

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(Page 1 of 5)

I. IDENTIFICATION

1. Resource number: **5BL7990**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Louisville**
5. Historic building name: **Milano House; Wilbant House**
6. Current building name: **Reese House**
7. Building address: **821 LaFarge Avenue**
8. Owner name: **Katherine J. Reese**
Owner address: **821 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: **488640**
Northing: **4425160**
11. USGS quad name: **Louisville, Colorado**
Year: **1965 (Revised 1994) 7.5'**
12. Lot(s): **6** Block: **5**
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: **660 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 house is situated on a narrow lot, with a small unfenced planted grass front yard to the east, and a larger backyard, enclosed by a woven wire fence, to the west. The house is a wood-frame residence, supported by a low concrete foundation, with white asbestos shingle siding exterior walls. The house is covered by a moderately-pitched side gable roof, with asphalt shingles and boxed eaves. An early saltbox addition extends the building to the west. Windows are entirely 1/1 and 2/2 double-hung sash, with painted white wood frames and surrounds. The building's symmetrical facade is located on the east elevation, where two 1/1 double-hung sash windows flank a painted blue solid wood front door, with a wrought iron security door. The door opens onto a concrete porch which extends nearly the full length of the facade. Painted white turned columns, with scrolled brackets, support the porch roof. A painted white wood-paneled door, with a black wrought iron security door, opens onto a small concrete porch on the west elevation. The porch is covered by a shed roof with painted white 4" by 4" wood post supports.

A wood-frame **Garage** is located on the alley to the west of the house. This building has a concrete slab foundation and floor, painted white horizontal masonite siding, and a low-pitched gable roof, with brown asphalt shingles and boxed eaves. One single-light fixed-pane window is located on the east elevation. A painted white wood-paneled roll-away garage door opens onto the alley on the west elevation. A single, painted white wood-paneled door, opens onto a 2-step concrete stoop, at the east end of the south elevation.

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

Boulder County Assessor records list 1905 as this house's date of construction, although, Sanborn insurance maps document that this lot was developed prior to 1893. The 1893, 1900, and 1908 Sanborn maps all depict a rectangular-shaped dwelling which was unchanged during those years. An addition with a saltbox roof, to the west (rear) elevation, predates circa 1950. The garage appears to date to the 1980s.

23. Landscape or setting special features:

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

24. Associated buildings, features, or objects

Garage

IV. ARCHITECTURAL HISTORY**25. Date of Construction:**

Estimate **ca. 1885 (original)**

Actual **1905 (possibly remodeled)**

Source of information:

Sanborn maps; Boulder County Assessor records

26. Architect:

n/a

Source of information:

n/a

27. Builder/ Contractor:

unknown

Source of information:

n/a

28. Original owner:

unknown

Source of information:

n/a

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): **Single Dwelling**
33. Current use(s): **Single Dwelling**
34. Site type(s): **Residence**

35. Historical Background

The Jefferson Place Addition (LaFarge and Jefferson Avenues between Elm and South Streets) was platted in 1880, and residential development in this area began not long afterward. The original portion of this house was probably constructed in the mid-1880s. Little is known about the house's early residents.

During the late 1940s (and perhaps for some years earlier) this was the residence of Albert and Julienne Wilbant. Albert was a coal miner, employed in the late 1940s at the Cuvion Mine. From the mid-to-late 1950s, into the 1990s, this was the residence of Angelina (Angela) Milano and Jennie Milano. Angelina was the widow of Joe Milano, who passed away sometime before 1959. Jennie was apparently their daughter. In the 1930s and 1940s, the Milano family lived elsewhere in Louisville. In 1936, family members included: Angelina; Anthony, an auto mechanic; Maria, a student; Stella, a waitress at the Blue Parrot Cafe; William, an attendant at Lawrence J. Mossoni's gas station on Main Street, and Jennie, who at that time was employed as a maid. In 1940, Jennie is listed in the Boulder County Directory as the housekeeper for the Reverend Benedict Ingenito, at the St. Louis Catholic Church. Eleven years later, she was employed as an operator for the Mountain States Telephone and Telegraph Company. Listed as the owner in the early 1990s, Jennie was apparently the last member of the Milano family associated with this property. In the mid-to-late 1990s, the property was owned by the Hunt family. The property's current owner and resident, Katherine Reese, has lived here since December 1999.

36. Sources of Information

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

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

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.

Smith, Phyliss. *Once A Coal Miner: The Story of Colorado's Northern Coal Field*, Boulder: Pruett Publishing Company, 1989.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

Date of Designation: n/a

38. Applicable National Register Criteria

xx 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;

xx 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 / European40. Period of Significance: **ca. 1885 - 1950**

41. Level of Significance:

National:

State:

Local: **xx****42. Statement of Significance**

This house is historically significant, relative to National Register Criterion A, for its association with early residential development in Louisville. It is also architecturally significant under National Register Criterion C, as a good example of a front gabled wood frame dwelling, dating from before the turn of the twentieth century. Because much of its early history has not been thoroughly documented, and because there has been some loss of integrity, the house is probably not individually eligible for inclusion in the National Register of Historic Places. The house could be eligible, however, as a contributing property within a potential National Register historic district, comprised of properties within the Jefferson Place Addition.

43. Assessment of historic physical integrity related to significance:

This house's historical integrity has been minimally compromised by an addition to the west (rear) elevation, and by the application of asbestos shingle siding. The addition is more than fifty years, old, however, and has achieved a level of historic significance in its own right. The modern garage, built near the rear of the lot, detracts somewhat from the integrity of setting.

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-3, CM-4**

Frame(s): **33-37, 1**

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 27, 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**

Walnut Street

Alley

833

825

821

817

815

809

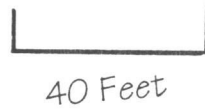
805

801

LaFarge Avenue



Approximate Scale



Spruce Street

. . . SKETCH MAP . . .

821 LaFarge Avenue, Louisville, Colorado



821 LaFarge Avenue, Louisville, Colorado

