles. Rafter tails are exposed. There is a red brick central chimney. Windows on both the first floor and the basement are paired double-hung wood sash 3/1 divided lights. The first floor is set well above grade, probably to allow natural light into the basement, which was originally designed to accommodate a beauty shop. The front porch is a concrete stoop set 6 steps above grade. The porch has red Roman brick at the sides, metal railings and a fiberglass awning on metal poles. The front door is wood with three small vertically-oriented glass lights set at varying heights.

The architectural style is similar to the gabled ell, with a hip-on-gable variation on the front façade.

22. Architectural style/building type: Bungalow
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. 913 Jefferson Avenue is consistent with these patterns and blends well with the scale and character of the neighborhood, although it was constructed later than most of the historic houses in the subdivision. The property is a mid-block double lot. Grade slopes down noticeably to the southeast on this block. This house is set relatively high on the property. The front yard is shallow and unfenced, with a lawn, a large tree with a railroad tie surround on the south end of the front yard, two large junipers flanking the front porch, and a very large spruce tree on the north side. A concrete walk leads to the front porch, with three steps up at the City walk and six more steps up at the porch. There is a concrete driveway leading from Jefferson Avenue to a split drive in a picket-fenced area along the south side of the house. The back yard is enclosed with a variety of fencing types including wood picket, wire, and wood lattice. The back yard has a paved patio, a tree, lawn areas and a vegetable garden, as well as a concrete path leading to the alley.
24. Associated buildings, features, or objects: There is a small storage shed in the southwest corner of the property, with a shallow-sloped shed roof and vertical composition panel siding of a sage green color.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1936 Actual: _____
Source of information: Boulder County property records
26. Architect: Unknown
Source of information: NA
27. Builder/Contractor: Unknown
Source of information: NA
28. Original owner: Julia Guenzi
Source of information: *Guenzi Family History* by Verda Guenzi Hansberry
29. Construction history (include description and dates of major additions, alterations, or demolitions):
Lots 4 & 5 that comprise this parcel were part of the six-lot Hamilton property at 925 Jefferson (5BL923) to the north. Lots 4 & 5 were sold and the house at 913 Jefferson was constructed in ca. 1936. The basement was originally built as a beauty shop and used as such until at least 1949. A 20x16 addition, including a basement,

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was constructed on the northwest corner of the house at an unknown date between 1950 and 1981. The porch awning and railings were added after 1950.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic, Single Dwelling and Commerce/Trade, Business/Professional

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 located in Jefferson Place, the first residential subdivision in Louisville.

Members of the Guenzi family have owned and lived in this house at 913 Jefferson for its entire history since it was constructed in circa 1936. In addition to being the family home, it was the location of two businesses: a woman-owned business, the De Luxe Beauty Shop, which owner Palmira Guenzi operated in the basement of her home, and later, Carl's Electric operated by Carl Guenzi, her husband. This property has connections with the properties on each side of it, 925 Jefferson (5BL923) to the north and 677 Walnut (5BL11322) to the south.

Before the construction of this house, this property was part of the lots owned by Virginia Hamilton and her family. Marybeth Chamber purchased Lots 4 through 9 of Block 11 from Jefferson Place developer Charles C. Welch in 1885 and sold them to Virginia Hamilton in 1891. The Hamilton house is at 925 Jefferson on lots 6 and 7 of Block 11. 913 Jefferson (lots 4 and 5 of Block 11) and 933 Jefferson in all likelihood represent the yards on either side of 925 Jefferson.

Virginia Hamilton was a well known Louisville teacher. More information about her can be found in the inventory form on 925 Jefferson. The Hamilton family also owned 633 Jefferson nearby. It was the residence of Virginia Hamilton's son, Harry Hamilton, and his family. That house was demolished in 2011.

Boulder County property records indicate that in 1925, Virginia Hamilton conveyed her property on this block of Jefferson to her son, Frank Hamilton. He was her only surviving child at the time.

Frank Hamilton, in turn, in 1936 sold just Lots 4 and 5 to three sisters, Palmira (sometimes stated to be "Palmyra") Guenzi, Julia Guenzi, and Josephine Guenzi. He retained 925 Jefferson, which sits on Lots 6 and 7, and he also retained Lots 8 and 9 (the yard to the north of the Hamilton home).

Boulder County gives 1936 as an estimated dated of construction for this house. Boulder County has sometimes been found to be in error with respect to historic buildings in Louisville, but in this case, the fact that the property was purchased by new owners in 1936 lends credence to the proposition that it was constructed that year. Also, it is relevant that the house at 913 Jefferson does not appear on the 1909 Drumm's Wall Map of Louisville or on the Methodist Church Map of Louisville that was made in circa 1923-25.

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).

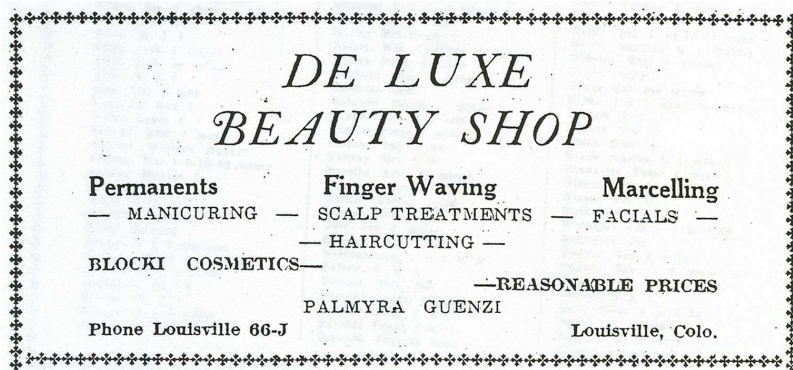
The parents of Palmira, Julia, and Josephine Guenzi were John (Giovanni) Guenzi and Louisa (Luigia) Fanchini Guenzi. (The name is sometimes misspelled as "Quenzi.") They were born in Castelletto Ticino, Novara, Italy in 1860 and 1865, respectively. In the 1890s and early 1900s, the family lived in Silver Plume and Silver Dale, Colorado. John Guenzi worked in the silver mines. In 1907, the family moved to the area of Weldona and Sterling, Colorado and began to raise sugar beets. Both parents died in 1917.

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Julia Guenzi, born in Colorado in 1896, became a teacher and eventually took a Civil Service position. She taught in the Canal Zone for many years. To visit her family in Louisville, she would travel by sea to New York City, then take a train to Denver. A Guenzi family history credits Julia with building 913 Jefferson and with fixing up the basement for her sister, Palmira, to have her beauty shop there. Julia lived at 913 Jefferson with her sister in the summers while she had her Civil Service position as a teacher, and also lived there upon her retirement. The 1959 directory confirms that she began to permanently reside there again by that year.

Palmira Guenzi was born in 1904 in Colorado. After their parents died in 1917, she lived with her brother, Fidele. In the 1920s, she attended beauty school and became a hairdresser in Denver. According to the Guenzi family history, she first opened a beauty shop above the garage of a Louisville home. The basement of the house at 913 Jefferson was then used for her beauty shop starting in circa 1936 when the house is believed to have been constructed. Directories show that it was in operation until at least 1949 and possibly later.

The following advertisement for the De Luxe Beauty Shop is from the 1935 Louisville directory:



In 1937, Josephine Guenzi married Joseph Dravecky, a Louisville miner and farmer. They later operated Dravecky's service station on Main Street. In 1943, she conveyed her interest in 913 Jefferson to her sisters, Palmira and Julia. Josephine Guenzi Dravecky died in 1986.

Palmira Guenzi married Carl Guenzi (of a different Guenzi family) in 1948. 913 Jefferson became their home. It was also the location of Carl's business, Carl's Electric, in the early 1950s before the business was moved to Main Street. Carl Guenzi died in 1966.

In 1955, Palmira Guenzi and Julia Guenzi purchased the lots just to the south, at 677 Walnut, and that property is also still in the Guenzi family. More information about 677 Walnut can be found in the report for that property.

Property records show that in 1959, Julia Guenzi became the sole owner of 913 Jefferson.

Following the death of Julia Guenzi in 1981, 913 Jefferson was conveyed again to Palmira Guenzi. In 1983, following the 1982 death of Palmira Guenzi, ownership passed to their nieces (the daughters of their sister, Josephine), Jo Louise Dravecky Michaels and Therese Dravecky O'Connor. They are still the owners, and recent records show that Therese O'Connor resides there.

No other addresses were found for 913 Jefferson.

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>.

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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.

Sacred Heart of Mary (Boulder County, Colorado) cemetery records, accessed at <http://www.findagrave.com>

Barrett, Carol. "People of the Plains: The Guenzi Family: A Century of Growing Sugar Beets." Sterling Journal Advocate, Feb. 8, 2007. Accessed at http://www.sweetbeet.com/growernet/news_events/Articles/2007/020907_a.htm

Hansberry, Verda Guenzi. *Guenzi Family History*. Hansberry and Associates, Inc., Seattle, WA, 1998.

Interview conducted by Museum Coordinator Bridget Bacon: Jo Louise Michaels, Dec. 4, 2011.

Archival materials on file at the Louisville Historical Museum, including undated Guenzi family history information.

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.
- (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: The property is worthy of nomination as a local Louisville Historic Landmark for its long association with the Guenzi family from 1936 until the present day. Various family members built the house, lived in it, and operated two local businesses in the house.

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.
- X 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)
- X 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 very few homes built between 1905 and 1940 in Jefferson Place, Louisville's first residential subdivision. It is an example of 1930s infill development in Jefferson Place. The house is significant for its association with the Guenzi family, members of which have owned and lived in the house for over 75 years.

43. Assessment of historic physical integrity related to significance: The property has integrity of location, design, materials, workmanship, feeling and association. Integrity of setting is compromised by the construction of a house on the adjacent lots to the south. Integrity of design is compromised, but not lost, by the addition on the rear of the house at the northwest corner.

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

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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 contributing to the State, local, and potential National Register districts.

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: 5BL11308_913Jefferson_01 through 5BL11308_913Jefferson_04.

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

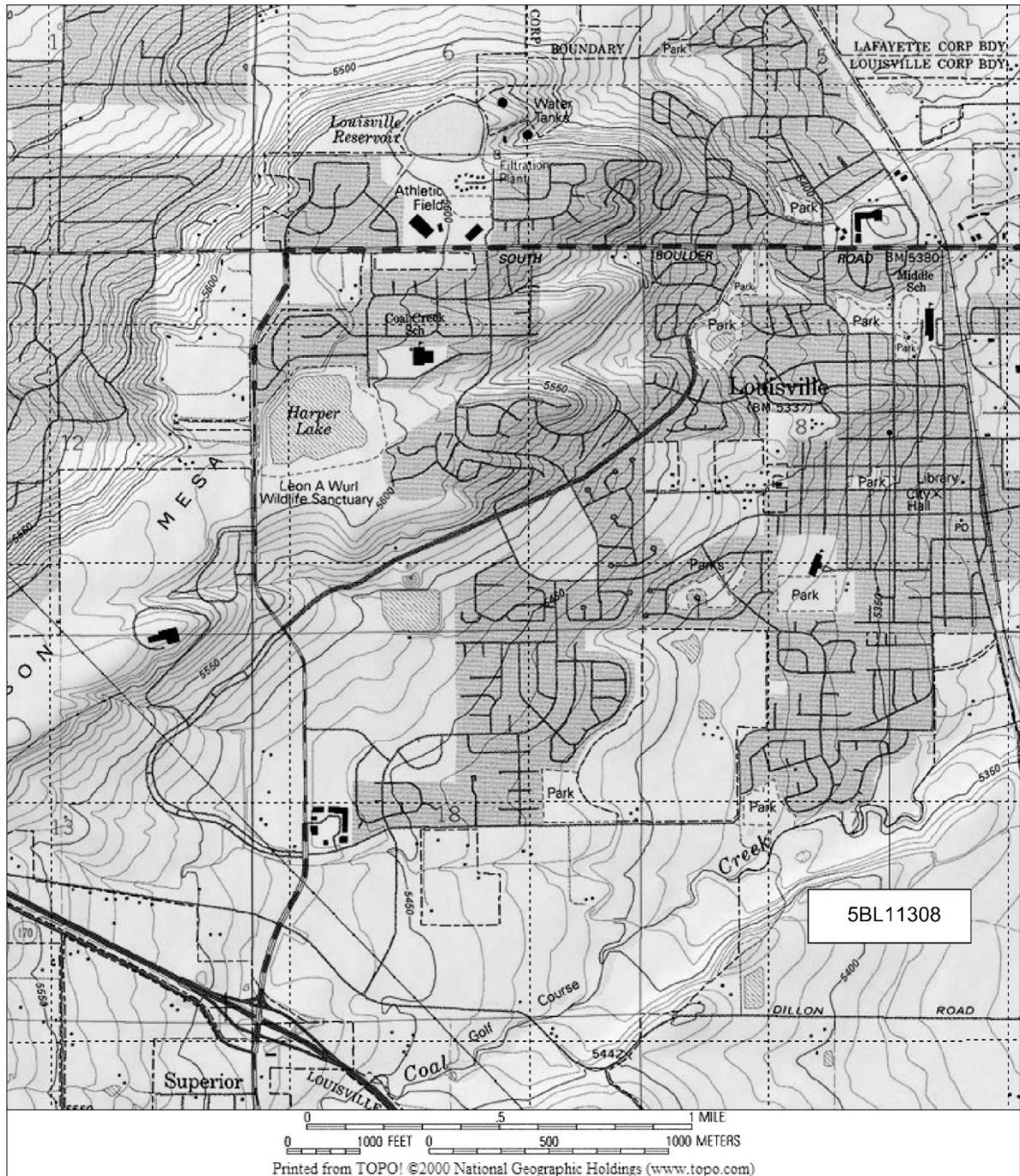
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

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

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Architectural Inventory Form
USGS Location Map



913 Jefferson Avenue, Louisville, Colorado

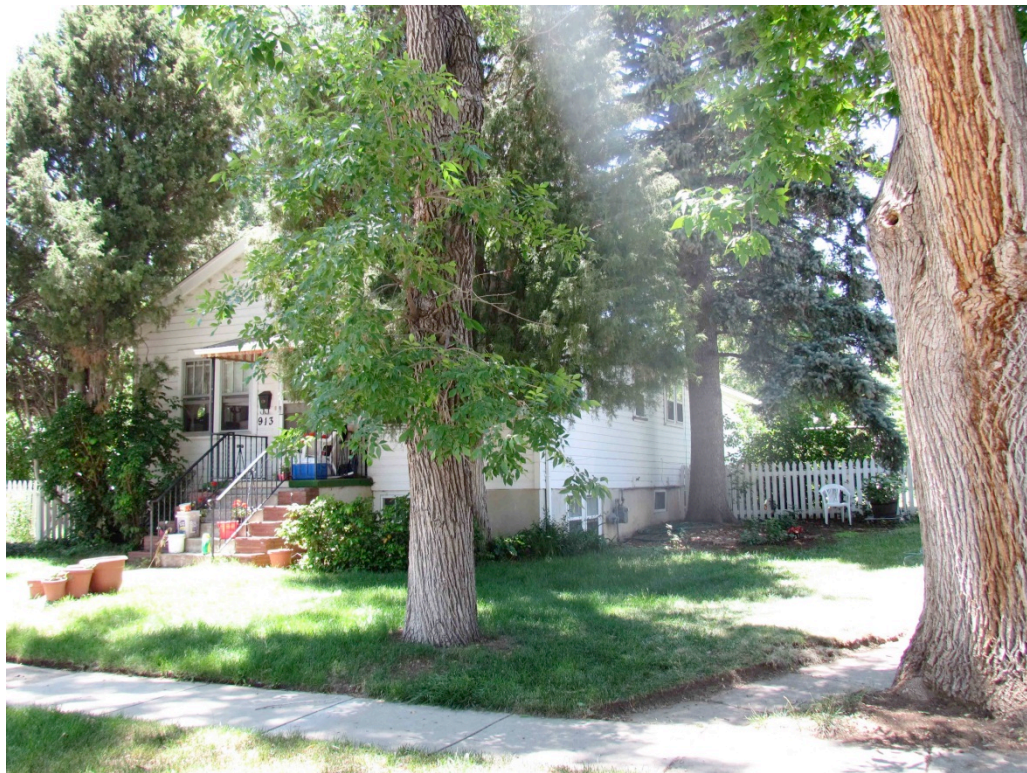
SOURCE: Extract of Louisville, Colorado
USGS map, 1994.



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5BL11308_913Jefferson_01 southeast



5BL11308_913Jefferson_02 northeast

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5BL11308_913Jefferson_03 west



5BL11308_913Jefferson_04 shed

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