

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL7992**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Louisville**
5. Historic building name: **Zarini House**
6. Current building name: **Williams House**
7. Building address: **824 LaFarge Avenue**
8. Owner name: **Andrew T. and Kelly Lynn Williams**
Owner address: **824 LaFarge Avenue**
Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1S** Range **69W**
SE $\frac{1}{4}$ of **NE** $\frac{1}{4}$ of **NW** $\frac{1}{4}$ of **SE** $\frac{1}{4}$ of section 8
10. UTM reference
Zone **13**
Easting: **488670**
Northing: **4425170**
11. USGS quad name: **Louisville, Colorado**
Year: **1965 (Revised 1994) 7.5'**
12. Lot(s): **23, 24** 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):
L-Shaped Plan
15. Dimensions in feet: **900 square feet**
16. Number of stories: **one**
17. Primary external wall material
Synthetics / Vinyl
18. Roof configuration (enter one):
Gabled Roof / Cross Gabled Roof
19. Primary external roof material (enter one):
Asphalt Roof
20. Special features (enter all that apply):
Porch
Fence

22. Architectural style / building type:

Other Style
(Wood Frame Gabled-
L Dwelling)



21. General Architectural Description

This wood frame residence is situated on a residential lot with a small unfenced front yard to the west, and a larger backyard to the east, enclosed by a wood privacy fence. The backyard has several deciduous trees, including a one hundred year old Granny Smith apple tree. The house is supported by a low concrete foundation, with a bulkhead cellar located on the west elevation. The exterior walls are clad with white, narrow, horizontal vinyl siding, and the intersecting gable roof is covered with brown asphalt shingles. The eaves are boxed, and there are no chimneys. Windows are primarily 1/1 double-hung sash with painted white wood frames and surrounds. A 1x1 horizontal sliding window is located on the east elevation, and three large non-original single-light fixed-pane "picture" windows are located on the facade (west elevation). A concrete L-shaped porch on the facade is covered by a shed roof with turned column supports. A painted blue solid wood door, with a white metal storm door, faces south, opening onto the porch. A painted white wood-paneled door, with a painted white wood screen door, opens onto a 4-step concrete porch on the east elevation.

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

Sanborn insurance maps provide evidence that the first house on this lot was built in the years prior to 1893, and that the extant house was built sometime between 1900 and 1908. Boulder County Assessor records list 1904 as the house's date of construction. It is possible that the earlier dwelling was incorporated into the "new" house when it was built in 1904. A 24' by 6' shed-roofed addition to the east (rear) elevation, was constructed prior to 1969.

23. Landscape or setting special features:

This 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 1904

Source of information:

**Boulder County Assessor records;
Sanborn insurance maps, 1900 and 1908****26. Architect:**

n/a

Source of information:

n/a

27. Builder/ Contractor:**Tony Fabrizo (probably)**

Source of information:

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

Source of information:

**"Joseph Zarini(a) Family." (n.d.
manuscript on file at the Louisville
Historical Museum.)****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 property at 824 LaFarge Avenue, along with the properties at 804, 808, 812, and 822, LaFarge Avenue, were all historically associated with the Joseph and Peter Zarini families. This was the Joseph Zarini family home. 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 where this house now stands. Joseph and Virginia had five more children, born here in Louisville: Joseph Jr., Marie, Peter, Flora, and William (Beb). In the early 1890s, Joseph sponsored his brother, Peter, so that he too could come to America. The Peter Zarini family home was a few doors to the south at 804 LaFarge Avenue.

This property stayed in the Zarini family until the late 1960s, eventually becoming the property of Joseph Zarini Jr., and his wife Ruby. In the early 1970s, this property was owned by Allen W. Koprowski. In 1990, Mark Devlin owned and lived here. Andrew T. and Kelly Lynn Williams are the property's current owners and residents. They have lived here since July 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.

"Joseph Zarini(a) Family." (n.d. manuscript on file at the Louisville Historical Museum.)

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.

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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 gabled L 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 by a 24' by 6' shed-roofed addition to the east (rear) elevation, by the alteration of a window on the facade, and by the application of vinyl siding over the historic 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-5**

Frame(s): **31-33**

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**



824 LaFarge Avenue, Louisville, Colorado

4964 11 SE
(ERIE)



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