

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(Page 1 of 5)

I. IDENTIFICATION

1. Resource number: **5BL7983**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Louisville**
5. Historic building name: **Zarini House**
6. Current building name: **Metzger House**
7. Building address: **804 LaFarge Avenue**
8. Owner name: **Kathleen Metzger**
Owner address: **804 LaFarge Avenue**
Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1S** Range **69W**
SE of **NE** of **NW** of **SE** of section **8**
10. UTM reference
Zone **13**
Easting: **488660**
Northing: **4425130**
11. USGS quad name: **Louisville, Colorado**
Year: **1965 (Revised 1994) 7.5'**
12. Lot(s): **17, 18** Block: **2**
Addition: **Jefferson Place** Year of Addition **1880**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

22. Architectural style /
building type:

Other Style
(Wood Frame Side
Gabled Dwelling)

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- ☐ Determined Eligible - National Register
- ☐ Determined Not Eligible - National Register
- ☐ Determined Eligible - State Register
- ☐ Determined Not Eligible - State Register
- ☐ Needs Data
- ☐ Contributes to eligible National Register District
- ☐ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Rectangular Plan
15. Dimensions in feet: **1298 square feet**
16. Number of stories: **one**
17. Primary external wall material
Asbestos
18. Roof configuration (enter one):
Gabled Roof / Side-Gabled Roof
19. Primary external roof material (enter one):
Asphalt Roof
20. Special features (enter all that apply):
Porch
Chimney
Fence



21. General Architectural Description

This one-story wood-frame house rests on a low concrete foundation, and features white undulated asbestos shingle siding exterior walls. The moderately-pitched side gable roof has boxed eaves, and is covered with brown asphalt shingles. Multiple intersecting gables extend the building to the east. One red brick chimney is located on the ridge. Windows are primarily 1/1 double-hung sash, with painted white wood frames and painted pale green wood surrounds. In addition, three 1x1 horizontal sliding windows and a 2-light hopper window, are located on the north elevation, and a 3-light fixed-pane window is located on the east elevation. Oriented to the west, the house's facade features a painted pale green wood-paneled entry door, with a white metal storm door. The door opens onto a concrete porch with wood frame half-walls, and with 6" by 6" wood piers, supporting a low-pitched hipped porch roof. Two entrances are located on the building's south elevation: a painted black wood-paneled door opens onto a flagstone patio; and a stained natural brown wood-paneled door, with four slender upper sash lights, opens onto a small concrete porch. Two painted white wood-paneled doors, each with an aluminum storm door, open onto concrete stoops on the building's east (rear) elevation. The concrete stoop to the south is covered by a gable hood with painted white 2" by 4" kneebraces.

A **Secondary Residence** (804½ LaFarge Avenue) is a 450 square foot building, located toward the alley, southeast of the main house. Oriented to the west and north, this wood-frame building is supported by a concrete foundation, has undulated asbestos shingle siding, and a low-pitched gable roof, with green asphalt shingles and boxed eaves. Three-light casement windows, in metal frames, are located on the west and north elevations. A stained natural brown wood-paneled door, with an aluminum storm door, is located on the west elevation. A solid wood door, with an aluminum storm door, is located on the north elevation. At least part of the building - to the east - was historically used as a garage. The original overhead garage door on the east elevation has been filled in with vertical wood plank siding, and with a single narrow wood door.

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

Sanborn insurance maps provide evidence that this house was built between 1900 and 1908. The Peter Zarini family is documented as living here by 1906. The house, thus, was built sometime between 1900 and 1906. Kathleen Metzger, the current owner, related that she has been told by members of the Zarini family that it was built by Tony Fabrizo, a Louisville carpenter. In the 1950s or 1960s, the building was turned into a triplex. The back two units of the triplex were damaged by a fire in the 1980s, and subsequently rebuilt.

23. Landscape or setting special features:

The Metzger property is located on the east side of LaFarge Avenue, just to the west of downtown, in Louisville's oldest residential neighborhood.

**24. Associated buildings, features, or objects
Secondary Residence****IV. ARCHITECTURAL HISTORY****25. Date of Construction:**

Estimate

Actual **ca. 1904**

Source of information:

Sanborn maps, 1900 and 1908; Kathleen Metzger; Boulder County directories.

26. Architect:

n/a

Source of information:

n/a

27. Builder/ Contractor:**Tony Fabrizo**

Source of information:

Kathleen Metzger**28. Original owner:****Peter Zarini family**

Source of information:

Boulder County directories**30. Original location: yes**Moved **no**Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**
32. Intermediate use(s): **Multiple Dwelling**
33. Current use(s): **Multiple Dwelling**
34. Site type(s): **Residence**

35. Historical Background

This property at 804 LaFarge Avenue, along with the properties at 808, 812, 822, and 824, LaFarge Avenue, were all historically associated with the Joseph and Peter Zarini families. This house became the residence of the Peter Zarini family in 1906, and it stayed in the Zarini family until the late 1980s. Peter Zarini was born in northern Italy on March 1, 1865. He was married to Savina Ferrari in Italy, on January 26, 1889. Savina had been born on March 8, 1871. Soon after their marriage, Peter immigrated to the United States through Ellis Island, and made his way to Louisville, where he joined his older brother Joseph. Three years later, Savina was able to join her husband in America. Peter and Savina lived in Rock Springs, Wyoming for a time in the 1890s, where Peter worked as a coal miner. They soon returned to Louisville, however, where Peter continued to work as a coal miner. Peter and Savina spent the rest of their lives here, raising a large family, including Mary, Rachel, Edythe, Ernestina, Silvio, Estherina, Ernest, and Hazel.

36. Sources of Information

(Boulder County) "Real Estate Appraisal Card - Urban Master", on file at the Boulder Carnegie Library.

"The History of the Peter Zarini Family." (n.d. manuscript on file at the Louisville Historical Commission.)

Conarroe, Carolyn. *The Louisville Story*, Louisville: Louisville Times Inc., 1978.

Metzger, Kathleen. Oral interview with Carl McWilliams, April 26, 2000.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated August 1893, November 1900, and August 1908.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No ☒

Date of Designation: n/a

38. Applicable National Register Criteria

☒ A. Associated with events that have made a significant contribution to the broad patterns 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;

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:

Community Planning and Development; Ethnic Heritage / European

40. Period of Significance: ca. 1904 - 1950

41. Level of Significance:

National:

State:

Local: ☒

42. Statement of Significance

This property is historically significant, relative to National Register Criterion A, for its association with the Zarini family, and for its association with Louisville's residential development during the first half of the twentieth century. The property is also historically significant for its representation of this Louisville neighborhood's ethnic Italian heritage. The building is architecturally significant as a representative wood frame side gabled dwelling, dating from the early 1900s. Although the property's significance in these regards may not be to the extent that would qualify it for individual listing in the National Register of Historic Places, the property would qualify as a contributing property within a potential National Register historic district.

43. Assessment of historic physical integrity related to significance:

This building's historical integrity has been compromised to a moderate degree when it was converted into three residential units, following the period of significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible: xx

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: xx

No:

Discuss: **Platted in 1880 as the Jefferson Place Addition, the neighborhood, along Lafarge and Jefferson Avenues, is Louisville's oldest residential neighborhood. Historic houses in this area, which have retained a sufficient degree of historical integrity, could comprise a National Register historic district.**

If there is National Register district potential, is this building:

Contributing: xx

Noncontributing:

46. If the building is in an existing National Register district, is it:

Contributing: n/a

Noncontributing: n/a

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **CM-8**

Frame(s): **32-36**

Negatives filed at: **City of Louisville, Administration
749 Main Street
Louisville, Colorado 80027**

48. Report title: **"Old Town" Louisville Historical Building Survey**

49. Date: **March 24, 2000**

50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**



. . . SKETCH MAP . . .



. . . LOCATION MAP . . .

804 LaFarge Avenue, Louisville, Colorado



