

Resource Number: 5BL 11300  
Temporary Resource Number: 157508427002

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 11300
2. Temporary resource number: 157508426006
3. County: Boulder
4. City: Louisville
5. Historic building name: Winkler House
6. Current building name: Levin House
7. Building address: 732 Jefferson Avenue, Louisville, CO 80027. Previous address: 229 Jefferson. Louisville addresses were changed in the 1930s.
8. Owner name and address: Jennifer Levin, 732 Jefferson Ave 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 ; 488554 mE 4425259 mN
11. USGS quad name: Louisville, Colorado  
Year: 1965 revised 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 16 Block: 6  
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): Rectangular plan
15. Dimensions in feet: Length 43 x Width 20
16. Number of stories: One story
17. Primary external wall material(s): Metal: steel
18. Roof configuration: Cross gable
19. Primary external roof material: Asphalt

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20. Special features: Porch, garage, fence, chimney
21. General architectural description: 733 Jefferson is a one-story wood-framed house with a cross gable roof. The exterior is clad with light gray horizontal steel siding. The roofing is brown/gray asphalt shingles and there is an interior red brick chimney. Other than the front porch, windows are historic paired single hung wood sash, some 6/1 divided light. The front façade has a full-width, front-facing gable enclosed porch with a centered entrance door flanked by two pairs of screened openings. Inside the porch, historic horizontal wood drop siding, a brown wood door with three lights, and single-hung windows are visible. The eastern wing is front-gabled and appears to be an early addition.
22. Architectural style/building type: Other style: Wood frame cross 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. 733 Jefferson Avenue is consistent with these patterns and blends well with the scale and character of the neighborhood. Located on a narrow, mid-block lot, the front yard is shallow and open to the street, with a lawn and a large tree. There is a concrete walk to the front entrance, as well as a concrete and brick walk along the south side of the house leading to the back yard. The back yard has a lawn and two small trees and is enclosed by cedar fencing.
24. Associated buildings, features, or objects: There is a single-car garage with horizontal composition siding, front gable roof with gray asphalt shingles, an overhead door and aluminum slider windows.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1900  
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: Frank Senechal and Josephine Senechal  
Source of information: Boulder County property records
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
The house was built around 1900. The rear (east) wing appears to be an early addition, predating 1948. In 1974, the front porch was enclosed with windows. In 1977 new siding was installed on the rear of the house. The garage was built in 1990. In 2008, 2 windows were replaced on enclosed porch. The siding has been replaced with steel siding, but the date of this modification could not be found.
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

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### 35. Historical background:

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

This property at 732 Jefferson was associated for 97 years with the Winkler family, the same Winkler family who owned and resided at 737 La Farge (5BL7982) in Jefferson Place. The two properties were almost across the alley from one another (the alley between Jefferson and La Farge). Another branch of the Winkler family owned and lived at 721 La Farge (5BL7982).

The first owner of the property, after Jefferson Place developer Charles Welch, was Frank Senechal, who acquired it in 1894. Frank Senechal (1859-1943) and Josephine Senechal (1863-1945) were born in France. They came to the US in the late 1880s. Their daughter, Josephine, was born in 1895. At the time of the 1900 census, they were living on Baseline Rd. near Lafayette, Colorado and Frank was working as a coal miner. It is not known whether they lived in this house or when, as the early directories for Louisville did not indicate residences. However, Frank "Seneshal" is listed as being a resident of Louisville in the 1898 directory.

The County gives 1900 as an estimated date of construction for this 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 particular 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 732 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.

By a deed recorded in 1903, Frank and Josephine Senechal transferred the property to Mary Winkler. Mary Winkler had been married to Joseph Winkler until he passed away in 1902, and their family lived at 737 La Farge very close by (beginning in 1895).

Mary (Marie) Winkler had the maiden name of Gredler, which was another German speaking Louisville family that had come from Austria.

Joseph and Mary Winkler emigrated from Austria (Joseph and Mary came in 1881) and lived in Illinois before coming to Louisville. Joseph (born 1853) and Mary Winkler (born 1863) had five children: Emma (Emily), Louise (Lucy), Frank, Albert, and Herman.

In 1904, the widowed Mary Winkler married John B. Stretz of Louisville's German Stretz family. He was also a coal miner. He came to live with Mary and her children at 737 La Farge.

Of the five Winkler children, Emma and Louise married and lived elsewhere; Albert and Herman continued to live at 737 La Farge; and Frank J. Winkler became the owner and resident of this house, 732 Jefferson.

Frank J. Winkler was born in Illinois in 1890. At the time of the 1920 census, he was living with his parents and brothers at 737 La Farge and working as a coal miner. By the 1930s, he had apparently stopped being a miner, even when coal mines were still open in the area, and he became a carpenter.

For the period before the early 1920s, no person could be found to have definitely lived at 732 Jefferson. Mary Winkler Stretz, the owner, may have used it as a rental or for family members.

In 1920, however, Frank J. Winkler married Bernice Manchester of Boulder, and directories show that by 1923, they were living at 732 Jefferson, which was still owned by Frank's mother.

Bernice Manchester Winkler had been born in Michigan in 1893. Her sister, Doris Manchester, married Harry Jenkins of Louisville and they lived one block away at 721 Grant Avenue (5BL946).

Frank and Bernice Winkler had two sons, Bernard (1922-1999) and Wendell (1925-2003). The 1930 census shows the family living at 732 Jefferson.

Meanwhile, the owner of 732 Jefferson, Mary Winkler Stretz, died in 1928. The property at 732 Jefferson was eventually conveyed to Frank Winkler by his siblings (all heirs to Mary's property).

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Bernard Winkler and Wendell Winkler both served in World War II. Bernard is shown in front of this house at 732 Jefferson in a scene in Louisville's World War II film, "Our Boys and Girls in the Armed Forces, 1943-44."

Bernard Winkler married Carol Barkley. Wendell Winkler married Margery Gardner and they divorced in 1953.

Frank J. Winkler died in 1952. Wendell Winkler resided at 732 Jefferson with his mother, Bernice, for a time in the 1950s. She continued to live at 732 Jefferson until close to the time of her death in 1986 at the age of 93. Her obituary stated 732 Jefferson to be her residence.

The house was finally sold by Wendell Winkler in 2001 after 97 years of ownership by the Winkler family. More recent owners have been Kathleen Stebbins and the current owner, Jennifer Levin.

Another address found for 732 Jefferson, under Louisville's old address system, was 229 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>.

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)

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.

"Our Boys and Girls in the Armed Forces, 1943-44," color film made by L.C. Graves in the collection of the Louisville Historical Museum.

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

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

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.

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(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: Eligible. Although there is some loss of integrity, the property is worthy of nomination as a local landmark for its long 97-year association with the Winkler family, an Austrian immigrant coal mining family.

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

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- 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 homes in Louisville's first residential subdivision, Jefferson Place, and for its long 97-year association with the Winkler family, an Austrian immigrant coal mining family.
- 43. Assessment of historic physical integrity related to significance: The property has integrity of location, feeling, workmanship and association. Integrity of setting is compromised, but not entirely lost, due to the fact that the adjacent property 724 Jefferson (5BL11298) was moved east on its own lot in 1956. Integrity of materials may be compromised due to replacement steel siding, but the date of this change is not known. Integrity of design is compromised, but not entirely lost, due to the enclosure of the front porch with windows that appear to be within the original openings.

**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. Because the date of replacement siding is not known, the contributing status of this property is "Needs Data."

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: Needs Data X Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_

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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**

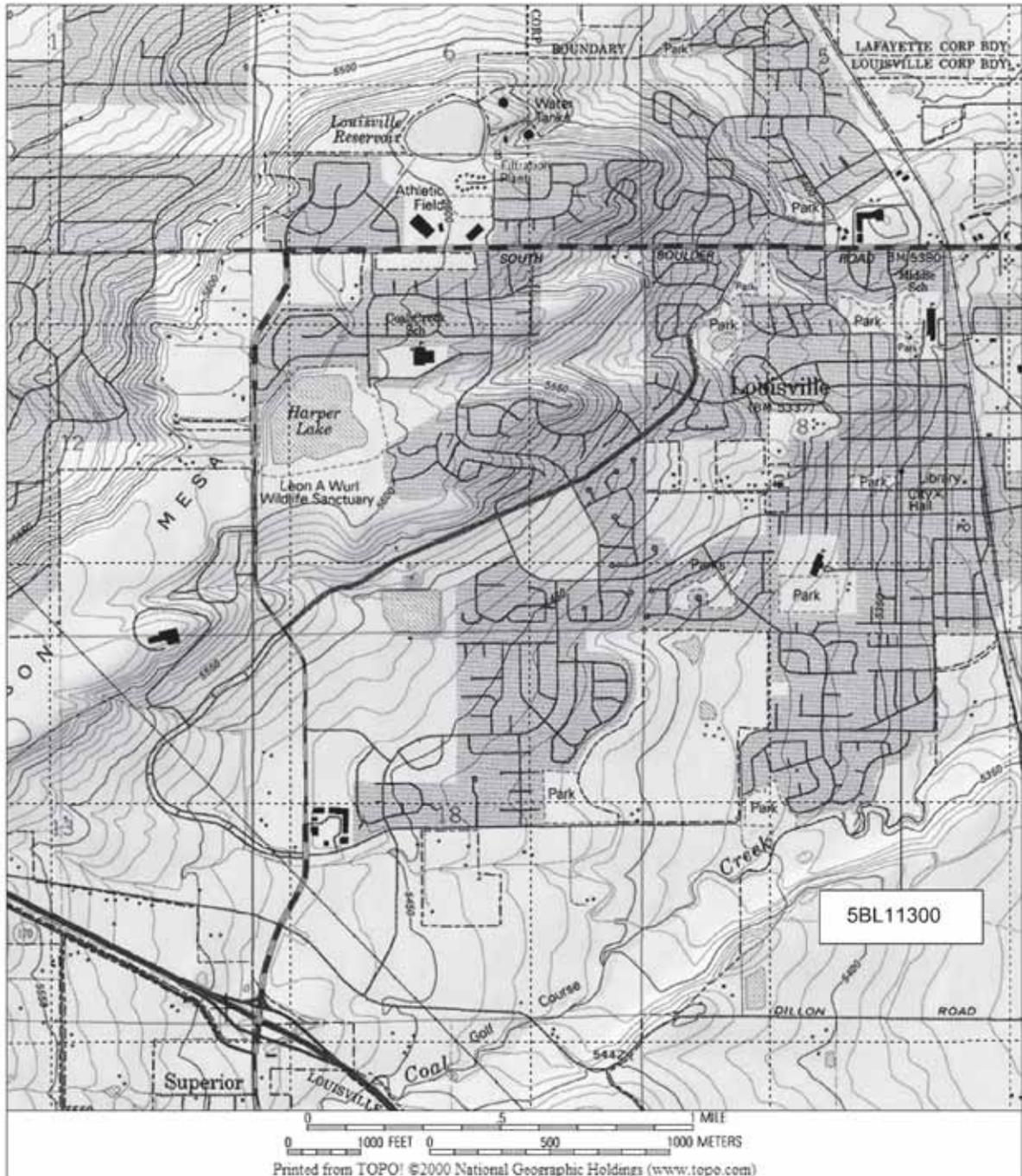
47. Photograph numbers: 5BL11300\_732Jefferson\_01 through 5BL11300\_732Jefferson\_05.

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  
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



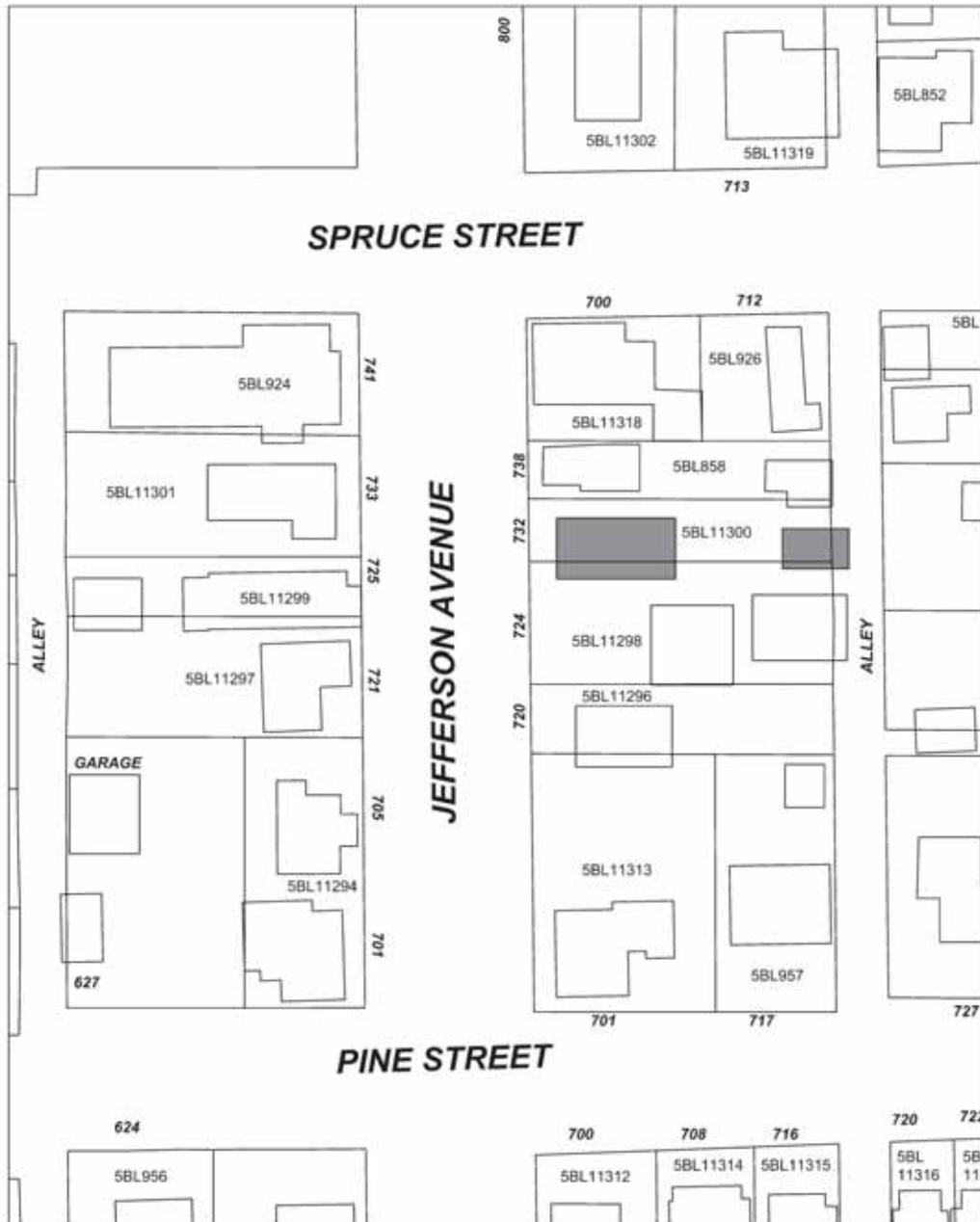
732 Jefferson Avenue, Louisville, Colorado

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



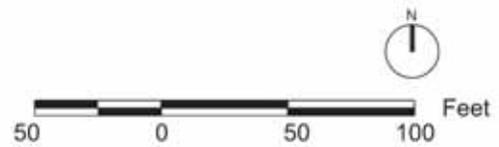
Resource Number: 5BL11300

Architectural Inventory Form  
Site Location Map



732 Jefferson Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado  
GIS Files.



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5BL11300\_732Jefferson\_01 west



5BL11300\_732Jefferson\_02 northwest

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5BL11300\_732Jefferson\_03 southwest



5BL11300\_732Jefferson\_04 east

Resource Number: 5BL 11300  
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5BL11300\_732Jefferson\_05 garage southeast



732 Jefferson. Boulder county Real Estate Appraisal card ca. 1948