

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL7991**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Louisville**
5. Historic building name: **Bottinelli House**
6. Current building name: **Weissmann House**
7. Building address: **822 LaFarge Avenue**
8. Owner name: **Paul M. Weissmann**
Owner address: **822 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: **488670**
Northing: **4425160**
11. USGS quad name: **Louisville, Colorado**
Year: **1965 (Revised 1994) 7.5'**
12. Lot(s): **21, 22** 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

(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: **782 square feet**
16. Number of stories: **one**
17. Primary external wall material
Synthetics / Vinyl
18. Roof configuration (enter one):
Hipped Roof
19. Primary external roof material (enter one):
Asphalt Roof
20. Special features (enter all that apply):
Porch
Decorative Shingles
Fence

22. Architectural style /
building type:

**Late 19th and Early Twentieth
Century Revivals /
Classic Cottage**



21. General Architectural Description

Comprised of a house and garage, this property features a small front yard, nicely landscaped with cedar trees and bushes, and with low ground cover plants. A larger backyard is enclosed by a chain link fence along the east and south property lines, and by a wood privacy fence along the north property line. The house is a one-story, wood frame, structure supported by a low painted white concrete foundation. The exterior walls are clad with white, narrow, horizontal vinyl siding, and the roof is a truncated hip, with grey asphalt shingles and boxed eaves. There are no chimneys. A canted bay window, located at the north end of the facade (east elevation), represents the house's most notable architectural element. The bay has three single-light fixed-pane windows, and is covered by a gable roof, with returns, and with fishscale shingles in its upper gable end. Windows elsewhere are primarily single and paired 1/1 double-hung sash with painted white wood frames and surrounds. A painted white wood-paneled door, with nine upper sash lights, and with a white metal storm door, opens onto a concrete porch which covers the southern 2/3s of the facade. The porch is covered by a low-pitched hipped roof, with black wrought iron supports. A gabled addition, located on the east (rear) elevation, predates 1950. An enclosed shed-roofed rear porch extends the addition to the south. A painted yellow wood-paneled door, with a brown metal storm door, opens onto a concrete patio on the east elevation.

A two-car **Garage** is located near the alley, southeast of the house. The garage features a low concrete perimeter walls foundation, painted white horizontal weatherboard walls with 1" by 4" corner boards, and a moderately-pitched gable roof with grey asphalt shingles and boxed eaves. Two shuttered window openings are located on the north elevation, and one plywood-filled window opening is located on the south elevation. There is evidence that another window opening once existed in the upper gable end on the east elevation. Painted white plywood and 1x wood garage doors, side hinged with metal strap hinges, open onto a driveway on the east elevation. The driveway extends to LaFarge along the south side of the house.

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

Boulder County Assessor records list this building's date of construction as 1900. Sanborn insurance maps, dated 1900 and 1908, corroborate that the building was constructed sometime between those years. A small gabled and shed roof addition to the east (rear) elevation, predates the 1950s.

23. Landscape or setting special features:

The Weissman house is located on the east 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 **1903**

Actual

Source of information:

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:****Baptiste and Clementina Bottinella**

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

35. Historical Background

This house was constructed within a few years of the turn of the twentieth century, and has served as a single family residence since that time. The property's original, and long-time, owner was the Baptiste and Clementina (Tina) Bottinelli family. Baptiste Bottinelli came to Louisville in the 1890s, and like many other men of his generation, he worked as a coal miner. The Bottinelli family lived in this house until the 1940s, when they finally sold it to Arthur and Lucille Henander. In the early 1950s, this was the home of Ray C. and Nadine Caranci. Mr. Caranci, at that time, was employed with Louisville Electric. By 1959, according to that year's Boulder County directory, this was the residence of Lawrence and Genevieve Harper. Lawrence was a heavy equipment operator. In the late 1960s and 1970s, this property was owned by Michael S. Ferrera and Margaret R. Ferrera. Paul Weissman, the current owner, has held the property since September 1988. It is presently (in April 2000) for sale.

36. Sources of Information

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

Conarro, 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.

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. 1903 - 1950

41. Level of Significance:

National:

State:

Local: ☒

42. Statement of Significance

Although this house's historical significance is probably not to the extent that would qualify it for individual listing in the National Register of Historic Places, it does have sufficient significance and integrity to qualify as a contributing property within a potential National Register historic district. The house is historically significant for its association with residential development in Louisville during the first half of the 1900s. The property is also historically significant for its representation of Louisville's ethnic Italian heritage. The garage dates from the period of significance and would also be a contributing resource within a potential National Register historic district.

43. Assessment of historic physical integrity related to significance:

This house's historical integrity has been compromised to a moderate degree by the alteration of some window openings, and by the application of vinyl siding over the historic wall material.

Architectural Inventory Form

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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-5; CM-9**

Frame(s): **34-37; 5**

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



LaFarge Avenue

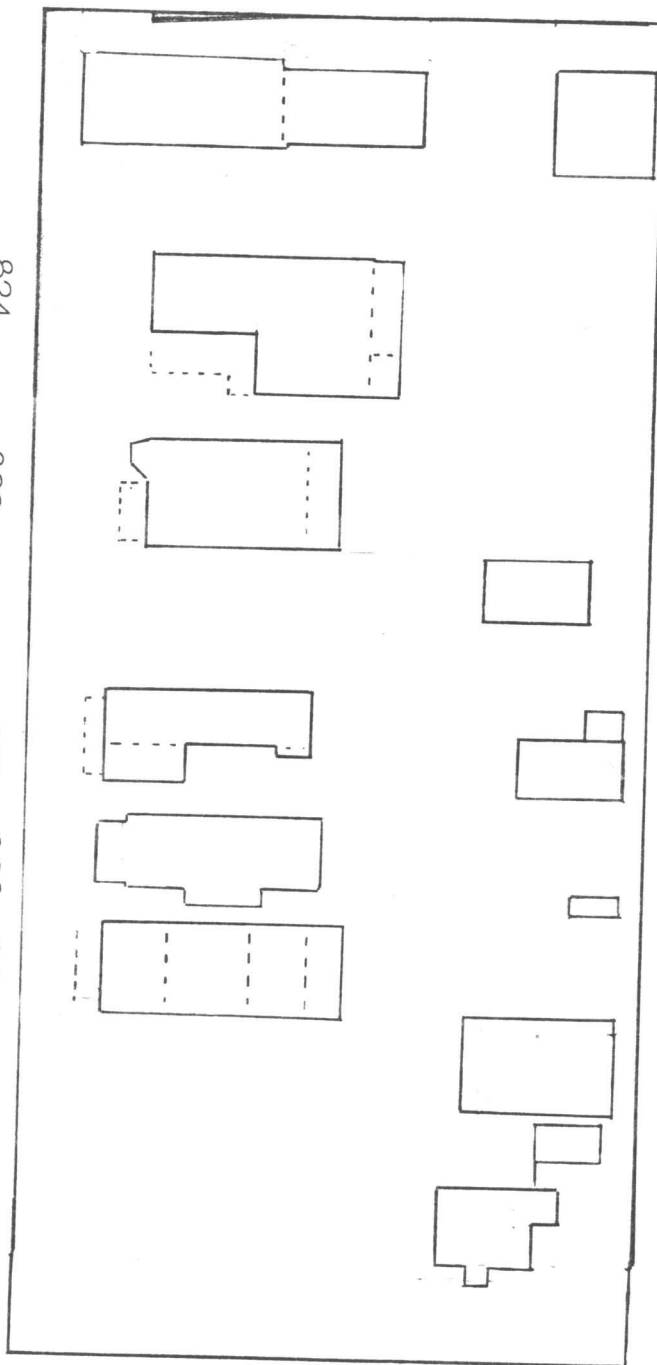
824

822

812

808

804



Alley

Approximate Scale



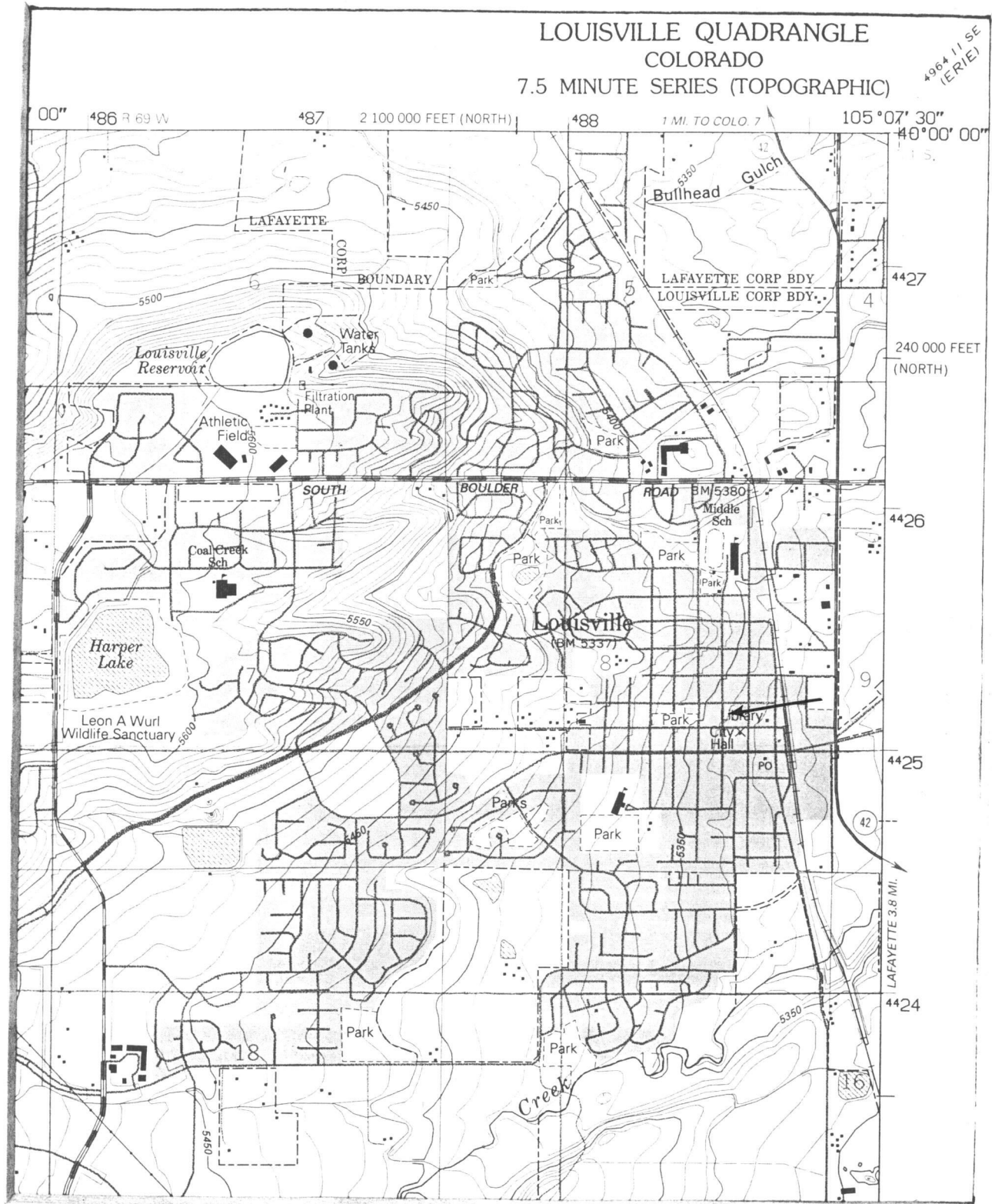
40 Feet

817

Spruce Street

• • • SKETCH MAP • • •

822 LaFarge Avenue, Louisville, Colorado



. . . LOCATION MAP . . .

822 LaFarge Avenue, Louisville, Colorado



STYLE NO. 48-96

822 LaFarge Avenue

DO. R. 35890 - (403) 884-3100

