

Resource Number: 5BL7992
Temporary Resource Number: 157508415010

COLORADO CULTURAL RESOURCE SURVEY
Cultural Resource Re-evaluation Form

OAHP1405
Rev. 9/98

1. Resource Number: 5BL7992 2. Temp. Resource Number: 157508415010

2A. Address: 824 LaFarge Avenue, Louisville, CO 80027
(Previous address prior to 1939: 357 LaFarge. Louisville addresses were changed in 1939. LaFarge is sometimes spelled La Farge. Alternate addresses may be 824 La Farge and 357 La Farge.)

3. Attachments
(check as many as apply)
☒ Photographs
☒ Site sketch map
☒ U.S.G.S. map photocopy
☐ Other _____
☐ Other _____

4. Official determination
(OAHP USE ONLY)
☐ Determined Eligible
☐ Determined Not Eligible
☐ Need Data
☐ Nominated
☐ Listed
☐ Contributing to N.R. District
☐ Not Contributing to N.R. Dist

5. Resource Name: Historic name: Zarini House

Current name: Williams House

6. Purpose of this current site visit (check as many as apply)

☐ Site is within a current project area
☒ Resurvey
☒ Update of previous site form(s)
☐ Surface collection
☐ Testing to determine eligibility
☐ Excavation
☐ Other _____

Describe: This property is within the Jefferson Place Subdivision in Louisville, which is being evaluated for historic district potential in 2010 – 2011. This resurvey is part of the historic district evaluation process.



7. Previous Recordings: Architectural Inventory Form March 27, 2000, as part of "Old Town" Louisville Historical Building Survey by Carl McWilliams of Cultural Resource Historians.

8. Changes or Additions to Previous Descriptions:

Construction History: The owner was home at the time of this recording and granted permission to access the property. A 300 square foot one-story gable-roofed addition was built on the east side (rear) in 2002. Siding is white cement fiber reinforced composite boards. Gable siding is light tan decorative fishscale siding. The addition has a French door opening to a circular concrete porch floor in the back yard. There is also a metal clad door with 3/3 lights and a pair of single hung windows.

In 2006, a 1200 square foot, two story plus basement addition was added on the west façade at the south end. This addition has a front-facing gable roof with dark gray asphalt shingles and gable roofed dormers on both the north and south sides. The dormers have pairs of single light, white aluminum awning-style windows. Siding is white cement fiber reinforced composite boards. Gable siding is light tan decorative fishscale wood siding. There is a hip-roofed front porch that utilizes the porch roof posts from the original house, with added decorative brackets. Cut into the porch roof is a second floor balcony with a simple wood picket railing. A pair of French

doors on the second floor provides access to the balcony. The first floor front entrance features a natural finish wood 6-panel door with a clear transom light. South of the door are three simple white aluminum single hung windows. Door and window trim is painted light sage green. First floor windows on the south side are single light awning style, set in two arrangements of three windows.

Landscape or special setting description: The house is set close to the front sidewalk, with a small lawn area in the front and a concrete walk to the front porch. At the north end on the front side there is a flagstone path leading to a wood picket fence. There is also a flagstone path along the south side of the addition leading to the back yard. A six-foot wooden privacy fence encloses the back yard and separates it from the asphalt alley. The back yard is grassy and contains a 100-year-old Granny Smith apple tree that still produces fruit. There is a small gambrel-roofed storage shed in the back yard.

9. Changes in Condition: The current condition of the property is good.
10. Changes to Location or Size Information: The location has not changed. The size of the house has increased by 1500 square feet as a result of two additions since 2000.
11. Changes in Ownership: Same ownership as 2000 inventory form.
12. Other Changes, Additions, or Observations:

Further research has yielded more information about the ownership and use of the property.

This property is believed to have been the first property in Louisville owned by an Italian. Obviously, many more Italian born people began to acquire lots and homes in Louisville after the purchase of this home in 1890, given Louisville's strong Italian heritage and the fact that it was a colony for Italians in Colorado. The current owners have put on a two story addition to the south and were able to save the original house and incorporate it into the design.

Zarini Family, Owners 1890-1965

The subdivision in which 824 La Farge is located was Jefferson Place which began to be developed in 1880 by Charles Welch, a prominent Colorado businessman who played a large role in the founding of Louisville and the opening of its first coal mine. The owners of this property from 1883 to 1890 were Josef and Theresa Unterasner.

The most significant owners were Joseph and Virginia Zarini. Living in a poor small town (called Villa Dozia or Dozio in Lombardy in northern Italy) the young couple had a very hard life. Later, Joseph would use the Italian word "miseria" – poverty, misery – to describe their reason for coming to America. In 1884, at the age of about 28, Joseph emigrated, settled in Marshall, and sent for Virginia and their daughter. Joseph found work in the many coal mines in Marshall. They had two more children in Marshall.

It is believed that Joseph Zarini had a house constructed for his growing family soon after he acquired the property in 1890. Boulder County records suggest 1904 as the date of construction, but it is likely that this was actually the year that an even earlier house was remodeled.

Joseph and Virginia had five more children, for a total of eight: Edith; Charles; Henry (Rico); Joe Jr.; Marie; Peter; Flora; and William (Beb). These ten people lived together in this house of about 863 square feet. In fact, the 1900 census shows twelve members of the Zarini family living here.

Joseph and Virginia's youngest son, William Zarini, was killed at age 21 in the Interurban Wreck of 1920 near Globeville. The train was carrying a large group of people from Louisville to Denver to watch a baseball game on Labor Day. Son Peter was also on the train, but was able to jump free.

Joseph sponsored his younger brother, Peter, to come to the United States and to Louisville. Peter settled a few houses away at 804 La Farge with his wife, Savina, and their large family. Over the years, many Zarinis have lived on La Farge and their descendants still live in the Louisville area.

Joseph walked to Marshall every day to work a 12 hour shift in the coal mines. The family attended church at the original St. Louis Catholic Church across the street. In the 1890s and early 1900s, residents of La Farge would get their water from a ditch that ran along one side of the street.

According to a Zarini family history, the yard at 824 La Farge had a large vegetable garden with fruit trees and grape vines. The family kept chickens and rabbits and made wine and beer. The women did the family's wash in the shanty behind the house. There used to be large trees in front of the house.

Virginia Zarini died in 1937, and Joseph in 1942. It was at this time that their son, Joe Jr., became the owner and lived in the house with his family. Joe Jr. worked as a miner and also worked for the WPA in the 1930s, helping to build Louisville High School on Main Street. He later was the night marshal for the town of Louisville. According to his daughter, Joyce, Joe was committed to the use of coal and would never allow any other type of heating system in the house. The house passed out of the Zarini family following his death in 1964.

Williams Ownership 1999 - present

Andy and Kelly Williams acquired this property in 1999. They retained the original home and expanded it with a 300 square foot addition to the back of the house in 2002 and a 1200 square foot, two story addition with a basement on the south side in 2006.

The original porch roof posts have been re-used to support the new front porch roof. What had been a bedroom in the old house is now a dining room; the arch in the dining room was the site of the window that faced La Farge and that is visible in old photos. The wooden floor in the bedroom on the first floor is original. The remodeled interior of the house utilizes traditional detailing with crown moulding, wood base and light fixtures. Cherry wood and glass cabinets found in a dumpster on Main Street now have a home in the house.

A 100 year old Granny Smith apple tree in the back yard continues to be a favorite aspect of the house and yard.

The Williams are active community members and the original organizers of the popular Louisville Farmers Market.

Sources of information

Boulder County "Real Estate Appraisal Card – Urban Master," on file at the Carnegie Library for State and Local History in Boulder, Colorado.

Boulder County Clerk & Recorder's Office public records, accessed through <http://recorder.bouldercounty.org> .

Directories of Louisville residents and businesses on file at the Louisville Historical Museum.

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

Census records and other records accessed through www.ancestry.com .

Archival materials on file at the Louisville Historical Museum.

Oral history interview with Peter Zarina, 1988, from the Carnegie Library for State and Local History in Boulder, Colorado.

Interview with the owners, Kelly and Andy Williams, by Bridget Bacon, Museum Coordinator, Louisville Historical Museum, 2008.

13. National Register Eligibility Assessment:

Eligible ____ Not eligible X Need data ____ ____

Explain: The property is not eligible to the National Register due to loss of integrity resulting from the large addition.

13A. Colorado State Register and Louisville Local Landmark: Not Eligible X

13B. Historic District potential:

Discuss: This building is being recorded as part of a 2010-2011 intensive-level historical and architectural survey of Jefferson Place, Louisville's first residential subdivision, platted in 1880. The purpose of the survey is to determine if there is potential for National Register, State Register or local historic districts. Jefferson Place is eligible as a State Register historic district under Criterion A, Ethnic Heritage, European, for its association with European immigrants who first lived here and whose descendants continued to live here for over fifty years. The period of significance for the State Register historic district is 1881 – 1980. Jefferson Place is potentially eligible as a National Register historic district under Criterion A, Ethnic Heritage, European. However it needs data to determine dates of some modifications, and to more definitely establish the significant impacts of various European ethnic groups on the local culture of Louisville. The period of significance of a National Register district is 1881 – 1963. Jefferson Place is eligible as a local Louisville historic district under local Criterion B, Social, as it exemplifies the cultural and social heritage of the community.

European immigrant families flocked to Colorado coal mining communities, including Louisville, in the late nineteenth and early twentieth centuries in search of economic opportunities they could not find in their own countries. Louisville's Welch Coal Mine, along with other mines in the area, recruited skilled workers from western Europe. In the early years before 1900, most of the miners who lived in Jefferson Place came from English-speaking countries.

Immigrants from England brought a strong tradition and expertise in coal mining. The English are widely credited with developing the techniques of coal mining that were used locally, and they taught these techniques to other miners. The British mining culture was instilled in the early Colorado coal mines. English immigrants also brought expertise in other necessary skills such as blacksmithing and chain forging.

Later Jefferson Place residents arrived from Italy, France, Austria, Germany, Hungary, Slovakia, and Slovenia, among other places. The Italians eventually became the largest single ethnic group in Jefferson Place and in Louisville as a whole. About one-third of the houses in Jefferson Place were owned and occupied by Italian immigrants. Italian immigrants left their mark on Louisville in the food and beverage industries. To the present day, downtown Louisville is known throughout the Front Range for its tradition of Italian restaurants. The impacts of the heritage and customs of the other European ethnic groups could be significant, but are not well documented and need further investigation.

14. Management Recommendations: No further action.

15. Photograph Types and Numbers: 5BL7992_824LaFarge_01 through 5BL7992_824LaFarge_08

16. Artifact and Field Documentation Storage Location: Electronic files of forms with embedded photos and maps at Colorado Historical Society. Electronic files of forms, and electronic files of photographs at City of Louisville, Colorado.

17. Report Title: Historical and Architectural Survey of Jefferson Place Subdivision, Louisville, Colorado

18. Recorder(s): Kathy and Leonard Lingo, Avenue L Architects, and Bridget Bacon, City of Louisville

19. Date(s): 2013

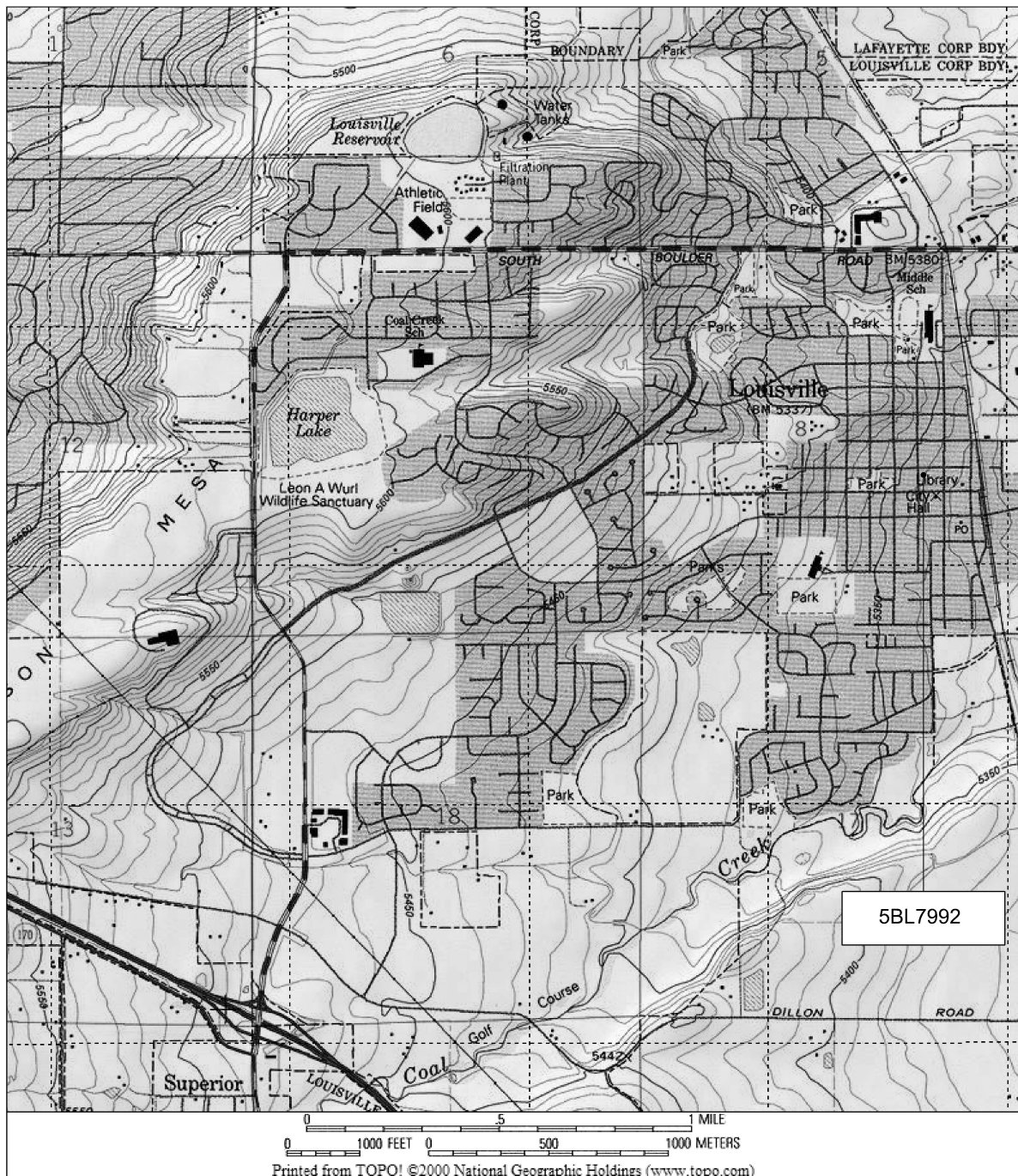
20. Recorder Affiliation: Avenue L Architects, 3457 Ringsby Court Suite 317, Denver CO 80216 (303) 290-9930

Colorado Historical Society, Office of Archaeology & Historic Preservation
1560 Broadway, Suite 400, Denver, CO 80202
303-866-3395

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Architectural Inventory Form
USGS Location Map



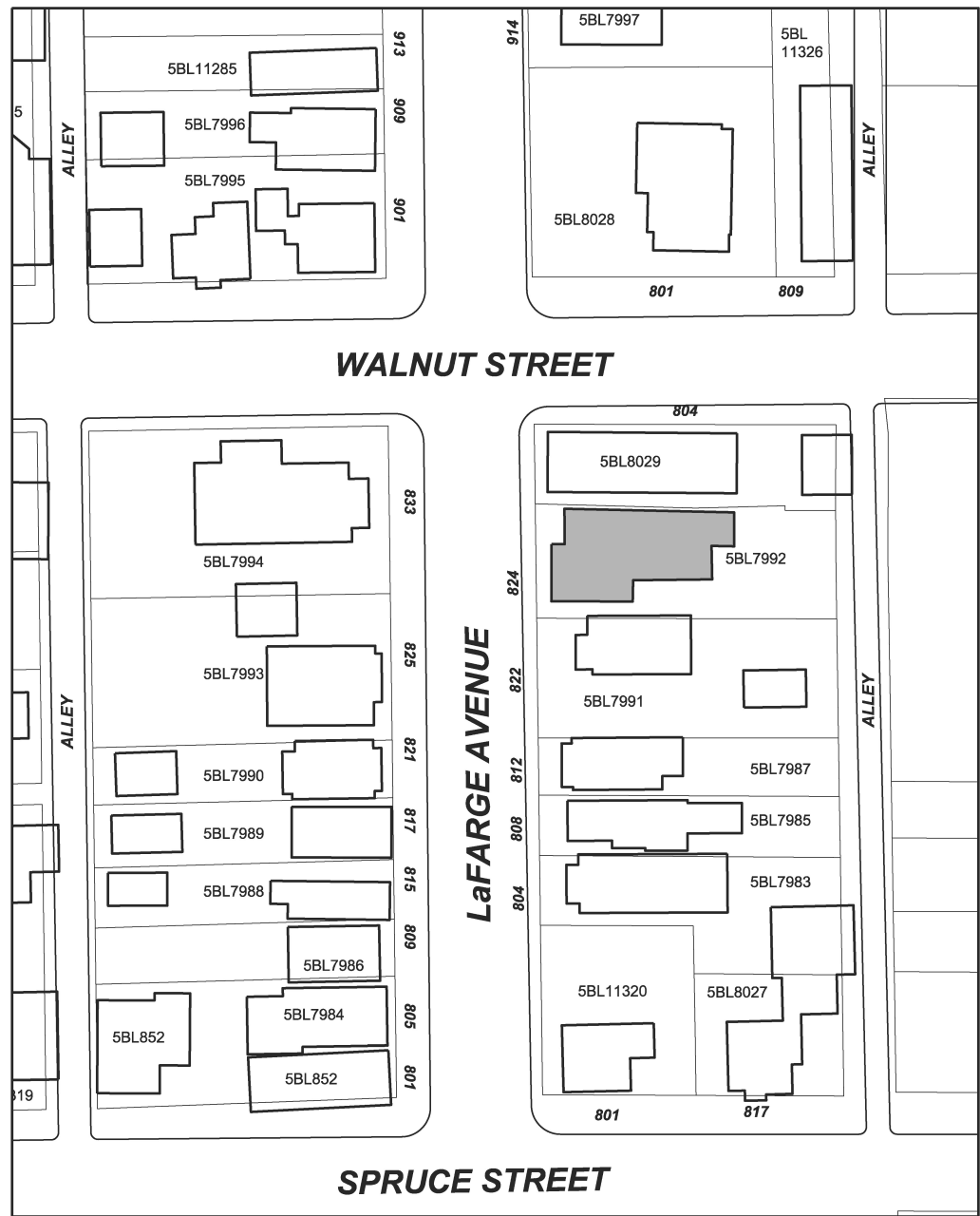
824 LaFarge Avenue, Louisville, Colorado

SOURCE: Extract of Louisville, Colorado
USGS map, 1994.



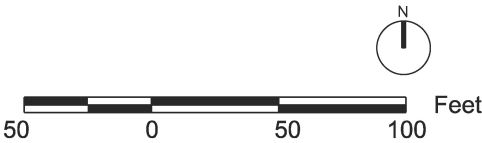
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Architectural Inventory Form
Site Location Map



824 Lafarge Avenue, Louisville, Colorado

SOURCE: city of Louisville, Colorado
GIS Files.



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5BL7992_824LaFarge_01 West



5BL7992_824LaFarge_02 South

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5BL7992_824LaFarge_03 North, original house



5BL7992_824LaFarge_04 Southeast

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5BL7992_824LaFarge_05 East side of 2-story addition



5BL7992_824LaFarge_06 Addition, east

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5BL7992_824LaFarge_07 northeast side



5BL7992_824LaFarge_07, outbuilding

1948 photo from Boulder County appraisal card



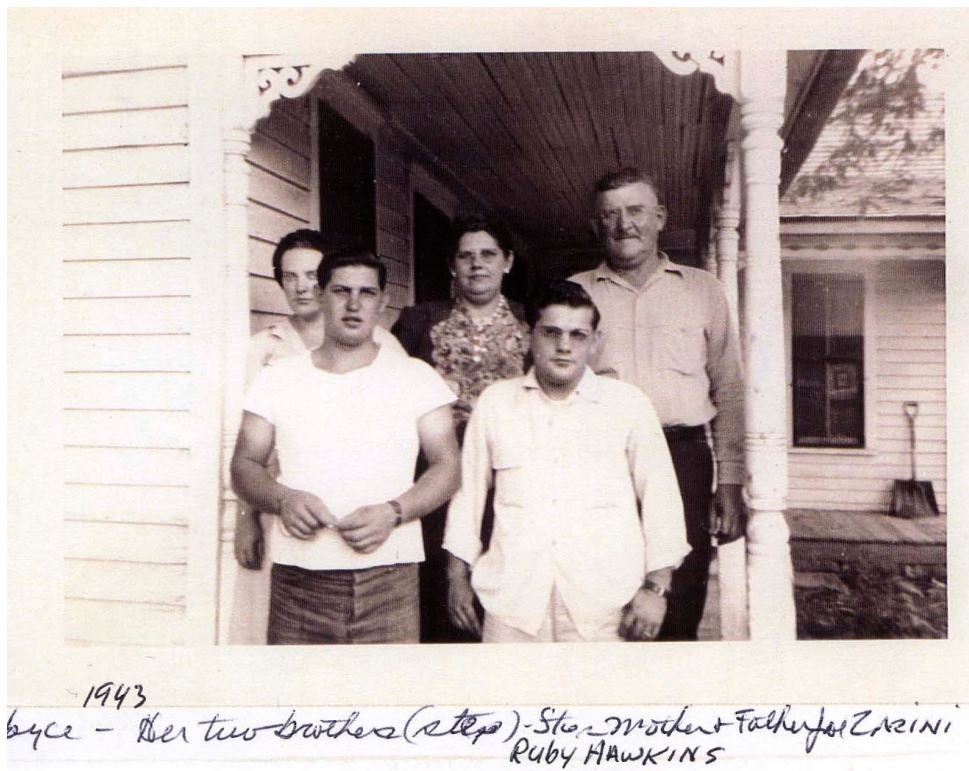
Stepson + wife of Joe Zarini 1942-43

1942-43 photo in Louisville Historical Museum archives, uncatalogued

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Uncatalogued photo in Louisville Historical Museum, ca. 1960s



1943
byce - Her two brothers (steps) - Step Mother & Father for Zarini
Ruby HAWKINS

1943 photo in Louisville Historical Museum, Zarini family in front of 824 LaFarge