

Resource Number: 5BL858
Temporary Resource Number: 157508426005

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: 5BL858
2. Temporary resource number: 157508426005
3. County: Boulder
4. City: Louisville
5. Historic building name: Gradel House
6. Current building name: Hollestelle House
7. Building address: 738 Jefferson Avenue, Louisville, CO 80027 (Previous addresses: 245 and 243 Jefferson)
In 1939, Louisville addresses were changed. Even-numbered addresses on north-south streets were changed to odd, and odd to even. 500 was added to each north-south address. Between 1939 and 1943, there were some inconsistencies in addressing. During that time, this property may have been addressed as 736 or 740 Jefferson. By 1943, addressing was standardized.



8. Owner name and address: Hollestelle, Jane R. & James A., 738 Jefferson Avenue, 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 1 3; 488584 mE 4425058 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): 15 Block: 6
Addition: Jefferson Place Year of Addition: 1880
13. Boundary Description and Justification: The surveyed area is bounded by Jefferson Avenue on the west, property lines to the north and south, and the alley to the east.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 36 x Width 18

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16. Number of stories: One
17. Primary external wall material(s): Wood: horizontal siding
18. Roof configuration: Front gabled roof
19. Primary external roof material: Asphalt composition roof
20. Special features: Porch, fence, chimney
21. General architectural description:

738 Jefferson is a one-story wood frame house, rectangular in plan, with its primary elevation facing west to Jefferson Avenue. The foundation is concrete. Exterior walls are clad with historic simple drop wood siding, painted light yellow with simple white trim. There is a nearly full-width front porch with a standing seam metal shed roof supported by four white painted wood posts. The porch has a wood picket railing painted white, a concrete stoop and one concrete step. The porch is not original to the house.

The main house roof is a front gable covered with light gray asphalt shingles. Fascia, trim and bargeboard are white painted wood that is not original. There is a red brick chimney near the center of the house. The south side of the house has a small shed-roofed addition with wood drop siding that is similar but not identical to the siding on the original house. An eastern extension of the addition, presumably built somewhat later, appears to have asbestos siding painted yellow but this was not clearly visible enough to be confirmed.

The front façade is a symmetrical composition with a central entrance flanked by two simple wood sash single hung windows painted white with white trim. The door is dark wood with two lights above two wood panels. The screen door is wood painted black with a single screened opening above and four screened openings below. The north side of the house has one non-historic aluminum slider window and one four-light further east that may be steel sash. The south side has a small wood sash single hung window set high on the wall at the west end of the building. The south side of the middle addition has one single wood window and the south side of the easternmost extension has one four-light wood window.

The east elevation has asbestos siding with drop wood gable siding. This side has two exterior doors, one of which may be a basement door. The southern door is wood panel painted black, with a single glass light. The northern door is a white painted wood panel door with two glass lights, and a black wood-framed screen door.

22. Architectural style/building type: Other: Shotgun style
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, there is a clear intent to preserve the historic character of the neighborhood.

738 Jefferson is consistent with these patterns and blends well with the scale and character of the neighborhood. It has a small unfenced grass lawn extending to the concrete City sidewalk on the west side and a narrow concrete walk to the front porch. Narrow side yards are planted with grass and small, cultivated flower and vegetable gardens. Unpainted wood picket fences define the west side of the rear yard. The rear yard contains additional gardens. An outbuilding extends to the asphalt alley at the east end of the lot. A wire fence and gate separate the rear yard from the alley.

24. Associated buildings, features, or objects: At the east end of the lot there is a wood-framed outbuilding that was probably once a garage. With no overhead garage door, it is currently used for storage. The structure is rectangular in plan with its short dimension facing the alley. The south side has a shed lean-to addition sheathed with corrugated metal. The primary roof is front-gabled, with light gray asphalt shingle roofing, board sheathing and exposed rafter tails. Except for the lean-to, the building is sided with horizontal simple drop wood siding painted light yellow to match the house. The east side facing the alley has two 3/3 non-historic fixed

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wood sash windows that probably replaced the original garage door. The north side of the structure has one historic single-hung wood window and one wood four-panel door with a single light.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1898 Actual: _____
Source of information: Boulder County property records, Boulder County Assessor card, master index
26. Architect: Unknown
Source of information: NA
27. Builder/Contractor: Unknown
Source of information: NA
28. Original owner: Julian Gradel
Source of information: Boulder County property records
29. Construction history (include description and dates of major additions, alterations, or demolitions):
A partial basement added before 1950. A small south side addition was added before 1950. Between 1948 and 1982, the front porch was added and wood shingle roofing was changed to asphalt shingles. There appear to be two additions on the south side of the house and one lean-to addition to the outbuilding/garage. The house fascia and bargeboard trim were modified after 1948. In 1948, the house fascia and bargeboard trim resembled the details that still exist on the outbuilding. The Louisville building permit files go back to about 1962 and contain no records of building permits for this property, so there is no further information about when these modifications occurred. The 1948 Assessor's card notes that the building was in poor condition, but it is in good condition now.
30. Original location Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic, Single Dwelling
32. Intermediate use(s): NA
33. Current use(s): Domestic, Single Dwelling
34. Site type(s): Urban residence
35. Historical background:

Development of Jefferson Place

The subdivision in which 738 Jefferson is located is Jefferson Place. It was platted in 1880 by Charles Welch, the prominent Colorado businessman who played a large role in the founding of Louisville in 1878 and the opening of its first coal mine.

Gradel/Kilhoffer Ownership, 1898-1923

According to Boulder County property records, Julian Gradel purchased this property in 1898 from Charles Welch, the developer of Jefferson Place. The year of construction for the house given by the County (1900) could be correct, but it could be concluded that the house was constructed a little earlier since Gradel had a family and did not own other property.

Julian Gradel was born in France in 1860. He was in Louisville by 1892. He played an important role in Louisville history and appears to have been a colorful character. He was the town clerk and served on the town council. Louisville directories say that he was a justice of the peace and water commissioner for Louisville. Census records indicate that he was also a coal miner. An article from the Sept. 19, 1896 Boulder Daily Camera stated, "Populist candidate for the legislature, George Clark, of Louisville, was in town today under the management of Julian Gradel, the recognized boss of that place."

Julian Gradel and Louise Wattelet had been married in 1892, when he was about 32 and she was around 15. Louise Wattelet, like Gradel, had been born in France. She grew up in the Superior/Marshall area. Julian and

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Louise Gradel had three children together: Lucretia, born 1893; Julian, born 1895; and Orpha, born 1897. In 1899, they were divorced. (It is believed that this was Julian's second divorce.) Lucretia and Julian were living with their father Julian at the time of the 1900 census, and it appears that Louise Gradel took the baby, Orpha.

Julian Gradel remarried in 1902 to a widow named Christine Peterson. Christine had been born in 1866. Christine had a daughter who had been born in 1898. According to her descendants, Christine taught at the brick schoolhouse in Louisville that is now the Louisville Center for the Arts at 801 Grant Ave. Both Christine and Julian Gradel died separately in 1911. Julian died of a self inflicted gunshot wound while on a mining expedition in the mountains near Fort Collins.

Upon the death of Julian Gradel, Boulder County records indicate his three biological children apparently inherited the property at 738 Jefferson. In 1917 they conveyed the property to their mother Louise Gradel, who had remarried and became Louise Kilhoffer. During this period after the deaths of Julian and Christine Gradel, the house may have been rented out until Louise Gradel Kilhoffer sold it in about 1923. (County property records do not indicate rentals, only ownership.)

Louise herself had a colorful personal history. She had three additional children, then was widowed when her second husband, Joseph Kilhoffer, was killed in a coal mine accident. She married for a third time to Alex Lorenzi, who had been her boarder on a ranch near Marshall. She and Lorenzi were caught running a bootlegging operation during Prohibition. Louise's name appears in the property records as having been the owner of a number of properties in the Louisville area. From this evidence, it appears that she came from very humble beginnings and having been a young bride to having three husbands, bearing six children, and owning and selling a large amount of real estate, apparently for investment and rental income. Louise Wattelet Gradel Kilhoffer Lorenzi died in 1942.

L'Heureux/Rhoades Ownership, 1923-1927

By 1923, Alexander L'Heureux acquired 738 Jefferson. It is believed that he also went by the name Eugene. He was a coal miner. His wife Vera was the daughter of George and Barbara Rhoades of Louisville. They had three sons: Edwin (born around 1916), Gerald (born around 1918), and Walter (born around 1921). By 1930, the L'Heureux family was living in Denver. Vera's father George Rhoades took ownership of the house from 1926 to 1927.

LaCioppa/Ferrari Ownership, 1927-1954

In 1927, Thomas LaCioppa acquired this property. He was a coal miner. Upon his death in 1940 at the age of 75, it appears that the property was passed on to his stepson, Angelo Ferrari, and Angelo's wife, Rachel Zarini Ferrari. However, directories indicate that the Ferraris lived nearby, at 712 Spruce, and may not have lived at 738 Jefferson. It is possible that the house at 738 Jefferson was rented out during the ownership by the Ferraris. Possible renters in the early 1940s were Newton and Minnie Rockley, who were listed as living at 740 Jefferson, and Jennie Milano, who in 1949 and 1951 was listed in the Louisville directory as living at 736 Jefferson. (There are no current addresses of 736 or 740 Jefferson.)

Porter Ownership, 1954-2002

Johnnie and Margaret Porter were married in 1947 and acquired this house in 1954. They are listed in directories as living at 738 Jefferson and Johnnie was listed as being a construction worker. He died in 1994.

36. Sources of information:

Boulder County "Real Estate Appraisal Card – Urban Master," on file at the Carnegie Library for State and Local History in Boulder, Colorado.

Boulder County Clerk & Recorder'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 .

Archival materials on file at the Louisville Historical Museum.

Boulder Daily Camera newspapers accessed through Colorado Historic Newspapers Collection at www.coloradohistoricnewspapers.org .

Pettem, Silvia, *Behind the Badge: 125 Years of the Boulder, Colorado, Police Department, The Book Lode, 2003*

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Interview and correspondence with Janie Botkin, great granddaughter of Christine Peterson Gradel, by Bridget Bacon, Museum Coordinator, Louisville Historical Museum, 2010.

VI. SIGNIFICANCE

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

Designating authority:

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 as a good example of a Gable Front vernacular house (Shotgun variety). It is also eligible as a Louisville Local Landmark for its association with French and Italian immigrant coal-mining families, and its association with a locally prominent citizen, Julian Gradel, who held several key local positions and was noted as "the recognized boss of that place (Louisville)."

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.

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Does not meet any of the above State Register criteria.

State Register Field Eligibility Assessment: The property is eligible to the State Register under criterion C for Architecture as a good example of a Shotgun style house, period of significance 1898 and ca. 1948-1955 for the porch addition.

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: Architecture.

40. Period of significance: 1898 and circa 1948-1955 for the porch addition.

41. Level of significance: National State Local

42. Statement of significance: This house is eligible for the National Register and State Register under Criterion C for Architecture as a good example of a Shotgun style house. While other examples of this local type exist in Louisville and in Jefferson Place, most have been more extensively altered. Both this house and its outbuilding/garage are contributing structures to a State Register historic district, local historic district and potential National Register historic district.

This house is associated with the historic development of Louisville as one of the many late nineteenth and early twentieth century homes in Louisville's first residential subdivision, Jefferson Place. Its first owner and long-time resident Julian Gradel was a European immigrant and coal miner, like many other Jefferson Place residents. He was a key local figure as the town clerk, justice of the peace, water commissioner, town councilman and unofficial "boss of the place" (Louisville). Subsequent owners of the property were also coal miners.

43. Assessment of historic physical integrity related to significance: The property's overall integrity is very good. While it has a series of additions, they are not readily visible from the street. The house has integrity of setting and location. Its integrity of association with the Jefferson Place subdivision is intact. Integrity of design is somewhat compromised by rear additions, but they are not readily visible from the street. The front porch does not appear in the 1948 assessor's photo but does appear in the 1982 site form photograph, so the porch represents a partial loss of design integrity. Fascia and bargeboard trim have been widened since 1948. Integrity of materials is high relative to other properties in Jefferson Place. The original wood siding is still in place. Windows on the front of the house are the original wood sash windows. The roofing has been changed from the older wood shingles (noted on the 1948 Assessor card) to the present asphalt shingles. Integrity of workmanship and feeling are intact.

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

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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: N/A Contributing _____ Noncontributing _____

The property is not within an existing National Register district.

VIII. RECORDING INFORMATION

47. Photograph numbers: 5BL858_738Jefferson_01 through 5BL858_738Jefferson_05

Digital images filed at: City of Louisville

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; Bridget Bacon, Louisville Historical Museum

51. Organization: Avenue L Architects

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

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

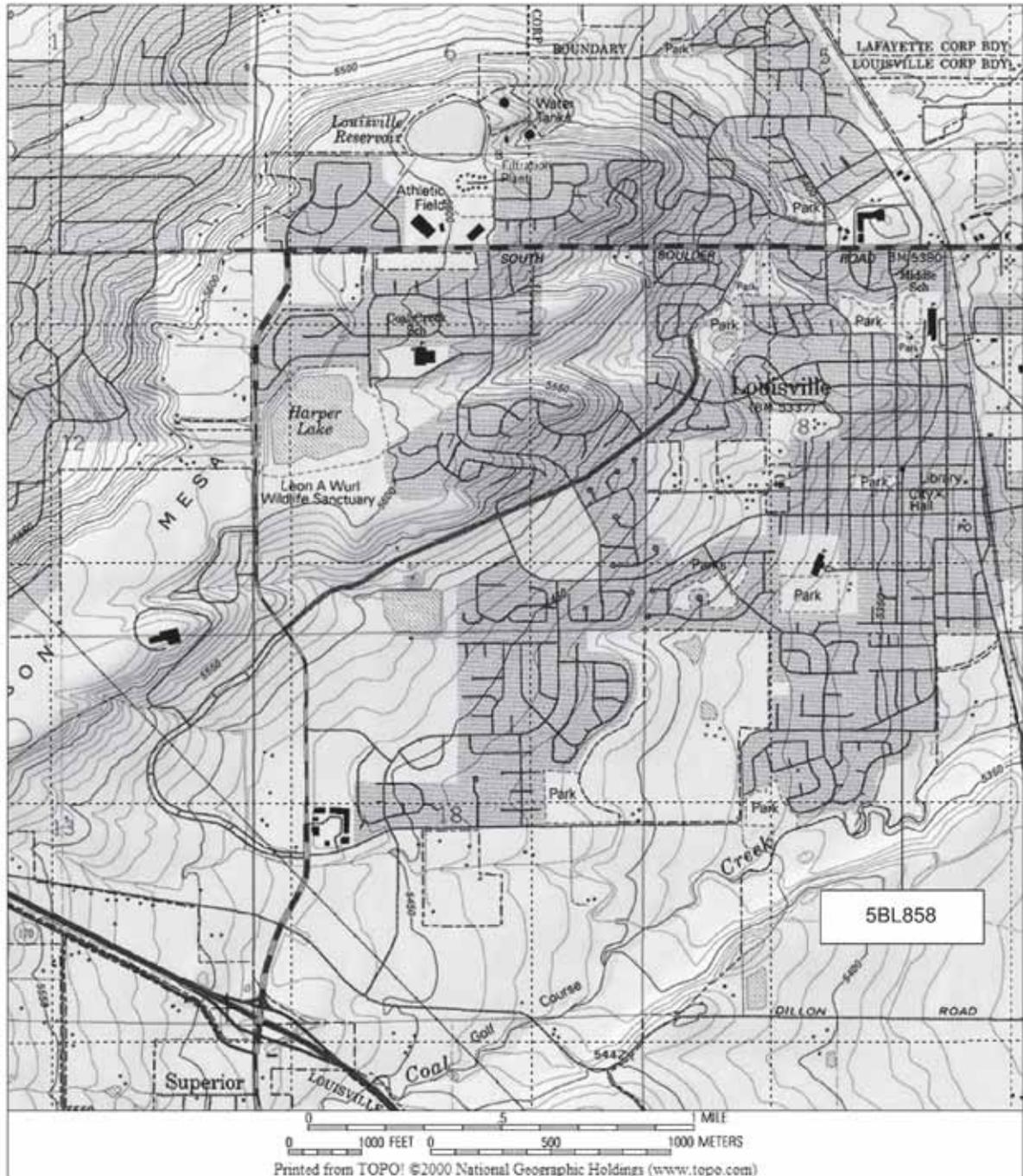
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395

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Architectural Inventory Form
USGS Location Map



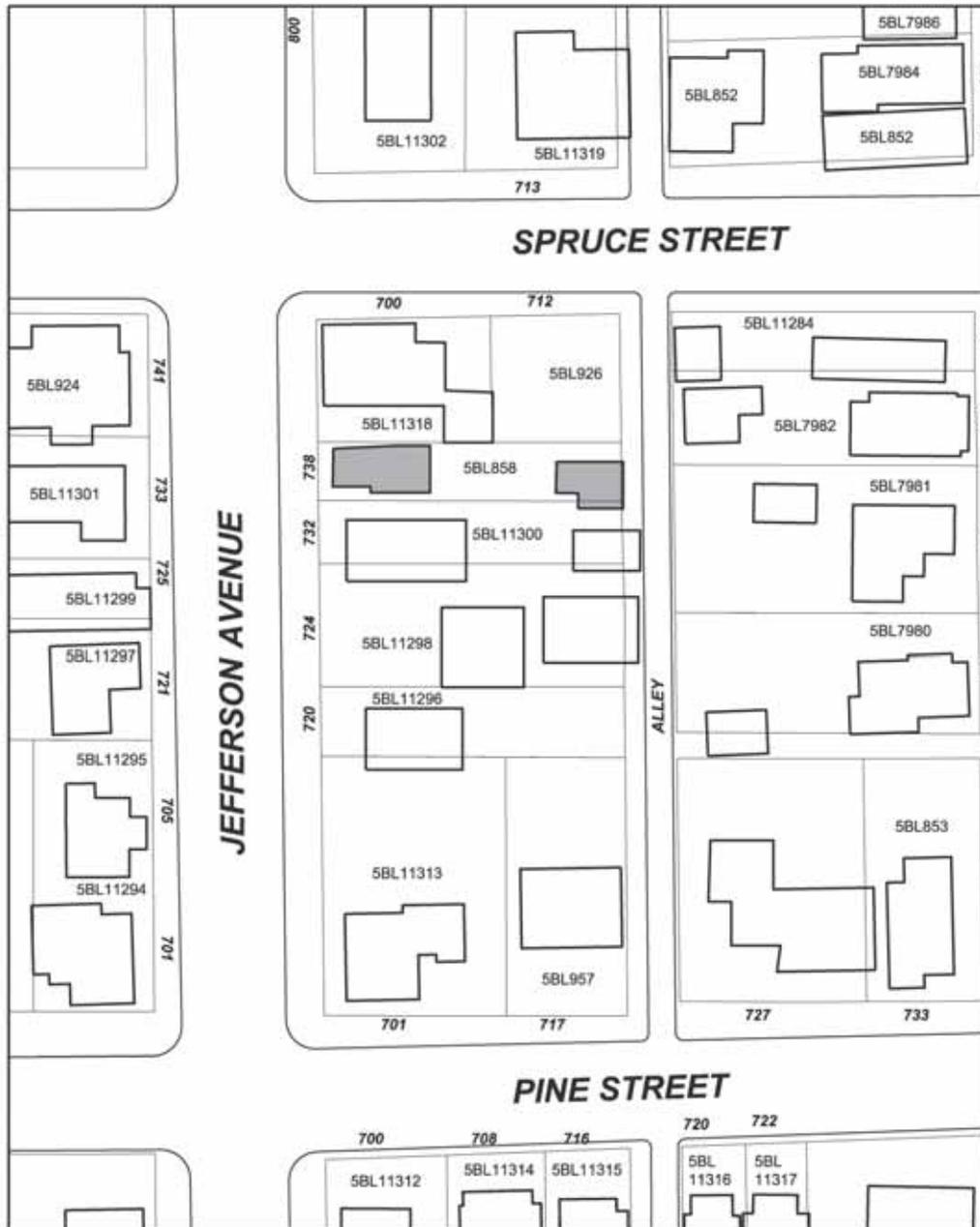
738 Jefferson Avenue, Louisville, Colorado

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



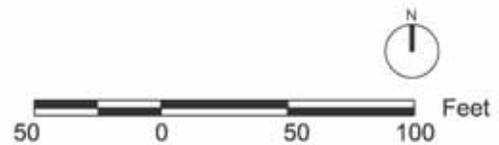
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Architectural Inventory Form
Site Location Map



738 Jefferson Avenue, Louisville, Colorado

SOURCE: CITY of Louisville, Colorado
GIS Files.



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5BL858_738Jefferson_01 West



5BL858_738Jefferson_02 Northwest

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5BL858_738Jefferson_03 South



5BL858_738Jefferson_04 South

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5BL858_738Jefferson_04 Garage Northeast



1948 photo, Boulder County appraisal card