

Resource Number: 5BL 8027
Temporary Resource Number: 157508415009

COLORADO CULTURAL RESOURCE SURVEY
Cultural Resource Re-evaluation Form

OAHP1405
Rev. 9/98

1. Resource Number: 5BL 8027 2. Temp. Resource Number: 157508415009

2A. Address: 817 Spruce Street, Louisville, CO 80027
Previous address prior to 1939: 315 Spruce, 317 Spruce. Louisville addresses were changed in 1939.

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: Fiechtl House, Scarpella/Davies House.
Current Name: Davies 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 – 2012. This resurvey is part of the historic district evaluation process.

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

8. Changes or Additions to Previous Descriptions:
The following is additional descriptive information. These elements existed at the time of the previous inventory. At the main entry, the foundation is covered with a narrow-coursed, pink sandstone veneer capped by a sloped water table stone slab. The entrance door has decorative wood trim at the head, and a white wood screen door. On the south elevation, there is a “picture” window plus a historic wood sash 3-light window in the entrance vestibule, and a historic wood sash double-hung window east of the entrance door. Most of the windows on the house have non-historic pink fiberglass awnings in black wrought iron frames.

Construction History: Research suggests that the house was built by 1888, rather than the ca. 1904 date estimated on the previous inventory. The house has not been significantly modified since 1948. Projecting bays on the north and east sides do not appear original, but they existed by 1948.

Landscape or special setting description: Jefferson Place Subdivision is a historic residential neighborhood adjacent to downtown Louisville. The subdivision is laid out on a standard urban grid of narrow, deep lots with

rear alleys. Houses are built to a fairly consistent setback line along the streets with small front lawns, deep rear yards and mature landscaping. Small, carefully maintained single-family residences predominate. Most of the houses are wood framed, one or one and one-half stories in height, featuring white or light-colored horizontal wood or steel siding, gabled or hipped asphalt shingled roofs and front porches. While many of the houses have been modified over the years, most of the historic character-defining features have been preserved.

817 Spruce Street is consistent with these patterns and blends well with the scale and character of the neighborhood.

9. Changes in Condition: None.
10. Changes to Location or Size Information: None.
11. Changes in Ownership: Same ownership as 2000 inventory form.
12. Other Changes, Additions, or Observations:

Further research has yielded new information about the history of 817 Spruce.

This property and home were historically associated with the home at 801 Spruce (5BL11320), just to the west of 817 Spruce, due to shared ownership of the two properties by the Fiechtl (pronounced Fee'-tle) family. More recently, 817 Spruce has been in the same family, the Scarpella/Davies family, for the past 60 years.

Leopoldina and Peter Fiechtl Sr. were residents of Louisville by the time of the 1885 Colorado state census, having emigrated from Austria in the early 1880s. Peter Fiechtl was born in 1856 in Austria, while Leopoldina was born in 1858 in Germany.

Given this unusual surname, it is often misspelled – for example, as “Fihtl,” “Feightle,” “Feictil,” and “Fiechtle.” However, for clarity, this report will refer to the family name as “Fiechtl,” which is believed to be the correct and legal spelling for this family’s name.

Lots 15 and 16 of Block 2 of Jefferson Place include the parcels of both 801 Spruce and 817 Spruce. Peter Fiechtl Sr. purchased Lots 15 and 16 by 1888 from W.A. Willis, who had acquired the lots from Jefferson Place developer Charles Welch in 1883. W.A. Willis was a Louisville area pioneer and was at one time a Boulder County commissioner. The deed transferring the property from Welch to Willis in 1883 was not recorded until 1903. The date of the recording of the warranty deed from Willis to Fiechtl is 1888, but it could have been signed and in effect earlier. The 1885 Colorado State Census shows the Fiechtl family in close proximity to others in this section of Jefferson Place, suggesting that they could have been already living on this corner by 1885.

A few other transactions relating to this property appear to have taken place in the period of 1898 to 1906, but nothing was found that would alter the basic legal ownership by Peter Fiechtl beginning by 1888 at the latest.

Peter Sr. and Leopoldina had two sons, Benedict (“Ben”) and Peter Jr. Ben was born in 1881 in Austria and was brought to the US as an infant or small child. Peter Jr. was born in Louisville in 1890. The father and two sons worked as coal miners in the Louisville area. The Louisville directories for 1892, 1896, and 1898 show Peter Fiechtl as a resident of the town.

Evidence shows that upon reaching adulthood, Ben lived with his family at 817 Spruce, next to his parents who still lived next door at 801 Spruce. Peter Jr. is believed to have never married.

Boulder County gives 1900 as the year of construction for this house. No house is shown on this site on the 1893 or 1900 Sanborn maps. However, a structure that appears to be a house is shown on the 1908 Sanborn map. Based on this evidence, the 2000 survey report on this property concluded that the house was constructed between 1900 and 1908, and this is a reasonable conclusion based on the evidence.

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The first residential directory available from after 1900 is the one for 1904, and it lists Peter and Leopoldina (called "Annie") Fiechtl as well as Ben Fiechtl as living at "Lafarge & Spruce." However, it is not clear from this information whether 817 Spruce at yet been constructed. "Lafarge & Spruce" would have been a reasonable description for the location of both 801 Spruce and 817 Spruce, and the 1904 directory does not give address numbers for any addresses.

Ben Fiechtl and his wife, Lyda, are listed as living at 817 Spruce (then called 315 Spruce) in 1916. Their young family at the time, living in the house with them, would have included their son Benedict Jr., who was born in about 1911, and their son George, who was born in 1914.

In 1917, Peter Fiechtl Sr. legally conveyed part of his property, that at 817 Spruce, to his son, Ben (or at least, it was in 1917 that the deed was recorded).

Ben Fiechtl then sold 817 Spruce in 1919. The year before the sale, he had purchased a small farm at 501 West Spruce, which was a small farm to the west of what is considered Old Town Louisville, and moved there. This was the primary residence at which he and his family then lived for a long time. Lyda died in 1962 and Benedict Fiechtl Sr. died in 1966. Benedict and Lyda's son, Ben Fiechtl Jr., enlisted in the U.S. Navy in 1934 and was one of the nine young men from Louisville who were killed in World War II. Their son George died in 1997. The 1936 directory shows that following the death of their father and the sale of the house at 801 Spruce, Peter Fiechtl Jr. went to live on the small farm of his brother, Benedict Fiechtl, at 501 West Spruce. Peter Jr. died in 1977. His obituary stated that he worked as both a miner and a carpenter.

Starting in 1918, the next owners and residents of 817 Spruce were James and Eliza Henderson and Eliza's son, Hiram ("Harry") Kerr, and the family owned it from 1919 to 1925, according to online property records. James Henderson and Harry Kerr are both listed as working at KJK Motor Co. on Main Street. Their address in 1918 and 1921 is given as 315 Spruce, which was one of the two former addresses found for 817 Spruce.

From 1926 to about 1930, the owners and residents were Esther and Andrew Lepenske. Esther (Esterena, or "Rena") Lepenske was the daughter of Peter and Savina Zarini, and Esther had grown up very close by at 804 La Farge (5BL7983). This makes 817 Spruce one of a number of houses in Jefferson Place, and particularly in the vicinity of La Farge and Spruce, that were historically associated with members of the Zarini family. The Lepenskies are listed in the 1926, 1928, and 1930 directories as living at 317 Spruce, the other of the former addresses of 817 Spruce.

In the 1930s, the house at 817 Spruce appears to have been a rental. Pierre and Adele Ehrlich are listed in the 1932 and 1935 Louisville directories as residing at 315 Spruce, which would have been today's 817 Spruce.

Over the period from 1929 to 1952, owners of 817 Spruce consisted of August and Honorine Dhieux (sometimes stated to be "Dewey," the way it was pronounced); Marie and Henry Vanderstraten Sr.; Baptist and Clementina Bottinelli, who are also associated with 822 La Farge (5BL7991); Eunice Rhodes; Honorine Dhieux; her children, Honorine McClary and August Dhieux Jr.; and Mary and Henry Vanderstraten Jr. These owners could not always be confirmed as also being residents of the house. However, the 1946 directory lists "Onorene Dewey," which is a reference to Honorine Dhieux, as living at 817 Spruce after having been widowed.

In 1952, Pasquale and Clara Scarpella purchased 817 Spruce. Pasquale's name is variously given in the records as Pasqual, Pasquale, Pasco, and Paskel. He mainly went by the nickname of "Halo," however. He was born in 1918 and grew up at another Jefferson Place property, 936 Jefferson. His primary career was his work for the Burlington Northern Railroad. He is also credited with being instrumental in the rebuilding of Miners Field baseball park in Louisville. Clara Scarpella was a member of Louisville's Pivik family and was born in 1920; her parents lived at 824 Pine St. They had a daughter, Judith.

Clara Scarpella passed away in 1969. Pasquale Scarpella remarried to Naomi Stones on 1970. She was a widow and they met because they both worked for the University of Colorado. Pasquale then went to live at the home of his

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second wife at 823 Garfield in Louisville and sold this house in 1971 to his sister, Phyllis Scarpella Davies, and her family. Phyllis Davies passed away in 1998; Pasquale Scarpella died in 2004. 817 Spruce is currently owned by Thomas Davies, the son of Phyllis and Russell Davies.

Sources of Information

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

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

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

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

Drumm's Wall Map of Louisville, Colorado, 1909.

Sanborn Insurance Maps for Louisville, Colorado, 1893, 1900, and 1908.

Louisville, Colorado cemetery records, accessed at <http://files.usgwarchives.org/co/boulder/cemeteries/louisville.txt>.

Sacred Heart of Mary (Boulder County, Colorado) cemetery records, accessed at <http://www.findagrave.com>.

Archival materials on file at the Louisville Historical Museum.

Interviews conducted by Museum Coordinator Bridget Bacon: interview of Judy Scarpella, December 10, 2009; interview of Alan Scarpella, March 10, 2011.

13. National Register Eligibility Assessment:

Eligible _____ Not eligible ☒ Need data _____

Explain: While the property has sufficient integrity and significance to be a contributing resource to a potential historic district, it lacks the significance required to be individually eligible to the National Register. The property has good integrity overall. It has been modified by the installation of the "picture" window on the main façade, the installation of asbestos siding, and by the north addition, but these modifications occurred during the period of significance. The property has integrity of location, setting, workmanship, feeling and association. Integrity of design and materials have been compromised by the asbestos siding and additions.

13A. Colorado State Register: Eligible _____ Not Eligible ☒

13B. Louisville Local Landmark: Eligible ☒ Not Eligible _____

The house is worthy of nomination as a Louisville Local Landmark as one of the early homes in Jefferson Place, Louisville's first residential subdivision. Although Jefferson Place was platted in 1880, few homes were actually built here before 1900. The house is significant for its association with European (Austrian, French, and Italian) immigrant coal-mining families and for its long, 60 year association with one family, the Scarpella/Davies family.

13C. Historic District Potential: Jefferson Place is eligible as a State Register and local historic district. There is National Register historic district potential. The house would be a contributing structure to a historic district. There is also potential for a small State Register historic district comprised of the extended Zarini family residences on the 800 block of LaFarge.

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.

There is also potential for a small State Register historic district comprised of six properties in the 800 block of LaFarge that were owned and occupied by members of the extended Zarini family, for over 80 years in some cases. The properties are 801 Spruce (5BL11320), 817 Spruce (5BL8027), 804 LaFarge (5BL7983), 808 LaFarge (5BL7985), 822 LaFarge (5BL7991) and 825 LaFarge (5BL7993). The Zarini family came to Jefferson Place from Italy in the early 1890s and worked in local coal mines. In addition to their mining expertise, the family brought to Louisville their Italian social customs including wine-making, sausage-making and vegetable canning. Zarini descendants still reside in Louisville. This district would be significant under Criterion A, Ethnic Heritage, European, with a period of significance of 1904 – 1980.

14. Management Recommendations: The property is worthy of nomination as a Louisville Local Landmark.
15. Photograph Types and Numbers: 5BL8027_817Spruce_01 through 5BL8027_817Spruce_05.
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, Planning Department.
17. Report Title: Historical and Architectural Survey of Jefferson Place Subdivision, Louisville, Colorado
18. Recorder(s): Kathy and Leonard Lingo, 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

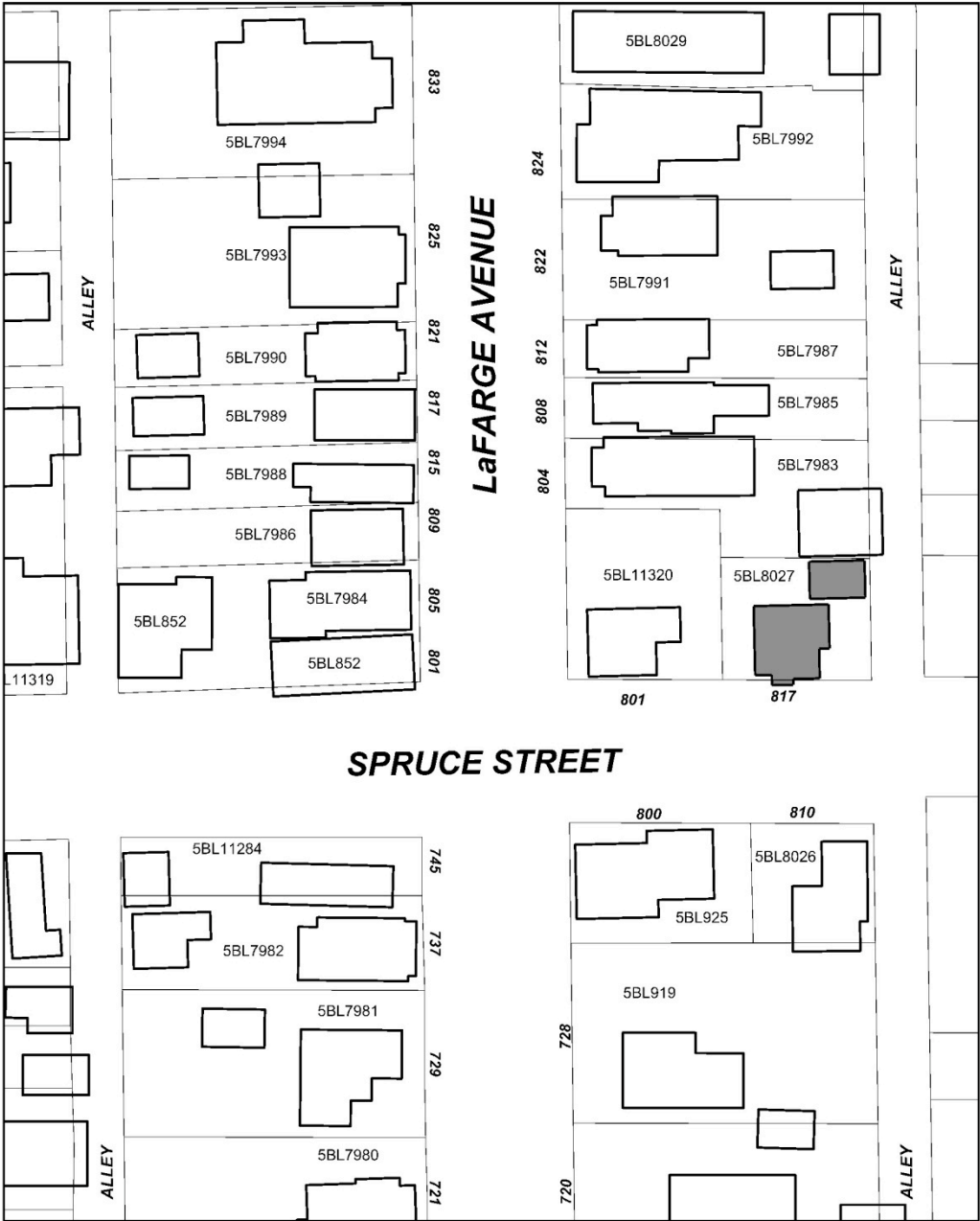
Colorado Historical Society, Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203
303-866-3395

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Architectural Inventory Form
USGS Location Map

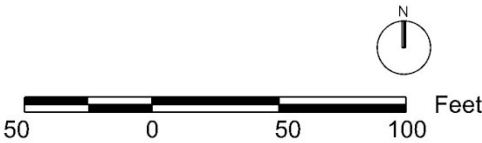
SOURCE: Extract of Louisville, Colorado
USGS map, 1994.





817 Spruce Street, Louisville, Colorado

SOURCE: City of Louisville, Colorado
GIS Files.



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5BL8027_817spruce_01 south



5BL8027_817spruce_02 west

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5BL8027_817spruce_03 southeast



5BL8027_817spruce_04 east, south end

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5BL8027_817spruce_05 east, north end



Aerial photo of Louisville ca 1948. Louisville Historical Museum, 2009.017.

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817 Spruce Street. Boulder county Real Estate Appraisal card, 0817_1948.