

Resource Number: 5BL 11310
Temporary Resource Number: 157508405003

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 11310
2. Temporary resource number: 157508405003
3. County: Boulder
4. City: Louisville
5. Historic building name: Tartaglio/Palizzi/Slavec House
6. Current building name: Slavec House
7. Building address: 928 Jefferson Avenue, Louisville, CO 80027. Alternate addresses for 928 Jefferson: 427, 430, 431, and 938 Jefferson. Louisville addresses were changed in the 1930s. Secondary residence in rear of lot is addressed 928-1/2 Jefferson Avenue, Louisville, CO 80027.
8. Owner name and address: Marie Slavec, 928 Jefferson Ave Louisville, CO 80027-1816.



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 ; 488530 mE 4425473 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): 13, 14, 15 Block: 4
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, and property lines on the north and south.

III. Architectural Description

14. Building plan (footprint, shape): L-shaped plan
15. Dimensions in feet: Length 50 x Width 44
16. Number of stories: One
17. Primary external wall material(s): Plywood/particle board, wood vertical siding, fiberglass

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18. Roof configuration: Front gable
19. Primary external roof material: Asphalt
20. Special features: Porch, chimney, fence, carport
21. General architectural description: 928 Jefferson is a one-story, wood frame house, L-shaped in plan, with its primary elevation facing west to Jefferson Avenue. The foundation is concrete. The original, northern wing of the house has a front-facing gable roof with gray asphalt shingles, boxed eaves, and wood gable trim with a curved profile at the eaves. The exterior is clad with white rectangular composite shingles. Front gable siding is vertical, cream-colored wood bead board with a scalloped profile at the base. There are two exterior chimneys: a red brick chimney on the south wall of the south wing, and a painted brick chimney on the north wall. The front entrance has two concrete steps leading up to the front porch, which is covered by a fiberglass awning in a black wrought iron frame and posts. The front porch has a black wrought iron railing. The entrance door is solid, clear-finished wood, centered on the front elevation. There is a large, wood sash "picture" window flanked by four small windows vertically stacked on both sides. Typical windows on the house are wood sash single-hung replacement windows, some with decorative black shutters. A projecting wing on the south side of the house is set back from the street and has a side-gabled roof. The front (west) side of this wing has a full-width porch enclosed with fiberglass panels, with a shed roof in a black wrought iron frame. On the back of the house is a gable-roofed addition with board and batten gable siding and a back door leading to the yard.
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. 928 Jefferson Avenue is consistent with these patterns and blends well with the scale and character of the neighborhood. It is located on a mid-block parcel of 2-1/2 lots, which is larger than many other properties in Jefferson Place. In front of the house along Jefferson Avenue, there is a lawn with four large, mature trees. Pruned juniper shrubs are planted in front of the entrance porch. A concrete walk flanked by light red-colored concrete pavers leads to the front porch, and to a planted area and an enclosed porch that is set back further from the street at the south wing of the house. The back yard is fenced with a 6-foot wood fence on the north side and a chain link fence on the south side. There are small lawns east of the main house. The garage is in the northeast corner of the property. A secondary residence and carport are in the southeast corner. It has a small yard fenced with white picket fencing. The garage, secondary residence and carport open to an asphalt drive along to the alley.
24. Associated buildings, features, or objects: A secondary residence with the address 928-1/2 Jefferson Avenue is located in the southeast corner of the property. It is probably used as a rental. This is a one story, wood frame building with a front gabled roof with gray asphalt shingles and exposed rafter tails, white asbestos shingles, white board and batten gable siding, non-historic steel windows painted brown, and a brown painted wood door with a 9-light window opening to the alley. On the north side of the building there is an attached carport with a metal shed roof on wood posts with decorative wood brackets. The garage at the northeast corner of the property has a gable roof with gray/green asphalt shingles, white asbestos shingle siding, windows with shutters, a large 6/2 divided light window facing west to the yard, and a 16-panel wooden overhead garage door opening east to the alley.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: ca. 1903 Actual: _____
Source of information: Boulder County property records
26. Architect: Unknown
Source of information: NA

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27. Builder/Contractor: Unknown, but possibly Joseph Tartaglio

Source of information: 1904 Louisville directory shows Joseph Tartaglio, a carpenter, lived in this location

28. Original owner: Joseph Tartaglio, original owner of the house

Source of information: Boulder County property records

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

The house was probably built in 1903 or 1904, based on County records and Louisville directories. Between 1953 and 1955, owners Rudy and Marie Slavec expanded and remodeled the house "in their spare time". This work included a 13x24 addition on the rear of the main house, addition of a basement under the existing house, interior remodel, exterior siding replacement, gable trim redesign, and window replacement in modified openings. The south wing of the house was constructed at an unknown date after 1955. A permit was issued in 1985 for a redwood deck but it does not appear to still exist. Boulder County assessor cards are not clear, but it appears that the secondary residence and carport were constructed in 1961. The carport's metal roof appears to be of more recent construction.

30. Original location 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 residential complex (two residences on the site)

35. Historical background:

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

The property at 928 Jefferson was associated with the Tartaglio (sometimes stated to be "Tartaglia") family of Louisville for a number of years and, more recently, has been owned by the Palizzi/Slavec family for the past 89 years.

The lots for 928 Jefferson were acquired separately by Joseph Tartaglio. The property encompasses Lots 13 and 14, and the north half of Lot 15, of Block 4 of Jefferson Place. Tartaglio acquired Lot 13 from Mary C. Hodgson in 1902. She, in turn, had acquired it from Jane Ferguson in 1900, and Jane Ferguson acquired it from Jefferson Place developer Charles Welch in 1893. It should be noted that there is some inconsistent information in the online property records with respect to the property transferred in these transactions. Jane Ferguson apparently acquired only Lot 13 from Welch in 1893, but the online records show that she transferred "Lot 13 et al" to Hodgson in 1900. However, this would be inconsistent with Tartaglio's later acquisition of the other lot and half lot, and it is not believed that she owned any lots on Block 4 of Jefferson Place other than Lot 13.

In addition, research shows that Lot 14 and the north half of Lot 15 of the parcel at 928 Jefferson were among those lots purchased for resale by Denver attorney Harper Orahood from Charles Welch in 1898. Joseph Tartaglio purchased Lot 14 and the north half of Lot 15 from Harper Orahood in 1903. Thus, by 1903, Tartaglio owned all of the lots that are today part of 928 Jefferson.

The 1904 directory shows Joseph Tartaglio as being a carpenter and living on "Jefferson btw. Walnut & South," which is an accurate description of the location of 928 Jefferson. Also, the Tartaglio family is shown in the 1910 census records as living in a house in Louisville, though the exact location is not clear. These 1910 records show Joseph, born in about 1871; Rosa, born in about 1868; Mike, born in 1894; Johnnie, born in 1896; and Charlie, born in about 1903. Joseph, Rosa, Mike, and Johnnie were all born in Italy, and Charlie was born in Colorado. Joseph came to the US in about 1896, while Rosa, Mike, and Johnnie followed in about 1902. Johnnie Tartaglio and Mike Tartaglio are listed on Louisville's World War I monument as actively serving in that war, but their draft registration records (viewed at Ancestry.com) show that the family had moved to Berthoud by 1917. Specific directory listings of members the Tartaglio family residing in Louisville after 1910 could not be located. The exact year that the family left Louisville is not known.

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The County gives 1900 as an estimated date of construction for this house, but a house at this location is believed to have been constructed a bit later. Boulder County has sometimes been found to be in error with respect to the dates of construction of historic buildings in Louisville. In this case, the fact that it was not until 1903 that Joseph Tartaglio owned all of the lots that make up this property, and that he obtained them from two different sellers, would suggest that the house was constructed in 1903 or later.

To add to the uncertainty of when the house was built, the house at 928 Jefferson does not appear in the correct location on the 1909 Drumm's Wall Map of Louisville or on the Methodist Church Map of Louisville that was made in circa 1923-25. It is not known why it does not appear on either map, unless the current house had not yet been constructed, or the original house that was here was simply not occupied at either time. The fact that the Tartaglio family was living on this block of Jefferson at the time of the 1904 directory, and that the family did not own other property at the time, would suggest that there was a house at this location by 1904.

Tartaglio sold the property at 928 Jefferson (with the deed having been recorded in 1923) to Charles Palizzi. The house is still owned by the Palizzi/Slavec family.

Directories starting in 1926, as well as the 1930 census records, place the Palizzi family on Jefferson in the house at this exact location. Charles Palizzi (whose first name is also stated to be "Carmil") was born in Italy in circa 1905 and came to the US in about 1921, according to the 1930 census records. His wife, Flora Scran, was born in Louisville to Italian-born parents in 1911. They married in 1928 and had one child, Marie, who was 1 year old in 1930. Directories from 1928 and 1930 show that other members of the Palizzi family, including Charles' mother, Mary, and another relative, Daniel, also resided at 928 Jefferson.

Charles Palizzi passed away in 1932 at the age of 27. His widow, Flora Palizzi, continued to own and reside at 928 Jefferson until about 1935, then is not listed as living in this location for some years. Directories show that from at least 1940 to 1946, there was a period of time when the house was rented to Joe D'Amato and Rose Madonna D'Amato. They are remembered in Louisville as having been the owners and operators of Joe's Fruit Store, an Italian grocery store located at 920 Main Street (5BL8047), from the 1940s to the 1970s. Joe D'Amato was born in Italy in 1902 and died in 1980. Rosa Madonna D'Amato was born in Louisville in 1920 and grew up as a member of the Madonna family that lived at 701 Walnut (5BL11323) in Jefferson Place, located very close to the D'Amato rented home at 928 Jefferson. She died in 2003.

By the mid 1940s, Flora Palizzi and her daughter, Marie Palizzi, were again listed in directories as living in Louisville. Directories show that they resided at 1237 Main St. Marie Palizzi graduated from Louisville High School in 1946.

In 1948, Marie Palizzi married Rudy Slavec and they moved back to the Palizzi home at 928 Jefferson. In 1953, Flora Palizzi transferred ownership of 928 Jefferson, and Marie and Rudy Slavec became the legal owners of the property. Flora Palizzi died in 1996.

Rudy Slavec was born in 1926 in Aguilar, Colorado to Mary and Tony Slavec. Shortly after his birth, his family moved to Louisville, where they lived at 944 Garfield Ave. Tony Slavec had emigrated from Slovenia in 1911. Rudy graduated from Louisville High School in 1944 and served in the Navy in World War II. His obituary states that he was a long-time employee for the ConAgra flour mill, served on the Louisville City Council (serving 1956-1958), and volunteered as a fire fighter in Louisville for over twenty-five years. Rudy and Marie Slavec had two children, Rudy, Jr. and Jerry.

Rudy Slavec passed away in 2007. Marie Palizzi Slavec continues to own and reside at 928 Jefferson.

The Boulder County Assessor card for this property shows that by 1955, there was an addition to and remodel of this house, and a basement added. An additional building on the property with a carport was constructed by 1961.

Other addresses found for 928 Jefferson, under Louisville's old address system, were 430 Jefferson, 427 Jefferson, and 431 Jefferson. The address was listed in the 1949 directory as being 938 Jefferson, which could have been an error since the address was given in directories as 928 Jefferson both before and after 1949.

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.

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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.

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

Archival materials on file at the Louisville Historical Museum.

Louisville Building Department permit files

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 Louisville Local Landmark for its long 89-year association with the Palizzi/Slavec family. Members of the family still own 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.
- 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 a typical early 20th century home in Louisville's first residential subdivision, Jefferson Place. It is significant for its long association with the Palizzi/Slavec family, from 1923 to the present.

43. Assessment of historic physical integrity related to significance: The main house has integrity of location, association, workmanship and feeling. Integrity of setting is compromised by the addition of the secondary residence at the rear of the property, and by the non-historic residence on the adjacent property to the north. Integrity of design is compromised by replacement windows in modified openings, the modified front porch, redesigned gable trim, and the south wing addition that is clearly visible from the street. Integrity of materials is compromised by replacement siding, roofing, and windows. However, these modifications occurred during the period of significance.

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. The main house and secondary residence would be

contributing structures 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 _____
The main house is contributing. The secondary residence, garage and carport are 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: 5BL11310_928Jefferson_01 through 5BL11310_928Jefferson_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

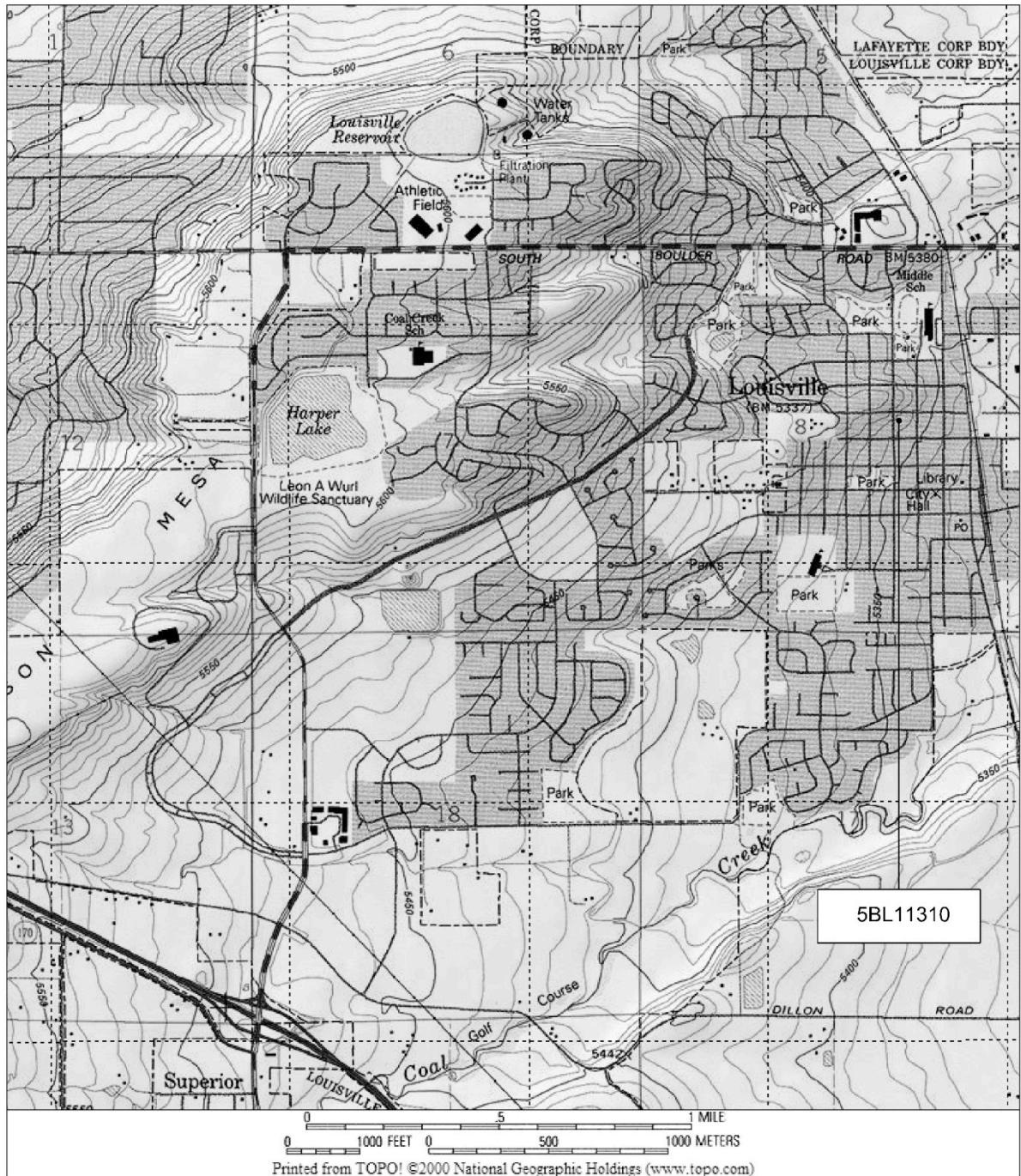
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

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

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USGS Location Map



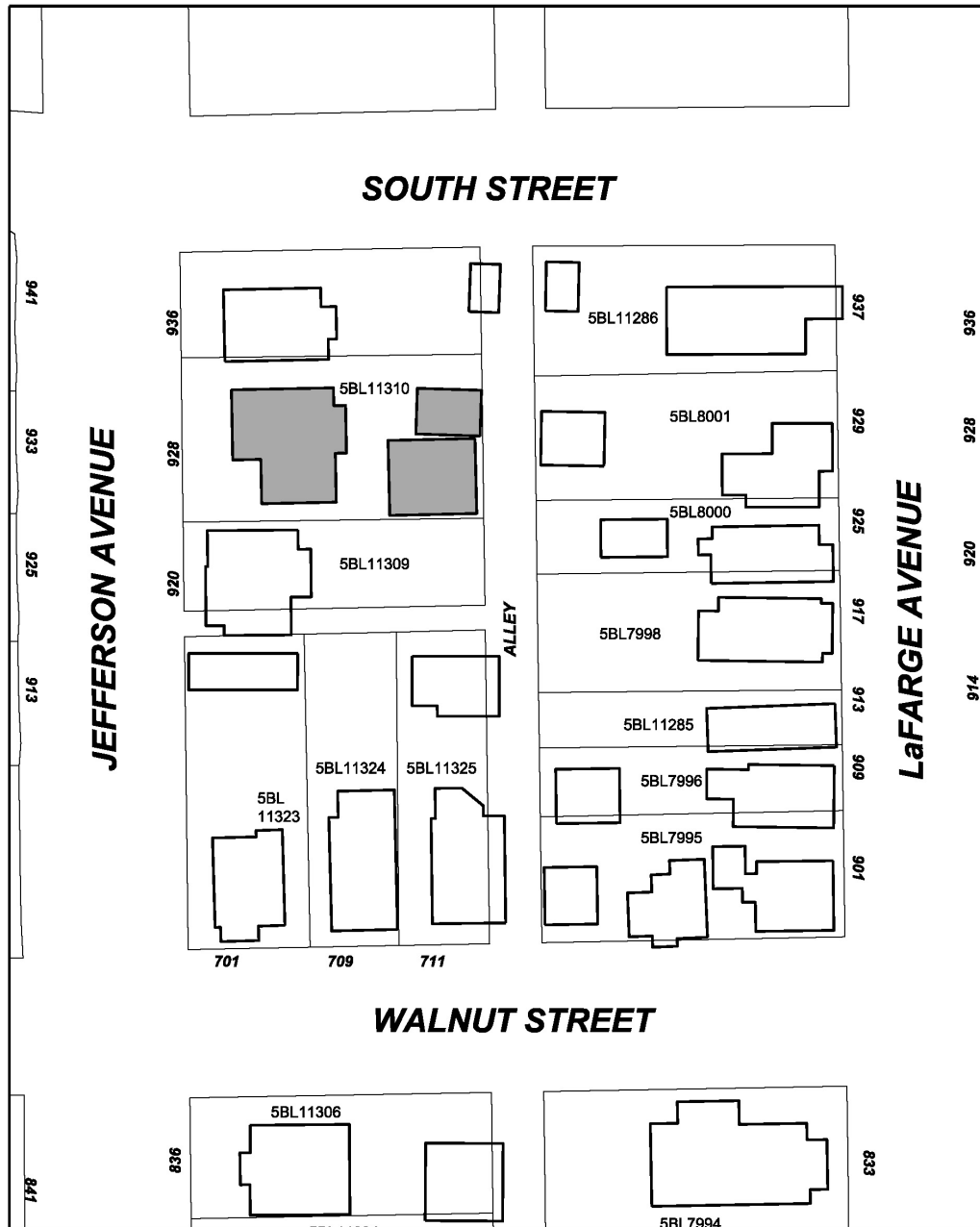
928 Jefferson Avenue, Louisville, Colorado

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



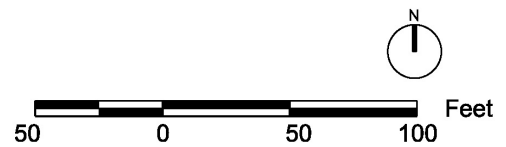
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Architectural Inventory Form
Site Location Map



928 Jefferson Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado
GIS Files.



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5BL11310_928Jefferson_01 west



5BL11310_928Jefferson_02 northwest

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5BL11310_928Jefferson_03 southwest



5BL11310_928Jefferson_04 southeast

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5BL11310_928Jefferson_05 garage and secondary residence, east



5BL11310_928Jefferson_06 east

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928 Jefferson. Boulder County Real Estate Appraisal card, 1948-1.



928 Jefferson. Boulder County Real Estate Appraisal card, 1955

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928-1/2 Jefferson, secondary residence. Boulder County Real Estate Appraisal card, 1961