

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL7985**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Louisville**
5. Historic building name: **Zarini House**
6. Current building name: **Lane House**
7. Building address: **808 LaFarge Avenue**
8. Owner name: **Debbora E. Lane**
Owner address: **808 LaFarge Avenue**
Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1S** Range **69W**
SE¼ of **NE**¼ of **NW**¼ of **SE**¼ of section 8
10. UTM reference
Zone **13**
Easting: **488660**
Northing: **4425150**
11. USGS quad name: **Louisville, Colorado**
Year: **1965 (Revised 1994) 7.5'**
12. Lot(s): **19** 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.**

Official Eligibility Determination

(OAHF 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: **642 square feet**
16. Number of stories: **one**
17. Primary external wall material
Asbestos
18. Roof configuration (enter one):
Gabled Roof / Front Gabled Roof
19. Primary external roof material (enter one):
Asphalt Roof
20. Special features (enter all that apply):
Porch
Chimney
Car Port
Fence

22. Architectural style / building type:

Bungalow

21. General Architectural Description

Exhibiting elements of the Bungalow style, this wood-frame dwelling is supported by a low concrete foundation. The exterior walls are clad with white undulated asbestos shingle siding, although square-cut wood shingles appear in the upper gable end of the porch roof on the facade (west elevation). The intersecting gable and hip roof has grey asphalt shingles and exposed rafter ends. One red brick chimney is located on the exterior of the north elevation. Window patterns include 6/1 double-hung sash, 1/1 double-hung sash, 2/2 double-hung sash, 3/1 (ribbon style) double-hung sash, and 2-light hoppers, all with painted white wood frames and surrounds. The enclosed gable-roofed front porch was originally open, but is now enclosed. Battered wood frame half-walls and squared post piers, support the gable porch roof. An aluminum storm door leads into the porch, which has a concrete floor, while a solid wood door, with four slender upper sash lights, leads from the porch into the house's interior. A large 36-light fixed-pane window is located to the north end of the porch. A secondary entrance is located near the east end of the south elevation. Here, a painted white wood-paneled door, with an aluminum storm door, opens onto a small wood porch, covered by a corrugated metal hood, with 2" by 4" kneebraces. A flat-roofed carport, with painted white 4" by 4" wood post supports, is built onto the house's east elevation.

A small **Shed** is located on the alley to the east of the house. This building has rolled asphalt exterior walls, over wood frame construction, and a low-pitched gable roof. A painted white vertical wood plank door, side hinged with metal strap hinges, is located on the north elevation.

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

Boulder County Assessor records list 1908 as the year this house was built. Sanborn insurance maps corroborate that it was built sometime between 1900 and 1908. The front porch, which was historically open was enclosed at some point in time. There have been no additions to the building within the past fifty years.

23. Landscape or setting special features:

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

24. Associated buildings, features, or objects
n/a**IV. ARCHITECTURAL HISTORY****25. Date of Construction:**

Estimate

Actual 1908

Source of information:

**Boulder County Assessor records;
Sanborn maps, 1900 and 1908.**

26. Architect:

n/a

Source of information:

n/a

27. Builder/ Contractor:

unknown

Source of information:

n/a

28. Original owner:**Zarini family (possibly)**

Source of information:

Boulder County directories**30. Original location: yes**

Moved no

Date of move(s) n/a

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V. HISTORICAL ASSOCIATIONS

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

35. Historical Background

This property at 808 LaFarge Avenue, along with the properties at 804, 812, 822, and 824, LaFarge Avenue, were all historically associated with the Joseph and Peter Zarini families. Born in the Lombardy region in northern Italy, circa 1860, Joseph Zarini began working at a very young age, and because he was needed to help on his father's farm, he was never able to attend school. In the late 1870s, he was married to Virginia Bertolli, and they had a daughter, Eda (Edith), who was born circa 1880. In 1884, Joseph immigrated to the United States, and came to Marshall, Colorado to work in the coal mines. Virginia, and their young daughter remained in Italy until they were able to join him a few years later. The family lived in Marshall during the late 1880s, where two additional children were born: Charles and Rico (Henry). In September 1890 the Zarini family moved to Louisville, and purchased the property at what is today 824 LaFarge Avenue.

Peter Zarini (Joseph's younger brother) was born 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 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 residing in the house next door at 804 LaFarge Avenue. They raised a large family, including Mary, Rachel, Edythe, Ernestina, Silvio, Estherina, Ernest, and Hazel.

This property at 808 LaFarge Avenue became the property of Ernest C. and Olivia V. Zarini, who owned and lived here from the 1940s until Olivia's death in about 1998. Ernest Zarini passed away in the late 1980s.

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.)

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 **xx**

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:

Architecture; Community Planning and Development; Ethnic Heritage / European

40. Period of Significance:

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 for its representation of the Bungalow style of architecture. 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. The shed, located near the alley in the backyard, should also be considered a contributing property within a potential historic district.

43. Assessment of historic physical integrity related to significance:

This building's historical integrity has been compromised to a moderate degree by the enclosing of the historically open front porch, by a carport which has been built onto the east (rear) elevation, and by the application of asbestos siding over the original exterior wall materials.

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): **28-31**

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**

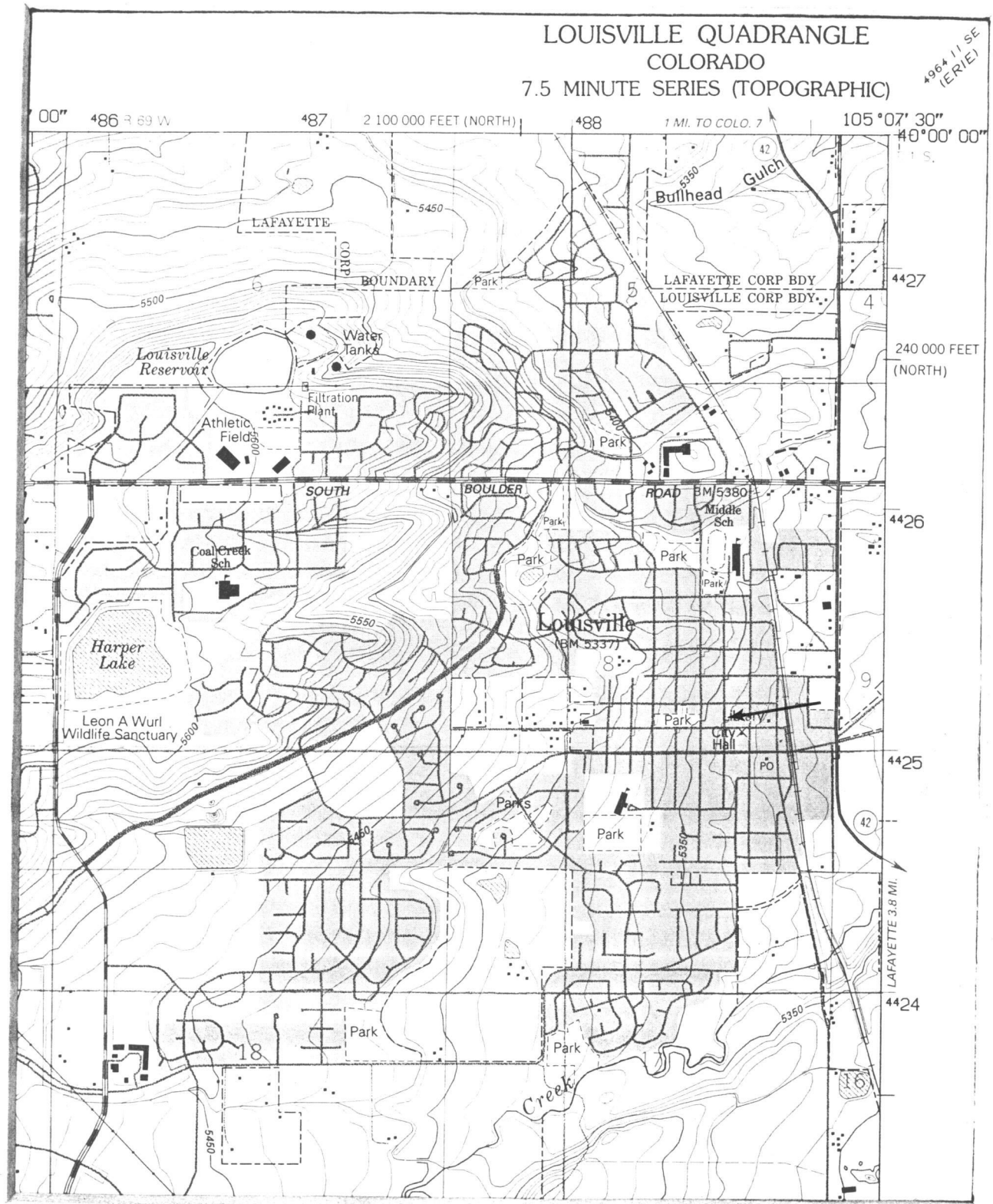
52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

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



. . . SKETCH MAP . . .

808 LaFarge Avenue, Louisville, Colorado



. . . LOCATION MAP . . .

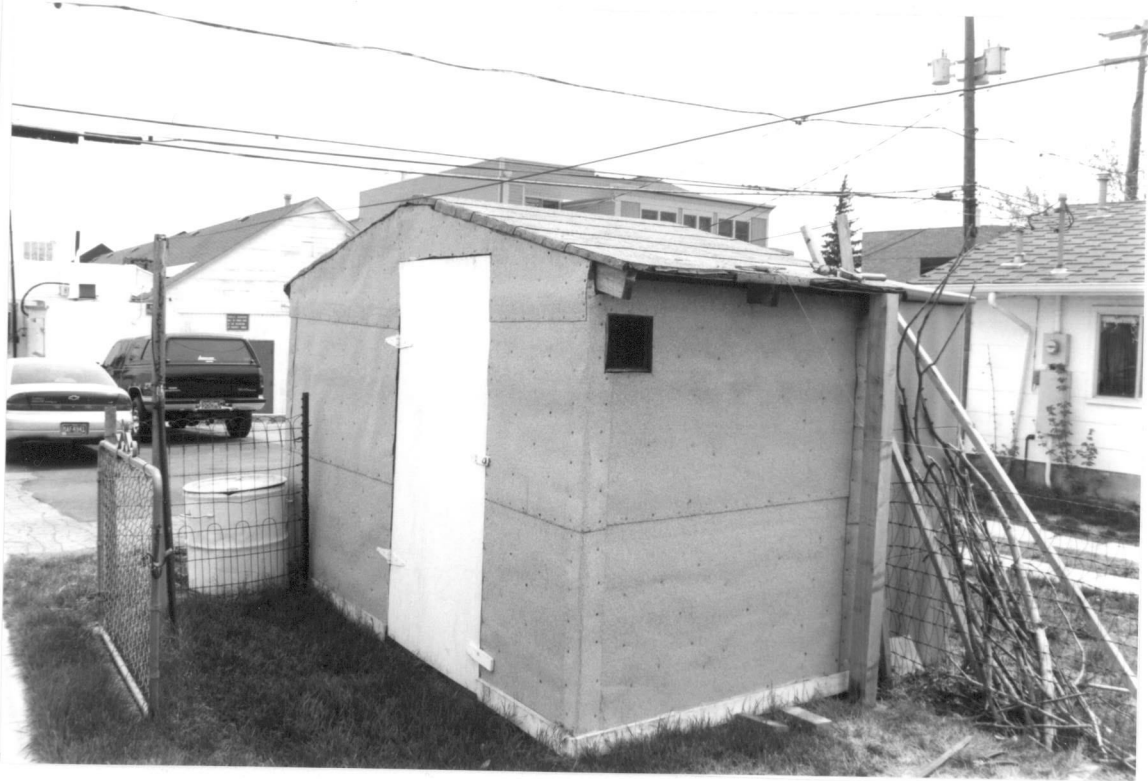
808 LaFarge Avenue, Louisville, Colorado



STYLE NO. 46-69

808 LaFarge Avenue

INDO. RT. 35890 - (403) 989-3100



5BL7985 808 LaFarge Avenue, Louisville
House
26 April 2000
Negative located at: City of Louisville
749 Main Street, Louisville, CO 80027
Photographed by Carl McWilliams
Roll CM-8 Frame 29
View to ESE

808 LaFarge Avenue, Louisville

5BL7985
House